



midtown
HOUSTON

**MIDTOWN
MANAGEMENT DISTRICT
BOARD OF DIRECTORS
MEETING
October 21, 2026**



AGENDA

Core Purpose: Leading the Development of a thriving and inclusive Community in Midtown.

Vision: Midtown is Houston's front porch, where you know your neighbors and look forward to coming home.

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, October 21, 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/l/meetup-join/19%3ameeting_NTZjODJmZDEtNjlhMS00NzlmLWlyNTQ0tNzBIYWY4YWZjYWix%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
 - a. Approve Minutes for August 26, 2026 Board Meeting (**Board Action**)
4. Proposed project at 801 McGowen Street (**Board Action**)
5. Review, discuss, and take necessary action regarding the following, as appropriate:
 - a. Finance & Budget **Melissa Morton**
 - i. Approve Financial Report for August and September 2026 (**Board Action**)
 - ii. Present the Investment Report for the quarter ending September 30, 2026
 - iii. Present Equi-Tax Report for August and September 2026
 - iv. Order Setting the Rate of Assessment for Year Two of the Service and Improvement Plan and Assessment Plan (2025-2034) (**Board Action**)
 - b. People & Engagement Division **Madison Walkes**
 - c. Places Division **Jeremy Rocha**
 - i. Midtown Streetscape Refresh Project – Change Orders (**Board Action**)
 - ii. Sidewalk Maintenance Program Phase 1 – Change Orders (**Board Action**)
 - iii. Public Safety and Quality of Life **Jaime Giraldo**
 - d. Opportunities Division..... **Marlon Marshall**
 - e. Cultural Arts District **Cynthia Alvarado**
6. Executive Directors Report
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, November 18, 2026, at 11:00 a.m.
(Brazos Street) 1st Floor Conference Room
Houston, TX 77002**

9. Adjourn



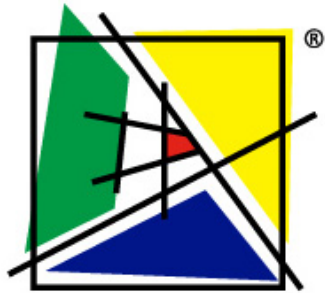
Jeanette Criglar / Kw

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](#)



midtown
H O U S T O N

DRAFT

CONSENT AGENDA



MINUTES

MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS' MEETING

August 26, 2026

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, August 26, 2026, at 11:00 a.m. in the **1st Floor conference room of the Midtown Management District's offices** located at **410 Pierce Street, Houston, Texas 77002**, inside the boundaries of the District and the roll was called of the duly appointed members of the Board, to-wit:

<u>Pos #</u>	<u>Name</u>	<u>Pos #</u>	<u>Name</u>
2	Gloria Haney	13	Marylene Chan
5	Ryan M. LeVasseur	14	Christoper Johnston
6	Maggie Segrich	15	Jeanette Criglar, Ph.D.
7	Desmond Bertrand-Pitts	16	Kelly Young
8	Lewis Goldstein		

and all of the above were present in person at the meeting location except Directors Haney, LeVasseur, and Young.

In attendance were Midtown Staff members Cynthia Alvarado, Marlon Marshall, Chandler Snipe-Prince, Jeremy Rocha, Madison Walkes, Kayler Williams, Urias Merino and Sharita Bohanna; Rena Leddy and Steve Gibson of Urban Place Consulting; Clark Lord of Greenberg Traurig, and Kimberlie Spivey of Houston City College; Jasmine McCloud, Jerry Reyes of District 147 State Representative Jolanda Jones, and Paul Dougharty, Midtown Residence.

In attendance via video conference were Midtown Staff members Jaime Giraldo, Sally Adame, David Thomas, and Amaris Salinas; Jay Hickman of the Amanda Hansen Group, and Veso Kossev.

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

Chair Criglar called the meeting to order and welcomed attendees.

Kayler Williams called the roll of the Board of Directors and verified that a quorum was present.

2. RECEIVE PUBLIC COMMENTS

Paul Dougharty, a Midtown resident, talked about issues with loud noise and music throughout the night on Gray Street. He mentioned placing numerous calls to law enforcement and no response to the nuisance activity. Mr. Dougharty mentioned there is trash litter around the area of his residence and wrong way driver throughout. He requested guidance and assistance to combat the issues with the loud noise from the area's clubs.

Jerry Reyes, a staff member for District 147 State Representative Jolanda Jones, invited attendees to upcoming events hosted by Representative Jones and welcomes each to attend.

3. CONSENT AGENDA FOR THE MIDTOWN MANAGEMENT DISTRICT

A. APPROVE MINUTES FOR JUNE 3, 2026 BOARD MEETING

Rena Leddy Co- Executive Director presented the Consent Agenda.

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

4. URBAN PLACE CONSULTING – INTERIM EXECUTIVE DIRECTOR REPORT

Rena Leddy mentioned information about the upcoming Midtown Board of Directors workshop and understanding the collaboration of both Midtown Board of Directors working together.

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

A. FINANCE & BUDGET

- i. **APPROVE FINANCIAL REPORT FOR THE MONTH OF MAY, JUNE AND JULY 2026**

Melissa Morton of The Morton Accounting Services presented the financial report ending July 31, 2026.

Ms. Morton and Steve Gibson, Co- Executive Director, reported savings of \$1.7 mil by reviewing, revising and terminating several contracts and eliminating some services and programs that will not occur by the end of the year. She noted that the District reported year-to-date net income of \$1,046,705 for the period January through July 2026 and provided updates on budget tracking, District expenditures, and appropriations. As of July, the bank account balance was \$1,787,679 and liabilities that total \$1,843,819.

Director Segrich made a motion to approve the monthly financial report for July 31, 2026. The motion was seconded by Director Bertrand-Pitts and carried by unanimous vote.

ii. **APPROVE EQUI-TAX REPORT FOR JUNE AND JULY 2026**

Ms. Morton presented the June and July 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 \$3,203,665 million, with total year-to-date revenue reported at approximately \$3,294,432 million. She also noted that the 2025 assessment collections are currently 97% collected.

Director Johnston motioned to accept the Equi-Tax report for June and July 2026. The motion was seconded by Director Segrich and carried by unanimous vote.

iii. **QUARTERLY INVESTMENT REPORT JUNE 2026**

Ms. Morton presented the Investment Report for the quarter ending June 30, 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 2.0082%, with \$19,828 in interest earned for the quarter and \$33,209 in interest earned year-to-date.

B. PUBLIC SAFETY AND QUALIFY OF LIFE

Rena Leddy of Urban Place Consulting provided an overview of the division focus areas, People & Engagement Division, Places Division, Opportunities

Division and Midtown Cultural District. Ms. Leddy noted that staff continue to work collaboratively across divisions to enhance public safety and quality of life, economic opportunities, community engagement and beautification of the overall District.

i. Clean & Safe Pilot Program

Sharita Bohanna, Manager of Public Safety and Quality of Life, presented an overview of a new program - the Midtown Clean and Safe Ambassador pilot program planned for October. Midtown staff designed the program to enhance the quality of life, cleanliness, safety and the coordination of filed services within selected areas of midtown District.

Scott Finke, Director of Operations for Downtown District + presented an overview of the Downtown District ambassador program and how the work has changed the perception of the downtown area, working closely with business owners and property owners. The proposal is to sub contract with Downtown District + which will offset administrative costs of the program. Downtown District+ will provide the clean and safe Ambassador services through their contract with Block by Block, a national company that provides these services.

Director Chan motioned to fund the Midtown Clean and Safe Ambassador pilot program for six months. The motion was seconded by Director Johnston and carried by unanimous vote. The proposal is to fund the program with the Parking Benefit funds that are provided for in the MMD Budget. Director Segrich voted no.

C. PEOPLE & ENGAGEMENT DIVISION

Madison Walkes, Director of People & Engagement summarized recent highlights and key updates on the “Game Day the Midtown Way” videos and overall FIFA Meta ad performance. She also outlined plans to expand the website to better showcase Midtown’s businesses, offerings, and community assets.

D. PLACES DIVISION

Jeremy Rocha, Director of Places, summarized recent planting refresh projects and provided key updates on tree trimming and the installation of banners featuring new artwork. In addition to a refresh at Glover Park.

E. OPPORTUNITIES

Marlon Marshall, COO and Director of Opportunities reported on the FIFA grant funding received for the Business Community project in the amount of \$26,815 including key updates on the Pedestrian Lighting Assessment in addition to an update on the Economic Development RFP to procure a consultant for business development.

F. CULTURAL ARTS DISTRICT

Cynthia Alvarado, Director of Arts and Culture, provided highlights regarding the art installation and the HueMan: Shelter Public Art Challenge and the Cycle 2 Micro Grants with ten (10) awardees including our first Artist in Residency program. Ms. Alvarado summarized upcoming events, and we continue collecting data from our grant programs and Artist in Residency to determine the impact of the arts on the community.

6. LANDSCAPE CONSULTANTS OF TEXAS INC AND METROPOLITAN LANDSCAPE MANAGEMENT INC V. CITY OF HOUSTON TX AND MIDTOWN MANAGMENET DISTRICT JUDGEMENT AD INJUNCTION UPDATE

Director Chan made a motion to move this item to Executive Session. The motion was seconded by Director Pitts-Bertrand.

EXECUTIVE SESSION

The Board entered a closed executive session for this meeting at 1:00 p.m. to confer with its attorney and discuss matters regarding agenda item 6 pursuant to Sections 551.071 and 551.074, Texas government Code.

OPEN SESSION

The Board returned to open session at 1:16 pm, at which time no action was taken on this agenda item 6.

7. ANNOUNCEMENTS

No announcements were made.

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, September 23, 2026 at 11:00 a.m.**

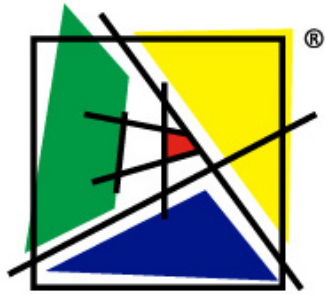
8. ADJOURN

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

Desmond Bertrand-Pitts, Secretary

Date: _____

DRAFT



midtown
H O U S T O N

DRAFT

FINANCE & BUDGET

Midtown Management District
Balance Sheet Prev Year Comparison
As of August 31, 2026

Accrual Basis

	Aug 31, 26	Aug 31, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	1,060,467.99	2,598,596.54	-1,538,128.55	-59.2%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	1,071,890.69	2,610,019.24	-1,538,128.55	-58.9%
Accounts Receivable				
120000 · Assessments Receivable	570,763.87	2,662,932.43	-2,092,168.56	-78.6%
123001 · AR Current	102,090.45	1,071.40	101,019.05	9,428.7%
Total Accounts Receivable	672,854.32	2,664,003.83	-1,991,149.51	-74.7%
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	1,786,224.01	5,274,023.07	-3,487,799.06	-66.1%
TOTAL ASSETS	1,786,224.01	5,274,023.07	-3,487,799.06	-66.1%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
200000 · Accounts Payable	258,829.14	602,235.22	-343,406.08	-57.0%
Total Accounts Payable	258,829.14	602,235.22	-343,406.08	-57.0%
Credit Cards				
130502 · Bill Credit Card	105.79	0.00	105.79	100.0%
Total Credit Cards	105.79	0.00	105.79	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 Reim...	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	1,511,350.88	3,343,277.21	-1,831,926.33	-54.8%
Total Liabilities	1,511,350.88	3,343,277.21	-1,831,926.33	-54.8%
Equity				
390000 · Fund Balance Roll-Forward	-389,455.97	1,534,384.52	-1,923,840.49	-125.4%
Net Income	664,329.10	396,361.34	267,967.76	67.6%
Total Equity	274,873.13	1,930,745.86	-1,655,872.73	-85.8%
TOTAL LIABILITIES & EQUITY	1,786,224.01	5,274,023.07	-3,487,799.06	-66.1%

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

Accrual Basis

	Jan - Aug 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
400000 · Revenue - Assessments	2,736,597.46	3,242,639.00	-506,041.54
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	41,393.55	100,000.00	-58,606.45
Total Income	3,187,991.01	3,932,408.00	-744,416.99
Gross Profit	3,187,991.01	3,932,408.00	-744,416.99
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	248,989.00	505,080.00	-256,091.00
502012 · S.E.A.L. Security Program	480,883.79	727,523.00	-246,639.21
502014 · SEARCH {Homeless Services}	50,153.94	81,000.00	-30,846.06
502016 · Directed Enforcement	76,000.00	76,950.00	-950.00
Total 502000 · Enhancement Public Safety	856,026.73	1,390,553.00	-534,526.27
502100 · Direct Clean Ups - SMC	21,600.00	38,000.00	-16,400.00
502500 · Public Safety Data Analysis	5,940.00	9,000.00	-3,060.00
504000 · Security Coordinator	910.51	2,000.00	-1,089.49
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	675.00	20,000.00	-19,325.00
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	891,255.70	1,961,027.00	-1,069,771.30
600000 · Marketing			
601020 · Media Adv & Website Hosting/Mnt	73,822.50	106,000.00	-32,177.50
603004 · Resident/Stake Holder Foc Cmmu	3,269.46	2,500.00	769.46
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	1,083.24	10,000.00	-8,916.76
609700 · Program/Project Management	0.00	21,170.00	-21,170.00
Total 600000 · Marketing	80,758.20	165,370.00	-84,611.80
61000 · Economic Development			
61080 · Program/Project Management	0.00	15,000.00	-15,000.00
61000 · Economic Development - Other	23,960.51	75,000.00	-51,039.49
Total 61000 · Economic Development	23,960.51	90,000.00	-66,039.49
700000 · Urban Planning			
701001 · Seasonal Banners	26,597.99	60,000.00	-33,402.01
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 August 2026

Accrual Basis

	Jan - Aug 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	2,650.00	16,000.00	-13,350.00
710114 · MidtownHOU Arts Micro Grants	72,938.19	120,000.00	-47,061.81
710116 · Professional Development	569.00	2,500.00	-1,931.00
710117 · Membership	150.00	2,500.00	-2,350.00
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	200,488.60	400,000.00	-199,511.40
720000 · Service & Maintenance			
722005 · Baldwin/Glover Park Maintenance			
722051 · Water	1,252.95	9,000.00	-7,747.05
722052 · Electric	1,708.77	4,700.00	-2,991.23
722053 · Path Gravel	0.00	14,000.00	-14,000.00
722054 · Irrigation repair	9,381.87	3,000.00	6,381.87
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	3,189.59	5,000.00	-1,810.41
722061 · Pest Control Baldwin/Glover	4,238.41	2,000.00	2,238.41
Total 722005 · Baldwin/Glover Park Maintenance	35,421.72	137,700.00	-102,278.28
725000 · Midtown Field Service Prog			
725001 · Field Service TEAM	421,862.63	613,000.00	-191,137.37
725002 · Graffiti	13,439.52	20,000.00	-6,560.48
725003 · Supplies	854.60	2,500.00	-1,645.40
725004 · Storage	9,089.40	8,000.00	1,089.40
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	7,583.58	25,000.00	-17,416.42
725009 · Pet Waste Stations	4,552.27	5,000.00	-447.73
725015 · Maintenance Expenses	4,918.94	4,000.00	918.94
725200 · Contingency Fund	0.00	100,000.00	-100,000.00
Total 725000 · Midtown Field Service Prog	475,789.45	1,047,500.00	-571,710.55
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	40,962.93	26,500.00	14,462.93
726120 · Electricity Bills Legacy	2,259.05	20,000.00	-17,740.95
726130 · Irrigation Repairs Legacy	28,492.51	27,000.00	1,492.51
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	82,893.40	105,000.00	-22,106.60
726200 · District New Improvement Prgs			
726210 · Water Bills New Impr	45,575.64	37,000.00	8,575.64
726220 · Electricity New Impr	5,768.67	23,150.00	-17,381.33
726230 · Irrigation Repairs New Impr	38,335.72	34,000.00	4,335.72

No assurance is provided on these financial statements

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

Accrual Basis

	Jan - Aug 26	Budget	\$ Over Budget
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
Total 726200 · District New Improvement Prgs	119,747.12	135,150.00	-15,402.88
726300 · Maintenance Contingency	12,389.52	100,000.00	-87,610.48
726400 · Repair and Replacement	49,455.85	100,000.00	-50,544.15
728000 · Program/Project Management	0.00	256,855.00	-256,855.00
Total 726000 · Service Maintenance - Other	264,485.89	734,915.00	-470,429.11
Total 720000 · Service & Maintenance	775,697.06	1,920,115.00	-1,144,417.94
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	83,389.75	140,000.00	-56,610.25
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	3,595.00	4,150.00	-555.00
804004 · General Liability	10,506.00	14,000.00	-3,494.00
804005 · Insurance - other	4,649.00	6,500.00	-1,851.00
Total 804000 · Insurance Expense	18,750.00	24,650.00	-5,900.00
805000 · Assessment Collection Costs			
805120 · Collection Costs	56,476.39	65,000.00	-8,523.61
Total 805000 · Assessment Collection Costs	56,476.39	65,000.00	-8,523.61
806000 · General Operating/Admin. Exp.			
806004 · Bank Service Charge	4,790.87	5,000.00	-209.13
806005 · Gen. Operating/Admin. Expenses	1,421.46	12,000.00	-10,578.54
806006 · District Cell Phone & Tablets	0.00	5,400.00	-5,400.00
Total 806000 · General Operating/Admin. Exp.	6,212.33	22,400.00	-16,187.67
807000 · Board Meeting & Misc. Exp.			
807001 · Board/Committee Mtgs/Misc Exp	5,169.47	21,000.00	-15,830.53
Total 807000 · Board Meeting & Misc. Exp.	5,169.47	21,000.00	-15,830.53
809000 · Administration Expense	90,071.00	340,253.00	-250,182.00
Total 800000 · District Administration	273,978.94	638,303.00	-364,324.06
808500 · Bloomberg Grant Expenses	151,969.88	169,500.00	-17,530.12
991000 · Special Projects - Board Apprvd			
991300 · Urban Planning			
991310 · Spec. Proj - Sidewalks & Curbs	73,360.83		
Total 991300 · Urban Planning	73,360.83		
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	62,555.03	0.00	62,555.03
Total Expense	2,523,661.91	5,714,430.00	-3,190,768.09
Net Ordinary Income	664,329.10	-1,782,022.00	2,446,351.10
Net Income	664,329.10	-1,782,022.00	2,446,351.10

No assurance is provided on these financial statements

Midtown Management District
Balance Sheet Prev Year Comparison
As of September 30, 2026

Accrual Basis

	Sep 30, 26	Sep 30, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	1,057,971.41	2,124,988.95	-1,067,017.54	-50.2%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	1,069,394.11	2,136,411.65	-1,067,017.54	-49.9%
Accounts Receivable				
120000 · Assessments Receivable	570,763.87	2,662,932.43	-2,092,168.56	-78.6%
123001 · AR Current	102,090.45	2,027.46	100,062.99	4,935.4%
Total Accounts Receivable	672,854.32	2,664,959.89	-1,992,105.57	-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	1,783,727.43	4,801,371.54	-3,017,644.11	-62.9%
TOTAL ASSETS	1,783,727.43	4,801,371.54	-3,017,644.11	-62.9%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
200000 · Accounts Payable	209,930.54	813,903.22	-603,972.68	-74.2%
Total Accounts Payable	209,930.54	813,903.22	-603,972.68	-74.2%
Credit Cards				
130502 · Bill Credit Card	757.20	0.00	757.20	100.0%
Total Credit Cards	757.20	0.00	757.20	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	136,762.32	78,863.33	57,898.99	73.4%
207000 · Bal due to MRA from FTA Reim...	11,422.70	11,422.70	0.00	0.0%
Total Other Current Liabilities	1,316,790.95	2,741,041.99	-1,424,251.04	-52.0%
Total Current Liabilities	1,527,478.69	3,554,945.21	-2,027,466.52	-57.0%
Total Liabilities	1,527,478.69	3,554,945.21	-2,027,466.52	-57.0%
Equity				
390000 · Fund Balance Roll-Forward	-389,455.97	1,534,384.52	-1,923,840.49	-125.4%
Net Income	645,704.71	-287,958.19	933,662.90	324.2%
Total Equity	256,248.74	1,246,426.33	-990,177.59	-79.4%
TOTAL LIABILITIES & EQUITY	1,783,727.43	4,801,371.54	-3,017,644.11	-62.9%

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

Accrual Basis

	Jan - Sep 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
400000 · Revenue - Assessments	2,715,217.53	3,242,639.00	-527,421.47
400102 · Grant Revenue	410,000.00	410,000.00	0.00
403000 · Other Income			
403120 · Parking Benefit District	217,244.00	179,769.00	37,475.00
Total 403000 · Other Income	217,244.00	179,769.00	37,475.00
404000 · Int Income	43,890.12	100,000.00	-56,109.88
Total Income	3,386,351.65	3,932,408.00	-546,056.35
Gross Profit	3,386,351.65	3,932,408.00	-546,056.35
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	290,470.00	505,080.00	-214,610.00
502012 · S.E.A.L. Security Program	538,883.79	727,523.00	-188,639.21
502014 · SEARCH {Homeless Services}	56,153.94	81,000.00	-24,846.06
502016 · Directed Enforcement	76,000.00	76,950.00	-950.00
Total 502000 · Enhancement Public Safety	961,507.73	1,390,553.00	-429,045.27
502100 · Direct Clean Ups - SMC	24,000.00	38,000.00	-14,000.00
502500 · Public Safety Data Analysis	6,530.00	9,000.00	-2,470.00
504000 · Security Coordinator	1,039.71	2,000.00	-960.29
507000 · Street Outage Survey	2,337.50	3,500.00	-1,162.50
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	1,316.24	20,000.00	-18,683.76
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	1,000,964.64	1,961,027.00	-960,062.36
600000 · Marketing			
601020 · Media Adv & Website Hosting/Mnt	74,252.50	106,000.00	-31,747.50
603004 · Resident/.Stake Holder Foc Cmmu	3,269.46	2,500.00	769.46
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	1,368.24	10,000.00	-8,631.76
609700 · Program/Project Management	0.00	21,170.00	-21,170.00
Total 600000 · Marketing	81,473.20	165,370.00	-83,896.80
61000 · Economic Development			
61080 · Program/Project Management	0.00	15,000.00	-15,000.00
61000 · Economic Development - Other	24,710.51	75,000.00	-50,289.49
Total 61000 · Economic Development	24,710.51	90,000.00	-65,289.49
700000 · Urban Planning			
701001 · Seasonal Banners	26,597.99	60,000.00	-33,402.01
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 September 2026

Accrual Basis

	Jan - Sep 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	46,827.97	60,000.00	-13,172.03
710110 · Parks Programming	77,118.44	40,000.00	37,118.44
710113 · Cultural Arts - Communications	2,650.00	16,000.00	-13,350.00
710114 · MidtownHOU Arts Micro Grants	86,938.19	120,000.00	-33,061.81
710116 · Professional Development	2,334.30	2,500.00	-165.70
710117 · Membership	150.00	2,500.00	-2,350.00
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	223,898.90	400,000.00	-176,101.10
720000 · Service & Maintenance			
722005 · Baldwin/Glover Park Maintenance			
722051 · Water	1,252.95	9,000.00	-7,747.05
722052 · Electric	1,708.77	4,700.00	-2,991.23
722053 · Path Gravel	0.00	14,000.00	-14,000.00
722054 · Irrigation repair	9,381.87	3,000.00	6,381.87
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	3,564.59	5,000.00	-1,435.41
722061 · Pest Control Baldwin/Glover	4,238.41	2,000.00	2,238.41
Total 722005 · Baldwin/Glover Park Maintenance	35,796.72	137,700.00	-101,903.28
725000 · Midtown Field Service Prog			
725001 · Field Service TEAM	474,345.37	613,000.00	-138,654.63
725002 · Graffiti	14,932.80	20,000.00	-5,067.20
725003 · Supplies	854.60	2,500.00	-1,645.40
725004 · Storage	10,470.40	8,000.00	2,470.40
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	1,003.20	10,000.00	-8,996.80
725008 · Landscaping/Tree Planting	10,571.58	25,000.00	-14,428.42
725009 · Pet Waste Stations	4,552.27	5,000.00	-447.73
725015 · Maintenance Expenses	5,554.76	4,000.00	1,554.76
725200 · Contingency Fund	0.00	100,000.00	-100,000.00
Total 725000 · Midtown Field Service Prog	535,773.49	1,047,500.00	-511,726.51
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	40,962.93	26,500.00	14,462.93
726120 · Electricity Bills Legacy	2,259.05	20,000.00	-17,740.95
726130 · Irrigation Repairs Legacy	28,492.51	27,000.00	1,492.51
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	375.18	1,500.00	-1,124.82
726100 · Legacy Maintenance - Other	815.00	0.00	815.00
Total 726100 · Legacy Maintenance	83,251.60	105,000.00	-21,748.40
726200 · District New Improvement Prgs			
726210 · Water Bills New Impr	45,723.01	37,000.00	8,723.01
726220 · Electricity New Impr	5,940.11	23,150.00	-17,209.89
726230 · Irrigation Repairs New Impr	38,335.72	34,000.00	4,335.72

No assurance is provided on these financial statements

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

Accrual Basis

	Jan - Sep 26	Budget	\$ Over Budget
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
Total 726200 · District New Improvement Prgs	120,065.93	135,150.00	-15,084.07
726300 · Maintenance Contingency	12,389.52	100,000.00	-87,610.48
726400 · Repair and Replacement	49,455.85	100,000.00	-50,544.15
728000 · Program/Project Management	0.00	256,855.00	-256,855.00
Total 726000 · Service Maintenance - Other	265,162.90	734,915.00	-469,752.10
Total 720000 · Service & Maintenance	836,733.11	1,920,115.00	-1,083,381.89
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	83,389.75	140,000.00	-56,610.25
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	3,595.00	4,150.00	-555.00
804004 · General Liability	10,506.00	14,000.00	-3,494.00
804005 · Insurance - other	4,649.00	6,500.00	-1,851.00
Total 804000 · Insurance Expense	18,750.00	24,650.00	-5,900.00
805000 · Assessment Collection Costs			
805120 · Collection Costs	60,547.15	65,000.00	-4,452.85
Total 805000 · Assessment Collection Costs	60,547.15	65,000.00	-4,452.85
806000 · General Operating/Admin. Exp.			
806004 · Bank Service Charge	5,193.05	5,000.00	193.05
806005 · Gen. Operating/Admin. Expenses	1,545.70	12,000.00	-10,454.30
806006 · District Cell Phone & Tablets	0.00	5,400.00	-5,400.00
Total 806000 · General Operating/Admin. Exp.	6,738.75	22,400.00	-15,661.25
807000 · Board Meeting & Misc. Exp.			
807001 · Board/Committee Mtgs/Misc Exp	7,001.23	21,000.00	-13,998.77
Total 807000 · Board Meeting & Misc. Exp.	7,001.23	21,000.00	-13,998.77
809000 · Administration Expense	103,680.48	340,253.00	-236,572.52
Total 800000 · District Administration	294,017.36	638,303.00	-344,285.64
808500 · Bloomberg Grant Expenses	153,296.20	169,500.00	-16,203.80
991000 · Special Projects - Board Apprvd			
991300 · Urban Planning			
991310 · Spec. Proj - Sidewalks & Curbs	73,360.83		
Total 991300 · Urban Planning	73,360.83		
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	62,555.03	0.00	62,555.03
Total Expense	2,740,646.94	5,714,430.00	-2,973,783.06
Net Ordinary Income	645,704.71	-1,782,022.00	2,427,726.71
Net Income	645,704.71	-1,782,022.00	2,427,726.71

No assurance is provided on these financial statements



October 15, 2026

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

Re: Investment Report – Quarter September 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 3rd 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 2.060%. The amount of interest earned for the quarter was \$10,681 and interest earned year to date is \$43,890. 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 SEPTEMBER 2026**

ACCOUNT NAME/FUND	QTR BEGINNING BOOK/MARKET VALUE	TRANSACTIONS		ENDING BOOK/MARKET VALUE	INCOME (JAN - MAR)	INCOME (APR - JUN)	INCOME (JUL - SEP)	INCOME YTD	YIELD RATE
		DEPOSITS	WITHDRAWALS		INTEREST	INTEREST	INTEREST		
CHASE BANK									
Chase - Checking (Operating)	11,422.70		-	11,422.70	-			-	
Chase - Saving	13,532.76	0.33	-	13,533.09	0.33	-		0.33	0.0100%
WELLS FARGO									
Wells Fargo - Checking	299,486.79	63,664.21	1,198.78	361,952.22	1,284.10	332.55	408.59	2,025.24	0.4800%
Wells Fargo - Savings	22,364.07	27.07	0.00	22,391.14	26.42	26.75	27.07	80.24	0.4800%
Texas Capital									
Texas Capital - Operating	42,458.34	1,380,858.81	1,415,609.16	7,707.99					
Texas Capital - Money Market	1,038,270.68	222,398.14	1,160,000.00	100,668.82	3,563.03	3,820.20	4,954.14	12,337.37	3.7600%
TexSTAR Investment Pool									
TexSTAR Investment Pool	6,993.08	64.91	-	7,057.99	62.46	62.71	64.91	190.08	3.7400%
LOGIC Investment Pool									
LOGIC Investment Pool	539,434.14	5,226.68		544,660.82	8,444.71	15,585.47	5,226.68	29,256.86	3.8900%
TOTAL INVESTMENTS	1,973,962.56	1,672,240.15	2,576,807.94	1,069,394.77	13,381.05	19,827.68	10,681.39	43,890.12	

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT**

August 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	\$3,274,719.33	\$3,199,392.36	\$75,326.97	98%
2024	0.1181	\$3,239,157.17	\$3,215,480.60	\$23,676.57	99%
2023	0.1181	\$3,273,980.71	\$3,262,731.91	\$11,248.80	99%
2022	0.1181	\$3,187,732.34	\$3,181,752.88	\$5,979.46	99%
2021	0.1181	\$3,024,972.34	\$3,020,005.54	\$4,966.80	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	-4,273.14	2,774,872.33
2024 Assessment Collected	-12,280.15	-10,542.18
2023 Assessment Collected	767.85	77.83
2022 Assessment Collected	139.62	438.87
2021 Assessment Collected	94.50	94.50
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	2,749.88	32,497.30
Overpayments	405.94	16,089.82
Estimated Payment		0.00
CAD Corrections		0.00
CAD Lawsuit Corrections	29,533.55	156,635.65
Collection Fees	3,185.18	13,287.41
Total Revenue	20,323.23	2,986,335.95
Overpayments & CAD Refunds Presented	29,939.49	172,724.14
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	2,743,427,988	
ASSESSED VALUE FOR 2025	2,776,243,447	UNCERTIFIED 7,816,450

Prepared by Equi-Tax Inc
Collector For the District

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 August 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	
***COHEN JAY H	81 019 190 000 0006	2013 - 2025	8,970.96
**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
PROVIDIAN HOLDINGS INC	81 019 145 000 0001	2025	3,330.30
**BLOCKER NATHAN & MAGNOLIA H	81 114 588 017 0016	2007 - 2025	3,216.08

**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%	98%
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
August 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	3,020,005.54	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,181,752.88	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,262,731.91	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02	3,215,480.60	
2025	0.1181	2,827,091,777	3,338,795.37	3,171,855.60	3,199,392.36	
			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
ASSESSMENT COLLECTION REPORT**

September 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	\$3,273,764.05	\$3,201,448.21	\$72,315.84	98%
2024	0.1181	\$3,239,157.17	\$3,216,547.81	\$22,609.36	99%
2023	0.1181	\$3,273,980.71	\$3,263,133.20	\$10,847.51	99%
2022	0.1181	\$3,187,732.34	\$3,181,752.88	\$5,979.46	99%
2021	0.1181	\$3,024,972.34	\$3,020,005.54	\$4,966.80	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	2,055.85	2,776,928.18
2024 Assessment Collected	1,067.21	-9,474.97
2023 Assessment Collected	401.29	479.12
2022 Assessment Collected		438.87
2021 Assessment Collected		94.50
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	1,095.15	33,592.45
Overpayments		16,089.82
Estimated Payment		0.00
CAD Corrections		0.00
CAD Lawsuit Corrections	955.28	157,590.93
Collection Fees	1,115.73	14,403.14
Total Revenue	6,690.51	2,993,026.46
Overpayments & CAD Refunds Presented	955.28	173,679.42
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	2,743,427,988	
ASSESSED VALUE FOR 2025	2,775,434,573	UNCERTIFIED 7,816,450

Prepared by Equi-Tax Inc
Collector For the District

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 September 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	
***COHEN JAY H	81 019 190 000 0006	2013 - 2025	8,970.96
**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
PROVIDIAN HOLDINGS INC	81 019 145 000 0001	2025	3,330.30
**BLOCKER NATHAN & MAGNOLIA H	81 114 588 017 0016	2007 - 2025	3,216.08

**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%	98%
September	97%	98%	97%	98%
October	98%	98%	98%	0%
November	99%	98%	98%	0%
December	99%	99%	98%	0%

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
September 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	3,020,005.54	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,181,752.88	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,263,133.20	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02	3,216,547.81	
2025	0.1181	2,827,091,777	3,338,795.37	3,171,855.60	3,201,448.21	
			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

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT TAX REPORT
MIDTOWN MANAGEMENT DISTRICT
September 2, 2026

Total delinquent assessments collected for the quarter are \$40,673.88

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; judgment was signed on 7/24/2026, and the judgment is final.	2013-2025	\$8,970.96
2. 0190180000009	2424 HAMILTON LLC - 2424 HAMILTON ST We intervened in a suit filed by City of Houston; we will monitor the case.	2024-2025	\$4,931.53
3. 1354920010001 1354920010002 1354920010003 1354920010004	ZEEM CAPITAL II LP - TRUXILLO ST; 3818 ALMEDA ST We intervened in a suit filed by FNA 2019-1; a trial date was set for 8/5/2026, but there has been no ruling. We intervened in another suit filed by City of Houston; we will monitor the case.	2019-2025	\$4,112.54
4. 0220560000003 0220560000013	SMITH HARRY LEONARD - 4112 LA BRANCH ST They have filed suit against the appraisal district for both accounts; a judgment was signed on 7/30/2026 for acc ending in 0013, and a trial is set for 9/1/26 for acc ending in 0003.	2024-2025	\$4,063.53
5. 0191760000009	HONEY JAMES W - 1607 FRANCIS ST; 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 2021-2025 assessments (base assessments of \$1,977.35) 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	2016-2025	\$5,492.88
2. 1205320000006	CRIADO MINNIE F - 120 OAK PL	2012- 2018&2020- 2025	\$4,589.71
3. 0130860000009	ANTWINE LINDA - 1508 ISABELLA ST	2009-2025	\$3,402.65

Other Accounts:

Account #	Property Owner and Property Address	Tax Year	Base Tax
1. 0191440000001 0191450000001	PROVIDIAN HOLDINGS INC - 2918 SAN JACINTO ST There has been no response to our initial demand letter. We recently sent the bill to the owner's home address and the lienholders.	2025	\$4,231.58
2. 0021740000001	AIDS FOUNDATION HOUSTON INC - 2222 AUSTIN ST 32 Late assessed 2025 taxes; we recently sent an initial demand letter and sent a copy of the bill to the lienholder Frost Bank. Other properties this entity owns are exempt and this one used to be exempt but is not exempt for 2024-2026 per HCAD's website.	2025	\$3,886.99

DRAFT

Midtown Management District
Lawsuit and Arbitration Status Summary as of 09/04/2026

Summary

For Tax Years 2009-2026, for the period of June 2009 through September 04, 2026

Settled

13,434,733,786
2,013
1,456,323,922
10.84%

Original value of Settled accounts as of 09/04/2026

Number of Settled accounts as of 09/04/2026

Reduction in value of **Settled** accounts

Average % reduction in value of **Settled** accounts

Unsettled

743,416,893
80

Original value of Unsettled accounts as of 09/04/2026

Number of Unsettled accounts as of 09/04/2026

0.1181 Tax rate per \$100 valuation

\$95,172

Estimated reduction in assessment on
based on

80

10.84%

Unsettled accounts,
average

Midtown Management District
Lawsuit and Arbitration Status Summary as of 09/04/2026

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	
Tax Year 2019	Total	Settled Accounts, original & settled value	658,198,305				601,993,847				
Tax Year 2019	Total	Settled Accounts, number of accounts	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	0190900000005	TND Investments LLC Inc	1,348,470	\$1,242.56	2022-68385	5/13/2026	1,348,470	Dismissed	0.00%	Received	NA
Tax Year 2022	0191900000006	Cohen Jay H	926,400	\$0.00	2022-05766	5/13/2026	926,400	Dismissed	0.00%	NA	NA
Tax Year 2022	Total	Settled Accounts, original & settled value	1,693,063,528				1,511,595,019				
Tax Year 2022	Total	Settled Accounts, number of accounts	186								

Tax Year 2023

Settled											
Tax Year 2023	0190900000003	2515 Caroline Ltd	986,885	\$1,165.51	2023-77446	5/13/2026	986,885	Dismissed	0.00%	NA	NA
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	NA
Tax Year 2023	0260070000005	Mary Griffith Wallace Trust Etal	878,263	\$1,037.23	2023-76538				0.00%		
Tax Year 2023	Total	Settled Accounts, original & settled value	1,744,931,903				1,503,029,215				
Tax Year 2023	Total	Settled Accounts, number of accounts	184								

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	1414600010001	William Marsh Rice University	32,845,480	\$0.00	2024-50828	5/13/2026	32,845,480	Dismissed	0.00%	NA	NA
Tax Year 2024	0132600010001	3201 Louisiana LLC	21,317,402	\$25,175.85	2024-55069	7/14/2026	15,000,000	\$7,460.85	29.63%	Received	07/29//2026
Tax Year 2024	1373900010001	3300 Main Project Owner LP	102,709,321	\$121,299.71	2024-61559	7/14/2026	91,000,000	\$13,828.71	11.40%	7/14/2026	07/29//2026
Tax Year 2024	0330110000008	2416 Brazos LLC	1,395,000	\$1,647.50	2024-84997	7/14/2026	1,200,000	\$230.30	13.98%	7/14/2026	07/29//2026
Tax Year 2024	1292500000006	FGCD Holdings LP	284,000	\$335.40	2024-60628	7/24/2026	256,000	\$33.06	9.86%	7/24/2026	07/29//2026
Tax Year 2024	0190900000003	2515 Caroline Ltd	1,010,601	\$1,193.52	2024-77407	7/24/2026	892,500	\$139.48	11.69%	7/24/2026	07/29//2026
Tax Year 2024	1469000010001	Midtown 2100 LLC	45,868,735	\$54,170.98	2025-20877	8/20/2026	34,500,000	\$13,426.48	24.79%	8/20/2026	8/27/2026
Tax Year 2024	0220560000003	Smith Harry Leonard	1,847,178	\$0.00	2024-52257	8/20/2026	1,847,178	Amount Due	0.00%	NA	NA
Tax Year 2024	0220560000013	Smith Harry Leonard	187,500	\$0.00	2024-52257	8/20/2026	187,500	Amount Due	0.00%	NA	NA
Tax Year 2024	0190330000008	2515 Caroline Ltd	165,035	\$194.91	2024-83933	8/20/2026	163,000	\$2.41	1.24%	8/20/2026	8/27/2026
Tax Year 2024	Total	Settled Accounts, original & settled value	1,621,955,244				1,471,755,654				
Tax Year 2024	Total	Settled Accounts, number of accounts	176								

Unsettled											
Tax Year 2024	0190330000004	Roesch Sonja	1,349,166	\$1,352.58	2024-72134				0.00%		
Tax Year 2024	Total	Unsettled Accounts, original value	1,349,166								

Midtown Management District
Lawsuit and Arbitration Status Summary as of 09/04/2026

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	Total	Unsettled Accounts, number of accounts	1								

Tax Year 2025

Settled											
Tax Year 2025	1469000010001	Midtown 2100 LLC	38,800,800	\$45,823.74	2025-59247	5/13/2026	38,800,800	Nonsuited	0.00%	NA	NA
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	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	7/14/2026	44,000,000	\$4,448.95	7.89%	7/14/2026	07/29//2026
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
Tax Year 2025	0132380000001	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	1373900010001	HSC 3300 Main Coinvestment I. II. LLC	100,595,290	\$118,803.04	2025-56758	7/14/2026	89,000,000	\$13,694.04	11.53%	7/14/2026	07/29//2026
Tax Year 2025	1258310010001	Midtown Scouts Square Property LP	5,139,058	\$6,069.23	2025-56025	7/14/2026	4,700,000	\$518.53	8.54%	Received	07/29//2026
Tax Year 2025	0330110000008	2416 Brazos LLC	1,528,466	\$1,805.12	2025-60076	7/14/2026	1,250,000	\$328.87	18.22%	7/14/2026	07/29//2026
Tax Year 2025	1226500010001	MRI Midtown Ltd	19,468,731	\$22,992.57	2025-60290	7/14/2026	17,850,000	\$1,911.72	8.31%	7/14/2026	07/29//2026
Tax Year 2025	1226500020001	Carolyn F Jackson Family Partnershi	3,460,608	\$4,086.98	2025-60290	7/14/2026	3,000,000	\$543.98	13.31%	7/14/2026	07/29//2026
Tax Year 2025	0152330000002	Post Midtown Square LP	64,679,861	\$76,386.92	2025-66545	7/14/2026	62,536,000	\$2,531.90	3.31%	Received	07/29//2026
Tax Year 2025	1310080010001	Post Midtown Square LP	32,000,000	\$37,792.00	2025-66345	7/14/2026	30,939,000	\$1,253.04	3.32%	Received	07/29//2026
Tax Year 2025	1372850010001	Caroline St Realty Inc	3,711,681	\$4,383.80	2025-71058	7/14/2026	3,300,000	\$486.20	11.09%	7/14/2026	07/29//2026
Tax Year 2025	1372850010002	Caroline St Realty Inc	1,135,586	\$1,341.13	2025-71058	7/14/2026	1,000,000	\$160.13	11.94%	7/14/2026	07/29//2026
Tax Year 2025	1261630010005	Garg Prabha	497,477	\$587.52	RBAE-024026				0.00%	25.25B	
Tax Year 2025	1385670010001	Smith Howard F III	4,380,000	\$5,172.78	RBAE-030651	6/16/2026	3,800,000	\$684.98	13.24%	25.25B	6/26/2026
Tax Year 2025	0130800000005	Lynx Lane Terraces	772,795		RBAE-048791				#DIV/0!	25.25B	
Tax Year 2025	1217650010001	Randalls Properties Inc	10,702,107	\$12,639.19	2025-54855	7/24/2026	8,850,000	\$2,187.34	17.31%	Received	07/29//2026
Tax Year 2025	1281320010001	Sky Land Lodge Tract LLC	4,958,000	\$5,855.40	2025-56614	8/20/2026	4,253,951	\$831.48	14.20%	8/20/2026	8/27/2026
Tax Year 2025	1287780010001	VTT Polaris Properties LLC	3,617,952	\$4,272.80	2025-56614	8/20/2026	3,129,097	\$577.34	13.51%	8/20/2026	8/27/2026
Tax Year 2025	1362780010001	Pearl Rosemont LLC	84,729,165	\$100,065.14	2025-60313	7/24/2026	76,650,000	\$9,541.49	9.54%	7/24/2026	07/29//2026
Tax Year 2025	1300540010001	Central Bank	5,884,499	\$6,949.59	2025-64213	7/24/2026	5,600,000	\$335.99	4.83%	7/24/2026	07/29//2026
Tax Year 2025	1349300000001	2800 Main LLC	72,639,195	\$85,786.89	2025-71157	7/24/2026	71,600,000	\$1,227.29	1.43%	7/24/2026	07/29//2026
Tax Year 2025	1251930010001	E & I Investments Inc	2,025,700	\$2,392.35	2025-72669	7/24/2026	1,700,000	\$384.65	16.08%	7/24/2026	07/29//2026
Tax Year 2025	1200170010008	Kozadinos Interest Ltd	2,745,240	\$3,242.13	2025-74803	7/24/2026	2,665,000	\$94.77	2.92%	7/24/2026	07/29//2026
Tax Year 2025	0191760000010	Mutt LLC	433,973	\$512.52	2025-81595	7/24/2026	422,946	\$13.02	2.54%	7/24/2026	07/29//2026
Tax Year 2025	0220700000006	Hutchings Holding LLC	2,974,941	\$3,513.41	RBAE-042743	7/14/2026	2,000,000	\$1,151.41	32.77%	25.25B	07/29//2026
Tax Year 2025	0220700000008	Hutchings Holdings LLC	1,328,308	\$1,568.73	RBAE-042744	7/14/2026	1,300,000	\$33.43	2.13%	25.25B	07/29//2026
Tax Year 2025	0190290000005	OS Austin LLC	1,020,743	\$1,205.50	RBAE-045647	7/14/2026	980,000	\$48.12	3.99%	25.25B	07/29//2026
Tax Year 2025	0330190000002	SC Plazas at Midtown LLC	6,475,926	\$7,648.07	2025-53609	8/20/2026	5,800,000	\$798.27	10.44%	Received	8/27/2026
Tax Year 2025	1266470010001	Brooklyn McGowen LLC	5,920,117	\$6,991.66	2025-58387	8/20/2026	5,283,530	\$751.81	10.75%	Received	8/27/2026
Tax Year 2025	1469000010001	Midtown 2100 LLC	38,800,800	\$45,823.74	2025-59247	8/20/2026	30,500,000	\$9,803.24	21.39%	8/20/2026	8/27/2026
Tax Year 2025	0132700030001	Mcgowen Brazos Venture LTD	16,858,972	\$18,305.50	2025-61384	8/20/2026	15,500,000	PAID	0.00%	NA	NA
Tax Year 2025	0330340010001	Mcgowen Brazos Venture LTD	34,695,782	\$38,382.50	2025-61384	8/20/2026	33,000,000	PAID	0.00%	NA	NA
Tax Year 2025	0130770000011	WWBD LP	2,183,162	\$2,578.31	2025-71358	8/20/2026	1,975,000	\$245.83	9.53%	8/20/2026	8/27/2026
Tax Year 2025	0132660000001	Milam Rosalie Interests LLC	5,750,783	\$6,791.67	2025-77287	8/20/2026	5,500,000	\$296.17	4.36%	8/20/2026	8/27/2026

Midtown Management District
Lawsuit and Arbitration Status Summary as of 09/04/2026

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 2025	0250250000009	TV Prop LLC	342,606	\$404.62	2025-63396	8/20/2026	310,000	\$38.51	9.52%	8/20/2026	8/27/2026
Tax Year 2025	0250280000004	Ben Wah Prop LLC	1,093,060	\$1,290.90	2025-63396	8/20/2026	975,000	\$139.42	10.80%	8/20/2026	8/27/2026
Tax Year 2025	0190220000019	Ps Lpt Properties Investors	8,315,616	\$9,820.74	2025-65394	8/20/2026	6,400,000	\$2,262.34	23.04%	8/20/2026	8/27/2026
Tax Year 2025	0190330000008	2515 Caroline Ltd	165,064	\$194.94	2025-91660	8/20/2026	156,000	\$10.70	5.49%	8/20/2026	8/27/2026
Tax Year 2025	0132420000003	3300 Smith Street LLC	3,368,974	\$3,978.76	2026-03399	8/20/2026	3,073,000	\$349.55	8.79%	8/20/2026	8/27/2026
Tax Year 2025	1480190010001	Smith St Office LLC	6,308,878	\$7,450.78	2025-76312	9/17/2026	5,500,000	\$955.28	12.82%	9/17/2026	10/5/2026
Tax Year 2025	1221910010001	Trea SP IV Houston TX LLC	11,962,890	\$14,128.17	2025-60123				0.00%		
Tax Year 2025	0132700010001	2900 Milam Partners Ltd	37,463,920	\$44,244.89	2025-60438				0.00%		
Tax Year 2025	0022630020001	H Midtown LP	45,463,063	\$53,691.88	2025-63321				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	2,307,185	\$2,724.78	2025-78297				0.00%		
Tax Year 2025	0190730000001	WWBD LP	4,846,435	\$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	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	Total	Settled Accounts, original & settled value	1,198,172,697				986,379,634				
Tax Year 2025	Total	Settled Accounts, number of accounts	146								

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	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	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	1502790010001	Ion Houston LLC	90,086,750	\$106,392.45	2025-60144				0.00%		
Tax Year 2025	1386330010001	Caydon Houston Property LP	107,415,920	\$126,858.20	2025-61186				0.00%		
Tax Year 2025	0152380000002	2100 Milam LLC	1,128,254	\$1,332.47	2025-63106				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	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	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	0192240000001	Strings Prop LLC	3,754,171	\$4,433.68	2025-72753				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	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%		

Midtown Management District **Lawsuit and Arbitration Status Summary as of 09/04/2026**

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 2025	0021580000001	JK Fannin LLC	6,076,100	\$7,175.87	2025-84670				0.00%		
Tax Year 2025	0190890000003	Bap 2800 LLC	1,518,460	\$1,793.04	2025-91633				0.00%		
Tax Year 2025	Total	Unsettled Accounts, original value	277,879,588								
Tax Year 2025	Total	Unsettled Accounts, number of accounts	28								

Tax Year 2026

Settled

Tax Year 2026	Total	Settled Accounts, original & settled value	0
Tax Year 2026	Total	Settled Accounts, number of accounts	4

0

Unsettled

Tax Year 2026	0191450000009	Viengiac Corporation	1,115,000		2026-31665				#DIV/0!		
Tax Year 2026	1192590010003	Sherman Waymidtown LLC ET AL	44,257,058		2026-47266				#DIV/0!		
Tax Year 2026	0022630020001	H Midtown LP	47,424,277		2026-47437				#DIV/0!		
Tax Year 2026	0021580000001	JK Fannin LLC	6,126,401		2026-48620				#DIV/0!		
Tax Year 2026	1217650010001	Randalls Properties Inc	10,838,631		2026-49579				#DIV/0!		
Tax Year 2026	1234150000001	VR Calais Holdings Limited partners	70,275,721		2026-50966				#DIV/0!		
Tax Year 2026	0132600010001	3201 Louisiana LLC	21,281,533		2026-52441				#DIV/0!		
Tax Year 2026	0330190000002	5C Plazas at Midtown LLC	7,092,586		2026-52448				#DIV/0!		
Tax Year 2026	0132520000001	5C Plazas at Midtown LLC	13,350		2026-52450				#DIV/0!		
Tax Year 2026	1202710010001	5C Plazas at Midtown LLC	5,233,900		2026-52450				#DIV/0!		
Tax Year 2026	0132380000001	Texas SFI Partnership 65 LTD ETAL	6,482,769		2026-54921				#DIV/0!		
Tax Year 2026	0021380000013	Shepherd W M	336,960		2026-55852				#DIV/0!		
Tax Year 2026	0021390000001	Cars DB4 LP	1,173,705		2026-55852				#DIV/0!		
Tax Year 2026	0021390000011	Cars DB4 LP	361,505		2026-55852				#DIV/0!		
Tax Year 2026	0021560000001	Duke Street Partners LTD	3,909,174		2026-55852				#DIV/0!		
Tax Year 2026	0021560000007	Thomas Claytono	1,336,230		2026-55852				#DIV/0!		
Tax Year 2026	0021750000006	Cars DB4 LP	929,040		2026-55852				#DIV/0!		
Tax Year 2026	0021750000008	Group 1 Realty Inc	331,800		2026-55852				#DIV/0!		
Tax Year 2026	0021750000016	Group 1 Realty Inc	752,500		2026-55852				#DIV/0!		
Tax Year 2026	0021750000017	Group 1 Realty Inc	232,260		2026-55852				#DIV/0!		
Tax Year 2026	0021760000001	Golconda Venture	2,694,976		2026-55852				#DIV/0!		
Tax Year 2026	1224190010001	Group 1 Realty Inc	4,062,500		2026-55852				#DIV/0!		
Tax Year 2026	1297010010001	Cars DB4 LP	1,741,343		2026-55852				#DIV/0!		
Tax Year 2026	1303900010001	Group 1 Realty Inc	9,538,368		2026-55852				#DIV/0!		
Tax Year 2026	1386330010001	Caydon Houston Property	98,486,906		2026-56313				#DIV/0!		
Tax Year 2026	0220560000003	Smith Harry Leonard	1,871,500		2026-56729				#DIV/0!		
Tax Year 2026	1281320010001	Skyland Lodge Tract LLC	5,104,741		2026-57098				#DIV/0!		
Tax Year 2026	1287780010001	VTT Polaris Properties LLC	3,625,521		2026-57098				#DIV/0!		
Tax Year 2026	1226500010001	MRI Midtown LTD	20,574,210		2026-57102				#DIV/0!		
Tax Year 2026	1226500020001	Carolyn F Jackson Family Partner Shi	3,483,443		2026-57102				#DIV/0!		
Tax Year 2026	1274570010001	2009 CPT Community Owner LLC	32,849,335		2026-57710				#DIV/0!		
Tax Year 2026	1258310010001	Midtown Scouts Square Property LP	5,235,000		2026-57950				#DIV/0!		
Tax Year 2026	0191430000007	3100 Fannin Realty LTD	771,298		2026-59024				#DIV/0!		
Tax Year 2026	0191460000014	3100 Fannin Realty LTD	4,329,371		2026-59024				#DIV/0!		
Tax Year 2026	1266470010001	Brooklyn Mcgtowen LLC	5,976,655		2026-59517				#DIV/0!		

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 09/04/2026**

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 2026	0132640000004	Tehuacana Partners LTD	2,565,246		RBAE-050299				#DIV/0!		
Tax Year 2026	1208150010001	Athletic Ventures Inc	3,844,800		RBAE-051911				#DIV/0!		
Tax Year 2026	1448440010001	Fred & Soody Sharifi Partner Ship LT	4,200,762		RBAE-053670				#DIV/0!		
Tax Year 2026	1290830010001	OX Midtown LLC	4,431,458		RBAE-057653				#DIV/0!		
Tax Year 2026	1224910010001	Nova Terranova LLC	1,611,642		RBAE-058044				#DIV/0!		
Tax Year 2026	1145880120004	Nguyen Vien Quang	295,244		RBAE-058394				#DIV/0!		
Tax Year 2026	0332470050002	JBT Magnolia Properties I LLC	562,500		RBAE-064635				#DIV/0!		
Tax Year 2026	0250230000005	401 Richmond LLC	1,467,425		RBAE-064658				#DIV/0!		
Tax Year 2026	0130670000003	Brookhollow Venture LTD	697,500		RBAE-064802				#DIV/0!		
Tax Year 2026	0250320000006	HT Investment Corp	602,450		RBAE-064916				#DIV/0!		
Tax Year 2026	1380960010001	Bassak Investments LLC	1,505,638		RBAE-065006				#DIV/0!		
Tax Year 2026	1206550010001	Wichita Enterprises Inc	2,283,900		RBAE-065836				#DIV/0!		
Tax Year 2026	0220530000003	4201 Caroline LLC	539,010		RBAE-067488				#DIV/0!		
Tax Year 2026	0220470000001	4200 Fannin LLC	3,528,025		RBAE-067499				#DIV/0!		
Tax Year 2026	0060610000008	4200 Fannin LLC	4,675,772		RBAE-067558				#DIV/0!		
Tax Year 2026	0060600000003	HY Travis LLC	1,527,200		RBAE-067560				#DIV/0!		
Tax Year 2026	Total	Unsettled Accounts, original value	464,188,139								
Tax Year 2026	Total	Unsettled Accounts, number of accounts	51								

Cumulative**Settled**

Cumulative	Grand Total	Settled Accounts, original value	13,434,733,786		11,978,409,864
Cumulative	Grand Total	Settled Accounts, number of accounts	2,013		

Unsettled

Cumulative	Grand Total	Unsettled Accounts, original value	743,416,893
Cumulative	Grand Total	Unsettled Accounts, number of accounts	80

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.

Midtown Management District
Lawsuit and Arbitration Status Summary as of 09/04/2026

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
	NYB	Not yet billed									
	25.25b	Settled under Tax Code 25.25b; refund processed									

DRAFT

**ORDER SETTING THE RATE OF ASSESSMENT FOR YEAR TWO OF THE
SERVICE AND IMPROVEMENT PLAN AND ASSESSMENT PLAN (2025-2034)**

Motion not to increase the assessment rate for Service Year Two of the Service and Improvement Plan and Assessment Plan 2025-2034. Rate will remain the same at \$0.1181 per \$100 valuation of taxable real property as shown on the assessment roll.

DRAFT



midtown
H O U S T O N

DRAFT

PLACES DIVISION

CONTRACT CHANGE ORDER

Project: Midtown Streetscape Refresh

Date: 7/16/2026

Change Order No.: 3

Project No.: 1174-015-05

Contract No.: 1

Owner: Midtown Management District

Contractor: Landscape Art, Inc.

Notice to Proceed	4/21/2025	REVISED CONTRACT AMOUNT	
Duration	150	Original Contract Amount:	\$1,003,155.15
Completion Date	9/18/2025	Previous Contract Amount:	\$736,092.47
Time Previously Added Change Orders	35	Amount This Change Order:	(\$112,033.48)
Time added via Change Order	90	Revised Contract Amount:	\$624,058.99
Revised Completion Date	1/21/2026		

1. GENERAL STATEMENT OF CHANGE:

This order covers the contract modification as follows:
See attachment.

2. TIME: 90 calendar days will be added to the contract to complete the additional requested work and to account for items with long lead times.

The work covered by this change order shall be performed under the same terms and conditions as included in the original construction contract.

Changes Approved:

Changes Recommended:

Midtown Management District

Owner

By:

(Date)

IDS Engineering Group

Engineer

By:

Carol D. Harrison

07/16/2026

(Date)

Landscape Art, Inc.

Contractor

By:

[Signature]

(Date)

CONTRACT CHANGE ORDER

Project: Midtown Streetscape Refresh

Date: 7/16/2026

Change Order No.: 3

Project No.: 1174-015-05

Contract No.: 1

Owner: Midtown Management District

Contractor: Landscape Art, Inc.

ADDITIONAL ITEMS

3. CONTRACT DRAWING REVISIONS:

None

4. CONTRACT DOCUMENTS REVISIONS:

None

5. CONTRACT PRICE REVISIONS:

Revise the quantity of the following Bid Items, which is part of the Contract:

Bid Item No. 4: Permits

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
1.0	L.S.	\$1,880.00	\$1,880.00	0.0	\$0.00	(\$1,880.00)

Bid Item No. 18: McGowen Street : Street Name Pavers (Colored Concrete)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
50.0	S.F.	\$101.38	\$5,069.00	0.0	\$0.00	(\$5,069.00)

Bid Item No. 20: McGowen Street: Ground Cover

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
1,564.0	S.F.	\$9.74	\$15,233.36	1,482.3	\$14,437.61	(\$795.75)

CONTRACT CHANGE ORDER

Project: Midtown Streetscape Refresh

Date: 7/16/2026

Change Order No.: 3

Project No.: 1174-015-05

Contract No.: 1

Owner: Midtown Management District

Contractor: Landscape Art, Inc.

Bid Item No. 21a: McGowen Street: Planting Soil & Hardwood Mulch

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
1,563.9	S.F.	\$2.76	\$4,311.70	1,482.3	\$4,086.70	(\$225.00)

Bid Item No. 21b: McGowen Street: Irrigation for Ground Cover

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
1,573.4	S.F.	\$12.30	\$19,357.51	1,482.3	\$18,236.74	(\$1,120.77)

Bid Item No. 24: Elgin Street: Tree Gate (Replacement)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
8.0	EA	\$9,974.00	\$79,792.00	6.5	\$64,831.00	(\$14,961.00)

Bid Item No. 27: Elgin Street: Street Name Pavers (Colored Concrete)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
100.0	S.F.	\$80.46	\$8,046.00	0.0	\$0.00	(\$8,046.00)

Bid Item No. 28: Elgin Street: Ground Cover

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
12,457.0	S.F.	\$8.63	\$107,503.91	11,185.1	\$96,527.49	(\$10,976.42)

CONTRACT CHANGE ORDER

Project: Midtown Streetscape Refresh

Date: 7/16/2026

Change Order No.: 3

Project No.: 1174-015-05

Contract No.: 1

Owner: Midtown Management District

Contractor: Landscape Art, Inc.

Bid Item No. 29a: Elgin Street: Planting Soil and Hardwood Mulch

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
12,456.5	S.F.	\$2.59	\$32,257.68	11,185.0	\$28,964.92	(\$3,292.76)

Bid Item No. 29b: Elgin Street: Irrigation for Ground Cover

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
12,457.1	S.F.	\$11.69	\$145,627.64	9,869.3	\$115,375.71	(\$30,251.93)

Bid Item No. 33c: Remaining Contingency

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
0.5	L.S.	\$92,515.02	\$48,100.00	0.0	\$0.00	(\$48,100.00)

Bid Item No. CO2a: Tree Grate Repair (Weld Flat Bar)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
110.0	EA.	\$138.00	\$15,180.00	62.0	\$8,556.00	(\$6,624.00)

Bid Item No.CO2c: Crepe Myrtle (65g)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
10.0	EA	\$816.00	\$8,160.00	8.0	\$6,528.00	(\$1,632.00)

CONTRACT CHANGE ORDER

Project: Midtown Streetscape Refresh

Date: 7/16/2026

Change Order No.: 3

Project No.: 1174-015-05

Contract No.: 1

Owner: Midtown Management District

Contractor: Landscape Art, Inc.

Bid Item No. CO2g: Pick up and install planter pots to designated locations (not including irrigation, drainage gravel, soil, and plants)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
11.0	EA.	\$272.73	\$3,000.00	9.0	\$2,454.55	(\$545.45)

Bid Item No. CO2h: Install drainage gravel, soil, and planting in existing or relocated planter pots (not including irrigation)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Add Cost</u>
18.0	EA.	\$318.15	\$5,726.70	37.0	\$11,771.55	\$6,044.85

Bid Item No. CO2i: Install irrigation for relocated planter pots

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
11.0	EA.	\$275.24	\$3,027.64	9.0	\$2,477.16	(\$550.48)

Add the following items:

<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Add Cost</u>
CO3a	4	EA.	\$210.00	Pick-up and Install Trash Receptacles	\$840.00

<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Add Cost</u>
CO3b	26	EA	\$275.24	Install Irrigation for existing Planter Pots	\$7,156.24

CONTRACT CHANGE ORDER

Project: Midtown Streetscape Refresh

Date: 7/16/2026

Change Order No.: 3

Project No.: 1174-015-05

Contract No.: 1

Owner: Midtown Management District

Contractor: Landscape Art, Inc.

<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Add Cost</u>
CO3c	1.5	EA.	\$5,757.33	Tree Gates (Material Only)	\$8,636.00
<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Deduct Cost</u>
CO3d	8	EA.	\$736.00	45g Crepe Myrtles	(\$640.00)
TOTAL AMOUNT OF CHANGE ORDER NO. 3					(\$112,033.48)

CERTIFICATE OF INTERESTED PARTIES

46
FORM **1295**

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Landscape Art, Inc.
League City, TX United States

Certificate Number:
2026-1505705

Date Filed:
08/21/2026

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Midtown Management District

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

1174-017-00
Midtown Planting Improvements Phase 1

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.



6 UNSWORN DECLARATION

My name is Rebecca Dubiski, and my date of birth is 3/2/1988.

My address is 2303 Dickinson Avenue, League City, TX, 77573, USA.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Galveston County, State of Texas, on the 21st day of August, 2026.
(month) (year)

Rebecca Dubiski

Signature of authorized agent of contracting business entity
(Declarant)

CONTRACT CHANGE ORDER

Project: Midtown Sidewalk Maintenance Program Phase 1

Date: 7/13/2026

Change Order No.: 1

Project No.: 1174-016-00

Contract No.: 1

Owner: Midtown Management District

Contractor: Roma Concrete & Construction, LLC

Notice to Proceed	3/11/2025	REVISED CONTRACT AMOUNT	
Duration	45	Original Contract Amount:	\$53,415.00
Completion Date	4/25/2025	Previous Contract Amount:	\$53,415.00
Time added by Change Order	75	Amount This Change Order:	(\$5,075.00)
Revised Completion Date	7/9/2025	Revised Contract Amount:	\$48,340.00

1. GENERAL STATEMENT OF CHANGE:

This order covers the contract modification as follows:
Root grinding, additional sod, and hand watering for sod.

2. TIME:

40 days added for City of Houston to remove trees and complete primary stump grinding, 5 days added for contractor to grind roots and place sod, and 30 days added (4 weeks) of hand watering.

The work covered by this change order shall be performed under the same terms and conditions as included in the original construction contract.

Changes Approved:

Changes Recommended:

Midtown Management District

IDS Engineering Group

Owner

Construction Manager

By:

By:

Carol D. Harrison

07/17/2026

(Date)

(Date)

Roma Concrete & Construction, LLC

Contractor

By:

07/17/2026

(Date)

CONTRACT CHANGE ORDER

Project: Midtown Sidewalk Maintenance Program Phase 1

Date: 7/13/2026

Change Order No.: 1

Project No.: 1174-016-00

Contract No.: 1

Owner: Midtown Management District

Contractor: Roma Concrete & Construction, LLC

ADDITIONAL ITEMS

3. CONTRACT DRAWING REVISIONS:

None

4. CONTRACT DOCUMENTS REVISIONS:

None

5. CONTRACT PRICE REVISIONS:

Revise the quantity of the following Bid Items, which is part of the Contract:

Bid Item No. 7: Furnish and Install Checkerplate Root Crossing Sidewalk (Complete in Place)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
120.0	SF	\$21.00	\$2,520.00	0.0	\$0.00	(\$2,520.00)

Bid Item No. 8: Urban Forestry Monitoring

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
6.0	HR	\$400.00	\$2,400.00	0.0	\$0.00	(\$2,400.00)

Bid Item No. 9: Furnish and Additional Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness) (Complete in Place)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
12.0	S.Y.	\$125.00	\$1,500.00	0.0	\$0.00	(\$1,500.00)

CONTRACT CHANGE ORDER

Project: Midtown Sidewalk Maintenance Program Phase 1

Date: 7/13/2026

Change Order No.: 1

Project No.: 1174-016-00

Contract No.: 1

Owner: Midtown Management District

Contractor: Roma Concrete & Construction, LLC

Bid Item No. 10: Additional Furnish and Install Reinforced Concrete Sidewalk (4-1/2" Thick) (Complete in Place)

<u>Proposed Quantity</u>	<u>Unit</u>	<u>Original Unit Price</u>	<u>Original Total Cost</u>	<u>Revised Quantity</u>	<u>Revised Total Cost</u>	<u>Deduct Cost</u>
60.0	SF	\$7.75	\$465.00	40.0	\$310.00	(\$155.00)

Add the following items:

<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Add Cost</u>
CO1A	1	LS	\$950.00	Root and stump grinding and sod installation for the sidewalk replacement on Rosalie Street where COH removed Trees.	\$950.00
CO1B	1	LS	\$550.00	Hand watering new sod for 4 weeks	\$550.00

TOTAL AMOUNT OF CHANGE ORDER NO. 1

(\$5,075.00)