



midtown
H O U S T O N

**MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS MEETING
MARCH 3, 2021**



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** will hold a regular meeting, **open to the public**, on **Wednesday, March 3, 2021 at 11::00 a.m. via electronic video and telephonic conferencing**. To attend the meeting, please use the following URL:

<https://midtownhouston.webex.com/midtownhouston/j.php?MTID=me5d95be8a1c8bd284a84e7d0f13a8bdb>

or dial **US Toll Free 1-844-992-4726**, when prompted enter **access code: 187 016 1647** and join as a participant. The Board 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.

NOTICE: * In accordance with section 418.016 of the Texas Government Code, as amended, the Texas Governor has temporarily suspended certain open meeting statutes that require government officials and members of the public to be physically present at a specified meeting location. As a result, governmental entities, such as the Midtown Management District, are permitted to meet via video conferencing. Members of the public are invited to join the video conference and may make public comments during the public comment portion of the agenda. For an electronic copy of agenda documents, please refer to the following link: <https://midtownhouston.com/event/midtown-management-district-board-meeting-34-2-2-2-3-2-2-2-2-2/>

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

Members of the public are invited to speak during this portion of the agenda. Please limit your comments to no more than 3 minutes. Speakers may not yield all or a portion of their time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire Board, not individual Board members. If you would like to speak during the Public Comments portion of the meeting, we ask, if possible, that you please sign-in with the District by sending an email to Cynthia Alvarado; CPM®, Operations Manager at: cynthiaa@houstonmidtown.com and indicating your desire to speak during the Public Comments portion of the meeting. Please put PUBLIC COMMENTS- MMD Board Meeting in the subject line of your email.

3. Consent Agenda
 - a. Approve Minutes for the February 3, 2021 Board Meeting.
 - b. Approve Financial Report for the Month of January 2021.

- c. Approve Payment of Invoices for February 2021.
 - d. Approve Equi-Tax Report for February 2021.
4. Review, discuss, and take necessary action regarding the 4th Quarter Investment Report for the period ending December 31, 2020.
 5. Receive committee activity reports and review, discuss, and take necessary action regarding the following, as appropriate:
 - a. Finance **Dana Woodruff, Chair**
 - b. Service & Maintenance. **Darcy John Lefsrud, Chair**
 - c. Cultural Arts & Entertainment. . . . **Charles Washington, Chair**
 - d. Marketing **Debbie Tyler Dillard, Chair**
 - e. Urban Planning **James Llamas, Chair**
 - f. Community Activity Report. **Christopher Johnston, Liaison**
 - i. Super Neighborhood #62
 - g. Public Safety **J. Allen Douglas, Chair**
 - h. Nominating **Nancy Darst, Chair**
 - i. Executive. **Eileen J. Morris, Chair**
 6. Report on Capital Projects of the Midtown Redevelopment Authority
 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 which agenda items will be discussed.

8. Announcements

9. Next meeting date **Wednesday, April 7, 2021 at 11:00 a.m.**
The Meeting will be held via video and telephonic conferencing and links to the meeting will be provided on the Midtown website at www.midtownhouston.com

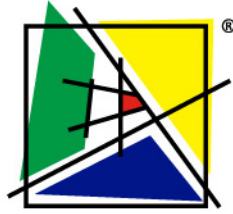
10. Adjourn

Eileen J. Morris

Eileen J. Morris, Chair - ca
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.



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CONSENT AGENDA



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**MINUTES OF THE
MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS MEETING**

February 3, 2021

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, February 3, 2021, at 6:00 p.m. via video and telephonic conferencing, and the roll was called of the duly appointed members of the Board, to-wit:

Pos. 1	Darcy John Lefsrud	Pos. 10	Eileen J. Morris
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler Dillard
Pos. 3	Amar Mohite	Pos. 12	Dana Woodruff
Pos. 4	James Llamas	Pos. 13	Marylene Chan
Pos. 5	Willie H. Coleman	Pos. 14	Christopher Johnston
Pos. 6	Nancy J.W. Darst	Pos. 15	Herbert Baker
Pos. 7	Vacant	Pos. 16	Vacant
Pos. 8	Vacant	Pos. 17	Charles Washington
Pos. 9	J. Allen Douglas		

All of the above were present except Directors Chan and Mohite thus constituting a quorum.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Kandi Schramm, Vernon Williams, Cynthia Alvarado, Marlon Marshall, David Thomas, Madeline Peña, Peggy Foreman of Burney and Foreman, Erica Rocha of S.E.A.L. Security Solutions, HPD Officer Rapp, Officer Gilberto Flores (HPD PIP), HPD Commander Johnson, Kelly Young and Cathryn Martinez of Career and Recovery Resources, Linda Treviño of Metropolitan Transit Authority, Anibeth Turcios and Rebecca Reyna of Northside Management District, City Council District C Office of Abbie Kamin representative Kate Dentler, Tamara Lewis. Susan Tan, Kay Walton and Julie Shockley. Also present were the following family and friends of Mark Leija: Angela Becerra, Cristal Becerra, Michelle Flores, Michael Arvelo, William Fields and Rick Cruz of La Placa Law Enforcement Motorcycle Club.

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

Chair Morris called the meeting to order and welcomed everyone.

APPROVE BOND, OATH AND SWORN STATEMENT FOR NEW BOARD MEMBER APPOINTED TO POSITION 16.

Board Chair Eileen Morris introduced Kelly Young, the CEO of Career and Recovery Resources, Inc., as the candidate previously approved to fill the currently vacant Position 16 on the Board of Directors. Kandi Schramm advised the Board that Ms. Young has signed the required documents and administered the Oath of Office to Ms. Young.

Director Woodruff made a motion to approve the Bond, Oath and Sworn Statement of Kelly Young as the newest member of the Board of Directors. The motion was seconded by Director Douglas and carried by unanimous vote.

PRESENTATION OF RESOLUTION HONORING MIDTOWN PUBLIC SAFETY COORDINATOR MARK LEIJA.

Cynthia Alvarado, Operations Manager, expressed condolences on behalf of the Board of Directors and Staff, and presented a Resolution from the Midtown family to the family of Mark Leija, Midtown Public Safety Coordinator. Ms. Alvarado read the Resolution which acknowledged Mark Leija's exceptional work ethic and expressed gratitude for his dedicated service to the Midtown community.

RECEIVE PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

- A. APPROVE MINUTES FOR THE JANUARY 6, 2021 BOARD MEETING
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF DECEMBER 2020
- C. APPROVE PAYMENT OF INVOICES FOR JANUARY 2021
- D. APPROVE EQUI-TAX REPORT FOR JANUARY 2021

Ms. Alvarado presented the consent agenda. Director Woodruff made a motion to approve the consent agenda as presented. The motion was seconded by Director Lefsrud and carried by unanimous vote.

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

- A. Finance and Budget – Dana Woodruff, Chair

Director Woodruff reported that approximately 70% of FY 2020 assessments have been collected. She stated that on average the District collects approximately 99% of the assessment annually. Accounting Manager, David Thomas reported that he is working with vendors to gather any outstanding invoices for FY 2020 so that he can begin the process of closing the books for FY 2020. He also stated that he was working on bank reconciliations, issuance of 1099s and other actions to close out financial records for FY 2020. Mr. Thomas reminded everyone that some committees were unable to complete specific projects due to the COVID-19 pandemic resulting in some unspent funds from FY 2020. Director Woodruff stated that the numbers are not yet final,

but a preliminary review shows that that the amount of unspent funds from FY 2020 is estimated to be approximately \$137,000. She further reminded everyone that the budget process will begin in a few months and invited the community to engage with the various committee chairs and share ideas for projects for FY 2022.

B. Service and Maintenance – Darcy John Lefsrud, Chair

Director Lefsrud stated that he was not able to attend the Committee meeting in its entirety and asked the Committee Vice Chair, Director Johnston, to give the report. Director Johnson stated that tree trimming throughout the District is ongoing and should be completed in the next few weeks. He reminded everyone that the District is not authorized to trim certain trees in the public right of way that belong to the City of Houston without the City’s consent. He further reported on the status of the ”Dark Blocks Project” and asked that residents continue to submit locations for consideration for additional lighting via SeeClickFix. Director Johnston stated that graffiti abatement in the public right of way is performed monthly and asked that Board and community members continue to report graffiti in the public right of way on SeeClickFix. He also encouraged attendance at upcoming meetings and the sharing of ideas for future projects.

Lastly, he stated that the next Service and Maintenance Committee meeting would be held virtually, on February 15, 2021 at 3:30 p.m.

C. Cultural Arts and Entertainment – Eileen Morris, Chair

Chair Morris reported that the Cultural Arts and Entertainment Committee continues to hold joint meetings with the Marketing and Economic Development Committee. She gave an update on the midtownHOU Arts Micro Grant projects and reported that five artists were unable to complete their projects due to COVID-19 restrictions. Ms. Alvarado announced that the Houston Arts Alliance (HAA), the administrator for the City of Houston arts grant, approved an extension until December 31, 2021 for completion of cultural arts grant projects. Ms. Alvarado also stated that she will be working with the HAA and the artists regarding timely compliance.

Chair Morris announced that the Staff is working on Art in the Park 2021 which will be held virtually and that applications for artists/vendors are currently being accepted with an application deadline of February 15, 2021. She stated that Art in the Park 2021 will still include musical guests and art classes. She reported that Director Washington will assume the role of Committee Chair starting in February 2021.

Lastly, Director Morris announced that the Committee will have a joint meeting with the Marketing and Economic Development Committee on February 17, 2021 at 4:00 p.m.

D. Marketing and Economic Development – Debbie Tyler-Dillard, Chair

Director Tyler-Dillard reported that the Staff is working on a draft of the Midtown Buzz which is expected to be reviewed and approved by the Committee at the February 2021 Committee meeting and shared with the Board at the March meeting. Madeline Peña reminded the Board that the Committee has also been working on videos that will highlight the work of certain committees and be shared via social media. Ms. Peña shared the completed Cultural Arts and Entertainment committee video and stated that the remaining committee videos will be completed in the next

several weeks. Director Tyler-Dillard announced that the Marketing and Economic Development Committee will pursue strategic ads with blog articles about new happenings and updates in Midtown. She also stated that the Staff will identify and recruit Board members and other influential community members to host Twitter chats or serve as guest bloggers in an effort to bring a new perspective about neighborhood news.

Lastly, Director Tyler-Dillard announced that the Committee will have a joint meeting with the Cultural Arts & Entertainment Committee on February 17, 2021 at 4:00 p.m.

E. Urban Planning Committee – James Llamas, Chair

i. Letter of Support for Caroline Lofts Community Development Block Grant Funding

Director Llamas reported that the Urban Planning Committee had a guest presentation from Zach Cavander of Mark-Dana Corporation about the Caroline Lofts project, a 6-story partially affordable apartment development proposed for Caroline Street between McIlhenny and McGowen Streets. He reported that the Mark-Dana Corporation uses unconventional financing mechanisms to bring down the amount of its initial investments which allows it to reserve some of the units for rent at a more affordable rate in its apartment projects. He stated that Mark-Dana Corporation will offer some apartment units in Caroline Lofts project for rent at rates affordable to persons making 30% to 80% of area median income. Director Llamas stated that to support its financing package for this project, Mark-Dana Corporation is requesting a Letter of Support from the District for the Caroline Lofts Project. He stated that the draft Letter of Support for Community Development Block Grant Funding was included in the Board Information Packet.

Director Johnston made a motion to approve the Letter of Support for the Caroline Lofts Community Development Block Grant Funding as presented. The motion was seconded by Director Lefsrud and carried by unanimous vote.

Director Llamas also reported that work on the pedestrian safety enhancements for the pilot locations at Brazos and Webster Streets and at Elgin and Jackson Streets, has been completed. He reminded the Board that the pedestrian safety enhancements were designed to make the street crossings more visible and encourage drivers to use caution and make slower turns. He also stated that there would be an opportunity for the Board and members of the public to provide feedback on the pedestrian safety enhancements.

He also reported that the Committee had a second presentation from David Fields from the City of Houston Planning and Development Department. Mr. Fields reported that the Planning and Development Department, along with Council Member Kamin’s office, have been looking into traffic and pedestrian safety projects in Montrose and Midtown. Director Llamas stated that the Committee will continue to look for potential opportunities to partner with the City on such projects.

He announced that the B-cycle stations at Brazos and McGowen Streets as well as the newest B-cycle station located next to Station Museum will be re-painted using Midtown colors.

Director Llamas announced that the next Urban Planning Committee meeting will be held on February 22, 2020 at 4:30 p.m.

F. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston reported that Super Neighborhood #62 did not have a meeting in January but will reconvene on February 11, 2021 at 6:30 p.m.

G. Public Safety – J. Allen Douglas, Chair

i. Interlocal Agreement for Law Enforcement Services with Harris County for March 1, 2021 through February 28, 2022.

Peggy Foreman advised the Board that during review of the Interlocal Agreement for Law Enforcement Services with Harris County the Staff determined that there was an error in the dollar amount contained in the agreement. She stated that the Harris County Attorney's office was notified of this error and asked to make the corrections to the document but unfortunately the revised interlocal agreement had not yet been returned to the District. Ms. Foreman reminded the Board that the current interlocal agreement terminates on February 28, 2021 and that the term of the new one-year interlocal agreement is set to begin on March 1, 2021.

Ms. Foreman explained that the terms of the proposed interlocal agreement with Harris County are substantially similar to the terms of the prior years' interlocal agreements with Harris County. She outlined the terms of the proposed agreement which once revised will be in an amount equal to 80% of the cost of four (4) full-time Deputy Constables and one (1) Supervising Sergeant. She stated that the cost of such services is approximately \$436,000 per year based on rates charged by Harris County. Ms. Foreman explained that the document provided to the District by Harris County reflected the cost for five (5) full-time Deputy Constables only in the amount of \$424,000. She stated that the next Board meeting would be on March 3, 2021 and that to avoid a gap in service, the contract needs to be executed by the parties prior to the next Board meeting. Ms. Foreman asked that the Board authorize the Executive Director or the Board Chair to execute the interlocal agreement with Harris County in order to avoid a gap in services. Ms. Alvarado confirmed that the anticipated amount of \$436,000 is within the amount approved in the Fiscal Year 2021 Budget.

Director Woodruff made a motion to authorize the Executive Director or the Board Chair to execute the Interlocal Agreement for Law Enforcement Services with Harris County for a period to begin on March 1, 2021 and end on February 28, 2022. The motion was seconded by Director Haney and carried by unanimous vote.

Director Douglas reported on the activities of the Public Safety Committee. He stated that at the February 2021 Committee meeting there was discussion regarding the allocation of resources of the Precinct 7 Deputy Constables and the S.E.A.L. Security Officers. He announced that the Staff has been in conversation with representatives of Walgreen's and CVS stores in Midtown regarding the significant number of calls for service relating to shoplifting in these stores and to explore ideas to address the disproportionate use of resources.

The Committee also had a lengthy discussion regarding the heightened crime, noise and violations of COVID-19 restrictions by various bars and nightclubs in Midtown. HPD South Central Division Commander Johnston gave a report regarding efforts of the Houston Police Department and other City departments to address these concerns. She stated that HPD, Houston Fire Department and

other agencies are conducting proactive inspections to determine compliance and working to educate bar and nightclub owners on the rules regarding overcrowding and the COVID-19 and TABC regulations. She further explained some of the challenges her team has encountered relating to law enforcement's ability to enforce the Governor's Order relating to business operations restrictions due to COVID-19.

Lastly, Director Douglas announced that the next Committee meeting will be on February 16, 2021 at 11:30 a.m. via telephone and video conferencing.

H. Nomination Committee – Nancy Darst, Chair

Director Darst welcomed new Board member, Kelly Young. She also reported that the Committee is waiting to hear from the City regarding the appointment of three (3) new Board members and the reappointment of persons currently holding Board positions whose terms have expired.

I. Executive Committee – Eileen Morris, Chair

Chair Morris stated that all matters discussed at the Executive Committee meeting have been discussed and addressed in the various Committee reports. She thanked the Board members and the Midtown Staff for their hard work on behalf of the Midtown Community.

REPORT ON CAPITAL PROJECTS OF THE MIDTOWN REDEVELOPMENT AUTHORITY (MRA)

Marlon Marshall gave the following report on the status of current Midtown Redevelopment Authority Capital Improvement Projects:

Bagby Park

The Contractor completed the punch list items as well as the remaining items related to the restroom and storage facility. The Contractor has started to relocate the construction fencing which will allow public access to the new improvements around the stage and lawn area. Access to the area around the kiosk will continue to be restricted by fencing for safety reasons during the construction of tenant improvements. The kiosk tenant is still awaiting plan approval and issuance of construction permits by the City of Houston Permitting Department. They hope to begin construction during the spring.

Caroline Street Reconstruction

The Contractor has completed the western lanes between McGowen and Hadley Streets and the lanes are now open to traffic. The Contractor is working on the streetscape enhancements and amenities between Elgin and McGowen Streets, including the rain gardens and irrigation systems. Work has begun on the sidewalks on the east side between Elgin and McGowen Streets. In the next few weeks, the last major intersection detour will be at Gray Street to complete the last storm sewer improvements. Pavement work will continue between Hadley and Pierce Streets.

Partner Projects

Baldwin Park in Partnership with the MMD Service and Maintenance Committee.

The Baldwin Park playground upgrades and the addition of electrical and lighting infrastructure will be going to the City of Houston this month for approval. It is anticipated that the project will go to bid by late Spring 2021 and construction is anticipated to begin in the Summer of 2021.

Tuam Street Triangle Entry Portal Project in Partnership with the Service and Maintenance Committee.

This project is in the early planning and design stage.

Glover Park in Partnership with the MMD Urban Planning Committee.

Early planning has started to add additional infrastructure for bike fix-it stations and bike racks as well as a wider sidewalk along the Austin Street side of the park.

STEPS Pilot Project in Partnership with the Urban Planning Committee.

The pedestrian safety enhancements pilot projects on Brazos & Webster Streets and on Elgin & Jackson Streets has been completed. There will be a final inspection this week and thereafter the Staff will conduct a 60–90-day assessment and work to determine whether and how to move forward with future locations for additional pedestrian safety enhancements.

WITH RESPECT TO THE FOREGOING AGENDA ITEMS, 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).

There was no Executive Session.

ANNOUNCEMENTS

There were no announcements.

NEXT MEETING DATE

Chair Morris announced that the next Midtown Management District Board of Directors meeting will be held on Wednesday, March 3, 2021, at 11:00 a.m. via video and telephonic conferencing.

ADJOURN

There being no other business, the meeting was adjourned.

Marylene Chan, Board Secretary

Date: _____

Midtown Management District
2020 Sources and Uses of Funds
 January 2021

	Jan 21	Budget	\$ Over Budget
Sources of Funds			
400000 - Revenue - Assessments			
400081 - FY20 Assessment Revenue	2,059,495.36	1,166,659.00	892,836.36
400082 - FY19 Assessment Revenue	1,195.62	500.00	695.62
400083 - FY18 Assessment Revenue	333.45	200.00	133.45
400084 - FY17 Assessment Revenue	0.00	150.00	-150.00
400085 - FY16 Assessment Revenue	0.00	100.00	-100.00
400086 - FY15 Assessment Revenue	0.00	75.00	-75.00
400087 - FY14 Assessment Revenue	0.00	50.00	-50.00
400088 - FY13 Assessment Revenue	0.00	18.00	-18.00
400089 - FY12 Assessment Revenue	224.17	9.00	215.17
400090 - FY11 Assessment Revenue	0.00	9.00	-9.00
400091 - FY10 Assessment Revenue	0.00	8.00	-8.00
400092 - FY09 Assessment Revenue	0.00	7.00	-7.00
400093 - FY08 Assessment Revenue	0.00	8.00	-8.00
400500 - Penalties & Interest	557.61	900.00	-342.39
402400 - Over Payments (Overpayments)	2,697.80	8,000.00	-5,302.20
402500 - Refunds/Assessment Adjustments	-3,217.74	-10,000.00	6,782.26
402510 - Collection Costs (Fees charged to MMD for collections)	-2,203.80	-4,000.00	1,796.20
402511 - CAD Correctons	0.00	75.00	-75.00
402512 - CAD Lawsuit Corrections	592.42	4,000.00	-3,407.58
402600 - Assessment Collection Costs	396.33	1,200.00	-803.67
400000 - Revenue - Assessments - Other	-11,891.40	0.00	-11,891.40
Total 400000 - Revenue - Assessments	2,048,179.82	1,167,968.00	880,211.82
Total	2,048,179.82	1,167,968.00	880,211.82
Total Sources	2,048,179.82	1,167,968.00	880,211.82
Uses of Funds			
500000 - Security and Public Safety			
501000 - Street Lighting - Electricity	13,333.33	13,333.35	-0.02
502000 - Enhancement Public Safety (Public Safety)			
502011 - Harris County Precinct 7 (Harris County Precinct 7)	35,452.00	35,445.00	7.00
502012 - S.E.A.L. Security Program (S.E.A.L. Security Program)	14,720.00	16,640.00	-1,920.00
502013 - PIT Program (PIT Program)	5,565.83	5,565.00	0.83
Total 502000 - Enhancement Public Safety (Public Safety)	55,737.83	57,650.00	-1,912.17
504000 - Security Coordinator	0.00	40.00	-40.00
505000 - Outreach & Social Services	4,010.69	5,250.00	-1,239.31
Total 500000 - Security and Public Safety	73,081.85	76,273.35	-3,191.50
600000 - Marketing & Economic Developmen			
609510 - Professional Development (Staff Professional Development)	300.00	300.00	0.00
Total 600000 - Marketing & Economic Developmen	300.00	300.00	0.00
700000 - Urban Planning			
700000 - Urban Planning	0.00	0.00	0.00
Total 700000 - Urban Planning	0.00	0.00	0.00
710000 - Cultural Arts & Entertainment			
710000 - Cultural Arts & Entertainment	0.00	0.00	0.00

UNAUDITED FINANCIALS

Midtown Management District
2020 Sources and Uses of Funds
 January 2021

	Jan 21	Budget	\$ Over Budget
Total 710000 · Cultural Arts & Entertainment	0.00	0.00	0.00
720000 · Service & Maintenance			
722000 · Midtown Parks			
722005 · Baldwin/Glover Park Maintenance			
722056 · Baldwin/Glover Landscape Contra (Monthly General Maintenance)	1,605.00	1,605.00	0.00
Total 722005 · Baldwin/Glover Park Maintenance	1,605.00	1,605.00	0.00
Total 722000 · Midtown Parks	1,605.00	1,605.00	0.00
725000 · Midtown Field Service Prog			
725001 · Field Service TEAM			
Field Service TEAM	16,949.00	16,949.00	0.00
Field TEAM - Additional Staff	5,975.00	5,975.00	0.00
Total 725001 · Field Service TEAM	22,924.00	22,924.00	0.00
725002 · Graffiti	340.00	800.00	-460.00
Total 725000 · Midtown Field Service Prog	23,264.00	23,724.00	-460.00
726000 · Service Maintenance - Other			
726010 · SeeClickFix (SeeClickFix)	8,113.00	8,113.00	0.00
726100 · Legacy Maintenance	231,854.00	231,854.00	0.00
726200 · District New Improvement Prgs	150,853.00	150,853.00	0.00
Total 726000 · Service Maintenance - Other	390,820.00	390,820.00	0.00
Total 720000 · Service & Maintenance	415,689.00	416,149.00	-460.00
800000 · District Administration			
802000 · Legal Counsel	7,047.50	8,000.00	-952.50
807000 · Board Meeting & Misc. Exp.	259.36	625.00	-365.64
Total 800000 · District Administration	7,306.86	8,625.00	-1,318.14
Total Uses	496,377.71	501,347.35	-4,969.64
Net Increase (/Decrease) for the Period	1,551,802.11	666,620.65	885,181.46

UNAUDITED FINANCIALS

Midtown Management District
Balance Sheet
As of January 31, 20201

	<u>Jan 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 - Operating Funds	
101001 - Chase Savings Account	13,510.74
102001 - IBC Savings Acct 66033	5,512.83
102107 - IBC CD 4808	125,000.00
102203 - EastWest Bank Money Market#5359	84,896.91
102211 - EastWest Bank Savings Acct	1,065.47
105003 - Central Bank Money Market	238,923.84
106010 - Wells Fargo Assessment Acct	1,469,166.02
106020 - Wells Fargo Performance Saving	17,099.49
107000 - TexStar (Investment Account)	5,859.44
107500 - LOGIC (Investment Account)	1,053,777.82
Total 10000 - Operating Funds	3,014,812.56
10002 - Restricted Funds	
101000 - Chase Operating Acct	11,432.70
Total 10002 - Restricted Funds	11,432.70
Total Checking/Savings	3,026,245.26
Accounts Receivable	
120000 - Assessments Receivable	
120009 - Assesmts Recievable Current	939,585.40
120040 - Allowancer- Uncollectible Asst	-9,500.00
Total 120000 - Assessments Receivable	930,085.40
123001 - AR Current	3,000.00
Total Accounts Receivable	933,085.40
Total Current Assets	3,959,330.66
Other Assets	
130501 - Other Misc Assets	40,688.00
Total Other Assets	40,688.00
TOTAL ASSETS	4,000,018.66
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200000 - Accounts Payable	277,382.29
Total Accounts Payable	277,382.29
Other Current Liabilities	
203000 - Other Accts Payable	-1,465.08
203001 - Other Misc Liabilities	173,333.33
205000 - Deferred Assessment Revenues	935,590.40
207000 - Bal due to MRA from FTA Reimbur	11,322.95
Total Other Current Liabilities	1,118,781.60
Total Current Liabilities	1,396,163.89

UNAUDITED FINANCIALS

Midtown Management District
Balance Sheet
As of January 31, 20201

	<u>Jan 31, 21</u>
Total Liabilities	1,396,163.89
Equity	
390000 - Fund Balance-Prior	1,052,052.66
Net Income	<u>1,551,802.11</u>
Total Equity	<u>2,603,854.77</u>
TOTAL LIABILITIES & EQUITY	<u><u>4,000,018.66</u></u>

DRAFT

Midtown Management District
Account Transaction Detailed by Account
As of March 03, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
				February 2021			1,463,182.58
Deposit				February Deposits	630,785.60		2,093,968.18
Bill Pmt - Check	02/03/2021	8539	Jacquelyne Boe	Reimbursement for Facebook Ads promotion for MidtownHOU Micro Arts Grant 2020		35.00	2,093,933.18
Bill Pmt - Check	02/03/2021	8540	Greater East End Management District	Graffiti Abatement JAN 49 Abatements		680.00	2,093,253.18
Bill Pmt - Check	02/10/2021	8545	BRACEWELL LLP	051911.000001 For Service Throught January 31, 2021 General Counsel		1,047.50	2,092,205.68
Bill Pmt - Check	02/10/2021	8546	J.Kru Land Services LLC	TREE PLANTING : PIERCE&CAROLINE (River Birch & Red Bud)		8,000.00	2,084,205.68
Bill Pmt - Check	02/10/2021	8541	SEAL Security Solutions LLC	JANUARY 2021 - Commissioned Security Officers and Occassional K-9		14,720.00	2,069,485.68
Bill Pmt - Check	02/10/2021	8542	SEARCH Homeless Services	Monthly Contribution/Reimburseuables expenses to support Program{ DECEMBER 2020}		4,334.41	2,065,151.27
Bill Pmt - Check	02/10/2021	8544	Set For Life-Picture Framing	Custom Framing ("Midtown") & "Rainer"		360.00	2,064,791.27
Bill Pmt - Check	02/10/2021	8543	MidCorp dba Midtown Parks Conservancy	REIMBURSEMENT FOR ATT Wireless OCT-DEC20'; Public Storage JUL- DEC 20';		4,214.97	2,060,576.30
Bill Pmt - Check	02/25/2021	8547	Harris County Treasurer	Constable Services for MARCH 2021		36,332.00	2,024,244.30
Transfer	03/03/2021			Funds Transfer for better Interest Rates		1,800,000.00	224,244.30
Check	03/03/2021		Cynthia Alvarado	Expense Reimbursement:Virtual conference{South by Southwest} / The Storyhive Site visit 2021 Art...		260.65	223,983.65
Check	03/03/2021		L&B REAL ESTATE COMPANY	PROPERTY TAX OVERAGE PAYMENT 81 019 180 006 0005		39.38	223,944.27
Check	03/03/2021		DNN PROPERTIES LLC	PROPERTY TAX OVERAGE PAYMENT 81 013 250 000 0001		492.87	223,451.40
Check	03/03/2021		SULTANALI FAROOQ	PROPERTY TAX OVERAGE PAYMENT 81 128 074 001 0005		106.97	223,344.43
Check	03/03/2021		MONTGOMERY ANTHONY F & RUTH L	PROPERTY TAX OVERAGE PAYMENT 81 121 148 001 0008		43.09	223,301.34
Check	03/03/2021		STEVENS EVA	PROPERTY TAX OVERAGE PAYMENT 81 114 588 023 0010		2.12	223,299.22
Check	03/03/2021		FRONTIER TITLE COMPANY	PROPERTY TAX OVERAGE PAYMENT 81 128 684 001 0017		12.81	223,286.41
Bill Pmt - Check	03/03/2021		Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- MARCH 2021		2,459.19	220,827.22
Bill Pmt - Check	03/03/2021		Exquisite Details By Raquel	Backdrop Rental/Custom Design/Decor/Carpet/ 2021 Art in Park Set UP/Delivery/Teardown		3,809.00	217,018.22
Bill Pmt - Check	03/03/2021		Metropolitan Landscape Management, Inc.	Field Maintenance Services in Midtown - Services & Monthly Maintenance Agrmt Baldwin/Glover Pa...		24,529.00	192,489.22
Bill Pmt - Check	03/03/2021		Perdue, Brandon, Fielder, Collins & Mott	JANUARY 2021 - Professional Services rendered in the collection of delinquent taxes, penaltites ...		396.33	192,092.89
Check	03/03/2021		Houston Recovery Center, LGC	Monthly Contribution to support PIT Program{ MARCH 2021}		5,565.83	186,527.06
Bill Pmt - Check	03/03/2021		MidCorp dba Midtown Parks Conservancy	REIMBURSEMENT:MMD Service & Maintenance/Public Safety /Cleaning Supplies/Marketing Software fees/Social Media-2020		3,611.79	182,915.27

UNAUDITED FINANCIALS

**Midtown Management District
Account Transaction Detailed by Account
As of March 03, 2021**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt - Check	02/25/2021	8547	Harris County Treasurer	Constable Services for APRIL 2021		36,332.00	146,583.27
Bill Pmt - Check	03/03/2021		SEARCH Homeless Services	Monthly Contribution/Reimburseuables expenses to support Program{ JANUARY 2021}		4,010.69	142,572.58
Total 106010 · Wells Fargo Assessment Acct					630,785.60	0.00	142,572.58
Total 106000 · Wells Fargo Bank					630,785.60	0.00	142,572.58
TOTAL					630,785.60	0.00	142,572.58

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**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT**

February 2021

BILLING AND COLLECTION SUMMARY

FISCAL YEAR END

01/01/2021 TO 12/31/2021

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2020	0.1181	\$2,960,982.80	\$2,692,059.88	\$268,922.92	91%
2019	0.1181	\$2,612,886.14	\$2,592,409.19	\$20,476.95	99%
2018	0.1181	\$2,390,281.88	\$2,381,052.55	\$9,229.33	99%
2017	0.1181	\$2,307,825.88	\$2,302,678.81	\$5,147.07	99%
2016	0.1181	\$2,217,844.81	\$2,215,248.76	\$2,596.05	99%
2015	0.1181	\$1,980,365.78	\$1,978,601.32	\$1,764.46	99%
2014	0.1181	\$1,783,793.61	\$1,782,106.79	\$1,686.82	99%
2013	0.1181	\$1,563,555.15	\$1,562,484.06	\$1,071.09	99%
2012	0.1181	\$1,451,155.01	\$1,450,501.43	\$653.58	99%
2011	0.1181	\$1,373,992.65	\$1,373,427.38	\$565.27	99%
2010	0.1181	\$1,366,296.19	\$1,365,689.94	\$606.25	99%
2009	0.1181	\$1,400,596.16	\$1,399,958.95	\$637.21	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
2020 Assessment Collected	632,564.52	2,186,759.22
2019 Assessment Collected	923.87	2,119.49
2018 Assessment Collected	-31.89	301.56
2017 Assessment Collected	0.00	0.00
2016 Assessment Collected	0.00	0.00
2015 Assessment Collected	0.00	0.00
2014 Assessment Collected	0.00	0.00
2013 Assessment Collected	0.00	0.00
2012 Assessment Collected	0.00	224.17
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	4,086.90	4,644.51
Overpayments	708.94	3,406.74
Estimated Payment	0.00	0.00
CAD Corrections	0.00	0.00
CAD Lawsuit Corrections	1,265.72	1,858.14
Collection Fees	393.97	790.30
Total Revenue	639,912.03	2,200,104.13
Overpayments & CAD Refunds Presented	708.64	3,959.46
Overpayments Applied to Assessment	0.00	0.00
ASSESSED VALUE FOR 2016	1,877,921,597	
ASSESSED VALUE FOR 2017	1,877,720,183	
ASSESSED VALUE FOR 2018	2,032,967,582	
ASSESSED VALUE FOR 2019	2,208,033,093	
ASSESSED VALUE FOR 2020	2,507,182,632	UNCERTIFIED 3,071,807

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 February 2021

2020 TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
Post Midtown Square LP	Multi-Family Units	119,226,911	140,806.98
Caydon Houston Property LP	Multi-Family Units	118,938,400	140,466.25
2800 Main LLC	Multi-Family Units	85,536,914	101,019.10
VR Calais Holdings Limited Partners	Multi-Family Units	72,454,419	85,568.67
3300 Main Project Owner LP	Multi-Family Units	67,663,720	79,910.85
AB Merion II Metro Midtown LLC	Multi-Family Units	59,265,501	69,992.56
Mid-Main Properties LP	Multi-Family Units	56,658,090	66,913.20
3800 Main LLC	Multi-Family Units	56,161,040	66,326.19
Pearl Residences at Midtown Owner LLC	Multi-Family, Commercial	55,046,420	65,009.82
Camden Property Trust	Multi-Family Units	54,586,968	64,467.21

TEN LARGEST DELINQUENT ACCOUNTS

PROPERTY OWNER	ASSESSMENT YEAR	ASSESSMENT AMOUNT
MID-MAIN PROPERTIES LP	2020	66,913.20
CAYDON HOUSTON PROPERTY LP	2020	38,900.25
HADLEY MIDTOWN APARTMENTS LLC	2020	5,819.97
MIDTOWN SCOUTS SQUARE PROPERTY LP	2019 - 2020	5,167.16
3100 FANNIN REALTY LTD	2020	4,502.81
BERING OMEGA COMMUNITY SERVICES	2020	4,089.62
TIVOLI REALTY	2018 - 2020	4,036.33
HOUSTON COMMUNITY COLLEGE	2020	3,897.30
HOUSTON COMMUNITY COLLEGE	2020	3,897.30
COHEN JAY H	2013 - 2020	3,500.56

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020
January	74%	76%	75%	70%
February	92%	94%	93%	91%
March	95%	95%	95%	
April	96%	96%	95%	
May	97%	97%	96%	
June	98%	98%	98%	
July	98%	98%	98%	
August	99%	99%	99%	
September	99%	99%	99%	
October	99%	99%	99%	
November	99%	99%	99%	
December	99%	99%	99%	

**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
February 2021**

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	1,978,601.32	
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,215,248.76	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,302,678.81	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,381,052.55	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,592,409.19	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,692,059.88	
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

2020 EXEMPTIONS

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	1275	20% (State Maximum)	80,043,222
Over 65	156	15,000	2,229,768
Disability	6	15,000	88,437
Disabled Veteran	12	Per Statute	1,060,762
Over 65 Detached Single Family	33	Totally Exempt	10,281,298

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 1/15/2021**

Jur 953

Summary

For Tax Years 2005-2020, for the period of June 2009 through January 15, 2021

Settled

4,644,618,118	Original value of Settled accounts as of 1/15/2021
1,012	Number of Settled accounts as of 1/15/2021
415,368,805	Reduction in value of Settled accounts
8.94%	Average % reduction in value of Settled accounts

Unsettled

1,657,115,584	Original value of Unsettled accounts as of 1/15/2021
168	Number of Unsettled accounts as of 1/15/2021

0.1181 Tax rate per \$100 valuation

\$175,020	Estimated reduction in assessment on	168	Unsettled accounts,
	based on	8.94%	average

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 1/15/2021**

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 2014											
Unsettled											
Tax Year 2014	122-650-001-0001	MRI Midtown Ltd	17,877,930		2019-74139						
Tax Year 2014	Total	Unsettled Accounts, original value	17,877,930								
Tax Year 2014	Total	Unsettled Accounts, number of accounts	1								
Tax Year 2015											
Unsettled											
Tax Year 2015	013-076-012-0011	Cweren G & J	175,100		2015-70515						
Tax Year 2015	122-650-001-0001	MRI Midtown Ltd	20,000,000		2019-74139						
Tax Year 2015	Total	Unsettled Accounts, original value	20,175,100								
Tax Year 2015	Total	Unsettled Accounts, number of accounts	2								
Tax Year 2016											
Unsettled											
Tax Year 2016	013-076-012-0011	Cweren G & J	175,100		2015-70515						
Tax Year 2016	Total	Unsettled Accounts, original value	175,100								
Tax Year 2016	Total	Unsettled Accounts, number of accounts	1								
Tax Year 2017											
Settled											
Tax Year 2017	120-815-001-0001	Athletic Ventures Inc	2,651,900	no change	2017-70384	9/29/2020	2,651,900	\$0.00	0.00%	na	na
			624,835,040				575,119,833				
			95								
Unsettled											
Tax Year 2017	137-082-001-0001	Crawford Condominiums LP	7,079,018		2017-69637						
Tax Year 2017	019-034-000-0005	Sacco Leonard K & E Joy	1,485,000		2017-69933						
Tax Year 2017	133-136-001-0001	Travis Street Plaza LP	3,057,902		2017-70702						
Tax Year 2017	019-190-000-0006	Cohen Jay H	694,800		2017-71232						
Tax Year 2017	002-153-000-0001	Elbar Investments Inc	5,185,409		2017-74444						
Tax Year 2017	025-010-000-0001	Cloudbreak Houston LLC	2,778,772		2017-77713						
Tax Year 2017	Total	Unsettled Accounts, original value	20,280,901								
Tax Year 2017	Total	Unsettled Accounts, number of accounts	6								

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 1/15/2021**

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
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Tax Year 2018

Settled											
Tax Year 2018	120-017-001-0008	Kozadinos Interest Ltd	2,881,240	\$3,402.74	2018-64708	9/29/2020	2,364,172	\$610.65	17.95%	10/7/2020	10/29/2020
Tax Year 2018	019-187-000-0003	Bagby 3208 Austin LLC	913,354	no change	2018-68757	9/29/2020	913,354	\$0.00	0.00%	na	na
Tax Year 2018	033-256-005-0005	Excelsior Land Co Inc	834,228	\$985.22	2018-75639	9/29/2020	823,805	\$12.31	1.25%	10/7/2020	10/29/2020
Tax Year 2018	002-175-000-0019	Kaiser Doublas W & Marcia M	299,803	no change	2018-54584	1/25/2021	299,803	\$0.00	0.00%	na	na
Tax Year 2018	013-220-000-0009	Valeriano Jesus M	470,000	no change	2018-54584	1/25/2021	470,000	\$0.00	0.00%	na	na
Tax Year 2018	013-222-000-0020	Armstrong Joseph	330,600	no change	2018-54584	1/25/2021	330,600	\$0.00	0.00%	na	na
Tax Year 2018	013-067-000-0003	Brookhollow Venture Ltd	523,125	\$617.81	2018-74874	1/27/2021	500,000	\$27.31	4.42%	2/18/2021	
Tax Year 2018	114-588-001-0012	Woods Robert L	76,348	\$90.17	2018-88063	1/27/2021	72,475	\$4.58	5.08%	2/18/2021	
			656,046,399				606,012,120				
			97								

Unsettled											
Tax Year 2018	120-419-001-0001	Clayborne Terry M & Janet	352,338		2018-55648						
Tax Year 2018	121-148-001-0017	Greathouse Tamara S	471,973		2018-55672						
Tax Year 2018	122-650-001-0001	MRI Midtown Ltd	26,400,000		2018-64554						
Tax Year 2018	122-650-002-0001	Carolyn F Jackson Family Partnership	3,715,685		2018-64554						
Tax Year 2018	019-089-000-0003	Bap 2800 LLC	1,620,000		2018-67413						
Tax Year 2018	125-193-001-0001	E&I Investments Inc	1,490,338		2018-67849						
Tax Year 2018	013-264-000-0004	Tehuacana Partners Ltd	3,000,000		2018-68993						
Tax Year 2018	002-170-000-0009	1701 Webster Ltd	1,782,891		2018-69313						
Tax Year 2018	013-077-000-0011	WWBD LP	1,454,080		2018-70735						
Tax Year 2018	120-815-001-0001	Athletic Ventures Inc	2,651,900		2018-71523						
Tax Year 2018	137-285-001-0002	Caroline St Realty Inc	897,350		2018-72820						
Tax Year 2018	114-588-001-0001	2016 Main Owners Association Inc	610,680		2018-73360						
Tax Year 2018	033-247-005-0006	JBT Magnolia Properties I LLC	553,386		2018-75644						
Tax Year 2018	019-190-000-0006	Cohen Jay H	617,600		2018-77480						
Tax Year 2018	022-072-000-0001	4001 Main LP	1,520,793		2018-77805						
Tax Year 2018	022-072-000-0006	4001 Main LP	1,420,320		2018-77805						
Tax Year 2018	013-267-000-0008	Nguyen Dung T / Dang Buu Q	361,258		2018-81178						
Tax Year 2018	002-170-000-0014	Bejjani Pierre	355,000		2018-81224						
Tax Year 2018	122-650-001-0001	MRI Midtown Ltd	26,400,000		2019-74139						
Tax Year 2018	Total	Unsettled Accounts, original value	75,675,592								
Tax Year 2018	Total	Unsettled Accounts, number of accounts	19								

Tax Year 2019

Settled											
Tax Year 2019	013-227-000-0007	Tilton Resources Ltd	1,159,179	\$1,368.99	101-19-002198	11/9/2020	1,050,000	\$128.94	9.42%	11/10/2020	11/24/2020
Tax Year 2019	015-238-000-0001	Boyd Linda C	1,006,590	\$1,188.78	2019-47043	9/29/2020	965,100	\$49.00	4.12%	10/7/2020	10/29/2020
Tax Year 2019	025-025-000-0001	Boniuk Interests Ltd	2,474,610	\$2,922.51	2019-57382	9/29/2020	2,150,000	\$383.36	13.12%	10/7/2020	10/29/2020
Tax Year 2019	013-252-000-0001	Plazas Midtown Ltd	10,680	no change	2019-62742	9/29/2020	10,680	\$0.00	0.00%	Received	na
Tax Year 2019	033-019-000-0002	Plaza at Midtown Ltd	5,569,246	\$6,577.28	2019-62742	9/29/2020	4,100,000	\$1,735.18	26.38%	Received	10/29/2020

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 1/15/2021**

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	120-271-001-0001	The Plazas Midtown II Ltd	4,360,905	\$5,150.23	2019-62742	9/29/2020	3,589,320	\$911.24	17.69%	Received	10/29/2020
Tax Year 2019	130-054-001-0001	Central Bank	4,747,560	\$5,606.87	2019-52636	11/24/2020	4,580,000	\$197.89	3.53%	12/17/2020	12/30/2020
Tax Year 2019	019-086-000-0001	2515 Caroline Ltd	1,312,500	\$1,550.06	2019-76876	12/29/2020	1,280,000	\$38.38	2.48%	1/13/2021	
Tax Year 2019	002-158-000-0001	JK Fannin LLC	4,293,040	\$5,070.08	2019-58059	1/27/2021	4,000,000	\$346.08	6.83%	2/18/2021	
Tax Year 2019	136-278-001-0001	Helena Drew Holdings LLC	3,749,850	\$4,428.57	2019-66609	1/27/2021	3,550,000	\$236.02	5.33%	2/18/2021	
Tax Year 2019	019-029-000-0005	DH 2004 Interests LP	973,000	\$1,149.11	2019-69085	1/27/2021	905,000	\$80.31	6.99%	2/18/2021	
			406,228,710				376,295,807				
			59								
Unsettled											
Tax Year 2019	019-090-000-0005	TND Investments LLC Inc	1,050,000		2019-53820						
Tax Year 2019	122-191-001-0001	SP Midtown Ltd	9,475,000		2019-56623						
Tax Year 2019	121-765-001-0001	Randalls Properties Inc	8,546,415		2019-58023						
Tax Year 2019	033-011-000-0008	2416 Brazos LLC	1,214,880		2019-64821						
Tax Year 2019	139-324-001-0001	2416 Brazos LLC	2,443,905		2019-64821						
Tax Year 2019	013-270-001-0001	2900 Milam Partners Ltd	35,648,689		2019-66421						
Tax Year 2019	138-723-001-0001	Pearl Residences at Midtown	46,480,585		2019-66428						
Tax Year 2019	138-723-002-0001	Pearl Residences at Midtown	11,270,064		2019-66428						
Tax Year 2019	013-270-004-0001	Pearl Midtown Ltd	24,500,000		2019-66498						
Tax Year 2019	122-650-001-0001	MRI Midtown Ltd	20,473,159		2019-66546						
Tax Year 2019	122-650-002-0001	Carolyn F Jackson Family Partnership	2,868,909		2019-66546						
Tax Year 2019	028-097-000-0011	AB Merion II Metro Midtown LLC	52,983,000		2019-68088						
Tax Year 2019	120-017-001-0008	Kozadinos Interests Ltd	2,949,000		2019-68124						
Tax Year 2019	139-026-001-0001	4600 Main Street Housing LP	1,176,810		2019-69732						
Tax Year 2019	120-435-001-0001	Car Spa Midtown I LP	3,757,182		2019-70456						
Tax Year 2019	019-144-000-0005	3033 Fannin Realty Ltd	878,640		2019-71064						
Tax Year 2019	019-090-000-0001	BAP 2800 LLC	753,500		2019-71375						
Tax Year 2019	139-870-001-0001	4001 Main LP	3,115,440		2019-72499						
Tax Year 2019	019-089-000-0003	BAP 2800 LLC	1,709,000		2019-72952						
Tax Year 2019	013-072-000-0001	San Jacinto Apartments LLC	1,109,950		2019-73171						
Tax Year 2019	022-051-000-0008	Bermac Arts LLC	2,193,455		2019-73329						
Tax Year 2019	002-178-000-0001	AJM Marketing Services LLC	2,056,371		2019-73610						
Tax Year 2019	033-256-005-0001	Excelsior Land Co Inc	800,000		2019-73619						
Tax Year 2019	033-256-005-0005	Excelsior Land Co Inc	1,104,228		2019-73619						
Tax Year 2019	033-256-005-0015	Excelsior Land Co Inc	1,541,097		2019-73619						
Tax Year 2019	133-136-001-0001	Travis Street Plaza LP	3,848,148		2019-73636						
Tax Year 2019	125-193-001-0001	E&I Investments Inc	1,522,981		2019-73895						
Tax Year 2019	002-151-000-0001	Hamilton Midtown Ltd	1,781,898		2019-74019						
Tax Year 2019	122-650-001-0001	MRI Midtown Ltd	20,473,159		2019-74139						
Tax Year 2019	033-008-000-0009	Macey Louis & Trustee	928,541		2019-75115						
Tax Year 2019	019-035-000-0005	2505 Fannin Ltd	810,000		2019-75206						
Tax Year 2019	132-299-001-0001	Louisiana Hadley LLC	1,199,320		2019-75364						
Tax Year 2019	019-146-000-0014	3100 Fannin Realty Ltd	2,658,068		2019-75399						
Tax Year 2019	015-238-000-0001	Boyd Linda C	965,100		2020-82267						
Tax Year 2019	Total	Unsettled Accounts, original value	274,286,494								
Tax Year 2019	Total	Unsettled Accounts, number of accounts	34								

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 1/15/2021**

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 2020											
Settled											
Tax Year 2020	019-146-000-0007	HT Investment Corporation	1,686,459	\$1,991.71	101-20-000226	1/15/2021	1,340,000	\$409.17	20.54%	1/29/2021	
Tax Year 2020	025-033-000-0001	Le Holdings LLC	1,172,663	\$1,384.92	101-20-000228	1/15/2021	1,050,000	\$144.87	10.46%	1/29/2021	
Tax Year 2020	013-266-000-0001	Innovative Integrity Holdings LP	3,930,911	no change	101-20-000463	11/23/2020	3,930,911	\$0.00	0.00%	na	na
Tax Year 2020	002-158-000-0001	JK Fannin LLC	4,284,000	\$5,059.40	2019-58059	1/27/2021	4,000,000	\$335.40	6.63%	2/18/2021	
Tax Year 2020	136-278-001-0001	Pearl Rosemont LLC	3,749,850	\$4,428.57	2020-66657	1/27/2021	3,550,000	\$236.02	5.33%	2/18/2021	
			14,823,883				13,870,911				
			5								
Unsettled											
Tax Year 2020	122-491-001-0001	Nova Terranova LLC	1,604,000		101-20-000586						
Tax Year 2020	019-032-000-0008	Harris County Oil Co	819,426		101-20-000746						
Tax Year 2020	013-259-000-0003	Levan Real Estate LP	3,889,805		101-20-000893						
Tax Year 2020	138-273-001-0001	HHH Properties LLC	1,973,283		101-20-001046						
Tax Year 2020	002-175-000-0004	Mid Continent Houston Properties Ltd	1,246,673		101-20-001192						
Tax Year 2020	128-132-001-0001	Sky Land Lodge Tract LLC	3,820,398		101-20-001975						
Tax Year 2020	013-258-000-0001	Levan Real Estate LP	1,745,152		101-20-002400						
Tax Year 2020	025-023-000-0009	401 Richmond LLC	1,246,500		101-20-002613						
Tax Year 2020	013-267-000-0003	Greatland Investment Inc	983,986		101-20-003034						
Tax Year 2020	019-079-000-0008	Davis Holdings LP	2,876,067		101-20-003163						
Tax Year 2020	019-077-000-0003	Optimal Beverage Inc	405,000		101-20-003575						
Tax Year 2020	002-170-000-0009	1701 Webster Ltd	1,891,363		101-20-003623						
Tax Year 2020	126-647-001-0001	Brooklyn McGowen LLC	4,618,642		2020-44443						
Tax Year 2020	013-077-000-0011	WWBD LP	1,467,396		2020-46014						
Tax Year 2020	125-193-001-0001	E&I Investments Inc	1,585,006		2020-46053						
Tax Year 2020	013-252-000-0001	Plazas Midtown Ltd	10,680		2020-47965						
Tax Year 2020	033-019-000-0002	Plaza at Midtown Ltd	5,550,000		2020-47965						
Tax Year 2020	120-271-001-0001	The Plazas Midtown II Ltd	4,290,070		2020-47965						
Tax Year 2020	013-260-001-0001	3201 Louisiana LLC	18,225,250		2020-47972						
Tax Year 2020	025-021-000-0001	4510 S Main LLC	7,500,000		2020-49563						
Tax Year 2020	121-765-001-0001	Randall's Properties Inc	8,238,398		2020-49910						
Tax Year 2020	134-002-001-0001	3800 Main LLC	36,099,251		2020-50030						
Tax Year 2020	135-094-001-0001	3800 Main LLC	20,061,789		2020-50030						
Tax Year 2020	134-760-001-0001	Hadley Midtown Apartments LLC	41,678,000		2020-50815						
Tax Year 2020	013-270-003-0001	McGowen Brazos Venture Ltd	13,241,040		2020-50897						
Tax Year 2020	033-034-001-0001	McGowen Brazos Venture Ltd	30,787,217		2020-50897						
Tax Year 2020	122-191-001-0001	SP Midtown Ltd	9,475,000		2020-50963						
Tax Year 2020	138-633-001-0001	Caydon Houston Property LP	118,938,400		2020-51865						
Tax Year 2020	025-025-000-0001	Boniuk Interests Ltd	2,500,000		2020-52372						
Tax Year 2020	013-270-004-0001	Pearl Midtown Ltd	28,518,547		2020-53194						
Tax Year 2020	122-650-001-0001	MRI Midtown Ltd	24,500,000		2020-53212						
Tax Year 2020	122-650-002-0001	Carolyn F Jackson Family Partnership Ltd	2,767,272		2020-53212						
Tax Year 2020	013-270-001-0001	2900 Milam Partners Ltd	39,568,823		2020-53245						
Tax Year 2020	138-723-001-0001	Pearl Residences at Midtown Owner LLC	55,046,420		2020-53255						
Tax Year 2020	138-723-002-0001	Pearl Marketplace at Midtown Owner LLC	19,700,636		2020-53255						

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 1/15/2021**

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 2020	124-682-001-0001	Opal Arrow LLC	3,636,775		2020-53468						
Tax Year 2020	028-097-000-0011	AB Merion II Metro Midtown LLC	59,265,501		2020-54056						
Tax Year 2020	019-022-000-0019	PS LPT Properties Investors	4,979,264		2020-55626						
Tax Year 2020	134-930-000-0001	2800 Main LLC	85,536,914		2020-56756						
Tax Year 2020	130-694-001-0001	CPT Community Owner LLC	43,566,560		2020-56806						
Tax Year 2020	135-584-001-0001	Mid-Main Properties LP	56,658,090		2020-56809						
Tax Year 2020	021-257-000-0001	Camden Property Trust	54,586,968		2020-56840						
Tax Year 2020	033-256-005-0015	Excelsior Land Co Inc	1,641,000		2020-57140						
Tax Year 2020	127-457-001-0001	2009 CPT Community Owner LLC	33,289,794		2020-57243						
Tax Year 2020	013-264-000-0004	Tehuacana Partners Ltd	3,404,678		2020-57245						
Tax Year 2020	120-017-001-0008	Kozadinos Interest Ltd	3,001,314		2020-57407						
Tax Year 2020	120-815-001-0001	Athletic Ventures Inc	2,870,000		2020-57425						
Tax Year 2020	123-415-000-0001	VR Calais Holdings Limited Partnership	72,454,419		2020-57629						
Tax Year 2020	002-263-002-0001	H Midtown LP	29,773,015		2020-57826						
Tax Year 2020	002-178-000-0001	AIM Marketing Services LLC	2,086,478		2020-57897						
Tax Year 2020	015-233-000-0002	Post Midtown Square LP	87,491,287		2020-58014						
Tax Year 2020	131-008-001-0001	Post Midtown Square LP	31,735,624		2020-58014						
Tax Year 2020	121-112-001-0001	4001 Fannin No 1A Ltd	49,328,805		2020-58259						
Tax Year 2020	019-144-000-0005	3100 Fannin Purchase Company LLC	950,808		2020-58482						
Tax Year 2020	019-146-000-0014	3100 Fannin Realty Ltd	3,812,707		2020-58482						
Tax Year 2020	006-061-000-0008	Hy Travis LLC	3,367,905		2020-58516						
Tax Year 2020	137-285-001-0001	Caroline St Realty Inc	2,797,616		2020-58727						
Tax Year 2020	137-285-001-0002	Caroline St Realty Inc	983,994		2020-58727						
Tax Year 2020	002-138-000-0013	Shepherd W M	331,728		2020-58788						
Tax Year 2020	002-139-000-0001	Cars DB4 LP	805,059		2020-58788						
Tax Year 2020	002-139-000-0011	Cars DB4 LP	255,180		2020-58788						
Tax Year 2020	002-156-000-0001	Duke Street Partners Ltd	3,300,500		2020-58788						
Tax Year 2020	002-156-000-0007	Thomas Clayton O	1,327,650		2020-58788						
Tax Year 2020	002-175-000-0006	Cars DB4 LP	847,560		2020-58788						
Tax Year 2020	002-175-000-0008	Group 1 Realty Inc	328,938		2020-58788						
Tax Year 2020	002-175-000-0016	Group 1 Realty Inc	731,327		2020-58788						
Tax Year 2020	002-175-000-0017	Group 1 Realty Inc	220,000		2020-58788						
Tax Year 2020	002-176-000-0001	Golconda Venture	1,899,161		2020-58788						
Tax Year 2020	122-419-001-0001	Group 1 Realty Inc	4,062,500		2020-58788						
Tax Year 2020	129-701-001-0001	Cars DB4 LP	1,731,921		2020-58788						
Tax Year 2020	130-390-001-0001	Group 1 Realty Inc	3,470,467		2020-58788						
Tax Year 2020	130-390-002-0001	Group 1 Realty Inc	2,054,639		2020-58788						
Tax Year 2020	135-082-001-0001	Group 1 Realty Inc	2,954,235		2020-58788						
Tax Year 2020	135-699-001-0001	Ellis Carolyn Rosenstock	5,661,240		2020-58788						
Tax Year 2020	022-051-000-0008	Bermac Arts LLC	2,291,057		2020-59731						
Tax Year 2020	130-054-001-0001	Central Bank	4,747,560		2020-59871						
Tax Year 2020	138-859-001-0001	2515 Caroline Ltd	3,585,386		2020-59892						
Tax Year 2020	006-061-000-0001	Copesetic Holdings Ltd	1,376,000		2020-61077						
Tax Year 2020	019-090-000-0005	TND Investments LLC Inc	1,126,362		2020-62820						
Tax Year 2020	124-663-001-0001	Davita Rent Dept	1,988,136		2020-63558						
Tax Year 2020	128-274-001-0001	TAG TBD LLC	3,857,073		2020-64997						
Tax Year 2020	132-299-001-0001	Louisiana Hadley LLC	1,237,379		2020-65650						

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 1/15/2021**

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 2020	033-256-005-0001	Excelsior Land Co Inc	800,000		2020-65892						
Tax Year 2020	033-256-005-0005	Excelsior Land Co Inc	1,104,228		2020-65892						
Tax Year 2020	120-317-001-0005	Bowen Berry D	448,402		2020-66157						
Tax Year 2020	025-010-000-0001	Cloudbreak Houston LLC	3,002,500		2020-67253						
Tax Year 2020	025-020-000-0004	Cloudbreak Houston LLC	1,509,840		2020-67253						
Tax Year 2020	133-136-001-0001	Travis Street Plaza LP	4,366,269		2020-67253						
Tax Year 2020	002-263-001-0001	1500 Gray LLC	4,062,500		2020-67339						
Tax Year 2020	019-031-000-0001	2602 Richmond LP	1,876,832		2020-67383						
Tax Year 2020	033-191-000-0007	Ma Reade Management Co Ltd	1,065,000		2020-68062						
Tax Year 2020	022-075-000-0001	4118 Fannin Square LLC	1,560,250		2020-71656						
Tax Year 2020	022-075-000-0005	4118 Fannin Square LLC	1,295,680		2020-71656						
Tax Year 2020	033-008-000-0009	Macey Louis & Trustee	1,072,164		2020-71957						
Tax Year 2020	019-038-000-0002	2500 Fannin LP	1,517,885		2020-72980						
Tax Year 2020	002-135-000-0001	2000 Crawford Property LLC	8,090,536		2020-73074						
Tax Year 2020	033-011-000-0008	2416 Brazos LLC	1,175,385		2020-73571						
Tax Year 2020	139-324-001-0001	2416 Brazos LLC	3,525,000		2020-73571						
Tax Year 2020	019-224-000-0001	Strings Prop LLC	1,500,000		2020-75095						
Tax Year 2020	025-028-000-0004	Ben Wah Prop LLC	912,872		2020-75095						
Tax Year 2020	019-090-000-0001	BAP 2800 LLC	757,875		2020-75432						
Tax Year 2020	019-089-000-0003	BAP 2800 LLC	1,767,485		2020-76050						
Tax Year 2020	013-072-000-0001	San Jacinto Apartments LLC	1,464,183		2020-78049						
Tax Year 2020	026-012-000-0007	Jermar Company LC	447,127		2020-81615						
Tax Year 2020	015-238-000-0001	Boyd Linda C	1,092,390		2020-82267						
Tax Year 2020	Total	Unsettled Accounts, original value	1,248,644,467								
Tax Year 2020	Total	Unsettled Accounts, number of accounts	105								

**Midtown Management District
Lawsuit and Arbitration Status Detail as of 1/15/2021**

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
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Cumulative

Settled				
Cumulative	Grand Total	Settled Accounts, original value	4,644,618,118	4,229,249,313
Cumulative	Grand Total	Settled Accounts, number of accounts	1,012	

Unsettled			
Cumulative	Grand Total	Unsettled Accounts, original value	1,657,115,584
Cumulative	Grand Total	Unsettled Accounts, number of accounts	168

Color Legend

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

Abbreviations

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



midtown
HOUSTON

DRAFT

INVESTMENT REPORT



midtown
HOUSTON

February 22, 2021

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

Re: Investment Report – Quarter Ending December 31, 2020

Dear Board of Directors:

In my capacity as Investment Officer and in compliance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District, please find attached the 4th Quarter Fiscal Year 2020 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.

Kindest regards,

DocuSigned by:

D04E843AE199437...
Matt Thibodeaux

Executive Director

CC: Carr, Riggs & Ingram (CRI)



midtown
HOUSTON

February 22, 2021

Board of Directors
Matt Thibodeaux, Executive Director
Midtown Management District
410 Pierce Street, Suite 355
Houston, Texas 77002

Re: Investment Report – Quarter Ending December 31, 2020

Dear Board of Directors:

I have prepared the Quarterly Investment Report for the 4th Quarter FY2020 in my capacity as Accounting Manager. This report is presented in accordance with generally accepted accounting principals and Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District and will be reviewed as part of the annual audit.

The average interest rate on all accounts this quarter is 0.1769%. The amount of interest earned for the quarter was \$ 1,030.34. 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,

David Thomas
Accounting Manager

CC: Carr, Riggs & Ingram (CRI)



**MIDTOWN MANAGEMENT DISTRICT
INVESTMENT REPORT
FY 2020 4TH QUARTER ENDING (OCT NOV DEC)**

NAME OF FUND	DATE OF PURCHASE	DATE OF MATURITY	BEGINNING BOOK VALUE	BEGINNING MARKET VALUE	PURCHASES	CHANGES SALES & REDEMPTIONS	INCOME RECEIVED THIS PERIOD	INCOME RECEIVED TO DATE	ENDING BOOK VALUE	ENDING MARKET VALUE	INTEREST RATE
ACCUMULATED INTEREST											
CHASE BANK											
CHASE OPERATING			11,432.70	11,432.70					11,432.70	11,432.70	
CHASE BANK SAVINGS			13,510.74	13,510.74			1.88	21.80	13,512.43	13,512.43	0.0500%
IBC											
IBC SAVINGS 8033			5,219.82	5,219.82			293.01	1,173.74	5,512.83	5,512.83	0.0800%
IBC CD - 4808	03/24/15	10/21/20	125,000.00	125,000.00	292.01	292.01			125,000.00	125,000.00	0.9500%
EASTWEST (METRO) BANK											
EastWest Bank:102203 - Money Market			234,886.62	234,886.62	150,030.00	37.29	37.29	250.40	84,886.91	84,886.91	0.1000%
EastWest Bank:102211 - Metro Savings cct			1,065.31	1,065.31			0.16	1.03	1,065.47	1,065.47	0.0600%
CENTRAL BANK											
CENTRAL MM Baldwin Park Pavilion											
CENTRAL mm Delta Electric Reserve											
WELLS FARGO											
Central Bank Money Market 4881			238,883.62	238,883.62	30.00	60.22	60.22	679.21	238,923.84	238,923.84	0.1000%
WELLS FARGO											
WELLS FARGO Checking			33,543.23	33,543.23	757,577.03	1,139,345.18	110.13	847.48	415,311.38	415,311.38	0.1600%
Wells Fargo Savings Account			17,098.78	17,098.78	0.00	0.42	0.42	2.06	17,099.20	17,099.20	0.0100%
TexSTAR Money Market											
TexSTAR Money Market	Various	N/A	5,858.10	5,858.10		1.34	1.34	27.77	5,859.44	5,859.44	0.0923%
LOGIC											
LOGIC	09/01/18	N/A	1,456,251.74	1,456,251.74	405,000.00	526.08	526.08	10,733.12	1,053,777.82	1,053,777.82	0.1662%
TOTAL INVESTMENTS			2,144,763.86	2,144,763.86	1,312,929.04	1,140,657.40	1,030.34	13,836.61	1,972,392.02	1,972,392.02	