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**MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS
MEETING
AUGUST 26, 2026**

(For Board Members Only)



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, August 26, 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_NTZjODJmZDEtNjkMS00NzlmLWlyNTQtNzBIYWY4YWZjYWlx%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 for the Midtown Management District (**Board Action**)
 - a. Approve Minutes for June 3, 2026 Board Meeting
4. Urban Place Consulting – Interim Executive Director Report
 - a. Board Retreat
5. Review, discuss, and take necessary action regarding the following, as appropriate:
 - a. Finance & Budget **Melissa Morton**
 - i. Approve Financial Report for May, June, and July 2026 (**Board Action**)
 - ii. Approve Equi-Tax Report for June and July 2026 (**Board Action**)
 - iii. Receive Quarterly Investment Report for the period ending June 2026.
 - b. Public Safety and Quality of Life **Jaime Giraldo**
 - i. Clean & Safe Pilot Program – Board Approval
 - c. People & Engagement Division **Madison Walkes**
 - d. Places Division **Jeremy Rocha**
 - e. Opportunities Division..... **Marlon Marshall**
 - f. Cultural Arts District **Cynthia Alvarado**
6. *Landscape Consultants of Texas Inc and Metropolitan Landscape Management Inc v. City of Houston, TX and Midtown Management District* Judgement and Injunction Update
7. 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.

8. Announcements

Next meeting date: **Midtown Management District Board of Directors
Wednesday, September 23, 2026, at 11:00 a.m.
(Brazos Street) 1st Floor Conference Room
Houston, TX 77002**

9. Adjourn

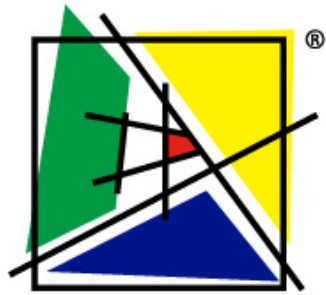


Jeanette Criglar / CD

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](#)



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CONSENT AGENDA



MINUTES

MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS' MEETING

June 3, 2026

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, June 3, 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 Chan, LeVasseur, Haney, and Young.

In addition, present at the meeting were Midtown Staff members Cynthia Alvarado, Marlon Marshall, Chrystal Davis, Chandler Snipe, Jeremy Rocha, Madison Walkes, Kayler Williams, and Sharita Bohanna. Additional attendees were Rena Leddy of Urban Place; Clark Lord of Greenberg Traurig, and Kimberlie Spivey of the Houston City College. Online guests included Stephen Gibson of Urban Place, Melissa Morton of The Morton Accounting Services; Midtown Staff members Sally Adame, Kandi Schramm, and David Thomas, Jay Hickman of the Amanda Hansen Group, and Michael G.

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.

No public comments were made.

3. CONSENT AGENDA.

A. APPROVE MINUTES FOR MAY 6, 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 Segrich and carried by unanimous vote.

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.

Ms. Alvarado reported that the annual insurance renewal premium is \$18,750, which reflects a 2.67% increase from the prior year's premium of \$18,262. She stated that the increase is primarily attributed to property and liability coverage.

Ms. Alvarado further shared information from the District's insurance Account Executive, noting that, as an independent agency, McDonald & Wessendorff Insurance has access to multiple carriers. The agency also participates in a program for special purpose districts, such as Midtown Management District, which allows them to work with carriers that understand district operations and are able to provide quotes at specialized rates.

A motion to approve the District's annual insurance policy for the period of August 1, 2026, through July 31, 2027, was made by Director Bertrand-Pitts. The motion was seconded by Director Butler and carried by unanimous vote.

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

Ms. Morton reported that the Committee did not meet during the month of May. The April 2026 Financial Report was presented. She noted that the District reported year-to-date net income of \$1,961,983.14 for the period January through April 2026 and provided updates on budget tracking, District expenditures, appropriations, and coordination with auditors for the FY2025 audit.

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

ii. ACCEPT EQUI-TAX REPORT FOR MAY 2026

Ms. Morton reported on the May 2026 Assessment Collection Report prepared by Equi-Tax, highlighting the District's assessment collection performance and overall financial position. She reported that year-to-date collections for 2025 assessments totaled approximately \$2.79 million, with total year-to-date revenue reported at approximately \$2.92 million. She also noted that the 2025 assessment collections are currently 96% collected.

A motion to accept the Equi-Tax report for May 2026 was made by Director Bertrand-Pitts. The motion was seconded by Director Butler and carried by unanimous vote.

iii. ACCEPT 4TH QUARTERLY INVESTMENT REPORT 2025

Ms. Morton reported on the Investment Report for the quarter ending December 31, 2025, noting that the District's investment portfolio remains in compliance with the District's Investment Policy and the Public Funds Investment Act. She reported that the average yield rate on all accounts for the quarter was 1.560%, with \$10,453 in interest earned for the quarter and \$110,546 in interest earned year-to-date.

A motion to accept the 4th Quarterly Investment Report ending in December 31, 2025 was made by Director Johnston. The motion was seconded by Director Goldstein and carried by unanimous vote.

iv. ACCEPT 1ST QUARTERLY INVESTMENT REPORT 2026

Ms. Morton reported on the Investment Report for the quarter ending March 31, 2026, noting that the District's investment portfolio remains in compliance with the District's Investment Policy and the Public Funds Investment Act. She reported

that the average yield rate on all accounts for the quarter was 2.0331%, with \$13,381 in interest earned for the quarter and year-to-date.

A motion to accept the 1st Quarterly Investment Report ending in March 31, 2026 was made by Director Johnston. The motion was seconded by Director Goldstein and 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.

B. FIFA World Cup 2026 – All Committees

Ms. Alvarado provided a cross-committee update on Midtown's preparations for the 2026 FIFA World Cup, highlighting ongoing coordination and upcoming initiatives. She noted that staff continue to work collaboratively across committees to enhance public safety, infrastructure, economic activity, and overall District readiness in preparation for increased visitor traffic.

C. 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. It was noted that Vice Chair Butler will now serve as Chair of the Public Safety Committee, and Chair Criglar will now serve as Vice Chair of the Public Safety Committee.

The next Public Safety Committee meeting will be held on Tuesday, June 16, 2026, at 11:30 a.m.

D. 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, June 15, 2026, at 4:00 p.m.

E. Economic Development Committee – Maggie Segrich, Chair

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

Director Segrich announced that the next Economic Development Committee meeting will be held on Wednesday, June 17, 2026 at 10:00 a.m.

F. 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 on Tuesday, June 15, 2026, at 3:00 p.m.

G. Urban Planning Committee – Lewis Goldstein, Chair

Director Goldstein presented the Urban Planning Committee report. There were no action items.

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.

H. 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, June 15, 2026 at 3:00 p.m.

I. 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.

6. ANNOUNCEMENTS

No announcements were made.

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, July 1, 2026, at 11:00 a.m.**

7. ADJOURN

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

Desmond Bertrand-Pitts, Secretary

Date: _____

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MAY
FINANCIALS

Midtown Management District Balance Sheet Prev Year Comparison

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Accrual Basis

As of May 31, 2026

	May 31, 26	May 31, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	2,353,699.62	4,212,337.45	-1,858,637.83	-44.1%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	2,365,122.32	4,223,760.15	-1,858,637.83	-44.0%
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	3,078,511.19	6,895,788.98	-3,817,277.79	-55.4%
TOTAL ASSETS	3,078,511.19	6,895,788.98	-3,817,277.79	-55.4%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
200000 · Accounts Payable	588,389.57	605,373.39	-16,983.82	-2.8%
Total Accounts Payable	588,389.57	605,373.39	-16,983.82	-2.8%
Credit Cards				
130502 · Bill Credit Card	1,497.32	0.00	1,497.32	100.0%
Total Credit Cards	1,497.32	0.00	1,497.32	100.0%
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	125,536.96	78,863.33	46,673.63	59.2%
207000 · Bal due to MRA from FTA Reimbur	11,422.70	11,422.70	0.00	0.0%
Total Other Current Liabilities	1,305,565.59	2,741,041.99	-1,435,476.40	-52.4%
Total Current Liabilities	1,895,452.48	3,346,415.38	-1,450,962.90	-43.4%
Total Liabilities	1,895,452.48	3,346,415.38	-1,450,962.90	-43.4%
Equity				
390000 · Fund Balance Roll-Forward	-389,455.97	1,534,384.52	-1,923,840.49	-125.4%
Net Income	1,572,514.68	2,014,989.08	-442,474.40	-22.0%
Total Equity	1,183,058.71	3,549,373.60	-2,366,314.89	-66.7%
TOTAL LIABILITIES & EQUITY	3,078,511.19	6,895,788.98	-3,817,277.79	-55.4%

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

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Accrual Basis

	Jan - May 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
400000 · Revenue - Assessments	2,757,574.75	3,242,639.00	-485,064.25
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	27,578.04	100,000.00	-72,421.96
Total Income	3,195,152.79	3,932,408.00	-737,255.21
Gross Profit	3,195,152.79	3,932,408.00	-737,255.21
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	165,916.00	505,080.00	-339,164.00
502012 · S.E.A.L. Security Program	296,774.58	727,523.00	-430,748.42
502014 · SEARCH (Homeless Services)	34,192.15	81,000.00	-46,807.85
502016 · Directed Enforcement	76,000.00	76,950.00	-950.00
Total 502000 · Enhancement Public Safety	572,882.73	1,390,553.00	-817,670.27
502100 · Direct Clean Ups - SMC	13,200.00	38,000.00	-24,800.00
502500 · Public Safety Data Analysis	3,960.00	9,000.00	-5,040.00
504000 · Security Coordinator	545.60	2,000.00	-1,454.40
507000 · Street Outage Survey	1,402.50	3,500.00	-2,097.50
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	1,654.83	7,000.00	-5,345.17
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	594,785.07	1,961,027.00	-1,366,241.93
600000 · Marketing			
601020 · Media Adv & Website Hosting/Mnt	49,719.00	106,000.00	-56,281.00
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	423.51	10,000.00	-9,576.49
609700 · Program/Project Management	0.00	21,170.00	-21,170.00
Total 600000 · Marketing	53,300.78	165,370.00	-112,069.22
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	0.00	10,000.00	-10,000.00
Total 702010 · Special Projects	0.00	12,000.00	-12,000.00
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	2,305.99	190,436.00	-188,130.01
710000 · Cultural Arts & Entertainment			

No assurance is provided on these financial statements

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

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Accrual Basis

	Jan - May 26	Budget	\$ Over Budget
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	29,540.00	60,000.00	-30,460.00
710110 · Parks Programming	61,369.81	40,000.00	21,369.81
710113 · Cultural Arts - Communications	750.00	16,000.00	-15,250.00
710114 · MidtownHOU Arts Micro Grants	27,828.99	120,000.00	-92,171.01
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	4,000.00	20,000.00	-16,000.00
Total 710000 · Cultural Arts & Entertainment	125,792.80	400,000.00	-274,207.20
720000 · Service & Maintenance			
722005 · Baldwin/Glover Park Maintenance			
722051 · Water	620.62	9,000.00	-8,379.38
722052 · Electric	1,136.25	4,700.00	-3,563.75
722053 · Path Gravel	0.00	14,000.00	-14,000.00
722054 · Irrigation repair	7,639.77	3,000.00	4,639.77
722055 · Landscape Repairs	14,400.13	30,000.00	-15,599.87
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	2,064.59	5,000.00	-2,935.41
722061 · Pest Control Baldwin/Glover	2,967.47	2,000.00	967.47
Total 722005 · Baldwin/Glover Park Maintenance	28,828.83	137,700.00	-108,871.17
725000 · Midtown Field Service Prog			
725001 · Field Service TEAM	317,564.05	613,000.00	-295,435.95
725002 · Graffiti	8,959.68	20,000.00	-11,040.32
725003 · Supplies	854.60	2,500.00	-1,645.40
725004 · Storage	4,840.80	8,000.00	-3,159.20
725005 · Seasonal Planting PROW	13,488.51	250,000.00	-236,511.49
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	2,552.03	25,000.00	-22,447.97
725009 · Pet Waste Stations	2,262.00	5,000.00	-2,738.00
725015 · Maintenance Expenses	2,691.43	4,000.00	-1,308.57
725200 · Contingency Fund	0.00	100,000.00	-100,000.00
Total 725000 · Midtown Field Service Prog	353,213.10	1,047,500.00	-694,286.90
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	23,437.18	26,500.00	-3,062.82
726120 · Electricity Bills Legacy	1,067.46	20,000.00	-18,932.54
726130 · Irrigation Repairs Legacy	17,909.55	27,000.00	-9,090.45
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	1,662.67	3,000.00	-1,337.33
726170 · Legacy Tools and Supplies	16.98	1,500.00	-1,483.02
Total 726100 · Legacy Maintenance	44,093.84	105,000.00	-60,906.16
726200 · District New Improvement Prgs			
726210 · Water Bills New Impr	10,284.16	37,000.00	-26,715.84
726220 · Electricity New Impr	4,192.10	23,150.00	-18,957.90
726230 · Irrigation Repairs New Impr	17,870.03	34,000.00	-16,129.97
726240 · Street Furniture New Impr	9,787.00	22,000.00	-12,213.00
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
726200 · District New Improvement Prgs - Other	286.24	0.00	286.24
Total 726200 · District New Improvement Prgs	42,419.53	135,150.00	-92,730.47

No assurance is provided on these financial statements

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

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Accrual Basis

	Jan - May 26	Budget	\$ Over Budget
726300 · Maintenance Contingency	989.52	100,000.00	-99,010.48
726400 · Repair and Replacement	35,255.85	100,000.00	-64,744.15
728000 · Program/Project Management	0.00	256,855.00	-256,855.00
Total 726000 · Service Maintenance - Other	122,758.74	734,915.00	-612,156.26
Total 720000 · Service & Maintenance	504,800.67	1,920,115.00	-1,415,314.33
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
800000 · District Administration			
802000 · Legal Counsel	72,464.75	140,000.00	-67,535.25
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	43,609.05	65,000.00	-21,390.95
Total 805000 · Assessment Collection Costs	43,609.05	65,000.00	-21,390.95
806000 · General Operating/Admin. Exp.			
806004 · Bank Service Charge	2,438.29	5,000.00	-2,561.71
806005 · Gen. Operating/Admin. Expenses	596.16	12,000.00	-11,403.84
806006 · District Cell Phone & Tablets	0.00	5,400.00	-5,400.00
Total 806000 · General Operating/Admin. Exp.	3,034.45	22,400.00	-19,365.55
807000 · Board Meeting & Misc. Exp.			
807001 · Board/Committee Mtgs/Misc Exp	3,697.61	21,000.00	-17,302.39
Total 807000 · Board Meeting & Misc. Exp.	3,697.61	21,000.00	-17,302.39
809000 · Administration Expense	24,574.41	340,253.00	-315,678.59
Total 800000 · District Administration	147,380.27	638,303.00	-490,922.73
808500 · Bloomberg Grant Expenses	103,152.34	169,500.00	-66,347.66
991000 · Special Projects - Board Apprvd			
991300 · Urban Planning			
991310 · Spec. Proj - Sidewalks & Curbs	71,175.99		
Total 991300 · Urban Planning	71,175.99		
991500 · Service & Maintenance			
991510 · Spec. Proj - Legacy Repair Heav	-10,805.80	0.00	-10,805.80
Total 991500 · Service & Maintenance	-10,805.80	0.00	-10,805.80
Total 991000 · Special Projects - Board Apprvd	60,370.19	0.00	60,370.19
Total Expense	1,622,638.11	5,714,430.00	-4,091,791.89
Net Ordinary Income	1,572,514.68	-1,782,022.00	3,354,536.68
Net Income	1,572,514.68	-1,782,022.00	3,354,536.68

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**JUNE
FINANCIALS**

Midtown Management District Balance Sheet Prev Year Comparison

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Accrual Basis

As of June 30, 2026

	Jun 30, 26	Jun 30, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	1,962,539.53	3,438,407.09	-1,475,867.56	-42.9%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	1,973,962.23	3,449,829.79	-1,475,867.56	-42.8%
Accounts Receivable				
120000 · Assessments Receivable	570,763.87	2,662,932.43	-2,092,168.56	-78.6%
123001 · AR Current	101,146.00	1,071.40	100,074.60	9,340.6%
Total Accounts Receivable	671,909.87	2,664,003.83	-1,992,093.96	-74.8%
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	2,687,351.10	6,113,833.62	-3,426,482.52	-56.0%
TOTAL ASSETS	2,687,351.10	6,113,833.62	-3,426,482.52	-56.0%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
200000 · Accounts Payable	570,953.85	558,111.00	12,842.85	2.3%
Total Accounts Payable	570,953.85	558,111.00	12,842.85	2.3%
Credit Cards				
130502 · Bill Credit Card	756.96	0.00	756.96	100.0%
Total Credit Cards	756.96	0.00	756.96	100.0%
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	72,387.32	78,863.33	-6,476.01	-8.2%
207000 · Bal due to MRA from FTA Reimbur	11,422.70	11,422.70	0.00	0.0%
Total Other Current Liabilities	1,252,415.95	2,741,041.99	-1,488,626.04	-54.3%
Total Current Liabilities	1,824,126.76	3,299,152.99	-1,475,026.23	-44.7%
Total Liabilities	1,824,126.76	3,299,152.99	-1,475,026.23	-44.7%
Equity				
390000 · Fund Balance Roll-Forward	-389,455.97	1,534,384.52	-1,923,840.49	-125.4%
Net Income	1,252,680.31	1,280,296.11	-27,615.80	-2.2%
Total Equity	863,224.34	2,814,680.63	-1,951,456.29	-69.3%
TOTAL LIABILITIES & EQUITY	2,687,351.10	6,113,833.62	-3,426,482.52	-56.0%

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

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Accrual Basis

	Jan - Jun 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
400000 · Revenue - Assessments	2,745,465.91	3,242,639.00	-497,173.09
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	33,208.73	100,000.00	-66,791.27
Total Income	3,188,674.64	3,932,408.00	-743,733.36
Gross Profit	3,188,674.64	3,932,408.00	-743,733.36
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	166,031.00	505,080.00	-339,049.00
502012 · S.E.A.L. Security Program	356,647.38	727,523.00	-370,875.62
502014 · SEARCH (Homeless Services)	41,557.29	81,000.00	-39,442.71
502016 · Directed Enforcement	76,000.00	76,950.00	-950.00
Total 502000 · Enhancement Public Safety	640,235.67	1,390,553.00	-750,317.33
502100 · Direct Clean Ups - SMC	15,600.00	38,000.00	-22,400.00
502500 · Public Safety Data Analysis	4,620.00	9,000.00	-4,380.00
504000 · Security Coordinator	660.10	2,000.00	-1,339.90
507000 · Street Outage Survey	1,402.50	3,500.00	-2,097.50
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	450.00	10,000.00	-9,550.00
509555 · Public Safety Communications	540.06	6,500.00	-5,959.94
509560 · Professional Development	1,654.83	7,000.00	-5,345.17
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	666,201.73	1,961,027.00	-1,294,825.27
600000 · Marketing			
601000 · Media, Advertising & Promotion	2,500.00	0.00	2,500.00
601020 · Media Adv & Website Hosting/Mnt	59,559.00	106,000.00	-46,441.00
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	2,358.00	9,200.00	-6,842.00
609520 · Marketing - Communications	602.65	10,000.00	-9,397.35
609700 · Program/Project Management	0.00	21,170.00	-21,170.00
Total 600000 · Marketing	66,618.92	165,370.00	-98,751.08
61000 · Economic Development			
61080 · Program/Project Management	0.00	15,000.00	-15,000.00
61000 · Economic Development - Other	18,957.45	75,000.00	-56,042.55
Total 61000 · Economic Development	18,957.45	90,000.00	-71,042.55
700000 · Urban Planning			
701001 · Seasonal Banners	26,597.99	60,000.00	-33,402.01
702010 · Special Projects			
702025 · Bike Rides	0.00	2,000.00	-2,000.00
702010 · Special Projects - Other	0.00	10,000.00	-10,000.00
Total 702010 · Special Projects	0.00	12,000.00	-12,000.00
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	27,747.99	190,436.00	-162,688.01

No assurance is provided on these financial statements

Midtown Management District Profit & Loss Budget vs. Actual

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Accrual Basis

January through June 2026

	Jan - Jun 26	Budget	\$ Over Budget
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	39,182.97	60,000.00	-20,817.03
710110 · Parks Programming	75,944.80	40,000.00	35,944.80
710113 · Cultural Arts - Communications	1,850.00	16,000.00	-14,150.00
710114 · MidtownHOU Arts Micro Grants	61,291.19	120,000.00	-58,708.81
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	4,195.00	20,000.00	-15,805.00
Total 710000 · Cultural Arts & Entertainment	184,767.96	400,000.00	-215,232.04
720000 · Service & Maintenance			
722005 · Baldwin/Glover Park Maintenance			
722051 · Water	794.57	9,000.00	-8,205.43
722052 · Electric	1,333.42	4,700.00	-3,366.58
722053 · Path Gravel	0.00	14,000.00	-14,000.00
722054 · Irrigation repair	7,990.11	3,000.00	4,990.11
722055 · Landscape Repairs	14,400.13	30,000.00	-15,599.87
722057 · Park Lighting	1,250.00	60,000.00	-58,750.00
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	2,439.59	5,000.00	-2,560.41
722061 · Pest Control Baldwin/Glover	3,602.94	2,000.00	1,602.94
Total 722005 · Baldwin/Glover Park Maintenance	31,810.76	137,700.00	-105,889.24
725000 · Midtown Field Service Prog			
725001 · Field Service TEAM	316,897.15	613,000.00	-296,102.85
725002 · Graffiti	10,452.96	20,000.00	-9,547.04
725003 · Supplies	854.60	2,500.00	-1,645.40
725004 · Storage	6,221.80	8,000.00	-1,778.20
725005 · Seasonal Planting PROW	13,488.51	250,000.00	-236,511.49
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	5,540.03	25,000.00	-19,459.97
725009 · Pet Waste Stations	2,262.00	5,000.00	-2,738.00
725015 · Maintenance Expenses	3,557.30	4,000.00	-442.70
725200 · Contingency Fund	0.00	100,000.00	-100,000.00
Total 725000 · Midtown Field Service Prog	359,274.35	1,047,500.00	-688,225.65
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	29,550.13	26,500.00	3,050.13
726120 · Electricity Bills Legacy	1,067.46	20,000.00	-18,932.54
726130 · Irrigation Repairs Legacy	23,971.13	27,000.00	-3,028.87
726140 · Street Furniture Legacy	6,950.00	17,000.00	-10,050.00
726150 · Pavers Legacy	0.00	10,000.00	-10,000.00
726160 · Pest Control Legacy	2,529.80	3,000.00	-470.20
726170 · Legacy Tools and Supplies	16.98	1,500.00	-1,483.02
Total 726100 · Legacy Maintenance	64,085.50	105,000.00	-40,914.50
726200 · District New Improvement Prgs			
726210 · Water Bills New Impr	18,686.54	37,000.00	-18,313.46
726220 · Electricity New Impr	4,727.38	23,150.00	-18,422.62
726230 · Irrigation Repairs New Impr	24,584.80	34,000.00	-9,415.20
726240 · Street Furniture New Impr	19,572.00	22,000.00	-2,428.00
726250 · Pavers New Impr	10,208.85	17,500.00	-7,291.15
726260 · New Improvement Tools & Supplie	0.00	1,500.00	-1,500.00
726200 · District New Improvement Prgs - Other	286.24	0.00	286.24

No assurance is provided on these financial statements

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

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Accrual Basis

	Jan - Jun 26	Budget	\$ Over Budget
Total 726200 · District New Improvement Prgs	78,065.81	135,150.00	-57,084.19
726300 · Maintenance Contingency	989.52	100,000.00	-99,010.48
726400 · Repair and Replacement	35,255.85	100,000.00	-64,744.15
728000 · Program/Project Management	0.00	256,855.00	-256,855.00
Total 726000 · Service Maintenance - Other	178,396.68	734,915.00	-556,518.32
Total 720000 · Service & Maintenance	569,481.79	1,920,115.00	-1,350,633.21
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
800000 · District Administration			
802000 · Legal Counsel	76,739.75	140,000.00	-63,260.25
802042 · Public Information Request	0.00	5,000.00	-5,000.00
803000 · Accounting & Auditing Expense	13,910.00	20,000.00	-6,090.00
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	46,636.85	65,000.00	-18,363.15
Total 805000 · Assessment Collection Costs	46,636.85	65,000.00	-18,363.15
806000 · General Operating/Admin. Exp.			
806004 · Bank Service Charge	3,994.27	5,000.00	-1,005.73
806005 · Gen. Operating/Admin. Expenses	759.72	12,000.00	-11,240.28
806006 · District Cell Phone & Tablets	0.00	5,400.00	-5,400.00
Total 806000 · General Operating/Admin. Exp.	4,753.99	22,400.00	-17,646.01
807000 · Board Meeting & Misc. Exp.			
807001 · Board/Committee Mtgs/Misc Exp	4,597.61	21,000.00	-16,402.39
Total 807000 · Board Meeting & Misc. Exp.	4,597.61	21,000.00	-16,402.39
809000 · Administration Expense	55,139.58	340,253.00	-285,113.42
Total 800000 · District Administration	201,777.78	638,303.00	-436,525.22
808500 · Bloomberg Grant Expenses	117,966.20	169,500.00	-51,533.80
991000 · Special Projects - Board Apprvd			
991300 · Urban Planning			
991310 · Spec. Proj - Sidewalks & Curbs	71,530.31		
Total 991300 · Urban Planning	71,530.31		
991500 · Service & Maintenance			
991510 · Spec. Proj - Legacy Repair Heav	-10,805.80	0.00	-10,805.80
Total 991500 · Service & Maintenance	-10,805.80	0.00	-10,805.80
Total 991000 · Special Projects - Board Apprvd	60,724.51	0.00	60,724.51
Total Expense	1,935,994.33	5,714,430.00	-3,778,435.67
Net Ordinary Income	1,252,680.31	-1,782,022.00	3,034,702.31
Net Income	1,252,680.31	-1,782,022.00	3,034,702.31

DRAFT

JULY
FINANCIALS

Midtown Management District Balance Sheet Prev Year Comparison

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Accrual Basis

As of July 31, 2026

	Jul 31, 26	Jul 31, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	1,776,256.49	2,869,233.80	-1,092,977.31	-38.1%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	1,787,679.19	2,880,656.50	-1,092,977.31	-37.9%
Accounts Receivable				
120000 · Assessments Receivable	570,763.87	2,662,932.43	-2,092,168.56	-78.6%
123001 · AR Current	101,146.00	1,071.40	100,074.60	9,340.6%
Total Accounts Receivable	671,909.87	2,664,003.83	-1,992,093.96	-74.8%
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	2,501,068.06	5,544,660.33	-3,043,592.27	-54.9%
TOTAL ASSETS	2,501,068.06	5,544,660.33	-3,043,592.27	-54.9%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
200000 · Accounts Payable	590,777.10	394,158.66	196,618.44	49.9%
Total Accounts Payable	590,777.10	394,158.66	196,618.44	49.9%
Credit Cards				
130502 · Bill Credit Card	625.73	0.00	625.73	100.0%
Total Credit Cards	625.73	0.00	625.73	100.0%
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	72,387.32	78,863.33	-6,476.01	-8.2%
207000 · Bal due to MRA from FTA Reimbur	11,422.70	11,422.70	0.00	0.0%
Total Other Current Liabilities	1,252,415.95	2,741,041.99	-1,488,626.04	-54.3%
Total Current Liabilities	1,843,818.78	3,135,200.65	-1,291,381.87	-41.2%
Total Liabilities	1,843,818.78	3,135,200.65	-1,291,381.87	-41.2%
Equity				
390000 · Fund Balance Roll-Forward	-389,455.97	1,534,384.52	-1,923,840.49	-125.4%
Net Income	1,046,705.25	875,075.16	171,630.09	19.6%
Total Equity	657,249.28	2,409,459.68	-1,752,210.40	-72.7%
TOTAL LIABILITIES & EQUITY	2,501,068.06	5,544,660.33	-3,043,592.27	-54.9%

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

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Accrual Basis

	Jan - Jul 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
400000 · Revenue - Assessments	2,777,875.14	3,242,639.00	-464,763.86
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	38,071.03	100,000.00	-61,928.97
Total Income	3,225,946.17	3,932,408.00	-706,461.83
Gross Profit	3,225,946.17	3,932,408.00	-706,461.83
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	207,510.00	505,080.00	-297,570.00
502012 · S.E.A.L. Security Program	422,448.72	727,523.00	-305,074.28
502014 · SEARCH (Homeless Services)	41,557.29	81,000.00	-39,442.71
502016 · Directed Enforcement	76,000.00	76,950.00	-950.00
Total 502000 · Enhancement Public Safety	747,516.01	1,390,553.00	-643,036.99
502100 · Direct Clean Ups - SMC	19,200.00	38,000.00	-18,800.00
502500 · Public Safety Data Analysis	5,280.00	9,000.00	-3,720.00
504000 · Security Coordinator	798.03	2,000.00	-1,201.97
507000 · Street Outage Survey	1,870.00	3,500.00	-1,630.00
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	900.00	10,000.00	-9,100.00
509555 · Public Safety Communications	640.06	6,500.00	-5,859.94
509560 · Professional Development	1,654.83	7,000.00	-5,345.17
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	778,897.50	1,961,027.00	-1,182,129.50
600000 · Marketing			
601000 · Media, Advertising & Promotion	2,500.00	0.00	2,500.00
601020 · Media Adv & Website Hosting/Mnt	68,239.00	106,000.00	-37,761.00
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	2,358.00	9,200.00	-6,842.00
609520 · Marketing - Communications	823.91	10,000.00	-9,176.09
609700 · Program/Project Management	0.00	21,170.00	-21,170.00
Total 600000 · Marketing	75,520.18	165,370.00	-89,849.82
61000 · Economic Development			
61080 · Program/Project Management	0.00	15,000.00	-15,000.00
61000 · Economic Development - Other	23,950.50	75,000.00	-51,049.50
Total 61000 · Economic Development	23,950.50	90,000.00	-66,049.50
700000 · Urban Planning			
701001 · Seasonal Banners	26,597.99	60,000.00	-33,402.01
702010 · Special Projects			
702025 · Bike Rides	0.00	2,000.00	-2,000.00
702010 · Special Projects - Other	0.00	10,000.00	-10,000.00
Total 702010 · Special Projects	0.00	12,000.00	-12,000.00
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	27,747.99	190,436.00	-162,688.01

No assurance is provided on these financial statements

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

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Accrual Basis

	Jan - Jul 26	Budget	\$ Over Budget
710000 · Cultural Arts & Entertainment			
710102 · Art Project Sponsorships	3,685.00	10,000.00	-6,315.00
710103 · Midtown Mural Project	0.00	4,000.00	-4,000.00
710108 · Special Events in Bagby Park	39,182.97	60,000.00	-20,817.03
710110 · Parks Programming	77,118.44	40,000.00	37,118.44
710113 · Cultural Arts - Communications	1,850.00	16,000.00	-14,150.00
710114 · MidtownHOU Arts Micro Grants	61,291.19	120,000.00	-58,708.81
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	4,195.00	20,000.00	-15,805.00
Total 710000 · Cultural Arts & Entertainment	187,891.60	400,000.00	-212,108.40
720000 · Service & Maintenance			
722005 · Baldwin/Glover Park Maintenance			
722051 · Water	1,009.95	9,000.00	-7,990.05
722052 · Electric	1,520.18	4,700.00	-3,179.82
722053 · Path Gravel	0.00	14,000.00	-14,000.00
722054 · Irrigation repair	8,535.73	3,000.00	5,535.73
722055 · Landscape Repairs	14,400.13	30,000.00	-15,599.87
722057 · Park Lighting	1,250.00	60,000.00	-58,750.00
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	2,814.59	5,000.00	-2,185.41
722061 · Pest Control Baldwin/Glover	4,238.41	2,000.00	2,238.41
Total 722005 · Baldwin/Glover Park Maintenance	33,768.99	137,700.00	-103,931.01
725000 · Midtown Field Service Prog			
725001 · Field Service TEAM	369,379.89	613,000.00	-243,620.11
725002 · Graffiti	11,946.24	20,000.00	-8,053.76
725003 · Supplies	854.60	2,500.00	-1,645.40
725004 · Storage	7,708.40	8,000.00	-291.60
725005 · Seasonal Planting PROW	13,488.51	250,000.00	-236,511.49
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	5,540.03	25,000.00	-19,459.97
725009 · Pet Waste Stations	2,329.07	5,000.00	-2,670.93
725015 · Maintenance Expenses	4,284.03	4,000.00	284.03
725200 · Contingency Fund	0.00	100,000.00	-100,000.00
Total 725000 · Midtown Field Service Prog	415,530.77	1,047,500.00	-631,969.23
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	29,550.13	26,500.00	3,050.13
726120 · Electricity Bills Legacy	2,259.05	20,000.00	-17,740.95
726130 · Irrigation Repairs Legacy	27,877.46	27,000.00	877.46
726140 · Street Furniture Legacy	6,950.00	17,000.00	-10,050.00
726150 · Pavers Legacy	0.00	10,000.00	-10,000.00
726160 · Pest Control Legacy	3,396.93	3,000.00	396.93
726170 · Legacy Tools and Supplies	16.98	1,500.00	-1,483.02
726100 · Legacy Maintenance - Other	815.00	0.00	815.00
Total 726100 · Legacy Maintenance	70,865.55	105,000.00	-34,134.45
726200 · District New Improvement Prgs			
726210 · Water Bills New Impr	18,843.92	37,000.00	-18,156.08
726220 · Electricity New Impr	5,246.80	23,150.00	-17,903.20
726230 · Irrigation Repairs New Impr	26,640.01	34,000.00	-7,359.99
726240 · Street Furniture New Impr	19,572.00	22,000.00	-2,428.00
726250 · Pavers New Impr	10,208.85	17,500.00	-7,291.15
726260 · New Improvement Tools & Supplie	0.00	1,500.00	-1,500.00
726200 · District New Improvement Prgs - Other	286.24	0.00	286.24

No assurance is provided on these financial statements

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

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Accrual Basis

	Jan - Jul 26	Budget	\$ Over Budget
Total 726200 · District New Improvement Prgs	80,797.82	135,150.00	-54,352.18
726300 · Maintenance Contingency	12,389.52	100,000.00	-87,610.48
726400 · Repair and Replacement	35,255.85	100,000.00	-64,744.15
728000 · Program/Project Management	0.00	256,855.00	-256,855.00
Total 726000 · Service Maintenance - Other	199,308.74	734,915.00	-535,606.26
Total 720000 · Service & Maintenance	648,608.50	1,920,115.00	-1,271,506.50
730000 · Parking Benefits District			
730001 · Parking Benefits District	35,250.00	179,679.00	-144,429.00
Total 730000 · Parking Benefits District	35,250.00	179,679.00	-144,429.00
800000 · District Administration			
802000 · Legal Counsel	76,739.75	140,000.00	-63,260.25
802042 · Public Information Request	0.00	5,000.00	-5,000.00
803000 · Accounting & Auditing Expense	13,910.00	20,000.00	-6,090.00
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	49,591.88	65,000.00	-15,408.12
Total 805000 · Assessment Collection Costs	49,591.88	65,000.00	-15,408.12
806000 · General Operating/Admin. Exp.			
806004 · Bank Service Charge	4,391.54	5,000.00	-608.46
806005 · Gen. Operating/Admin. Expenses	927.02	12,000.00	-11,072.98
806006 · District Cell Phone & Tablets	0.00	5,400.00	-5,400.00
Total 806000 · General Operating/Admin. Exp.	5,318.56	22,400.00	-17,081.44
807000 · Board Meeting & Misc. Exp.			
807001 · Board/Committee Mtgs/Misc Exp	4,597.61	21,000.00	-16,402.39
Total 807000 · Board Meeting & Misc. Exp.	4,597.61	21,000.00	-16,402.39
809000 · Administration Expense	55,288.38	340,253.00	-284,964.62
Total 800000 · District Administration	205,446.18	638,303.00	-432,856.82
808500 · Bloomberg Grant Expenses	135,203.96	169,500.00	-34,296.04
991000 · Special Projects - Board Apprvd			
991300 · Urban Planning			
991310 · Spec. Proj - Sidewalks & Curbs	71,530.31		
Total 991300 · Urban Planning	71,530.31		
991500 · Service & Maintenance			
991510 · Spec. Proj - Legacy Repair Heav	-10,805.80	0.00	-10,805.80
Total 991500 · Service & Maintenance	-10,805.80	0.00	-10,805.80
Total 991000 · Special Projects - Board Apprvd	60,724.51	0.00	60,724.51
Total Expense	2,179,240.92	5,714,430.00	-3,535,189.08
Net Ordinary Income	1,046,705.25	-1,782,022.00	2,828,727.25
Net Income	<u>1,046,705.25</u>	<u>-1,782,022.00</u>	<u>2,828,727.25</u>

EQUI-TAX REPORTS

JUNE & JULY

DRAFT

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT**

June 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	\$3,335,326.53	\$3,227,605.48	\$107,721.05	97%
2024	0.1181	\$3,274,322.75	\$3,242,224.27	\$32,098.48	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	12,006.12	2,803,085.45
2024 Assessment Collected	284.26	16,201.49
2023 Assessment Collected		-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	1,894.99	27,075.52
Overpayments	273.89	15,683.88
Estimated Payment		0.00
CAD Corrections		0.00
CAD Lawsuit Corrections	684.98	64,514.83
Collection Fees	72.77	9,357.93
Total Revenue	15,217.01	2,938,412.75

Overpayments & CAD Refunds Presented

958.87 80,197.38

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	2,827,561,990	UNCERTIFIED 7,816,450

Prepared by Equi-Tax Inc
Collector For the District

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
June 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	
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 BUILDING INC	81 019 018 000 0009	2024 - 2025	4,931.53
CRIADO MINNIE F	81 120 532 000 0006	2012 - 2025	4,589.71
AIDS FOUNDATION HOUSTON INC	81 002 174 000 0001	2025	3,886.99
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

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	YEAR	YEAR	YEAR	YEAR
	2022	2023	2024	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%	97%
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
 June 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	3,242,224.27	
2025	0.1181	2,827,091,777	3,338,795.37	3,171,855.60	3,227,605.48	
			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
ASSESSMENT COLLECTION REPORT**

July 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	\$3,294,431.66	\$3,203,665.50	\$90,766.16	97%
2024	0.1181	\$3,252,630.35	\$3,227,760.75	\$24,869.60	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	-23,939.98	2,779,145.47
2024 Assessment Collected	-14,463.52	1,737.97
2023 Assessment Collected		-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	2,671.90	29,747.42
Overpayments		15,683.88
Estimated Payment		0.00
CAD Corrections		0.00
CAD Lawsuit Corrections	62,587.27	127,102.10
Collection Fees	744.30	10,102.23
Total Revenue	27,599.97	2,966,012.72
Overpayments & CAD Refunds Presented	62,587.27	142,784.65
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	2,754,836,269		
ASSESSED VALUE FOR 2025	2,792,934,665	UNCERTIFIED	7,816,450

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 July 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	
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 BUILDING INC	81 019 018 000 0009	2024 - 2025	4,931.53
CRADIO MINNIE F	81 120 532 000 0006	2012 - 2025	4,589.71
AIDS FOUNDATION HOUSTON INC	81 002 174 000 0001	2025	3,886.99
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

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	YEAR	YEAR	YEAR	YEAR
	2022	2023	2024	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%	97%
July	96%	97%	97%	97%
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
July 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	3,227,760.75	
2025	0.1181	2,827,091,777	3,338,795.37	3,171,855.60	3,203,665.50	
			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

INVESTMENT REPORT

DRAFT



August 20, 2026

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

Re: Investment Report – Quarter Ending June 30, 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 2nd 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 2.0082%. The amount of interest earned for the quarter was \$19,828 and interest earned year to date is \$33,209. 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 JUNE 2026**

ACCOUNT NAME/FUND	QTR BEGINNING BOOK/MARKET VALUE	TRANSACTIONS		ENDING BOOK/MARKET VALUE	INCOME (JAN - MAR)		INCOME (APR - JUN)		INCOME YTD	YIELD RATE
		DEPOSITS	WITHDRAWALS		INTEREST		INTEREST			
CHASE BANK										
Chase - Checking (Operating)	11,422.70		-	11,422.70	-				-	
Chase - Saving	13,532.43	0.33	-	13,532.76	0.33		-		0.33	0.0100%
WELLS FARGO										
Wells Fargo - Checking	240,433.59	60,326.55	1,273.35	299,486.79	1,284.10		332.55		1,616.65	0.4800%
Wells Fargo - Savings	22,337.32	26.75	0.00	22,364.07	26.42		26.75		53.17	0.4800%
Texas Capital										
Texas Capital - Operating	54,445.04	2,135,655.95	2,147,642.65	42,458.34						
Texas Capital - Money Market	359,450.48	1,203,820.20	525,000.00	1,038,270.68	3,563.03		3,820.20		7,383.23	3.7000%
TexSTAR Investment Pool										
TexSTAR Investment Pool	6,930.37	62.71	-	6,993.08	62.46		62.71		125.17	3.6189%
LOGIC Investment Pool										
LOGIC Investment Pool	2,023,848.67	15,585.47	1,500,000.00	539,434.14	8,444.71		15,585.47		24,030.18	3.7600%
TOTAL INVESTMENTS	2,732,400.60	3,415,477.96	4,173,916.00	1,973,962.56	13,381.05		19,827.68		33,208.73	