

2017 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



Message from the President

Greetings from the West Fort Bend Management District!

This 2017 Annual Report summarizes the activities and accomplishments of the West Fort Bend Management District during our 12th year in existence. Despite having a vacancy in our Executive Director position for the first quarter of the year, we were able to make progress on several initiatives, which are highlighted in this report. Chief among those was corridor beautification through the successful implementation of a median mowing project along FM 359. Increasing mowing frequency from the TxDOT standard of three (3) times per year to twenty-two (22), is already having an impact on the overall aesthetics of this road. Year two of our involvement in the Richmond Pecan Festival was another great success, as we continue to explore ways to draw attention to downtown Richmond and all its charm.

The application of our adopted development standards continues to ensure that quality commercial growth sets the District up for continued and consistent economic viability. This is evidenced by the beautiful new HEB grocery store on FM 762 that was under construction almost all of 2017, and opened in January, 2018. The size and scope of this new store is a good reminder of the importance of being able to apply our development standards on commercial development in the Richmond ETJ to maintain aesthetic consistency.

While the headaches of TxDOT road expansion projects on I-69 and Highway 90 will continue through 2018, these infrastructure investments also herald great things to come in West Fort Bend County once completed. Completion of these projects has the potential to shepherd in another wave of significant commercial development within the corridors that encompass the District.

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 an Executive Director for the District and carry out our legislative purpose.

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

Todd Johnson
President



History of the District



The West Fort Bend Management District is one of the largest management district of its size in Texas, encompassing over 17,000 acres. The District is one of 122 management districts in the state of Texas, one of 80 in the greater Houston area and one of 12 located within Fort Bend County. In its twelfth 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.

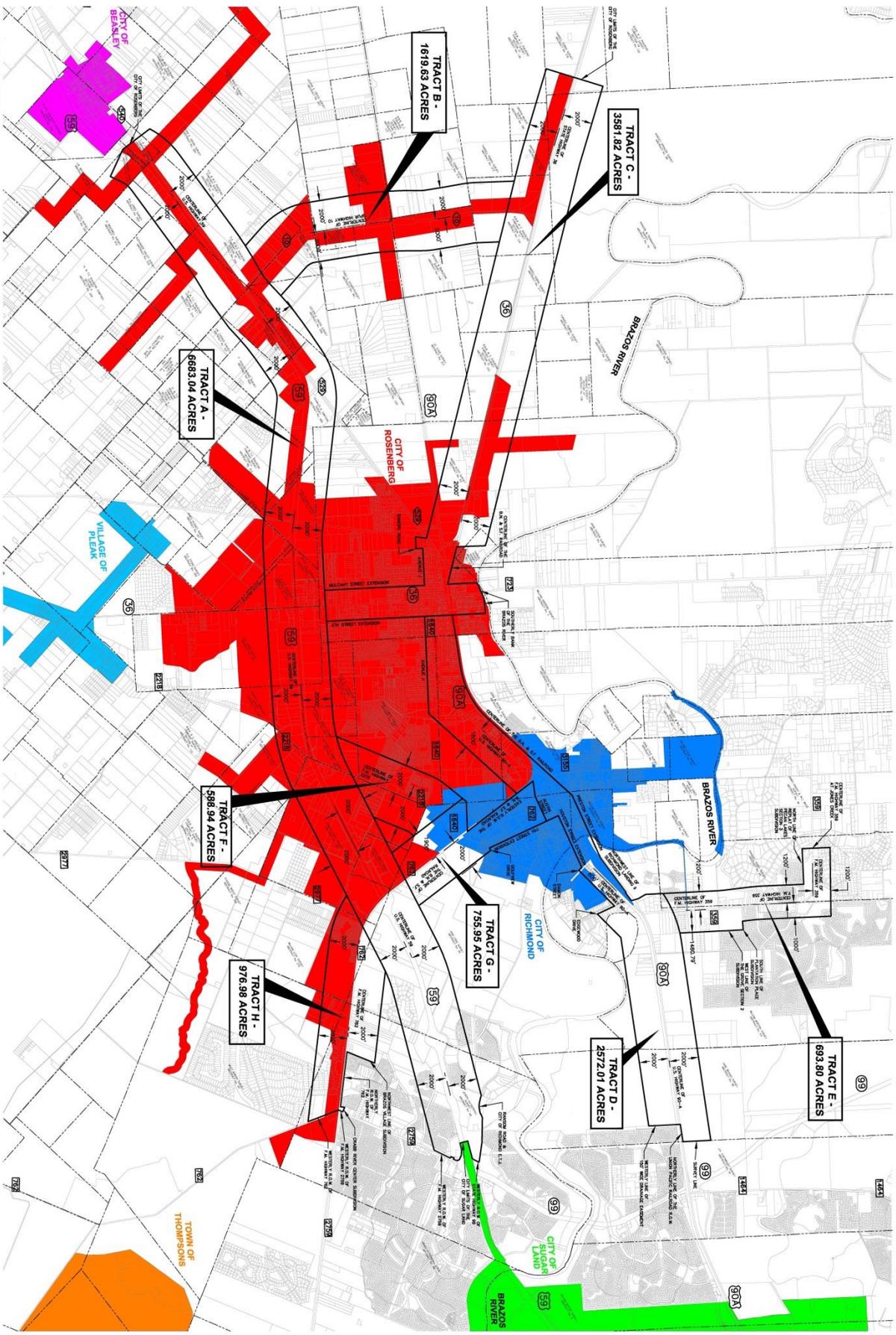
The future of the District is as promising as our past has been productive.



Mission Statement



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



ACREAGE SUMMARY:

- TRACT A - 6883.04 ACRES
- TRACT B - 1613.63 ACRES
- TRACT C - 3581.82 ACRES
- TRACT D - 2572.01 ACRES
- TRACT E - 693.80 ACRES
- TRACT F - 586.94 ACRES
- TRACT G - 755.98 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 FORT BEND COUNTY, TEXAS.

Survey Prepared by
ONEAL SURVEYING & MAPPING, INC.
 10000 Katy Freeway, Suite 1000
 Houston, Texas 77058
 (281) 241-2333
 (281) 241-2334

Plan Prepared by
ONEAL SURVEYING & MAPPING, INC.
 10000 Katy Freeway, Suite 1000
 Houston, Texas 77058
 (281) 241-2333
 (281) 241-2334

APRIL 23, 2005

Vision



- Corridor beautification, improvement and maintenance
- Special projects related to tourism, recreation, the arts and entertainment
- Assistance to City Historic District's that are within the corridor
- Promote, develop and encourage economic development in the district territory
- Assistance with projects to help Cities implement their visions and strategic plans

Vision



Development Standards Role in Development

- Building Materials
- Landscaping
- Screening
- Lighting
- Setbacks



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.
- Served as Treasuring Sponsor and a member of the Executive Planning Team for the 2016 and 2017 Pecan Harvest Festival of Richmond.
- Began median mowing on FM 359 through a partnership with adjacent MUD's.

2017 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.
- Began median mowing on FM 359 to enhance this commercial and residential corridor.

Corridor Standards

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

Community Beautification

- Assisted Keep Richmond Beautiful volunteers with their October, 2017 Shred Day and Downtown Richmond Beautification Event.

Wayside Horns Project

- Monitored the progress of the Fort Bend County Quiet Zone Study being conducted by TranSystems Corporation Consultants. The study, covering 22 crossings in West Fort Bend County, commenced in March, 2017 and continued through the end of the calendar year.

Tourism, Recreation and the Arts

- Served as event Treasurer and Volunteer Coordinator for the 2017 Pecan Harvest Festival of Richmond.



2017 Development & Redevelopment Approvals



- River Pointe Church Children's Building
- CVS Pharmacy
- Home 2 Suites
- River Pointe Retail and Office Building
- WCJC Richmond Campus Tech Wing
- Williams Ranch Recreation Center
- HEB (Richmond)

FY 2017 Financial Summary*



FY 17 Beginning Balance		\$99,371
FY 17 Revenues		\$115,980
Dev Corporation of Richmond	\$40,000	
The George Foundation Grant	\$25,000	
Henderson Wessendorff	\$25,000	
Other Grants & Contributions	\$25,980	
FY 17 Expenditures		\$113,699
FY 17 Ending Balance		\$101,652

*Fiscal year ending September 30, 2017. A complete Annual Financial Report can be found at the end of this Report.



FM 359 Mowing



These before and after photos highlight the impact of increased mowing along FM 359. The photo above is a section being mowed only 3 times per year. The bottom photo is the same section after twice monthly mowing for three months.

Richmond HEB

FM 762



River Pointe Retail

Pointe West Circle



WCJC

Richmond Campus Tech Wing



Richmond's Pecan Harvest Festival

November 19, 2017



2018

Goals and Projects



Mowing and Maintenance Projects

- Median mowing and beautification of FM 359 median from Hwy 90A to Mason Road including renewal of the interlocal agreement with adjacent MUD's.

Corridor Standards

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

Community Beautification

- Continue coordinating with TxDOT and Fort Bend County on a redesign of the FM 762/I 69 interchange beautification plan in conjunction with completion of road construction.
- Develop conceptual plans and funding mechanisms for additional corridor beautification along ETJ portions of FM 762 and Hwy 90.

Wayside Horns Project

- After conclusion of the Fort Bend County Quiet Zone Study, explore the need for WFBMD to participate in the funding and installation of train quieting solutions along key corridors.

Tourism, Recreation and the Arts

- Serve as Event Treasurer for the 2018 Richmond Pecan Harvest Festival and continue to develop this event into a regional attraction that brings sustainable tourism to the downtown Richmond area.
- Assist in Community efforts to create a Richmond Cultural Arts 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





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, 2017		
Preparer:	FSG Information Systems, LP		
Title:	District Bookkeeper	Date:	10/24/2017
Telephone Number: (AC)	713-955-3300 ext 101		

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, 2017 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, TX 77027 (Address of District)

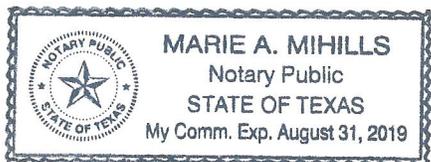
Lisa Rickert, District Bookkeeper

(Typed Name and Title) 10/24/2017 (Signature of Affiant) (Date)

Subscribed and Sworn to before me by this 24th day of OCTOBER

In and For FORT BEND County, Texas

MARIE A. MIHILLS 8/31/19 (Typed Name of Notary) (My Commission Expires On)



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)	_____ \$101,652
Investment (Schedule B)	_____
Total Cash and Investments (1)	_____ \$101,652
Accrued Interest Receivable – Optional (Schedule B)	_____
Inventory	_____
General Fixed Assets	_____
Other Assets	_____
(Explain):	_____

TOTAL ASSETS (2) _____ **\$101,652**

LIABILITIES AND EXCESS

Notes Payable	_____
Refundable Deposits	_____
Developer Advances	_____
Other Liabilities	_____
(Explain):	_____

TOTAL LIABILITIES

Excess Assets Over Liabilities	_____
Total Liabilities and Excess (3)	_____ \$101,652

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	<u>\$115,980</u>

(Explain):

Contributions from Foundations, City of Richmond and proceeds from Pecan Festival

TOTAL RECEIPTS	<u>\$115,980</u>
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LESS DISBURSEMENTS

Purchased Services for Resale	
Payroll	<u>\$48,139</u>
Legal, Accounting, or Contract Service	<u>\$31,808</u>
Supplies and Materials	<u>\$1,186</u>
Maintenance	<u>\$7,800</u>
Note Payments and Repayment of Advances	
All other Disbursements (Schedule C)	<u>\$24,766</u>
Total Disbursements	<u>\$113,699</u>
Excess of Receipts Over (Under) Disbursements	
Cash and Investments – Beginning of Year	<u>\$99,371</u>
Cash and Investments – End of Year	<u>\$101,652</u>

(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	\$101,652
TOTAL			\$101,652

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
Richmond Pecan Festival	\$19,420
Travel & Expenses	\$230
Insurance	\$4,441
Corporate Table, Chamber membership	675
TOTAL	\$24,766

- (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.