2016 Annual Report

WFBMD Board Members

Board of Directors

Todd Johnson
President
Appointment confirmed by Richmond

Joey Dupuis
Vice President
Appointment confirmed by Richmond

Lane Ward
Secretary
Appointment jointly confirmed by Richmond and Rosenberg

Anthony Sulak
Assistant Secretary
Appointment confirmed by Rosenberg

Robert Vogelsang
Assistant Vice President
Appointment confirmed by Rosenberg

West Fort Bend
Management District

Message from the President

Greetings from the West Fort Bend Management District!

FY 2016 marks 11 years since the District was created by action of the Texas State Legislature. It's also refreshing to look back on the intended purpose for the West Fort Bend Management District and realize we are continuing to fulfill our original charge. The following paragraph is from the creation legislation:

> "The creation of the district is necessary to promote, develop, encourage, and maintain employment, commerce, transportation, housing, tourism, recreation, the arts, entertainment, economic development, safety and the public welfare in the district territory."

The application of our adopted development standards continues to ensure that quality commercial growth sets the District up for continued and consistent economic viability. We are so pleased to have with worked with both the City of Rosenberg and the City of Richmond to develop similar development standards which promote our charge. Quality development will drive employment opportunities for residents and a solid tax base for our cities. The District is currently the epicenter of several critical TxDOT road expansion projects on I-69 and Highway 90. Completion of these projects has the potential to shepherd in another wave of significant commercial development within the corridors that encompass the District.

FY 2016 also provided some significant opportunities for the District to begin expanding its role in the tourism, arts and entertainment areas by partnering with the City of Richmond in hosting Concert on the Creek and the Richmond Pecan Harvest Festival. We look forward to continuing our partnership to promote tourism and commerce.

Of course our successes this past year would not have been possible without the amazing financial support we continue to receive from the George Foundation, Henderson Wessendorf Foundation and the Development Corporation of Richmond. These funds allow us to employ a full time Executive Director for the District and carry out our legislative purposes.

Our Board remains committed to our mission and original charge as laid out in 2005 and we are excited to see what the future holds for West Fort Bend County.

Todd Johnson
President

West Fort Bend
Management District

History of the District

The West Fort Bend Management District is the largest management district of its size in Texas, encompassing over 140 square miles. The District is one of more than 35 management districts in the Greater Houston area and one of seven located within Fort Bend County. In its eleventh year of operation, the District assists, as requested, both the cities of Richmond and Rosenberg as detailed in Senate Bill 1820, which was signed into law by Governor Perry in 2005. One of the District's greatest assets is its prized geographic location in Fort Bend County. The area can be characterized as a gateway ready for even better development.

The West Fort Bend Management District was created, as an additional economic development tool, to assist the cities of Richmond and Rosenberg with commercial and industrial development. At the time of creation, both cities were experiencing unprecedented commercial growth along their highway gateways. The highways included in this growth area were US59, Spur 10, FM 762, FM 2218, FM 1640 and FM 359. In 2005, neither Richmond or Rosenberg had substantial development codes in place to ensure sustainable construction and quality development. Within three years of creation, the District adopted commercial development standards within its boundaries that included specifications for building composition, fencing, landscaping signage, screening, lighting and setbacks. Having these standards in place over the next several years was critical to shepherding quality commercial development in the District boundaries during a period of intense growth.

Both Richmond and Rosenberg have since adopted their own development ordinances and standards, but the District's standards are still critical in areas where City standards do not apply, or where the City needs supplemental standards to ensure quality development and re-development.

The District continues to work cooperatively with the Cities, County and other stakeholders to spearhead solutions to corridor beautification and safety through Right of Way mowing initiatives and pursuing quieting solutions along the expansive railroad corridor within our boundaries. Partnering with other local groups has allowed the District to make progress in fulfilling our charge as it relates to tourism, recreation and the arts.

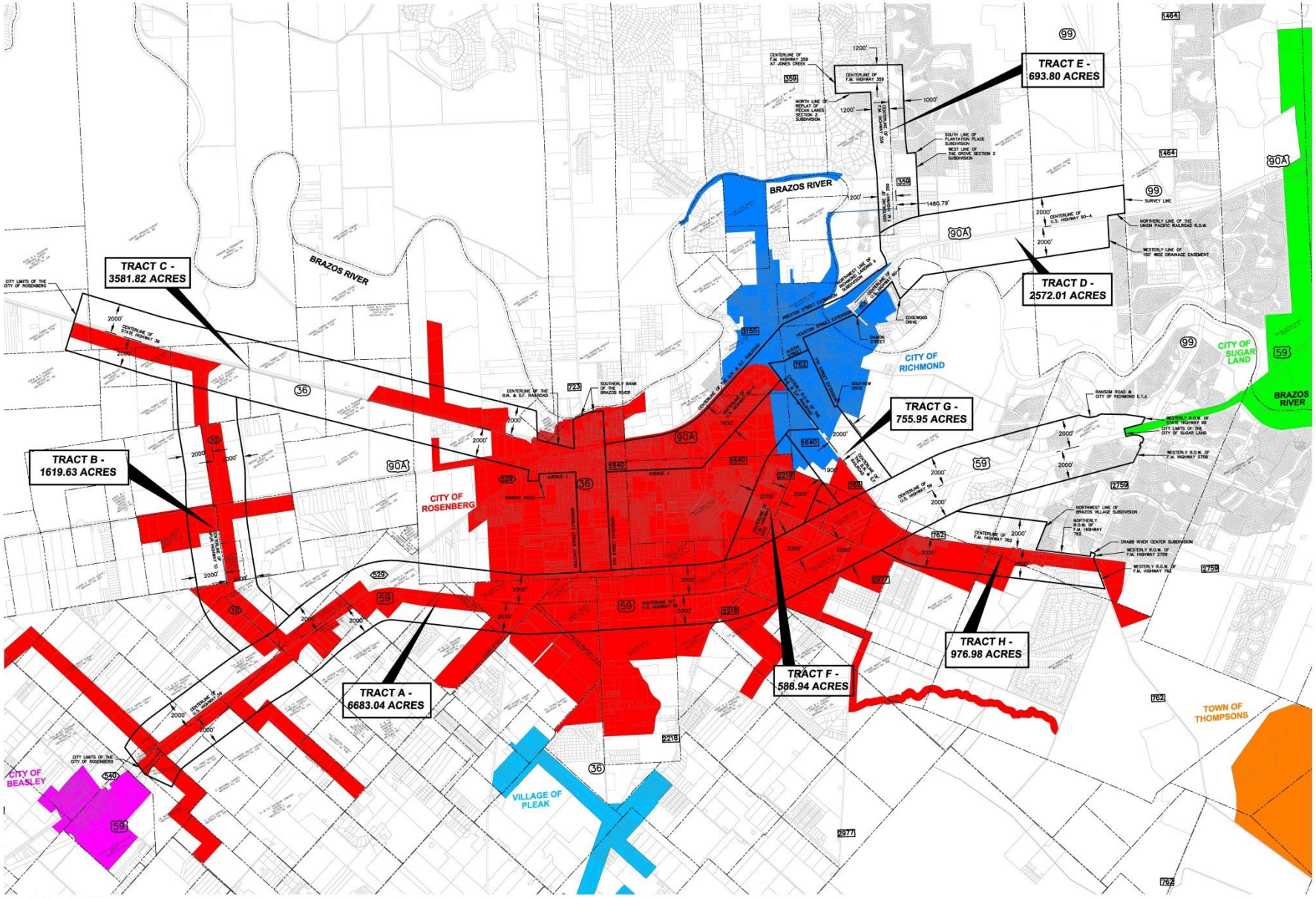
The future of the District is as promising as our past has been productive.

West Fort Bend Management District

Mission Statement

Establish an economic climate that encourages sustainable growth and improves the quality of life of citizens.

West Fort Bend Management District



ACREAGE SUMMARY:

TRACT A – 6683.04 ACRES
TRACT B – 1619.63 ACRES
TRACT C – 3581.82 ACRES
TRACT D – 2572.01 ACRES
TRACT E – 693.80 ACRES
TRACT F – 588.94 ACRES
TRACT G – 755.95 ACRES
TRACT H – 976.98 ACRES

TOTAL: 17,472.17 ACRES

WEST FORT BEND MANAGEMENT DISTRICT

A POLITICAL SUBDIVISION OF 17,472.17 ACRES OF LAND INCLUDING PORTIONS OF THE CITY LIMITS OF OR EXTRA–TERRITORIAL JURISDICTION OF THE CITY OF ROSENBERG AND THE CITY OF RICHMOND, FORT BEND COUNTY, TEXAS.

Survey Prepared by:
CHARLIE KALKOMEY SURVEYING, INC.
1815 Moore Avenue
Rosenberg, Texas 77471
(281) 342–2033

Plat Prepared by:
KELLY R. KALUZA & ASSOCIATES, INC.
Consulting Engineers and Surveyors
3014 Avenue I
Rosenberg, Texas 77471
(281) 341–0808

APRIL 23, 2005

SCALE: 1"=2000'

Vision

- Corridor beautification & improvement
- Corridor maintenance
- Corridor planning
- Corridor special projects
- Assistance to city Historic District's that are within the corridor
- Assistance with projects to help cities implement their visions and strategic plans

West Fort Bend Management District

Vision

Development Standards Role in Development

- Building Materials
- Landscaping
- Screening
- Lighting
- Setbacks

West Fort Bend Management District

Historical District Successes

- The District approved development and redevelopment standards along the Highway 90A corridor between FM 359 and the Brazos River Bridge resulting in the beautification of several businesses and implementation of the District landscaping and architectural standards.
- Coordination with the cities of Rosenberg and Richmond to adopt common uniform signage standards to emphasize public safety, improve the corridors' visual environment and to protect property values.
- HGAC 2012-2013 Access Management Study which evaluated roadway corridors in the community to determine if consolidated entry points between the roadway and adjacent land used can maximize safety & efficiency.
- Received Livable Centers Planning Study Grant for Rosenberg to study the redevelopment of the Highway 90A Corridor in their city limits.
- Apache Tree Grant of over 250 trees used for landscaping projects within the District.
- TxDOT Transportation Enhancement Grant for US 59/FM 762 Landscaping Project in the amount of $1.3 Million. This project has been delayed due to the I 69 expansion, but the beautification envisioned by the District was incorporated into the current contract.
- Assisted with getting Highway 59 designated as Interstate Highway I-69.
- Assisted with planning and implementation of the 2016 Pecan Harvest Festival in Richmond.

West Fort Bend Management District

2016 Areas of Emphasis

Continue Mowing and Maintenance Projects

- Right of Way mowing and track clean up of railroad trestle on Highway 90A in Richmond to Collins Road.

Corridor Standards

- Cooperating with the City of Richmond to ensure commercial development meets City and District architectural and landscaping standards.

Community Beautification

- Sponsored an HGAC grant for the installation of a brick crosswalk adjacent to the City of Richmond Fire Station #1.

Wayside Horns Project

- WFBMD Wayside Horns Committee stayed engaged with the joint effort between the County and the City of Richmond to plan for future noise solutions along the railroads including wayside horn installations. The District has partnered with Richmond to fund wayside horns in the City's ETJ, while the City implements wayside horns in its city limits.

Tourism, Recreation and the Arts

- Sponsored Concert on the Creek May, 2016
- Served as event Treasurer for Richmond Pecan Harvest Festival, November, 2016

West Fort Bend Management District

2016 Development & Redevelopment Approvals

- River Pointe Church Children's Building
- River Pointe Church Parking Expansion
- Franks Nursery
- Marriott Fairfield Hotel
- 24 Seven Retail
- Williams Ranch Recreation Center
- Redrum Haunted House
- HEB (Landscape plan only)

West Fort Bend Management District

FY 2016 Financial Summary*

FY 16 Beginning Balance		**$111,107**
FY 16 Revenues		**$114,377**
Dev Corporation of Richmond	**$40,000**	
The George Foundation Grant	**$25,000**	
Henderson Wessendorff	**$25,000**	
Other Grants & Contributions	**$24,377**	
FY 16 Expenditures		**$126,112**
FY 16 Ending Balance		**$99,372**

*Fiscal year ending September 30, 2016. A complete Annual Financial Report can be found at the end of this Report.

West Fort Bend Management District

New Brick Crosswalk
City of Richmond Fire Station #1

Frank's Nursery

FM 359

Future site of HEB
FM 762

Richmond's Pecan Harvest Festival
November 20, 2016

2017
Goals and Projects

Mowing and Maintenance Projects

- Secure funding and approvals to begin regular mowing of the FM 359 median from Hwy 90A to Mason Road

Corridor Standards

- Cooperating with the City of Richmond to ensure commercial development meets City and District architectural and landscaping standards.

Community Beautification

- Work with TxDOT to gain a better understanding of the FM 762/I 69 interchange final beautification plan including ways in which the WFBMD can enhance and support what is currently planned.

Wayside Horns Project

- Develop a plan for funding and timeline for installation of the ETJ Wayside Horns requested for implementation within the District.

Tourism, Recreation and the Arts

- Serve as event Treasurer for the 2017 Richmond Pecan Harvest Festival and continue to develop this event into a regional attraction that brings sustainable tourism to the downtown Richmond area.

West Fort Bend Management District

For more Information:

Go to www.wfbmd.org

Contact: Ellen Hughes
ExecutiveDirector@wfbmd.org

West Fort Bend Management District
Executive Director
P. O. Box 1688
Richmond, TX 77406
832-759-5799

West Fort Bend Management District

ANNUAL FINANCIAL REPORT

Of

District Name	West Fort Bend Management District		
Mailing Address:	c/o Allen Boone Humphries Robinson LLP		
For the Fiscal year ended:	September 30, 2016		
Preparer:	FSG Information Systems LP		
Title:	District Bookkeeper	Date:	11/14/2016
Telephone Number: (AC)	713-955-3300 Ext. 104		

AUDIT REPORT EXEMPTION

Texas Water Code Section 49.198 (effective September 1, 2011)

(a) A district may elect to file annual financial reports with the executive director in lieu of the district's compliance with Section 49.191 provided:
   (1) the district had no bonds or other long-term (more than one year) liabilities outstanding during the fiscal period;
   (2) the district did not have gross receipts from operations, loans, taxes, or contributions in excess of $250,000 during the fiscal period; and
   (3) the district's cash and temporary investments were not in excess of $250,000 at any time during the fiscal period.

(b) The annual financial report must be accompanied by an affidavit attesting to the accuracy and authenticity of the financial report signed by a duly authorized representative of the district.

(c) The annual financial report and affidavit in a format prescribed by the executive director must be on file with the executive director within 45 days after the close of the district's fiscal year.

(d) Districts governed by this section are subject to periodic audits by the executive director.

If the accompanying financial statements are compiled by a certified public accountant, see SSARS-1 and SSARS-7 for the applicable standards for reporting on compiled financial statements.

FILING AFFIDAVIT

To: Texas Commission on Environmental Quality

Under the penalties of perjury, I certify that I have inspected the attached balance sheet, statement of receipts and disbursements, including the accompanying schedules and statements, and to the best of my knowledge and belief, they are a true, correct, and complete representation of the financial condition of:

West Fort Bend Management District as of

(Name of District)

September 30, 2016 I also certify that the above district has complied in full

(Date of Fiscal Year End

with all filing of audits, affidavits, and financial reports requirements of Section 49.194 of the Texas Water Code by filing copies of this Annual Financial Report in the district's office, located at:

c/o ABHR, 3200 SW Frwy, Suite 2600, Houston, Texas 77027

(Address of District)

Erin Jorgenson, District Bookkeeper

(Typed Name and Title)

Erin Jorgenson 11/14/16

(Signature of Affiant) *(Date)*

Subscribed and Sworn to before me by this 14th day of NOVEMBER, 2016

In and For FORT BEND County, Texas

MARIE A. MiHills 8/31/19

(Typed Name of Notary) *(My Commission Expires On*

MARIE A. MIHILLS
Notary Public
STATE OF TEXAS
My Comm. Exp. August 31, 2019

District Name: _____

MISCELLANEOUS DISCLOSURES AND MAILING INFORMATION

as of the District's Fiscal Year-End

A. **Disclosures to comply with Rule 30 TAC 293.95(b)**

(1) Was there any developer activity to prepare for residential or commercial development? "Developer activity" means construction performed or actions taken in preparation for construction (i.e., plans, permits) to provide services for or access to present or future residential or commercial water, sewer or drainage facilities. ☐ Yes ☒ No

If yes, have payments for these facilities been made by (an) other party (ies) on behalf of the district? ☐ Yes ☒ No

These payments are estimated to cumulatively be:

Organization Costs	_____
Construction Costs	_____
Administration Cost	_____
Total Costs	_____

(2) Was the Board aware of any other types of contingent or actual liabilities (e.g., claims, lawsuits) which are not disclosed elsewhere in this report? ☐ Yes ☒ No

If yes, explain: _____

B. **Disclosures to comply with V.T.C.A. Water Code §49.054(e) and §49.455(j).** The Texas Commission on Environmental Quality must be notified of any changes in boundaries, board members, board terms, and addresses. Guidance for filing this information and a District Registration Form may be obtained by calling 512/239-4691.

C. Additional Information. This report should be sent to:

District Creation Review Team, MC-152
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087
Phone Number: (512) 239-4691 Facsimile Number: (512) 239-6190

BALANCE SHEET – CASH BASIS

ASSETS	
Cash on Hand	
Cash in Bank (Schedule A)	$99,371.68
Investment (Schedule B)	
Total Cash and Investments (1)	$99,371.68
Accrued Interest Receivable – Optional (Schedule B)	
Inventory	
General Fixed Assets	
Other Assets	
(Explain):	
TOTAL ASSETS (2)	$99,371.68
LIABILITIES AND EXCESS	
Notes Payable	
Refundable Deposits	
Developer Advances	
Other Liabilities	$5,420.00
(Explain): Trade Accounts Payable	
TOTAL LIABILITIES	
Excess Assets Over Liabilities	$93,951.68
Total Liabilities and Excess (3)	$99,371.68

Note to Preparer: "TOTAL CASH AND INVESTMENTS" (1) **must equal** "CASH AND INVESTMENTS – End of Year "on the Statement of Receipts and Disbursement, page 5.

"TOTAL LIABILITIES AND EXCESS" (3) **must equal** "TOTAL ASETS" (2).

STATEMENT OF RECEIPTS AND DISBURSEMENTS – CASH BASIS

RECEIPTS	
Service Revenues	
Tax Receipts	
Penalty and Interest Received	
Interest Received on Investments	
Loans or Advances	
All Other Receipts	$114,377.00
(Explain): Contributions	
TOTAL RECEIPTS	
LESS DISBURSEMENTS	
Purchased Services for Resale	
Payroll	$75,000.00
Legal, Accounting, or Contract Service	$22,200.70
Supplies and Materials	$3,511.44
Maintenance	$20,977.00
Note Payments and Repayment of Advances	
All other Disbursements (Schedule C)	$4,423.39
Total Disbursements	$126,112.53
Excess of Receipts Over (Under) Disbursements	$11,735.53
Cash and Investments – Beginning of Year	$111,107.21
Cash and Investments – End of Year	$99,371.68

(See **Note**, Page 4)

Note to Preparer: In addition to all disbursements related to the purchase of consumable supplies and materials, certain assets of insignificant value may be considered consumable and accordingly recognized under the account classification "Supplies and Materials." Please refer to **EXPLANATION OF TERMS**, General Fixed Assets, pages 7 and 8 of this report, for additional clarification.

SCHEDULA 1 – CASH IN BANK (1)

Name of Bank	Account Number	Purpose of Account	Balance
Amegy Bank	0051893408	Operational Costs	$99,371.68
		TOTAL	$99,371.68

SCHEDULE B – INVESTMENTS (2)

Type of Investment	Name of Bank	Certificate Number	Interest Rate	Maturity Date	Principal Balance	(Optional) Accrued Interest
				TOTALS		

SCHEDULE C – SCHEDULE OF ALL OTHER DISBURSEMENTS (3)

Description of Disbursements (4)	Amount
Utilities	$6.39
Insurance	$4,417.00
TOTAL	$4,423.39

(1) Please refer to Explanation of Terms, Cash in Bank, page 7 of this report, for proper reporting.

(2) Please refer to Explanation of Terms, Investments, page 8 of this report, for proper reporting of "Principal Balance" and "Accrued Interest."

(3) Please refer to Explanation of Terms, All Other Disbursements, page 7 of this report, for proper reporting of "All Other Disbursements."

(4) A description should be given for each type of transaction and the amount of payments attributable to this type of disbursement. It may not be necessary to list each transaction separately.

EXPLANTATION OF TERMS

All Other Disbursements - This classification should be used only for payments, which cannot be classified properly in the six remaining accounts listed on the Statement of Receipts and Disbursements. Schedule C, page 6, should be completed for any report, which utilizes the "All Other Disbursements" classification.

Cash Basis - The financial statements contained in this report are to be prepared on the cash basis of accounting. They are not intended to be in conformity with Generally Accepted Accounting Principles (GAAP). Only transactions involving the exchange of cash should be included in these statements. No liabilities should be recorded unless they arise from the transfer of money. Exceptions to this rule are listed in "Investments" and "General Fixed Assets" below. Receipts and disbursements should not be recorded until payment is made. For the purpose of the Statement of Receipts and Disbursements, movement of funds between checking accounts and investments should not be considered as receipts or disbursements.

Cash on Hand - Petty cash, checks, money orders, and bank drafts not on deposit.

Cash in Bank - (From Schedule A) - Cash deposited in the district's checking account(s). The reserves, restrictions, or limitations as to its availability should be so stated. The total amount shown on Schedule A must reflect the reconciled balance as of the fiscal year end and reported under the account classification "Cash in Bank" on the Balance Sheet.

Developer Advances - Amounts owed to a developer for cash placed in the district's account or otherwise paid to the district. However, amounts payable to a developer for which repayment is contingent upon a bond sale (or some other event) should not be included as a liability of the district. Please see the Miscellaneous Disclosures, page 3 of this report, for disclosure of these contingent liabilities.

Disbursements - All transactions involving the disbursement of the district's fund should be included in the disbursements section. Payments made on behalf of the district by a third party should not be listed as a disbursement for the purpose of this statement. See the Miscellaneous Disclosures, page 3, of this report, for disclosures of these payments.

Excess Assets Over Liabilities - The difference between "Total Assets" and "Total Liabilities." If liabilities exceed assets, this number should be shown as a negative amount.

General Fixed Assets - A fixed asset is one which the cost exceeds $50 and has a productive life longer than one year. "Fixed" denotes the intent to continue use or possession; it does not indicate the immobility of the asset. An asset of cost not in excess of $50 should be considered consumable and accordingly recognized under the account classification "Supplies and Materials" on the Statement of Receipts and Disbursements. A fixed asset purchased through the issuance of a short-term note payable should be reported as an asset at its full cost even though no cash transaction may have taken place. Likewise, the corresponding note payable should be reported in the liability section of the Balance Sheet. Fixed assets donated to the district by a

developer should be included as "General Fixed Assets" on the Balance Sheet. However, no amounts should be recorded on the Statement of Receipts and Disbursements for this type of transaction. The Credit offset to the fixed asset will be included in "Excess Assets over Liabilities" on the Balance Sheet.

Investments (From Schedule B) - List the types of investments (certificates of deposit, savings accounts, securities) which generate income in the form of interest. This should not include any amounts listed on Schedule A as "Cash in Bank." The total amount shown on Schedule B for "Principal Balance" must be reported under the account classification "Investments" on the Balance Sheet. At the option of the preparer, any interest earned on investments but not yet received may be reported as "Accrued Interest" on Schedule B and in the Asset section of the Balance Sheet. Under no circumstance should accrued interest be included in "Interest Received on Investments" under "Receipts" on page 5. "Interest Received on Investments" should include only amounts actually received during the fiscal year.

Inventories - The cost of materials and other items purchased for use during the fiscal year by which are not completely consumed by the end of the fiscal year.

Notes Payable - The total outstanding principal of short-term loans, which mature within one year of their issuance.

Other Liabilities - Only liabilities arising from the receipt of cash which cannot be properly classified in one of the other liability accounts should be listed in this classification along with a brief explanation of this liability. Accounts payable, accrued interest, and contracts payable should not be listed as liabilities in this report.

Receipts - All transactions involving the receipt of cash during the fiscal year should be included in the Receipts section. Only those amounts actually received during the fiscal year should be included. Amounts received for which repayment is contingent upon a bond sale (or some other event) should be included here. (See "Developer Advances" above for treatment of the contingent liability.)

Refundable Deposits - This amount reflects a liability arising from the receipt of deposits from customers, which will be refunded to the customer at some future date, based on the terms and conditions of the deposit agreement.

Rounding Instructions - Please round to the nearest whole dollar amount. For example: $467.50 should be rounded up to $468 and $3,678.49 should be rounded down to $3,678.