

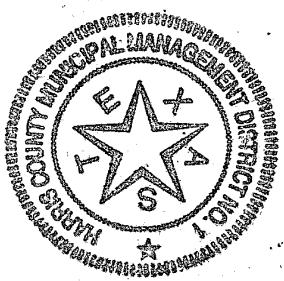
Memorial Management District
Harris County Municipal Management District No. 1

The Board of Directors of Harris County Municipal Management District No. 1 will hold a regular meeting on Wednesday, November 19, 2025, at 9:00 a.m., at 960 Memorial City Way, Training Room, Houston, TX 77024, to discuss, and, if appropriate, act upon the following items:

1. Call meeting to order, take attendance and verify a quorum is present.
2. Public comments.
3. Approve minutes.
4. Security matters, including:
 - a. Constable's report;
 - b. report from Security Committee; and
 - c. approve proposal for security consulting services.
5. Director matters, including:
 - a. appoint new director;
 - b. approve Sworn Statement, Official Bond, and Oath of Office of new director;
 - c. reorganize the Board and authorize execution of District Registration Form;
 - d. Open Meetings Act and Public Information Act Training Requirements; and
 - e. conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission and List of Local Government Officers.
6. Financial reports and bookkeeping matters, including payment of bills and review of investments, and cash flow reports.
7. Budgets for fiscal year ending November 30, 2026.
8. Assessment and collection reports, including collection of delinquent assessments and payment of bills, and report on valuation lawsuits by District assessment payers against the Harris Central Appraisal District.
9. Service and Improvement Plan and Assessment Plans, including:
 - a. Accept Petitions for Addition of Land into Defined Area No. 2; and
 - b. Order Adding Land to Defined Area No. 2.
10. Engineering matters, including approval of any proposals, design authorizations, plans, advertisement for bids, award of contracts, pay estimates and change orders, and final acceptance, as appropriate, for:
 - a. Frostwood Drive and Gessner Road Pedestrian Safety Project.
11. Report from Projects Committee.
12. District maintenance and repairs, including approval of any pay estimates, change orders, design authorizations, plans, advertisement for bids, solicitation of proposals and award of contracts, related agreements, work authorizations, and permits, as appropriate.
13. Approve or terminate District-funded service agreements, contracts and proposals and authorize task orders and payment of invoices under previously approved service agreements.

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact Gabrielle Luevano, Executive Director, at (713) 984-8737 or gabrielle@memorialdistrict.org at least 72 hours prior to the meeting so that appropriate arrangements can be made. For complaints or concerns regarding compliance with the Americans with Disabilities Act, please contact Gabrielle Luevano, Executive Director.

14. Executive Director's Report, including:
 - a. Call for projects for holiday décor.
15. Real estate matters.
16. Reports from Directors and community stakeholders.
17. Attorney's Report.
18. Meeting schedule and location.
19. Convene in Executive Session pursuant to: Section 551.071, Texas Government Code, to seek the advice of its attorney regarding pending or contemplated litigation or to seek and receive legal advice from the District's attorney; Section 551.074, Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; and Section 551.076, Texas Government Code, to deliberate the deployment, or specific occasions for implementation, of security personnel or devices, or a security audit.
20. Reconvene in Open Session and authorize appropriate action.
21. Adjourn.



Attorney for the District

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Harris County MMD No 1
Proposed Draft Budget No. 3
FYE: November 30, 2026

		Year to Date (11 Months)			Annual	Proposed Draft
		Actual	Budget	Variance	Budget	Budget FYE 2026
Ordinary Income/Expense						
Income						
	6-4320 · Property Assessment	2,719,585	2,891,875	-172,290	2,900,000	2,959,470
	6-4331 · Penalty & Interest	8,334	0	8,334	0	0
	6-4335 · Collection Fees	6,988	0	6,988	0	0
	6-5391 · Interest Income	277,339	192,500	84,839	210,000	274,560
Total Income		3,012,246	3,084,375	-72,129	3,110,000	3,234,030
Expense						
	6-6000 · Administration Expenses					
	6-6111 · Salaries & Wages	98,403	100,833	-2,430	110,000	115,000
	6-6113 · Employee Benefits	17,331	22,275	-4,944	24,300	27,113
	6-6214 · Payroll Taxes	91	1,650	-1,559	1,800	1,800
	6-6320 · Legal Fees	124,960	121,000	3,960	132,000	140,000
	6-6321 · Auditing Fees	15,000	18,000	-3,000	18,000	19,000
	6-6331 · Assessor Collector	55,445	43,083	12,362	47,000	54,000
	6-6333 · Bookkeeping	24,930	19,250	5,680	21,000	35,000
	6-6340 · Courier & Postage	720	550	170	600	600
	6-6351 · Telephone / Internet	3,085	3,667	-582	4,000	3,600
	6-6353 · Insurance & Surety Bond	15,226	14,000	1,226	14,000	15,000
	6-6354 · Legal Notices	528	917	-389	1,000	2,000
	6-6358 · Office Rent	23,266	18,333	4,933	20,000	36,000
	6-6550 · Office Supplies	7,945	4,583	3,362	5,000	6,000
	6-6560 · Payroll Expenses	120	0	120	0	200
	6-7395 · Miscellaneous Expense	6,939	4,583	2,356	5,000	6,000
	Total 6-6000 · Administration Expenses	393,989	372,724	21,265	403,700	461,313
6-6400 · Mobility, Transport & Urban Des						
	6-6401 · Direct Engineering					
	6-6401 · Direct Engineering - Other	119,792	64,167	55,625	70,000	150,000
	Total 6-6401 · Direct Engineering	119,792	64,167	55,625	70,000	150,000
	6-6403 · District Maintenance					
	6-6403a · Scheduled Maintenance	682,417	678,333	4,084	740,000	640,000
	6-6403b · Water	248,362	229,167	19,195	250,000	264,996
	6-6403c · Electricity	8,820	25,300	-16,480	27,600	27,600
	6-6403d · Irrigation Repair	81,952	91,667	-9,715	100,000	100,000
	6-6403e · Landscape	86,922	110,000	-23,078	120,000	120,000
	6-6403f · Hardscape	104,554	110,000	-5,446	120,000	120,000
	6-6403g · Signs	3,822	11,000	-7,178	12,000	12,000
	6-6403h · Graffiti / Power Washing	2,276	5,500	-3,224	6,000	6,000
	6-6403i · Painting	1,155	5,500	-4,345	6,000	6,000

Harris County MMD No 1
Proposed Draft Budget No. 3
FYE: November 30, 2026

			Year to Date (11 Months)			Annual	Proposed Draft
			Actual	Budget	Variance	Budget	Budget FYE 2026
	6-6403k · Supplemental Watering		2,400	1,833	567	2,000	2,000
	6-6403l · Lake Maintenance		16,666	32,083	-15,417	35,000	35,000
	6-6413 · Capital Maintenance / Projects		361,345	550,000	-188,655	600,000	900,000
	Total 6-6403 · District Maintenance		1,600,691	1,850,383	-249,692	2,018,600	2,233,596
	6-6414 · Utility Burial						
	6-6414d · Holiday Decor		48,921	45,833	3,088	50,000	50,000
	6-6414e · Utility Burial		2,089,100	1,300,000	789,100	1,300,000	0
	Total 6-6414 · Utility Burial		2,138,021	1,345,833	792,188	1,350,000	50,000
	Total 6-6400 · Mobility, Transport & Urban Des		3,858,504	3,260,383	598,121	3,438,600	2,433,596
	6-6600 · Security and Public Safety						
	6-6601 · Flock Cameras		500	107,000	-106,500	107,000	107,000
	6-6602 · Uncscheduled Program Activities		97,698	22,917	74,781	25,000	75,000
	6-6603 · Security & Safety Network		623,590	692,450	-68,860	755,400	785,505
	Total 6-6600 · Security and Public Safety		721,788	822,367	-100,579	887,400	967,505
	6-6700 · Building Relationships						
	6-6702 · Website		0	6,417	-6,417	7,000	6,000
	6-6704 · Events		1,000	0	0	0	6,000
	6-6708 · Advertising/Signage/Promotional		1,172	5,500	-4,328	6,000	6,000
	6-6700 · Building Relationships - Other		1,759	6,417	-4,658	7,000	0
	Total 6-6700 · Building Relationships		3,931	18,334	-14,403	20,000	18,000
	Total Expense		4,978,212	4,473,808	504,404	4,749,700	3,880,414
Net Income			-1,965,966	-1,389,433	-576,533	-1,639,700	-646,384

HCMM 1 DA1
Proposed Draft Budget No. 3
FYE: November 30, 2026

		Year to Date (11 Months)			Annual	Proposed Draft
		Actual	Budget	Variance	Budget	Budget FYE 2026
Income						
	7-4320 · Property Assessment	777,405	817,440	-40,035	821,947	825,163
	7-4331 · Penalty & Interest	1,720	0	1,513	0	2,000
	7-4335 · Collection Fees	260	0	260	0	250
	7-5391 · Interest Income	21,192	0	15,744	0	25,000
Total Income		800,577	817,440	-16,863	821,947	852,413
Expense						
	7-6000 · Administration Expenses					
	7-6331 · Assessor Collector	16,357	0	14,987	0	20,000
	7-6333 · Bookkeeping	12,000	0	10,800	0	14,000
	7-6550 · Office Supplies	348	0	348	0	576
	7-6000 · Administration Expenses - Other	0	3,768	-3,768	4,110	0
	Total 7-6000 · Administration Expenses	28,705	3,768	24,937	4,110	34,576
	7-6400 · Mobility, Transport & Urban Des					
	7-6400 · Mobility, Transport & Urban Des - Other	0	301,381	-301,381	328,779	328,779
	Total 7-6400 · Mobility, Transport & Urban Des	0	301,381	-301,381	328,779	328,779
	7-6500 · Urban Design and Beautification					
	7-6500 · Urban Design and Beautification - Other	0	301,381	-301,381	328,779	328,779
	Total 7-6500 · Urban Design and Beautification	0	301,381	-301,381	328,779	328,779
	7-6600 · Security and Public Safety					
	7-6600 · Security and Public Safety - Other	0	113,018	-113,018	123,292	123,292
	Total 7-6600 · Security and Public Safety	0	113,018	-113,018	123,292	123,292
	7-6700 · Public Relations					
	7-6700 · Public Relations - Other	0	33,905	-33,905	36,987	36,987
	Total 7-6700 · Public Relations	0	33,905	-33,905	36,987	36,987
Total Expense		28,705	753,453	-724,748	821,947	852,413
Net Income		771,872	63,987	707,885	0	0

HCMM 1 DA2
Proposed Draft Budget No. 3
FYE: November 30, 2026

		Year To Date (11 Months)			Annual	Proposed Draft
		Actual	Budget	Variance	Budget	Budget FYE 2026
Income						
	8-4320 · Property Assessment	99,036	105,989	-6,953	106,377	120,000
	8-4331 · Penalty & Interest	150	0	150	0	200
	8-5391 · Interest Income	2,561	0	1,933	0	2,500
Total Income		101,747	105,989	-4,242	106,377	122,700
Expense						
	8-6000 · Administration Expenses					
	8-6331 · Assessor Collector	4,115	0	3,763	0	6,000
	8-6333 · Bookkeeping	6,000	0	4,800	0	7,000
	8-6550 · Office Supplies	348	0	348	0	450
	8-6000 · Administration Expenses - Other	0	443	-443	532	0
	Total 8-6000 · Administration Expenses	10,463	443	10,020	532	13,450
	8-6400 · Mobility, Transport & Urban Des					
	8-6400 · Mobility, Transport & Urban Des - Other	0	19,503	-19,503	21,276	21,276
	Total 8-6400 · Mobility, Transport & Urban Des	0	19,503	-19,503	21,276	21,276
	8-6500 · Urban Design and Beautification					
	8-6500 · Urban Design and Beautification - Other	0	24,379	-24,379	26,595	26,595
	Total 8-6500 · Urban Design and Beautification	0	24,379	-24,379	26,595	26,595
	8-6600 · Security and Public Safety					
	8-6600 · Security and Public Safety - Other	0	51,681	-51,681	56,379	56,379
	Total 8-6600 · Security and Public Safety	0	51,681	-51,681	56,379	56,379
	8-6700 · Public Relations					
	8-6700 · Public Relations - Other	0	1,462	-1,462	1,595	5,000
	Total 8-6700 · Public Relations	0	1,462	-1,462	1,595	5,000
Total Expense		10,463	97,468	-87,005	106,377	122,700
Net Income		91,284	8,521	82,763	0	0

TAXPAYER IMPACT STATEMENT

Harris County Municipal Management District No. 1 (Memorial Management District) does not levy an operations and maintenance tax to fund its operations and maintenance budget, and the proposed operations and maintenance budget will not impact the property tax bill of a homestead within the boundaries of Harris County Municipal Management District No. 1 (Memorial Management District).