



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 a regular meeting of the **Midtown Management District** will be held on **Wednesday, August 2, 2017, at 6:00 p.m.** at **The Ensemble Theatre, located at 3535 Main Street, Houston TX 77002**, inside the boundaries of the District, ***open to the public***, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

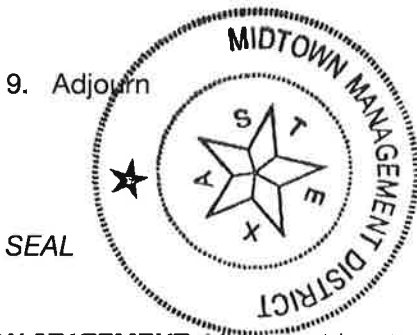
1. Call roll of the Board of Directors and verify that a quorum is present
  
2. Receive Public Comments \*\*\*
  
3. Consent Agenda
  - a. Approve Minutes for the July 5, 2017 Board meeting
  - b. Approve Financial Report for the Month of June 2017
  - c. Approve Payment of Invoices for July 2017
  - d. Approve Equi-Tax Report for July 2017
  - e. Ratify Letter to TXDOT
  - f. Ratify the Renewal of the District's Insurance Policies for 2017-2018
  - g. Ratify Interlocal Agreement with the City of Houston
  
4. Receive committee Accomplishment Reports and review, discuss and take necessary action regarding the following, as appropriate:
  - a. Service & Maintenance. . . . . **Darcy John Lefsrud, Chair**
  - b. Cultural Arts & Entertainment. . . . **Eileen Morris, Chair**
  - c. Marketing . . . . . **Debbie Tyler Dillard, Chair**
  - d. Urban Planning . . . . . **Allen Douglas, Chair**
  - e. Finance . . . . . **Marylene Chan, Chair**
  - f. Nominations . . . . . **Nancy Darst, Chair**
  - g. Public Safety . . . . . **Ben Robles, Chair**

**\*\*\*Please register by 6:00 p.m. if you would like to make public comments**

5. Midtown Parks Programming
6. Report on Capital Projects of the Midtown Redevelopment Authority
  - a. Midtown Park
  - b. Main Street
  - c. Holman Street
  - d. Entry Portals
  - e. Caroline Street
7. Announcements
8. Next meeting date

**Wednesday, September 6, 2017 at 11:00 a.m.  
Midtown Management District Offices  
410 Pierce, Suite 355  
Houston, TX 77002**

9. Adjourn



**William R. Franks, Chair**  
Midtown Management District Board of Directors

**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.*

**NOTE:** *We have begun the FY 2018 Budget Process at the committee level. We STRONGLY encourage all stakeholders to come and participate in this extremely important process for Midtown. We need your input!*

**Midtown Management District  
2017 Sources and Uses of Funds  
January through June 2017**

	<b>Jan - Jun 17</b>	<b>Budget</b>	<b>\$ Over Budget</b>
<b>Sources of Funds</b>			
<b>400000 · Revenue - Assessments</b>			
400085 · FY16 Assessment Revenue	2,207,933.13	2,241,587.00	-33,653.87
400086 · FY15 Assessment Revenue	1,054.72	7,050.00	-5,995.28
400087 · FY14 Assessment Revenue	1,079.32	2,501.00	-1,421.68
400088 · FY13 Assessment Revenue	303.85	788.00	-484.15
400089 · FY12 Assessment Revenue	0.00	500.00	-500.00
400090 · FY11 Assessment Revenue	0.00	150.00	-150.00
400091 · FY10 Assessment Revenue	0.00	100.00	-100.00
400092 · FY09 Assessment Revenue	0.00	100.00	-100.00
400093 · FY08 Assessment Revenue	0.00	77.00	-77.00
400094 · FY07 Assessment Revenue	0.00	52.00	-52.00
400500 · Penalties & Interest	11,295.97	12,000.00	-704.03
402400 · Over Payments (Overpayments)	22,574.08	24,000.00	-1,425.92
402500 · Refunds/Assessment Adjustments	-38,054.47	-45,000.00	6,945.53
402510 · Collection Costs (Fees charged to MMD for collections)	-22,466.38	-21,000.00	-1,466.38
402511 · CAD Correctcons	222.15	120.00	102.15
402512 · CAD Lawsuit Corrections	25,744.96	5,000.00	20,744.96
402600 · Assessment Collection Costs	2,777.49	5,700.00	-2,922.51
402610 · Court Costs	0.00	300.00	-300.00
400000 · Revenue - Assessments - Other	-6,322.39	7,675.26	-13,997.65
<b>Total 400000 · Revenue - Assessments</b>	<b>2,206,142.43</b>	<b>2,241,700.26</b>	<b>-35,557.83</b>
<b>403000 · Other Income (Other Income)</b>			
403100 · Booth and Events Fees (Booth and Events Fees)	4,300.00	5,500.00	-1,200.00
403105 · Application Fees (Non-Refundable Application Fees)	1,550.00	800.00	750.00
403110 · Event Sponsorship (Sponsorship of Events)	5,000.00	5,000.00	0.00
<b>Total 403000 · Other Income (Other Income)</b>	<b>10,850.00</b>	<b>11,300.00</b>	<b>-450.00</b>
404000 · Int Income (Invest Interest Earned)	7,588.12	750.00	6,838.12
406000 · Interest on CD (Interest earned on CD purchases)	914.22	600.00	314.22
<b>Total</b>	<b>2,225,494.77</b>	<b>2,254,350.26</b>	<b>-28,855.49</b>
<b>Total Sources</b>	<b>2,225,494.77</b>	<b>2,254,350.26</b>	<b>-28,855.49</b>
<b>Uses of Funds</b>			
<b>500000 · Security and Public Safety</b>			
General	4.32		
501000 · Street Lighting - Electricity	126,690.00	126,690.00	0.00
502000 · Enhancement Public Safety (Public Safety)			
502011 · Harris County Precinct 7 (Harris County Precinct 7)	241,601.00	252,700.00	-11,099.00
502012 · S.E.A.L. Security Program (S.E.A.L. Security Program)	67,552.00	70,740.00	-3,188.00
502013 · PIT Program (PIT Program)	12,079.50	12,090.00	-10.50
<b>Total 502000 · Enhancement Public Safety (Public Safety)</b>	<b>321,232.50</b>	<b>335,530.00</b>	<b>-14,297.50</b>
505000 · Outreach & Social Services	10,000.00		
507000 · Street Outage Survey	1,275.00	1,299.00	-24.00
509500 · Public Safety Parks Program	150.00	2,634.00	-2,484.00
509600 · Strategy and Implementation	1,500.00	1,500.00	0.00
509700 · Staffing (Allocated Staffing hours)	15,942.77	15,926.00	16.77

**Midtown Management District  
2017 Sources and Uses of Funds  
January through June 2017**

500000 · Security and Public Safety - Other	-21,221.71		
<b>Total 500000 · Security and Public Safety</b>	<b>455,572.88</b>	<b>483,579.00</b>	<b>-28,006.12</b>
600000 · Marketing & Economic Developmen			
601000 · Media, Advertising & Promotion			
601003 · Event Partic/ Sponsoring	0.00	1,668.00	-1,668.00
601007 · Media, Advertising, & Promotion	2,000.00	1,668.00	332.00
<b>Total 601000 · Media, Advertising &amp; Promotion</b>	<b>2,000.00</b>	<b>3,336.00</b>	<b>-1,336.00</b>
602000 · Web-site Update & Maint.	487.95	2,498.00	-2,010.05
603004 · Resident/.Stake Holder Foc Cmmu	0.00	9,998.00	-9,998.00
603005 · Midtown Newspaper (Newspaper for Midtown Stakeholders and Residents)	7,561.00	15,000.00	-7,439.00
607000 · Midtown eNews	365.00	540.00	-175.00
608000 · Kiosk - media	0.00	750.00	-750.00
609600 · Marketing and Branding	1,500.00	1,500.00	0.00
609700 · Staffing (Allocated Staffing hours)	10,726.18	10,814.00	-87.82
<b>Total 600000 · Marketing &amp; Economic Developmen</b>	<b>22,640.13</b>	<b>44,436.00</b>	<b>-21,795.87</b>
700000 · Urban Planning			
701010 · Bike Racks	8,992.54	9,000.00	-7.46
702500 · Planning Studies (Planning Studies)			
702501 · Street Design Guidelines (Updating 2014 Package)	0.00	10,000.00	-10,000.00
702502 · US59 Cap & Transit Oriented Dev (@US59 & Caroline/Austin)	0.00	35,000.00	-35,000.00
<b>Total 702500 · Planning Studies (Planning Studies)</b>	<b>0.00</b>	<b>45,000.00</b>	<b>-45,000.00</b>
702600 · Implementation Projects (Implementation Projects)			
702601 · Corridor Planning & Restriping	500.00	9,000.00	-8,500.00
702602 · Goodman Corp Study Metro Stops	0.00	4,800.00	-4,800.00
<b>Total 702600 · Implementation Projects (Implementation Projects)</b>	<b>500.00</b>	<b>13,800.00</b>	<b>-13,300.00</b>
706600 · Strategy Implementation	1,500.00	1,500.00	0.00
706700 · Staffing (Allocated Staffing hours)	9,251.10	9,390.00	-138.90
<b>Total 700000 · Urban Planning</b>	<b>20,243.64</b>	<b>78,690.00</b>	<b>-58,446.36</b>
710000 · Cultural Arts & Entertainment			
710103 · Midtown Mural Project	0.00	5,000.00	-5,000.00
710106 · Art in the Park			
710106 · Art in the Park - Other	26,468.09	30,000.00	-3,531.91
<b>Total 710106 · Art in the Park</b>	<b>26,468.09</b>	<b>30,000.00</b>	<b>-3,531.91</b>
710110 · Parks Programming	16,938.70	12,498.00	4,440.70
710112 · Cultural Arts - Website	699.00		
710115 · Mini-Performing Arts Festival (Mini-Performing Arts Festival)	0.00	15,000.00	-15,000.00
710600 · Planning and Logistics	1,500.00	1,500.00	0.00
710700 · Staffing (Allocated Staffing hours)	22,820.05	22,752.00	68.05
<b>Total 710000 · Cultural Arts &amp; Entertainment</b>	<b>68,425.84</b>	<b>86,750.00</b>	<b>-18,324.16</b>
720000 · Service & Maintenance			
722000 · Midtown Parks			
722005 · Baldwin/Glover Park Maintenance			
722051 · Water	924.64	502.00	422.64
722052 · Electric	613.27	900.00	-286.73
722053 · Path Gravel	0.00	2,500.00	-2,500.00
722054 · Irrigation repair	1,751.85	1,500.00	251.85
722055 · Landscape Repairs	0.00	3,000.00	-3,000.00

**Midtown Management District  
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January through June 2017**

722056 · Baldwin/Glover Landscape Contra (Monthly General Maintenance)	7,500.00	7,500.00	0.00
722057 · Park Lighting (Park Lighting)	2,791.70	3,750.00	-958.30
722058 · Dog Park Maintenance (Dog Park Maintenance)	0.00	1,500.00	-1,500.00
<b>Total 722005 · Baldwin/Glover Park Maintenance</b>	<b>13,581.46</b>	<b>21,152.00</b>	<b>-7,570.54</b>
<b>Total 722000 · Midtown Parks</b>	<b>13,581.46</b>	<b>21,152.00</b>	<b>-7,570.54</b>
<b>725000 · Midtown Field Service Prog</b>			
725002 · Graffiti	1,920.00	2,560.00	-640.00
725003 · Supplies	0.00	300.00	-300.00
725004 · Storage	1,620.00	1,748.00	-128.00
725005 · Seasonal Planting PROW	0.00	5,000.00	-5,000.00
725007 · Tree Maintenance	0.00	9,228.00	-9,228.00
725008 · Landscaping/Tree Planting	0.00	8,000.00	-8,000.00
725009 · Pet Bags	1,079.88	2,000.00	-920.12
725000 · Midtown Field Service Prog - Other	101,694.00	102,000.00	-306.00
<b>Total 725000 · Midtown Field Service Prog</b>	<b>106,313.88</b>	<b>130,836.00</b>	<b>-24,522.12</b>
<b>726000 · Service Maintenance - Other</b>			
726010 · SeeClickFix (SeeClickFix)	7,210.00	7,210.00	0.00
726100 · Legacy Maintenance	206,000.00	206,000.00	0.00
<b>Total 726000 · Service Maintenance - Other</b>	<b>213,210.00</b>	<b>213,210.00</b>	<b>0.00</b>
727000 · Implementation and Support	1,500.00	1,500.00	0.00
728000 · Staffing (Allocated Staffing hours)	25,626.48	27,512.00	-1,885.52
<b>Total 720000 · Service &amp; Maintenance</b>	<b>360,231.82</b>	<b>394,210.00</b>	<b>-33,978.18</b>
<b>800000 · District Administration</b>			
802000 · Legal Counsel	40,418.25	39,998.00	420.25
802042 · Public Information Request (Public Information Request)	0.00	600.00	-600.00
803000 · Accounting & Auditing Expense	11,000.00	12,500.00	-1,500.00
804000 · Insurance Expense			
804003 · Director's & Officers Insurance (Director's & Officers Insurance)	0.00	4,168.00	-4,168.00
804004 · General Liability (General Liability)	0.00	10,000.00	-10,000.00
804005 · Insurance - other (Tax Bond, Property, Public Employee, Business Travel Accider)	0.00	2,860.00	-2,860.00
<b>Total 804000 · Insurance Expense</b>	<b>0.00</b>	<b>17,028.00</b>	<b>-17,028.00</b>
<b>806000 · General Operating/Admin. Exp.</b>			
806004 · Bank Service Charge (bank service charge)	845.77	502.00	343.77
806005 · Gen. Operating/Admin. Expenses	379.57	502.00	-122.43
806006 · District Cell Phone & Tablets	756.00	948.00	-192.00
<b>Total 806000 · General Operating/Admin. Exp.</b>	<b>1,981.34</b>	<b>1,952.00</b>	<b>29.34</b>
<b>807000 · Board Meeting &amp; Misc. Exp.</b>			
807001 · Board/Committee Mtgs/Misc Exp	2,429.24	3,398.00	-968.76
<b>Total 807000 · Board Meeting &amp; Misc. Exp.</b>	<b>2,429.24</b>	<b>3,398.00</b>	<b>-968.76</b>
809000 · Administration Expense (Reimbursements to MRA)	98,561.52	103,802.00	-5,240.48
<b>Total 800000 · District Administration</b>	<b>154,390.35</b>	<b>179,278.00</b>	<b>-24,887.65</b>
<b>Total Uses</b>	<b>1,081,504.66</b>	<b>1,266,943.00</b>	<b>-185,438.34</b>
<b>Net Increase (/Decrease) for the Period</b>	<b>1,143,990.11</b>	<b>987,407.26</b>	<b>156,582.85</b>

**Midtown Management District**  
**Balance Sheet**  
As of May 31, 2017

Jun 30, 17

**ASSETS**

**Current Assets**

**Checking/Savings**

**10000 · Operating Funds**

101001 · Chase Savings Account	10,377.90
101002 · PrimeWay FCU Acct# 1	113.05
101003 · PrimeWay FCU Acct# 7	2,068.60
101004 · PrimeWay FCU Acct MM #6	11,068.80
102001 · IBC Savings Acct 66033	1,958.44
102107 · IBC CD 4808	125,000.00
102203 · EastWest Bank Money Market#5359	116,060.46
102211 · EastWest Bank Savings Acct	1,060.18
106010 · Wells Fargo Assessment Acct	18,449.16
106020 · Wells Fargo Performance Saving	15,740.03
107000 · TexStar (Investment Account)	5,573.82
107500 · LOGIC (Investment Account)	<u>1,448,320.36</u>

**Total 10000 · Operating Funds** 1,755,790.80

**10001 · Reserved Funds**

102202 · EastWest Bank CD 5918 (Elgin Street PROW Capital Reser)	12,901.06
102204 · EastWest Bank CD1306 (Emergency Disaster Capital Rese)	103,366.88
105003 · Central Bank Money Market	5,741.37
105005 · CNTRL BNK CD 66000272	<u>227,010.92</u>

**Total 10001 · Reserved Funds** 349,020.23

**10002 · Restricted Funds**

101000 · Chase Operating Acct	<u>11,425.95</u>
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**Total 10002 · Restricted Funds** 11,425.95

**Total Checking/Savings** 2,116,236.98

**Accounts Receivable**

**120000 · Assessments Receivable**

120009 · Assesmts Recievable Current	<u>160,036.49</u>
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**Total 120000 · Assessments Receivable** 160,036.49

**Total Accounts Receivable** 160,036.49

**Other Current Assets**

130500 · Prepaid Expense	<u>11,020.00</u>
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**Total Other Current Assets** 11,020.00

**Total Current Assets** 2,287,293.47

**Other Assets**

130501 · Other Misc Assets	<u>45,916.00</u>
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**Total Other Assets** 45,916.00

**TOTAL ASSETS** 2,333,209.47

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

**Accounts Payable**

200000 · Accounts Payable	<u>480,535.25</u>
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**Midtown Management District**  
**Balance Sheet**  
As of May 31, 2017

	<u>Jun 30, 17</u>
Total Accounts Payable	480,535.25
Other Current Liabilities	
205000 · Deferred Assessment Revenues	160,036.49
206000 · Accrued liability	126,690.00
207000 · Bal due to MRA from FTA Reimbur	<u>8,394.00</u>
Total Other Current Liabilities	<u>295,120.49</u>
Total Current Liabilities	<u>775,655.74</u>
Total Liabilities	775,655.74
Equity	
390000 · Fund Balance-Prior	413,563.62
Net Income	<u>1,143,990.11</u>
Total Equity	<u>1,557,553.73</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>2,333,209.47</u></u></b>

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**Midtown Management District**  
**Account Transaction Detailed by Account**  
**As of August 2, 2017**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>AUGUST 2017</b>							<b>10,436.60</b>
						0.00	10,436.60
Bill Pmt - Check	07/12/2017	7091	The Center for Hearing and Speech	2017 Corporate Square Sponsorship		2,500.00	7,936.60
Bill Pmt - Check	07/13/2017	5J67IVRC0 38	AT&T	JUNE 2017-Account#287243366469 {TABLETS, LAPTOP AND ONE CELL PHONE}		85.91	7,850.69
Bill Pmt - Check	07/19/2017	7092	Southwest Precision Printers, LP	500 Business Cards - Security Coordinator		146.00	7,704.69
Bill Pmt - Check	07/26/2017	446453	City of Houston- Water Dept.	3118 AUSTIN {Elizabeth GLOVER Park}		223.12	7,481.57
Bill Pmt - Check	07/26/2017	29249853	Reliant Energy	3118 AUSTIN ST {Glover Park} 6/08/2017 - 07/10/2017		27.55	7,454.02
Bill Pmt - Check	07/26/2017	29249832	Reliant Energy	1701 ELGIN {Baldwin Park} 6/08/2017 - 07/10/2017		105.34	7,348.68
Deposit	07/31/2017			Deposits	4,082.26		11,430.94
Deposit	08/02/2017		Deposit	Transfer from LOGIC/Saving Account to Cover Expenses	185,000.00		196,430.94
Check	08/02/2017	7093	Bermac Arts LLC	81 022 051 000 0013 4101 SAn Jacinto St TAX YEAR: 2015		363.28	196,067.66
Check	08/02/2017	7094	The Plaza at Midtown II LTD	2450 LOUISIANA STREET/2501 BAGBY ST: TAX YEAR 2016		821.59	195,246.07
Check	08/02/2017	7095	Blini Hoxha	81 120 317 001 0002 409 Rosalie Street TAX YEAR: 2016		407.70	194,838.37
Check	08/02/2017	7096	Reza Naghavi	81 135 852 001 0002 - 1503 TUAM ST B: TAX YEAR 2016		314.02	194,524.35
Check	08/02/2017	7097	Jeffery L. Blume	81 128 714 001 0021 1703 McGowen TAX YEAR: 2016		431.07	194,093.28
Check	08/02/2017	7098	Catalina Herrera	81 129 250 000 0009 - 300 ST JOSEPH PKY 109: TAX YEAR 2016		335.09	193,758.19
Check	08/02/2017	7099	Randy & Michelle Lowrance	81 129 250 000 0002 - 300 ST JOSEPH PKY 102: TAX YEAR 2016		422.94	193,335.25
Check	08/02/2017	7100	DAVID CHAMBERS	81 128 039 001 0005 2909 CHENEVERT ST B TAX YEAR:2016		402.01	192,933.24
Check	08/02/2017	7101	George A. Dickinson	81 121 397 001 0001 176 OAK PL: Tax Year 2016		366.74	192,566.50
Check	08/02/2017	7102	CHASE BANK'	OVERPAYMENTS {3 properties}		1,283.63	191,282.87
Check	08/02/2017	7103	CORELOGIC'	OVERPAYMENTS {7 properties}		2,619.36	188,663.51
Check	08/02/2017	7104	MA READE MANAGEMENT CO LTD.	OVERPAYMENTS {2 properties} 4850 Main Street		326.53	188,336.98
Check	08/02/2017	7105	3100 FANNIN REALTY LTD	OVERPAYMENTS {2 properties} 3100 FANNIN STREET		159.70	188,177.28
Check	08/02/2017	7106	GRAETER PROPERTIES LLC	81 013 261 000 0005 3319 LOUISIANA ST TAX YEAR:2016		73.80	188,103.48
Check	08/02/2017	7107	DONALD R BOND	81 019 033 000 0003 2307 CAROLINE ST TAX YEAR:2016		46.02	188,057.46
Check	08/02/2017	7108	Anne M. Yarim	81 126 567 000 0016 2216 Chenevert St. APT 16 TAX YEAR: 2016		57.56	187,999.90
Check	08/02/2017	7109	Willard G Falls	81 019 142 000 0001 2918 Austin St. TAX YEAR: 2016		46.24	187,953.66
Check	08/02/2017	7110	Courtneay D McCaslin	81 019 182 003 0006 2703 Drs Drive TAX YEAR: 2016		38.93	187,914.73
Check	08/02/2017	7111	LEXINGTON AUTO REPAIR INC.	81 121 664 001 0001 1103 HOLMAN STREET TAX YEAR:2015		412.04	187,502.69
Check	08/02/2017	7112	Jonathan Clark	81 125 107 000 0004 1602 Elgin Street TAX YEAR:2016		168.71	187,333.98
Check	08/02/2017	7113	JUN SUNG WONG	81 121 253 001 0011 1464 Dennis Street TAX YEAR: 2016		270.88	187,063.10
Check	08/02/2017	7114	HANG ZHOU	81 127 145 000 0016 2902 Chenevert Street P TAX YEAR: 2016		289.05	186,774.05
Check	08/02/2017	7115	Antonio Sanchez	81 135 339 001 0005 2209 Chenevert Street B TAX YEAR: 2016		426.43	186,347.62



**Midtown Management District**  
**Account Transaction Detailed by Account**  
**As of August 2, 2017**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Check	08/02/2017	7116	Douglas Jacobs	81 114 588 023 0015 2016 Main Street 2315 TAX YEAR: 2016		126.69	186,220.93
Check	08/02/2017	7117	Michael Mancia	81 122 219 001 0023 2621 Albany Street TAX YEAR: 2016		518.46	185,702.47
Check	08/02/2017	7118	Marguerite Pywar	81 114 588 011 0010 2016 Main Street #1110 TAX YEAR: 2016		43.82	185,658.65
Check	08/02/2017	7119	Grace Chu	81 128 096 001 0005 1602 Holman Street TAX YEAR: 2016		281.01	185,377.64
Check	08/02/2017	7120	Alfred J Rutter III	81 114 588 015 0015 2016 Main Street Unit#1515 TAX YEAR: 2016		116.95	185,260.69
Check	08/02/2017	7121	Rod J Azadan	81 128 684 001 0002 1618 Dennis Street TAX YEAR: 2016		449.06	184,811.63
Check	08/02/2017	7122	Bank of America'	81 120 161 001 0003 2905 Caroline Street TAX YEAR: 2016		311.60	184,500.03
Check	08/02/2017	7123	Shawna McLallen	81 127 887 000 0034 2000 Bagby Street Apt#5438 TAX YEAR: 2016		317.13	184,182.90
Check	08/02/2017	7124	CitiMortgage'	OVERPAYMENTS {4 properties}		1,216.50	182,966.40
Check	08/02/2017	7125	CHASE	81 126 567 000 0005 2216 Chenevert St 5 TAX YEAR:2016		172.23	182,794.17
Bill Pmt - Check	08/02/2017	7126	BRACEWELL LLP	051911.000001 For Service Through JUNE 30, 2017 General Counsel; 051911.000003 For Service Through JUNE 30, 2017, Meeting Services		1,222.81	181,571.36
Bill Pmt - Check	08/02/2017	7127	Bryan J. Ross	Distribution of the MIDTOWN {Summer 2017 Newsletter/Cultural Ats Guides}		750.00	180,821.36
Bill Pmt - Check	08/02/2017	7128	CRI	FY2016 FINANCIAL AUDIT: Final Billing for MMD		3,590.00	177,231.36
Bill Pmt - Check	08/02/2017	7129	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- AUGUST 2017		1,936.62	175,294.74
Bill Pmt - Check	08/02/2017	7130	Greater East End Management District	Graffiti Abatement: Constituent visits, follow-up visits- Sites Abated:{Mar - Jun 2017}		1,600.00	173,694.74
Bill Pmt - Check	08/02/2017	7131	HD Supply Facilities Maintenance	Fido House Pet Waste Bags {12} 10/Cs		1,079.88	172,614.86
Bill Pmt - Check	08/02/2017	7132	HoustonPress	Content: Father's Day Promo Email 6/14; FULL PAGE ADS: MIDTOWN HOUSTON "Right in the Middle of All"		1,100.00	171,514.86
Bill Pmt - Check	08/02/2017	7133	Metropolitan Landscape Management, Inc.	Field Maintenance Services in Midtown - JULY Services 17'		16,949.00	154,565.86
Bill Pmt - Check	08/02/2017	7134	MRA	Operating Expense Reimbursement APR - MAY 2017		91,105.90	63,459.96
Bill Pmt - Check	08/02/2017	7135	Oakmont Maintenance & Rental	"2017 Father's Day Market {Portable Restrooms;Hand Washing Station,Delivery Fee}		315.00	63,144.96
Bill Pmt - Check	08/02/2017	7136	Perdue, Brandon, Fielder, Collins & Mott	JUNE 2017 - Professional Services rendered in the collection of delinquent taxes, penalties an...		67.28	63,077.68
Bill Pmt - Check	08/02/2017	7137	SIG/McDonald Wessendorff Insurance	MEM APIN 2017 INSURANCE 08-01-2017- 08-01- 2018		15,604.00	47,473.68
Bill Pmt - Check	08/02/2017	7138	Southwest Wholesale	Monthly Maintenance Agrmt Baldwin Park/Glover Park July 2017		1,250.00	46,223.68
Bill Pmt - Check	08/02/2017	7139	Harris County Treasurer	Constable Services for SEPTEMBER 2017		39,201.00	7,022.68
Bill Pmt - Check	08/02/2017	7140	smc Logistics, LLC	MAY 2017Streetlight and Park lights Report		425.00	6,597.68
Total 106010 · Wells Fargo Assessment Acct					189,082.26	192,921.18	6,597.68
Total 106000 · Wells Fargo Bank					189,082.26	192,921.18	6,597.68
<b>TOTAL</b>					<b>189,082.26</b>	<b>192,921.18</b>	<b>6,597.68</b>

**MIDTOWN MANAGEMENT DISTRICT**  
**ASSESSMENT COLLECTION REPORT**  
 July 31, 2017  
 BILLING AND COLLECTION SUMMARY  
 FISCAL YEAR END  
 01/01/2017 TO 12/31/2017

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2016	0.1181	\$2,274,656.91	\$2,209,788.21	\$64,868.70	97%
2015	0.1181	\$1,982,170.36	\$1,963,615.57	\$18,554.79	99%
2014	0.1181	\$1,784,505.94	\$1,776,631.87	\$7,874.07	99%
2013	0.1181	\$1,563,555.15	\$1,558,634.96	\$4,920.19	99%
2012	0.1181	\$1,451,155.01	\$1,450,008.11	\$1,146.90	99%
2011	0.1181	\$1,373,992.65	\$1,373,338.34	\$654.31	99%
2010	0.1181	\$1,366,296.19	\$1,365,599.08	\$697.11	99%
2009	0.1181	\$1,400,596.16	\$1,399,868.09	\$728.07	99%
2008	0.1181	\$1,388,676.58	\$1,388,129.81	\$546.77	99%
2007	0.1181	\$1,205,818.99	\$1,205,400.14	\$418.85	99%
2006	0.1181	\$1,039,513.58	\$1,039,322.08	\$191.50	99%
2005	0.1181	\$965,243.73	\$965,052.23	\$191.50	99%
2004	0.1181	\$766,477.42	\$766,378.36	\$99.06	99%
2003	0.1125	\$690,634.91	\$690,544.86	\$90.05	99%
2002	0.1125	\$631,419.06	\$631,337.20	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,694.31	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,787.76	\$71.97	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2016 Assessment Collected	1,855.08	1,707,989.61
2015 Assessment Collected	-737.96	316.76
2014 Assessment Collected	0.00	1,079.32
2013 Assessment Collected	0.00	303.85
2012 Assessment Collected	0.00	0.00
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
2006 Assessment Collected	0.00	0.00
2005 Assessment Collected	0.00	0.00
2004 Assessment Collected	0.00	0.00
2003 Assessment Collected	0.00	0.00
2002 Assessment Collected	0.00	0.00
2001 Assessment Collected	0.00	0.00
2000 Assessment Collected	0.00	0.00
Miscellaneous Revenue	0.00	0.00
Penalty & Interest	531.32	11,827.29
Overpayments	57.56	22,631.64
Estimated Payment	0.00	0.00
CAD Corrections	0.00	222.15
CAD Lawsuit Corrections	2,288.13	28,033.09
Collection Fees	501.39	3,278.88
Court Costs	0.00	0.00
<b>Total Revenue</b>	<b>4,495.52</b>	<b>1,775,682.59</b>
Overpayments & CAD Refunds Presented	13,636.77	53,097.62
Overpayments Applied to Assessment	0.00	0.00
ASSESSED VALUE FOR 2016	1,926,026,726	UNCERTIFIED 0
ASSESSED VALUE FOR 2015	1,678,382,426	UNCERTIFIED 225,000
ASSESSED VALUE FOR 2014	1,511,618,605	
ASSESSED VALUE FOR 2013	1,323,924,342	
ASSESSED VALUE FOR 2012	1,228,750,364	
ASSESSED VALUE FOR 2011	1,163,414,081	

Assessment Collection Account: Wells Fargo Bank, Acct# 9473393339

Prepared by Equi-Tax Inc  
 Kenneth R. Byrd  
 Collector For the District

**MIDTOWN MANAGEMENT DISTRICT**

**ASSESSMENT COLLECTION REPORT**

July 31, 2017

**TOP TEN ASSESSMENT PAYERS**

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
Post Midtown Square LP	Multi-Family Units	99,598,446	117,625.76
VR Calais Holdings Limited Partners	Multi-Family Units	68,000,000	80,308.00
2009 CPT Community Owner LLC	Multi-Family Units	66,497,840	78,533.95
AB Merion II Metro Midtown LLC	Multi-Family Units	54,981,775	64,933.48
Camden Property Trust	Multi-Family Units	54,772,061	64,685.80
3800 Main LLC	Multi-Family Units	52,533,328	62,041.86
4001 Fannin No 1A LTD	Multi-Family Units	50,637,000	59,802.30
McGowen Brazos Venture LTD	Multi-Family Units	49,986,743	59,034.34
CPT Community Owner LLC	Multi-Family Units	44,889,000	53,013.91
Sherman Way Midtown LLC ET AL	Multi-Family Units	44,238,912	52,246.16

**TEN LARGEST DELINQUENT ACCOUNTS**

PROPERTY OWNER	ASSESSMENT YEAR	ASSESSMENT AMOUNT
*MIDTOWN CENTRAL SQUARE LLC	2013 - 2016	26,806.88
*MIDTOWN SCOUTS SQUARE PROPERTY LP	2016	5,294.59
*JK FANNIN LLC	2016	5,042.87
*MIDTOWN SCOUTS SQUARE PROPERTY LP	2016	5,009.52
WASHINGTON ROMANUEL L JR	2000 - 2014	2,884.42
512 DENNIS STREET CONDOS LLC	2016	2,041.80
HOUSTON COMMUNITY COLLEGE	2016	1,982.18
HOUSTON COMMUNITY COLLEGE	2016	1,982.18
TRE CONCRETE LLC	2014 - 2016	1,726.10
A & M AUTOHAUS	2016	1,659.31

\*\*Account Deferred

\* Pending HCAD Value Lawsuits

**COLLECTION TREND PERCENTAGE**

	TAX YEAR	TAX YEAR	TAX YEAR	TAX YEAR
	2013	2014	2015	2016
January	77%	65%	73%	65%
February	94%	92%	93%	89%
March	95%	94%	96%	93%
April	96%	95%	96%	96%
May	96%	96%	97%	96%
June	97%	96%	97%	97%
July	97%	97%	97%	97%
August	97%	98%	98%	
September	98%	99%	98%	
October	98%	99%	98%	
November	98%	99%	98%	
December	98%	99%	99%	

MIDTOWN MANAGEMENT DISTRICT  
ASSESSMENT COLLECTION REPORT  
July 31, 2017

ASSESSMENT PLAN PROJECTIONS

YEAR	RATE	ESTIMATED ASSESSED VALUE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2015	0.1181	1,706,201,000	2,015,023.38	1,914,272.21	1,963,615.57	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,209,788.21	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63		
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67		
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11		
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10		
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44		
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17		
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13		
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02		
			27,058,984.61	25,706,035.38		2,570,603.54

MAXIMUM RATE .1500 PER \$100

EXEMPTIONS

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	1286	20% (State Maximum)	80,431,560
Over 65	118	15,000	1,740,000
Disability	7	15,000	105,000
Disabled Veteran	10	Per Statute	487,356
Over 65 Detached Single Family	37	Totally Exempt	12,704,331