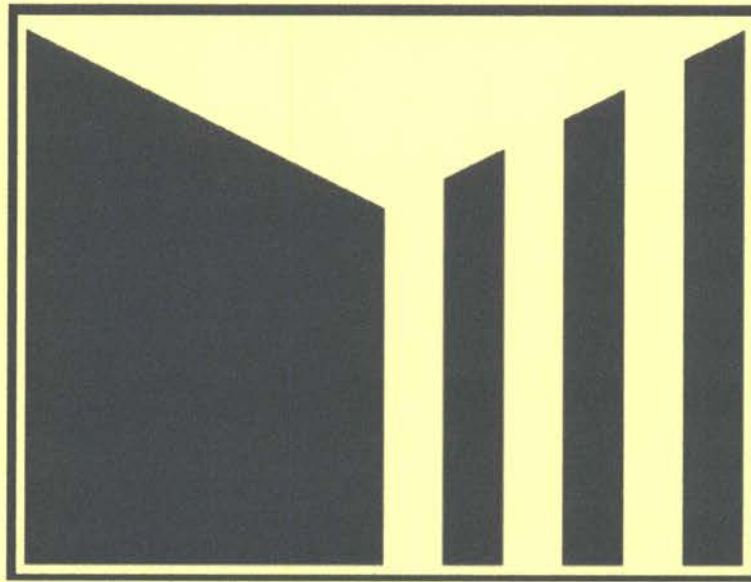


# MONTROSE MANAGEMENT DISTRICT

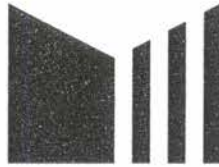


Agenda and Agenda Materials  
Meeting of the Board of Directors

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January 14, 2013

## MONTROSE MANAGEMENT DISTRICT



### NOTICE OF MEETING

**TO: THE BOARD OF DIRECTORS OF THE MONTROSE MANAGEMENT DISTRICT AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that a meeting of the Board of Directors of the Montrose Management District will be held at 12:00 pm on Monday, January 14, 2013, at 401 Branard Street, 2nd Floor, Room 106, Houston, Texas 77006, inside the boundaries of the District, open to the public, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

### **AGENDA**

1. Determine quorum; call to order.
2. Approve minutes of meeting held December 10, 2012.
3. Receive public comments.
4. Receive District's monthly Assessment Collection Reports and Billing and Assessment Summaries, Lawsuit and Arbitration Status Details, and Delinquent Assessment Reports.
5. Approve Hearing Examiner's Report and Proposal for Decision to be presented to the Board of Directors of the Eastern Service Area of the Montrose Management District;
6. Adopt Order Setting the Rate of Assessment for all Properties on the District's Assessment Roll for Year Six of the District's Service Plan (Eastern Service Area);
7. Adopt Order Supplementing the Assessment Roll for the Montrose Management District and Levying Assessments Against the Property on the Supplemental Assessment Roll (Eastern Service Area);
8. Approve Amended Information Form (Eastern Service Area).
9. Approve Hearing Examiner's Report and Proposal for Decision to be presented to the Board of Directors of the Western Service Area of the Montrose Management District;
10. Adopt Order Setting the Rate of Assessment for all Properties on the District's Assessment Roll for Year Three of the District's Service Plan (Western Service Area);
11. Adopt Order Supplementing the Assessment Roll for the Montrose Management District and Levying Assessments Against the Property on the Supplemental Assessment Roll (Western Service Area);
12. Approve Amended Information Form (Western Service Area).
13. Receive and consider District's monthly financial report, including; pay invoices.
14. Receive Executive Director's Monthly Report on District initiatives.
15. Receive report from the Public Safety Committee.
16. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss litigation, and matters related to the same.
17. Reconvene in Open Session and authorize appropriate action by legal counsel related to Item 16 on the agenda.
18. Announcements.
19. Adjourn.



*Bill Calderon*  
Executive Director

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's Executive Director at (713) 595-1200 at least three business days prior to the meeting so that the appropriate arrangements can be made.

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Montrose Management District Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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2. Approve minutes of meeting held December 10, 2012.



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

**December 10, 2012**

**Determine quorum; call to order.**

The Board of Directors of the Montrose Management District held a meeting on Monday, December 10, 2012, at 12:00 p.m. Noon at 401 Branard Street, 2nd Floor, Room 106, Houston, TX 77006, inside the boundaries of the District, and open to the public. Chairman Wynn called the meeting to order at 12:04 p.m., and the roll was called of the duly appointed members of the Board, to wit:

Position 1: Claude Wynn, <i>Chairman</i>	Position 9: Kathy Hubbard, <i>Treasurer</i>
Position 2: Dana Thorpe	Position 10: Michael Grover
Position 3: Randy Mitchmore, <i>Vice Chairman</i>	Position 11: Bobby Heugel
Position 4: Cassie Stinson, <i>Secretary</i>	Position 12: Brad Nagar, <i>Ass't Sec'y</i>
Position 5: Lane Llewellyn	Position 13: Tammy Manning
Position 6: Nebo Bandovic (pending)	Position 14: David Robinson
Position 7: Vacant	Position 15: Randall Ellis
Position 8: Robert Jara	

and all of the above were present with the exception of Directors Heugel, Manning and Mitchmore, thus constituting a quorum. Also present at the meeting were Bill Calderon, Susan Hill, Josh Hawes, Gretchen Larson and Ray Lawrence, all of Hawes Hill Calderon, L.L.P.; Clark Lord, Bracewell & Giuliani, L.L.P.; Patricia Hall, Equi-Tax, Inc.; and Darrell Hawthorne, Municipal Accounts and Consulting, L.P. Others present were Officer Victor Becerra, Houston Police Department; Dennis Beedon, District business ambassador; Daphne Scarbrough, Richmond Avenue Coalition; Allen Ueckert, Museum Area Municipal Association; Barry Abrams, Blank Rome, L.L.P.; and Brian Toland, McCall Gibson Swedlund Barfoot, P.L.L.C.

**Approve minutes of meeting held November 12, 2012.**

Upon a motion duly made by Director Nagar and being seconded by Director Stinson, the Board voted unanimously to approve the minutes of its meeting held November 12, 2012.

**Receive public comments.**

Ms. Scarbrough said that notices of foreclosure on properties are being received, although the District had stated previously that it would not foreclose on properties. She asked whether the District's audit report is posted online on the District's website and whether it is available to the public.



Mr. Ueckert spoke in favor of an \$8,000.00 funding request by the Museum Area Municipal Association (MAMA) for improvements to Bell Park. No action was taken.

**Receive District's Monthly Assessment Collection Reports and Billing and Assessment Summaries, Lawsuit and Arbitration Status Details, and Delinquent Assessment Reports.**

The Report was postponed until later in the meeting.

**Receive and consider Montrose Management District's monthly financial report and pay invoices.**

Mr. Hawthorne reviewed the financial statements included in the Board agenda materials. He also distributed a report titled, "Montrose Management District Quarterly Investment Inventory Report," for the period ended September 30, 2012, hereby attached as Exhibit A. Mr. Calderon noted that the invoices presented for payment have been reviewed by the Finance Committee. He said that an additional invoice is being presented today for payment to Mr. Tony Huffman in conjunction with the holiday decorating project. Upon a motion duly made by Director Nagar and being seconded by Director Llewellyn, the Board voted unanimously to approve the Montrose Management District's monthly financial report and pay invoices.

**Receive proposal from Mark M. Burton PLLC to prepare end-of-year financial reports.**

Mr. Calderon suggested that this agenda item should be considered together with the following agenda item, since both are audit-related. He said that the Board is being asked to consider approval of two letters of agreement: (1.) Mark M. Burton, P.L.L.C., to prepare the end-of-the-year financial reports; and (2.) McCall Gibson Swedlund Barfoot, P.L.L.C. for preparation of the FY 2012 audit.

**Receive proposal to engage McCall Gibson Swedlund & Barfoot PLLC for District's annual audit report.**

Mr. Toland addressed the Board and reviewed the audit proposal as included in the Board agenda materials. Upon a motion duly made by Director Grover and being seconded by Director Llewellyn, the Board voted unanimously to approve the proposals from both Mark M. Burton, P.L.L.C., and McCall Gibson Swedlund Barfoot, P.L.L.C.

**Receive Executive Director's Monthly Report on District initiatives.**

Mr. Calderon briefed the Board. He said that there are reports on each of the committees' activities included in the Board agenda materials, and he reviewed the highlights.

He reported that the Business and Economic Development Committee met on November 28, 2012 and that the Committee has completed its planning process for the coming year.

Mr. Lawrence added that priorities and an Action Plan have been established for economic development initiatives.

Mr. Calderon said that the Marketing and Business Relations Committee met on November 28, 2012. He said that the Committee tabled making a recommendation for retaining the services of a marketing and public relations agency until next year.

Ms. Larson reported that the Recycling and Event Subcommittee met December 4, 2012 and is recommending that upcoming recycling events should be held bi-annually in the spring and the fall, rather than quarterly. She said that a recycling mixer will be held this month at Bradshaw-Carter.

Mr. Calderon reported that the Mobility and Visual Improvements Committee met November 19, 2012 and that the Committee is working closely with Kudela & Weinheimer on the District's banner signage initiative. He said the Committee received and recommends approval of an \$8,000 funding request from the Museum Area Municipal Association (MAMA), and he reviewed highlights of the request.

He said that a report from the Public Safety Committee will follow later in the meeting.

Mr. Calderon said that all of the proposed FY 2013 budgets have been discussed at the Committee level.

Chairman Wynn asked about progress on the proposed re-lighting project for the six bridges over Highway 59. Mr. Calderon reported that a grant application in the amount of \$1.6 million has been submitted to TxDOT for review and consideration. He said that there is strong community support for the project, noting that the District's application included letters of support from the Houston Medical Center, Rice University, the South Main Coalition, the Montrose Boulevard Conservancy, the Museum District, Neartown Association, Houston-Galveston Area Council (HGAC) and the City of Houston's Mayor and Director of Public Works. Chairman Wynn thanked Mr. Calderon, Director Robinson and Mr. Josh Hawes for their extensive work on preparing the application. No action was taken.

#### **Consider FY 2013 District Budget**

Mr. Calderon distributed a document titled, "Montrose Management District, Profit & Loss Budget vs. Actual, Total Zone," dated December 10, 2012, hereby attached as Exhibit B. He said the total proposed budget for FY 2013 is \$1,987,518.00. Upon a motion duly made by Director Nagar and being seconded by Director Grover, the Board voted unanimously to approve the FY 2013 District budget.

**Receive District's Monthly Assessment Collection Reports and Billing and Assessment Summaries, Lawsuit and Arbitration Status Details, and Delinquent Assessment Reports.**



Ms. Hall presented the Report. She reported that the 2011 assessments are 98% collected to date on both the East and West sides of the District. She said there are no properties with uncertified 2011 property values within the District. She also noted that the District's Top Ten Assessment Payers and the Ten Largest Delinquent Accounts are listed in the Board agenda materials. Mr. Hawes said that the monthly status report on delinquent accounts from the District's collections firm Perdue Brandon is being revised at the request of the Finance Committee.

Mr. Calderon reported that two Supplemental Assessment Roll public hearings were conducted recently, one hearing for each side of the District. He said that reports on these hearings are expected to be presented to the Board at its next meeting. He added that notices of assessments are being distributed as normal. No action was taken.

**Receive Marketing and Business Relations Committee report;**

Mr. Calderon said there are no Board action items from this Committee. No action was taken.

**Receive report from the Public Safety Committee.**

Committee Chair Nagar asked Officer Becerra to present the November, 2012 Security Patrol Report. Officer Becerra said that a total of 80 arrests were made during the month. Chairman Wynn asked about the effectiveness of distributing "report cards" on vehicles in parking lots to prevent motor vehicle break-ins. Officer Becerra said that it typically works in those areas for the short-term, while break-ins tend to increase in other areas. Committee Chair Nagar inquired about the recent increase in bicycle thefts. Officer Becerra said that bicycles that are parked outside will continue to be targets for theft.

Officer Becerra reviewed the schedules for the security patrol shifts. He reviewed crime statistics during the recent Montrose Crawl event. Director Robinson commented on an increase in criminal activity in the Cherryhurst Community. Officer Becerra said there are issues with parole violators loitering in Hyde Park. Officer Becerra added that the Storefront will be initiating an apartment Positive Interaction Program (PIP) next year. No action was taken.

**Receive report from the Mobility and Visual Improvements Committee**

**a.) Consider request from Museum Area Municipal Association concerning Bell Park Restoration.**

Director Stinson recused herself from the meeting, stating that she is the current president of the Museum Area Municipal Association (MAMA). Director Robinson presented the request for funding in the amount of \$8,000.00. Mr. Calderon explained that the District's funding would be contingent on MAMA's obtaining matching funds; on approval of the restoration project by the appropriate City departments including the Houston Parks Board and the Houston Parks and Recreation Department; and on its developing watering



and maintenance agreements for the property. There was discussion about the District receiving recognition for its funding, after which Director Grover suggested that the motion be amended to include recognition for the District in the form of a physical marker to be placed in the park, and that the funding shall be granted to MAMA based on the other contingencies as described. There was brief discussion about the project's timeline, which is anticipated to take place in Spring, 2013. Upon a motion duly made by Director Grover and being seconded by Director Nagar, the Board voted unanimously to approve the amended motion for the funding request in the amount of \$8,000.00 in matching funds from the Museum Area Municipal Association concerning the Bell Park restoration.

**Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss litigation, and matters related to the same.**

The Board entered into Executive Session at 12:49 p.m.

**Reconvene in Open Session and authorize appropriate action by legal counsel related to Item #13 on the agenda.**

The Board reconvened in Open Session at 1:12 p.m. No action was taken.

**Announcements.**

Mr. Calderon announced that the Public Safety Committee will meet on December 14, 2012 and said that it will be the final District committee meeting held this year.

**Adjourn.**

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 1:14 p.m.



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Secretary, Board of Directors  
Montrose Management District

Exhibit A: "Montrose Management District Quarterly Investment Inventory Report," for the period ended September 30, 2012

Exhibit B: "Montrose Management District, Profit & Loss Budget vs. Actual, Total Zone," dated December 10, 2012

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Montrose Management District Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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4. Receive Montrose Management District's monthly Assessment Collection Report and Billing and Assessment Summary, Lawsuit and Arbitration Status Detail, and Delinquent Assessment Report.

**MONTROSE DISTRICT EAST ZONE  
ASSESSMENT COLLECTION REPORT  
December 2012  
BILLING AND COLLECTION SUMMARY  
FISCAL YEAR  
01/01/12 - 12/31/12**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2012	0.12500	\$440,265.06	\$47,786.08	\$392,478.98	11%
2011	0.12500	\$421,340.08	\$413,124.46	\$8,215.62	98%
2010	0.12500	\$402,428.90	\$398,206.59	\$4,222.31	99%
2009	0.12500	\$419,939.17	\$419,901.67	\$37.50	100%
2008	0.12500	\$396,675.13	\$396,650.13	\$25.00	100%
2007	0.12500	\$309,868.58	\$309,849.83	\$18.75	100%

Current Month Activity

Revenue:	Current Month	Year to Date
2012 Assessment Collected	47,786.08	47,786.08
2011 Assessment Collected	464.41	357,239.44
2010 Assessment Collected	-113.75	1,981.31
2009 Assessment Collected	-246.17	2,615.74
2008 Assessment Collected	0.00	531.00
2007 Assessment Collected	0.00	114.45
Penalty & Interest	170.95	8,316.37
Overpayments	943.20	11,267.19
Collection Fees	183.21	5,501.62
Court Fees	0.00	66.67
<b>Total Revenue</b>	<b>49,187.93</b>	<b>435,419.87</b>
Overpayments Presented for Refund	1,758.08	11,627.79
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2012:	<b>352,521,212</b>	Uncertified:	<b>1,511,580</b>
ASSESSED VALUE FOR 2011:	<b>337,093,755</b>	Uncertified:	0
ASSESSED VALUE FOR 2010:	<b>321,965,531</b>	Uncertified:	0
ASSESSED VALUE FOR 2009:	<b>336,117,938</b>	Uncertified:	0
ASSESSED VALUE FOR 2008:	<b>317,339,817</b>	Uncertified:	0
ASSESSED VALUE FOR 2007:	<b>322,144,526</b>	Uncertified:	0

Assessment Collection Account: Compass Bank, Account No. 2530962019

**ASSESSMENT PLAN PROJECTIONS**

YEAR	MAX RATE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE @ 10%
2007	0.12500	337,500	320,625	309,849.83	
2008	0.12500	337,500	320,625	396,650.13	
2009	0.12500	337,500	320,625	419,901.67	
2010	0.12500	337,500	320,625	398,206.59	
2011	0.12500	337,500	320,625	413,124.46	
2012	0.12500	337,500	320,625	47,786.08	
2013	0.12500	337,500	320,625		
2014	0.12500	337,500	320,625		
2015	0.12500	337,500	320,625		
2016	0.12500	337,500	320,625		
		3,375,000	3,206,250		375,000

The Projected Levy is based on the rate remaining at 0.12500

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



**MONTROSE DISTRICT EAST ZONE**

December 2012						
TOP TEN ASSESSMENT PAYERS						
PROPERTY OWNERS	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT	
PPF AMLI 2221 WEST DALLAS ST LL	1269260010001	2221 W DALLAS ST 404 77019	MULTI-FAMILY	58,104,175	72,630.22	
200 W MONTROSE ST STE 2200						
CHICAGO IL 60606-5070						
UST REALTY COMPANY	0261640000027	4100 MONTROSE BLVD 77006	OFFICE BUILDINGS	12,109,700	15,137.13	
% UNIV OF ST THOMAS: ATTN PRES	0261630000021	4203 YOAKUM BLVD 77006				
3800 MONTROSE BLVD	0261630000001	4200 MONTROSE BLVD				
HOUSTON TX 77006-4626						
4203 MONTROSE LTD	1277520010001	4203 MONTROSE BLVD 77006	OFFICE BUILDING	8,136,463	10,170.58	
3810 W ALABAMA						
HOUSTON TX 77027-5204						
RIVERSIDE CPI LLC & REALTY CTR	0370370010001	220 W ALABAMA ST 131 77006	MULTI - FAMILY	7,521,945	9,402.43	
MANAGEMENT INC						
1990 S BUNDY DR STE 100						
LOS ANGELES CA 90025						
ARMSTRONG CHARLES	0140670000002	804 PACIFIC ST 77006	VARIOUS COMMERCIAL	6,949,331	8,671.74	
5000 MONTROSE BLVD UNIT 22C	0140250000001	2302 GENESEE ST 12 77006				
HOUSTON TX 77006-6564	0140250000002	2308 GENESEE ST 77006				
	0140250000005	120 FAIRVIEW ST 77006				
	0140660000002	2401 GRANT ST 77006				
	0140670000001	802 PACIFIC ST 77006				
	0140670000003	808 PACIFIC ST 77006				
	0140670000004	811 PACIFIC ST 77006				
	0140670000005	925 HYDE PARK BLVD 77006				
	0140670000006	809 HYDE PARK BLVD 77006				
	0140670000009	925 HYDE PARK BLVD 77006				
	0180340000001	1002 CALIFORNIA ST 77006				
	0180340000002	1004 CALIFORNIA ST 77006				
	0180340000003	1004 CALIFORNIA ST 77006				
	0180340000011	1007 MISSOURI ST 77006				
	0140660000004	907 FAIRVIEW ST 77006				
	0180340000012	1005 MISSOURI ST 77006				
	0261510000011	2702 CROCKER ST 77006				
	0261510000020	2602 CROCKER ST 77006				
	0261510000021	2605 GRANT ST 77006				
	0261510000027	805 PACIFIC ST 77006				
	0442130000001	810 PACIFIC ST 77006				
	0140680000009	810 HYDE PARK BLVD 77006				

## December 2012

## TOP TEN ASSESSMENT PAYERS

MONTEROSE DISTRICT EAST ZONE

December 2012						
TOP TEN DELINQUENTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
FAT PROPERTY	92 023 070 000 0012	710 COLQUITT ST 16 77006	MULTI - FAMILY	2010 - 2011	1,948.38	
204 MARSHALL ST HOUSTON TX 77006-4500						
FAT PROPERTY	92 037 040 000 0001	502 W ALABAMA ST 25 77006	MULTI - FAMILY	2010 - 2011	1,591.79	
218 HAWTHORNE ST HOUSTON TX 77006-4006						
GAMRU PROPERTIES LTD	92 008 270 000 0005	506 SUL ROSS ST 11 77006	MULTI - FAMILY	2010 & 2011	1,295.91	
501 SUL ROSS ST HOUSTON TX 77006-5030						
HACIENDA DEL SOL LTD CO	92 057 033 000 0020	1220 TAFT ST 77006	COMMERICAL BUILDING	2010 - 2011	1,122.34	
15407 PALTON SPRINGS DR HOUSTON TX 77082-3022						
SIMMONS MARTHA	92 008 260 000 0003	3804 BRANDT ST 77006	COMMERICAL BUILDING	2010 - 2011	1,063.86	
3804 BRANDT ST APT 2 HOUSTON TX 77006-5168						
GAWERC BRONIA	92 014 054 000 0011	330 FAIRVIEW ST 77006	OFFICE BLDGS	2011	737.00	
330 FAIRVIEW ST HOUSTON TX 77006-3002						
UPSTAIRS DOWNSTAIRS LLC	92 023 062 000 0013	609 COLQUITT ST 77006	COMMERICAL BLDG	2010 - 2011	627.50	
609 COLQUITT ST HOUSTON, TX 77006-5523						
ERIS BILL	92 056 041 000 0003	311 W GRAY ST 77019	VACANT PROPERTY	2010 - 2011	605.00	
GIANNAKOPOULOS ILIAS						
403 W GRAY ST HOUSTON TX 77019-4442						
FAT PROPERTIES	92 037 029 000 0016	406 HAWTHORNE ST 5 77006	MULTI-FAMILY	2011	604.10	
4918 NEWPOINT DR FRESNO TX 77545-9200						
BETHEA LEGARE H TRUST	92 026 162 001 0001	920 RICHMOND AVE 77006	VACANT PROPERTY	2011	579.26	
% J P MORGAN CHASE BANK NA						
P O BOX 2558 HOUSTON TX 77252-2558						



# Harris County Improvement District No. 6 Lawsuit and Arbitration Status Summary as of 11/09/2012

Jur 930

## Summary

For Tax Years 2007-2011, for the period of June 2009 through October 2012

### Settled

290,166,009	Original value of <b>Settled</b> accounts as of 11/09/2012
92	Number of <b>Settled</b> accounts as of 11/09/2012
26,558,889	Reduction in value of <b>Settled</b> accounts
<b>9.15%</b>	Average % reduction in value of <b>Settled</b> accounts

### Unsettled

178,695,897	Original value of <b>Unsettled</b> accounts as of 11/09/2012
43	Number of <b>Unsettled</b> accounts as of 11/09/2012

.125 Tax rate per \$100 valuation

**\$20,445** Estimated reduction in assessment on 43 Unsettled accounts,  
based on **9.15 %** average

# Harris County Improvement District No. 6 Lawsuit and Arbitration Status Detail as of 11/09/2012

Jur 930

Tax Year	CAD No.	Owner Name	Original Value	Assessment Collected	Cause Number	Date Settled	Total Settled Value	Reduction in Assessment	% Reduction in Assessment	Designation Form Sent	Refund Notice Sent to Bkpr
<b>Tax Year 2009</b>											
<b>Settled</b>											
Tax Year 2009	057-036-000-0019	NRH Family Trust	200,000	\$0.00	101-09-000061	12/10/2009	200,000	\$0.00	0.00%	NA	NA
Tax Year 2009	057-036-000-0020	NRH Family Trust	200,000	\$225.00	101-09-000060	1/28/2010	180,000	\$25.00	11.11%	DELQ	NA
Tax Year 2009	037-068-000-0005	Thompson Lisa	396,623	\$447.42	2009-49097	1/28/2010	357,933			DELQ	NA
Tax Year 2009	023-064-000-0009	Andover Properties Ltd	830,000	\$1,037.50	2009-57241	2/26/2010	738,000	\$115.00	11.08%	PAID	NA
Tax Year 2009	030-246-000-0008	Andover Properties Ltd	689,814	\$862.27	2009-57241	2/26/2010	555,663	\$167.69	19.45%	PAID	NA
Tax Year 2009	026-152-000-0019	Total Health Care Svc LLC	1,235,310	\$1,544.14	2009-70758	2/26/2010	1,100,000	\$258.59	20.77%	DELQ	NA
Tax Year 2009	037-037-000-0004	Siddiqui Sabrina	1,039,500	\$1,299.38	2009-63330	3/26/2010	832,632	\$258.59	19.90%	PAID	NA
Tax Year 2009	026-163-000-0021	UST Realty Company c/o Univ of St Thomas	6,944,978	\$8,681.22	2009-57057	5/14/2010	6,500,000	\$0.00	0.00%	N/A	N/A
Tax Year 2009	037-035-000-0018	UST Realty Company c/o Univ of St Thomas	3,691,605	\$4,614.51	2009-57057	5/14/2010	3,691,605	\$0.00	0.00%	NA	NA
Tax Year 2009	126-926-001-0001	Bega Wetmoreland Ltd / Scott William G	2,247,000	\$2,808.75	2009-63612	5/14/2010	2,247,000	\$0.00	0.00%	NA	NA
Tax Year 2009	008-262-000-0001	West Dallas, Ltd c/o Koontz/McCombs LLC	56,275,543	\$70,344.43	2009-56299	9/17/2010	49,000,000	\$9,094.43	12.95%	10/8/2010	11/11/2010
Tax Year 2009	127-752-001-0001	Osama Abdullatif	780,000	\$975.00	2009-63558	9/17/2010	700,000	\$100.00	10.26%	10/8/2010	11/11/2010
Tax Year 2009	122-924-001-0001	4119 Montrose Ltd	7,650,000	\$9,562.50	2009-57048	10/22/2010	7,100,000	\$687.50	7.19%	11/7/2010	12/9/2010
Tax Year 2009	014-064-000-0007	B&P Residential LLC	1,100,000	\$1,375.00	2009-66406	11/19/2010	900,000	\$250.00	18.18%	12/3/2010	1/4/2011
Tax Year 2009	023-076-000-0001	Heim Lam Inc	2,061,183	\$2,576.48	2009-63649	12/10/2010	1,975,000	\$107.73	4.18%	1/4/2011	2/9/2011
Tax Year 2009	008-266-000-0004	Memorial Trails Apartments Inc	1,398,328	\$1,747.91	2009-67128	2/25/2011	1,300,000	\$122.91	7.03%	3/23/2011	4/11/2011
Tax Year 2009	120-768-001-0001	Wheeler James M	769,152	\$961.44	2009-67221	2/25/2011	727,655	\$33.75	5.40%	3/23/2011	4/4/2011
Tax Year 2009	014-010-000-0009	4119 Montrose Limited	3,902,000	\$4,877.50	2010-00805	2/25/2011	3,875,000	\$33.75	0.69%	3/23/2011	4/4/2011
Tax Year 2009	030-245-000-0010	MAV Investments Inc	761,081	\$951.35	2009-67150	3/25/2011	745,000	\$20.10	2.11%	4/21/2011	5/3/2011
Tax Year 2009	026-154-000-0006	Littell Brett	764,600	\$955.75	2009-70727	3/30/2011	725,000	\$246.90	25.83%	4/21/2011	5/3/2011
Tax Year 2009	018-045-000-0004	BRI Hawthorne Square Ltd	2,890,000	\$3,612.50	2009-64031	5/23/2011	2,700,000	\$237.50	6.57%	6/8/2011	7/5/2011
Tax Year 2009	018-045-000-0005	Garza Otila F	268,800	\$336.00	2009-59875	7/14/2011	268,800	\$0.00	0.00%	N/A	N/A
Tax Year 2009	018-045-000-0006	Garza Otila F	192,000	\$240.00	2009-59875	7/14/2011	192,000	\$0.00	0.00%	N/A	N/A
Tax Year 2009	117-939-001-0001	Garza Otila F	395,133	\$493.92	2009-59875	7/14/2011	395,133	\$0.00	0.00%	N/A	N/A
Tax Year 2009		Walgreens 03157	6,366,871	\$7,958.59	2008-53973	8/19/2011	4,975,212	\$1,739.57	21.86%	9/7/2011	9/28/2011
<b>Unsettled</b>			105,849,521				94,645,633				
<b>Tax Year 2009</b>			816,937	\$1,021.17	2011-20563	11/13/2012	620,000	\$246.17	24.11%	12/7/2012	12/28/2012
<b>Total</b>			<b>816,937</b>								
<b>Unsettled Accounts, original value</b>											
<b>Unsettled Accounts, number of accounts</b>			<b>1</b>								

<b>Tax Year 2010</b>											
<b>Settled</b>											
Tax Year 2010	030-245-000-0020	1920 Manor LLC	378,669	\$422.54	101-10-000274	1/21/2011	338,034			BASA	NA
Tax Year 2010	004-139-000-0002	Khawaja Abbas & Teskeen	714,568	\$955.74	101-10-000112	3/25/2011	600,000	\$153.24	16.03%	4/21/2011	5/3/2011
Tax Year 2010	030-246-000-0008	Andover Properties Ltd	681,033	\$694.58	2010-48685	3/25/2011	555,663	\$0.00	0.00%	PAID	NA
Tax Year 2010	026-095-000-0001	Mazza Bruce S & Beverly L	791,971	\$989.96	101-10-000140	4/13/2011	730,920	\$76.31	7.71%	5/24/2011	6/1/2011
Tax Year 2010	008-262-000-0001	Abdullatif Osama	780,000	\$975.00	2010-61463	6/1/2011	700,000	\$100.00	10.26%	6/22/2011	7/5/2011
Tax Year 2010	018-045-000-0004	Garza Otila F	268,800	\$336.00	2010-64250	7/12/2011	268,800	\$0.00	0.00%	N/A	N/A
Tax Year 2010	018-045-000-0005	Garza Otila F	192,000	\$240.00	2010-64250	7/12/2011	192,000	\$0.00	0.00%	N/A	N/A
Tax Year 2010	018-045-000-0006	Garza Otila F	380,038	\$475.05	2010-64250	7/12/2011	332,000	\$60.05	12.64%	7/29/2011	8/31/2011
Tax Year 2010	023-076-000-0001	Memorial Trails Apartments Inc	1,344,641	\$1,680.80	2010-71941	8/30/2011	1,300,000	\$55.80	3.32%	9/14/2011	9/28/2011



# Harris County Improvement District No. 6 Lawsuit and Arbitration Status Detail as of 11/09/2012

Tax Year	CAD No.	Owner Name	Original Value	Assessment Collected	Cause Number	Date Settled	Total Settled Value	Reduction in Assessment	% Reduction in Assessment	Designation Form Sent	Refund Notice Sent to Bkpr
Tax Year 2010	126-926-001-0001	West Dallas, Ltd c/o Kootz/McCombs LLC	52,760,717	\$65,950.90	2010-52973	9/1/2011	49,500,000	\$4,075.90	6.18%	9/14/2011	9/28/2011
Tax Year 2010	117-939-001-0001	Walgreens 03157	6,660,456	\$8,325.57	2010-60599	9/9/2011	5,156,998	\$1,880.00	22.58%	revd	10/4/2011
Tax Year 2010	127-752-001-0001	4119 Montrose Ltd	6,827,718	\$8,534.65	2010-60985	10/14/2011	6,550,000	\$347.15	4.07%	11/3/2011	12/1/2011
Tax Year 2010	030-245-000-0008	The Nations Family Limited Partnership Ltd	1,020,000	\$1,364.25	2010-68544	2/10/2012	1,020,000	\$0.00	0.00%	NA	NA
Tax Year 2010	037-037-000-0003	Farb Aubrey & Trustee	1,445,640	\$1,807.05	2010-71841	1/10/2012	1,440,640	\$6.25	0.35%	1/24/2012	1/31/2012
Tax Year 2010	026-163-000-0001	UST Realty Company	1,825,000	\$2,521.56	2010-67730	2/14/2012	1,825,000	\$0.00	0.00%	N/A	N/A
Tax Year 2010	026-163-000-0001	UST Realty Company	6,393,372	\$7,991.72	2010-61021	2/28/2012	6,000,000	\$491.72	6.15%	3/26/2012	5/7/2012
Tax Year 2010	025-076-000-0008	Memorial Trails Apartments Inc	427,410	\$534.26	2010-77714	2/29/2012	410,000	\$21.76	4.07%	3/26/2012	5/7/2012
Tax Year 2010	008-266-000-0004	Wheeler James M	764,218	\$961.44	2010-68633	4/9/2012	750,000	\$17.77	1.85%	4/24/2012	5/7/2012
Tax Year 2010	030-246-000-0003	Borrell Leo J & H Judy	1,173,466	\$1,466.83	2010-71890	4/5/2012	1,085,000	\$110.58	7.54%	4/24/2012	5/7/2012
Tax Year 2010	026-163-000-0021	UST Realty Company	2,857,500	\$3,571.88	2010-61030	7/26/2012	2,600,000	\$321.88	9.01%	8/20/2012	8/30/2012
			87,687,217				81,355,055				

<b>Unsettled</b>											
Tax Year 2010	030-245-000-0014	Yoshida Naomitsu & Maemi	1,062,962	\$1,328.70	2010-68537	12/5/2012	1,000,200	\$78.45	5.90%	1/3/2013	
Tax Year 2010	030-245-000-0010	Littell Brett	828,106		2010-68607						
Tax Year 2010	120-768-001-0001	4119 Montrose Limited	2,500,000		2011-07683						
Tax Year 2010	014-012-000-0004	Vega Adan G & Gladys H	741,000	\$926.25	2011-20563	11/13/2012	650,000	\$113.75	12.28%	12/7/2012	12/28/2012
Tax Year 2010	026-137-000-0004	Pacific Foundation Inc	568,662		2011-21270						
Tax Year 2010	<b>Unsettled Accounts, original value</b>		5,700,730								
Tax Year 2010	<b>Total</b>										

<b>Tax Year 2011</b>											
<b>Settled</b>											
Tax Year 2011	023-076-000-0008	Memorial Trails Apartments INC	445,000	\$556	2011-63961	2/24/2012	\$410,000	\$43.75	7.87%	3/26/2012	5/7/2012
Tax Year 2011	037-037-000-0004	Siddiqui Sabrina	1,000,000	\$1,250.00	2011-48169	3/6/2012	832,632	\$209.21	16.74%	pd adj amt	N/A
Tax Year 2011	023-060-000-0008	Aron Enterprises Inc	686,000	\$858.50	101-11-000374	5/10/2012	\$624,000	\$77.50	9.03%	5/31/2012	7/2/2012
Tax Year 2011	125-809-001-0001	Richmond Montrose CVS	3,806,375	\$4,757.97	2011-56385	8/24/2012	3,730,000	\$95.47	2.01%	9/21/2012	10/1/2012
Tax Year 2011	023-076-000-0001	MEMORIAL TRAILS APARTMENTS INC	1,321,761	\$1,652.20	2011-63172	9/5/2012	1,300,821	\$26.17	1.58%	9/24/2012	10/1/2012
Tax Year 2011	014-154-000-0005	Snyder Saul	1,121,310	\$1,401.64	2011-63536	9/27/2012	1,100,000	\$26.64	1.90%	10/18/2012	11/5/2012
Tax Year 2011	026-163-000-0001	UST Realty Company c/o Univ of St Thomas	6,087,000	\$7,608.75	2011-64027	9/26/2012	4,500,000	\$1,983.75	26.07%	10/10/2012	11/5/2012
Tax Year 2011	026-164-000-0027	UST Realty Company c/o Univ of St Thomas	2,017,248	\$2,521.56	2011-64027	9/26/2012	1,700,000	\$396.56	15.73%	10/10/2012	11/5/2012
Tax Year 2011	026-163-000-0021	UST Realty Company c/o Univ of St Thomas	2,853,688	\$3,542.11	2011-64027	9/26/2012	2,600,000	\$292.11	8.25%	10/10/2012	11/5/2012
			19,318,382				16,797,453				

<b>Unsettled</b>											
Tax Year 2011	023-064-000-0009	Andover Properties Ltd	779,942	\$925.00	2011-47947	11/14/2012	739,547	\$50.50	5.46%	revd	12/28/2012
Tax Year 2011	030-246-000-0008	Andover Properties Ltd	816,885	\$1,020.00	2011-47947	11/14/2012	700,000	\$145.00	14.22%	revd	12/28/2012
Tax Year 2011	122-024-001-0001	B&P Residential LLC	929,000	\$1,161.25	2011-51945	11/1/2012	872,701	\$70.37	6.06%	12/7/2012	12/28/2012
Tax Year 2011	014-148-000-0012	Current Owner	1,058,245		2011-57701						
Tax Year 2011	126-926-001-0001	PPF AMLI 2221 West Dallas Street LLC	57,922,375		2011-62186						
Tax Year 2011	120-768-001-0001	4119 Montrose Limited	3,542,748		2011-62741						
Tax Year 2011	030-245-000-0008	The Nations Family Limited Partnership Ltd	1,011,577	\$1,264.47	2011-63014	11/27/2012	1,000,000	\$70.37	5.57%	revd	12/28/2012
Tax Year 2011	030-245-000-0010	Littell Brett	793,731		2011-63518						
Tax Year 2011	121-274-001-0001	Whitney Place Ltd	1,257,797		2011-63729						
Tax Year 2011	008-260-000-0013	Harris Dwayne & Paula D	740,000		2011-63759						
Tax Year 2011	030-246-000-0003	Borrell Leo J & H Judy	1,085,000		2011-64005						
Tax Year 2011	030-245-000-0014	Yoshida Naomitsu & Maemi	1,000,200		2011-69593						
Tax Year 2011	026-152-000-0019	Total Health Care Svc LLC	898,226		2011-70201						



# Harris County Improvement District No. 6 Lawsuit and Arbitration Status Detail as of 11/09/2012

Jur 930

Tax Year	CAD No.	Owner Name	Original Value	Assessment Collected	Cause Number	Date Settled	Total Settled Value	Reduction in Assessment	% Reduction in Assessment	Designation Form Sent	Refund Notice Sent to Bkpr
Tax Year 2011	Total	Unsettled Accounts, original value	71,835,726								
Tax Year 2011	Total	Unsettled Accounts, number of accounts	13								
<b>Tax Year 2012</b>											
<b>Settled</b>											
Tax Year 2012			0				0				
<b>Unsettled</b>											
Tax Year 2012	004-136-000-0009	Brinkoeter W R	515,200		101-12-000411						
Tax Year 2012	030-245-000-0014	Yoshida Naomitsu & Maemi	1,028,640	due	2010-68537	12/5/2012	1,000,200	\$35,55	0.00%	stmt	na
Tax Year 2012	014-012-000-0004	Vega Adan G & Gladys H	680,000	due	2011-20563	11/13/2012	680,000	\$0.00	0.00%	na	na
Tax Year 2012	014-148-000-0012	Current Owner	1,048,939		2011-57701						
Tax Year 2012	030-245-000-0008	THE NATIONS FAMILY LIMITED PARTNERSHIP	1,015,035	\$1,268.79	2011-63014	11/27/2012	1,000,000	\$18.79	1.48%	due	
Tax Year 2012	037-037-000-0004	Siddiqui Sabrina	1,000,000	due	2012-44907	12/6/2012	832,632	\$209.21	0.00%	stmt	na
Tax Year 2012	125-809-001-0001	102 104 Greenwich Street Manhattan LP	3,920,517		2012-52222						
Tax Year 2012	126-926-001-0001	PPF AMLI 2221 WEST DALLAS STREET LLC	58,104,175		2012-55280						
Tax Year 2012	026-152-000-0019	TOTAL HEALTH CARE SVC LLC	1,040,787		2012-58599						
Tax Year 2012	026-163-000-0001	UST Realty Company	7,052,892		2012-58876						
Tax Year 2012	026-163-000-0021	UST Realty Company	2,900,000		2012-58876						
Tax Year 2012	120-768-001-0001	New 4119 Montrose LLC	3,914,650		2012-58942						
Tax Year 2012	127-752-001-0001	4203 Montrose LLC	8,136,463		2012-58942						
Tax Year 2012	018-045-000-0004	Garza Ohila F	268,800		2012-60661						
Tax Year 2012	018-045-000-0005	Garza Ohila F	192,000		2012-60661						
Tax Year 2012	018-045-000-0006	Garza Ohila F	383,000		2012-60661						
Tax Year 2012	121-274-001-0001	Whitney Place Ltd	1,772,000		2012-61805						
Tax Year 2012	023-076-000-0008	Memorial Trails Apartments Inc	413,539		2012-62002						
Tax Year 2012	030-245-000-0003	4309 Yoakum LP	752,177		2012-62215						
Tax Year 2012	030-245-000-0010	Littell Brett	793,731		2012-62225						
Tax Year 2012	008-260-000-0013	Harris Dwayne & Paula D	723,600		2012-62281						
Tax Year 2012	026-164-000-0027	UST Realty Company	2,156,808		2012-62305						
Tax Year 2012	030-246-000-0003	Borrell Leo J & H Judy	1,165,125		2012-62464						
Tax Year 2012	023-076-000-0001	Memorial Trails Apartments Inc	1,364,426		2012-62523						
Tax Year 2012	Total	Unsettled Accounts, original value	100,342,504								
Tax Year 2012	Total	Unsettled Accounts, number of accounts	24								

<b>Cumulative</b>											
<b>Settled</b>											
Cumulative	Grand Total	Settled Accounts, original value	290,166,009				263,607,120				
Cumulative	Grand Total	Settled Accounts, number of accounts	92								
<b>Unsettled</b>											
Unsettled	Grand Total	Unsettled Accounts, original value	178,695,897								
Cumulative	Grand Total	Unsettled Accounts, number of accounts	43								

# Harris County Improvement District No. 6 Lawsuit and Arbitration Status Detail as of 11/09/2012

Jur 930

Tax Year	CAD No.	Owner Name	Original Value	Assessment Collected	Cause Number	Date Settled	Total Settled Value	Reduction in Assessment	% Reduction in Assessment	Designation Form Sent	Refund Notice Sent to Bkpr
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## 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.
BASA	Billed at settled amount -- Account had not been billed for this tax year before the lawsuit was settled; so account was adjusted (if needed) and billed at the settled amount.
NYB	Not yet billed

**MONTROSE DISTRICT WEST ZONE  
ASSESSMENT COLLECTION REPORT  
December 2012  
BILLING AND COLLECTION SUMMARY  
FISCAL YEAR  
01/01/12 - 12/31/12**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2012	0.12500	\$984,755.96	\$63,641.18	\$921,114.78	6%
2011	0.12500	\$885,626.50	\$870,674.88	\$14,951.62	98%
2010	0.12500	\$868,259.63	\$862,677.52	\$5,582.11	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2012 Assessment Collected	63,641.18	63,641.18
2011 Assessment Collected	1,417.26	779,238.35
2010 Assessment Collected	525.94	10,035.27
Penalty & Interest	685.83	11,805.61
Overpayments	1,872.94	27,926.09
Collection Fees	728.26	8,165.73
Court Fees	0.00	0.00
<b>Total Revenue</b>	<b>68,871.41</b>	<b>900,812.23</b>
Overpayments Presented for Refund	1,872.94	27,413.43
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2012:	<b>788,509,436</b>	Uncertified:	<b>4,200,764</b>
ASSESSED VALUE FOR 2011:	<b>708,500,777</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2010:	<b>694,605,333</b>	Uncertified:	<b>0</b>

Assessment Collection Account: Compass Bank, Account No. 2530962086

**ASSESSMENT PLAN PROJECTIONS**

YEAR	MAX RATE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE @ 10%
2010	0.12500	868,260	824,847	\$862,677.52	
2011	0.12500	885,627	841,345	\$870,674.88	
2012	0.12500	984,756	935,518	\$63,641.18	
2013	0.12500		0		
2014	0.12500		0		
2015	0.12500		0		
2016	0.12500		0		
		2,738,642	2,601,710		273,864

The Projected Levy is based on the rate remaining at 0.12500

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



MONTROSE DISTRICT WEST ZONE

December 2012						
TOP TEN ASSESSMENT PAYERS						
PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT	
WEINGARTEN REALTY INVESTORS	0442250000001	2005 W GRAY ST 77019	VARIOUS COMMERCIAL	53,042,829	66,303.54	
0591-001	0442250000170	1953 W GRAY ST 77019				
P O BOX 924133	0442250000169	1953 W GRAY ST 77019				
HOUSTON TX 77292-4133	0442250000168	2028 W GRAY ST 77019				
	0442250000145	2001 W GRAY ST 77019				
	0442250000110	2020 W GRAY ST 77019				
	0442250000105	2010 W GRAY ST 77019				
	0442250000005	2002 W GRAY ST 77019				
	0442250000002	1950 W GRAY ST 77019				
	0442250000171	2017 W GRAY ST 77019				
FINGER FSC MONTROSE LTD	1215190010001	4899 MONTROSE BLVD 187 77006	MULTI - FAMILY	52,226,295	65,282.87	
99 DETERING ST STE 200						
HOUSTON TX 77007-8259						
4310 DUNLAVY LLC	1286480020001	DUNLAVY 77006	MULTI - FAMILY	36,892,122	46,115.15	
101 BERKSHIRE ST	1286480010002	4310 DUNLAVY ST 77006				
BELLAIRE TX 77401-5309	1286480010001	4310 DUNLAVY ST 236 77006				
	0660870040002	4403 WOODHEAD ST 16 77098				
	0660870040001	4403 WOODHEAD ST 77098				
	0660870020006	4315 WOODHEAD ST 8 77098				
WESTHEIMER APARTMENTS LP	1286390010001	2001 WESTHEIMER RD 244 77098	MULTI - FAMILY	33,014,000	41,267.50	
5694 MISSION CENTER RD STE 602						
SAN DIEGO CA 92108-4324						
ANBIL IL-R O L P	0730810030011	1505 W CLAY ST 77019	SHOPPING CENTER	30,462,903	38,078.63	
105 TOWN CENTER RD STE 10	1170070010001	1422 W GRAY ST 77019				
KING OF PRUSSIA PA 19406-2394	1170070020001	1414 WAUGH DR 77019				
	0730810030007	1521 W CLAY ST 77019				
TEXAS ABERCROMBIE FAMILY INT LTD	0441850000002	1701 W ALABAMA ST 77098	VACANT COMMERCIAL	22,965,638	28,707.05	
730 N POST OAK RD STE 110						
HOUSTON TX 77024-3854						
SHEPHERD INV LP	0442600000001	2075 WESTHEIMER RD 77098	SHOPPING CENTER	14,650,000	18,312.50	
1800 POST OAK BLVD						
6 BLVD PLACE STE 400						
HOUSTON TX 77056						



MONTROSE DISTRICT WEST ZONE

December 2012						
TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
FAT PROPERTY LLC	94 057 121 000 0012	1901 RICHMOND AVE 42 77098	MULTI - FAMILY	2010 - 2011	3,087.69	
218 HAWTHORNE ST HOUSTON TX 77006-4006						
ROBINSON LENNON C P O BOX 66531 HOUSTON TX 77266-6531	94 026 198 000 0001	13174 HAWTHORNE ST 12 77006	MULTI - FAMILY	2010 - 2011	1,307.03	
LEVEL HEADED CHOW LLC 4721 N MAIN ST STE Q HOUSTON TX 77009-4400	94 026 198 000 0005	3414 GRAUSTARK ST 8 77006	MULTI-FAMILY	2010 - 2011	1,298.40	
HUFF MICHAEL B P O BOX 70148 HOUSTON, TX 77270-0148	94 026 174 000 0013	3230 YOAKUM BLVD 77006	COMMERCIAL	2010 - 2011	1,278.86	
IVANHOE BRANARD 2035 MILFORD ST HOUSTON, TX 77098-5309	94 038 220 000 0001	1915 BRANARD ST 22 77098	MULTI-FAMILY	2011	1,031.25	
LOPEZ EDUARDO & MONICA 1423 RICHMOND AVE HOUSTON TX 77006-5308	94 039 222 000 0009	1411 RICHMOND AVE 77006	COMMERCIAL	2010 - 2011	985.65	
MCCELROY VALERIE & JOHN P O BOX 540101 HOUSTON TX 77254-0101	94 059 173 000 0003	1223 WAUGH DR 77019	COMMERCIAL BLDG	2011	980.68	
EISEMANN MAUDE 5455 JOHN DREAPERR DR HOUSTON TX 77056-4230	94 010 167 000 0030	1116 W GRAY ST 77019	COMMERCIAL BLDG	2010 - 2011	891.00	
MAXIMILLIAN SQUARE LLC 4444 ALTON RD MIAMI BEACH FL 33140-2851	94 056 122 000 0016	3910 MCDUFFIE ST 13 77098	MULTI-FAMILY	2011	873.80	
NGO NANCY L 1515 W GRAY ST HOUSTON TX 77019-4928	94 044 229 000 0015	1515 W GRAY ST 77019	COMMERCIAL BLDG	2010-2011	867.50	



# Harris County Improvement District No. 11 Lawsuit and Arbitration Status Summary as of 11/09/2012

Jur 939

## **Summary**

For Tax Years 2010 & 2011, for the period of September 2010 through October 2012

### Settled

315,949,248	Original value of <b>Settled</b> accounts as of 11/09/2012
98	Number of <b>Settled</b> accounts as of 11/09/2012
19,210,270	Reduction in value of <b>Settled</b> accounts
<b>6.08%</b>	Average % reduction in value of <b>Settled</b> accounts

### Unsettled

275,524,500	Original value of <b>Unsettled</b> accounts as of 11/09/2012
86	Number of <b>Unsettled</b> accounts as of 11/09/2012

.125 Tax rate per \$100 valuation

**\$20,940** Estimated reduction in assessment on 87 Unsettled accounts,  
based on **6.08%** average

# Harris County Improvement District No. 11

## Lawsuit and Arbitration Status Detail as of 11/09/2012

Tax Year	CAD No.	Owner Name	Original Value	Assessment Collected	Cause Number	Date Settled	Total Settled Value	Reduction in Assessment	% Reduction in Assessment	Designation Form Sent	Refund Notice Sent to Bkpr
<b>Tax Year 2010</b>											
Settled											
Tax Year 2010	026-058-007-0004	Demeris Properties Ltd	579,506	\$724.38	2010-67781	1/21/2011	514,240	\$81.58	11.26%	2/22/2011	4-4/2011
Tax Year 2010	026-058-007-0006	Demeris Properties Ltd	635,560	\$794.45	2010-67781	1/21/2011	600,000	\$0.00	0.00%	NA	NA
Tax Year 2010	026-058-007-0008	Demeris Properties Ltd	744,225	\$930.26	2010-67781	1/21/2011	708,850	\$44.20	4.75%	2/22/2011	4-4/2011
Tax Year 2010	036-044-000-0006	Presswood Joe T & Forest L	824,951	\$1,031.19	101-10-000052	2/25/2011	600,000	\$281.19	27.27%	3/23/2011	4-4/2011
Tax Year 2010	033-194-000-0001	4900 Travis Investments LLC	865,000	\$1,050.00	2010-68703	2/25/2011	840,000	\$0.00	0.00%	NA	NA
Tax Year 2010	044-184-000-0151	Andover Richmond Apts Ltd	4,871,900	\$5,137.50	2010-48685	3/25/2011	4,110,000	\$0.00	0.00%	NA	NA
Tax Year 2010	054-058-000-0003	MB Development Co & SPP	957,007	\$1,070.00	101-10-000315	4/10/2011	856,000	\$0.00	0.00%	NA	NA
Tax Year 2010	128-648-001-0001	4310 Dunlavy LLC	25,032,000	\$30,625.00	2010-60813	5/13/2011	24,500,000	\$0.00	0.00%	NA	NA
Tax Year 2010	052-357-000-0014	YPI 2323 Shepherd LLC	9,750,931	\$13,041.87	2010-60379	5/24/2011	8,400,000	\$1,806.87	13.85%	6/8/2011	7/5/2011
Tax Year 2010	026-066-061-0006	Allied American Bank / Wells Fargo Bank	3,029,000	\$3,786.25	2010-61432	5/24/2011	2,750,000	\$348.75	9.21%	6/8/2011	7/5/2011
Tax Year 2010	117-007-001-0002	First Interstate Bank of Texas	1,049,990	\$1,312.49	2010-61432	5/24/2011	1,029,000	\$26.24	2.00%	6/22/2011	7/5/2011
Tax Year 2010	026-174-000-0001	KNA Partners Tower Inc	2,576,174	\$3,220.22	2010-56108	6/7/2011	1,637,850	\$1,172.91	36.42%	6/22/2011	7/5/2011
Tax Year 2010	026-174-000-0006	KNA Partners Tower Inc	445,653	\$557.07	2010-56108	6/7/2011	434,575	\$13.85	2.49%	6/22/2011	7/5/2011
Tax Year 2010	026-174-000-0007	KNA Partners Tower Inc	1,167,820	\$1,459.78	2010-56096	5/10/2011	1,167,820	\$0.00	0.00%	NA	NA
Tax Year 2010	030-158-000-0001	M A D 88 Real Estate Ltd Prrs	7,010,000	\$8,762.50	2009-58058	8/19/2011	6,400,000	\$846.38	9.66%	9/7/2011	9/28/2011
Tax Year 2010	044-225-000-0025	Amerit	3,186,000	\$3,982.50	2009-62216	8/22/2011	2,778,310	\$509.61	12.80%	9/7/2011	9/28/2011
Tax Year 2010	057-127-000-0006	Lambertz Robert W Jr	320,000	\$400.00	101-10-000122	10/7/2011	305,000	\$400.00	100.00%	11/3/2011	12/1/2011
Tax Year 2010	029-161-000-0004	1732 LP	717,000	\$896.25	2010-68675	10/28/2011	702,300	\$18.37	2.05%	11/17/2011	12/1/2011
Tax Year 2010	026-206-000-0003	Westheimer Commons	349,000	\$436.25	2010-57983	11/10/2011	349,000	\$0.00	0.00%	NA	NA
Tax Year 2010	026-206-000-0004	Westheimer Commons	326,000	\$407.50	2010-57983	11/10/2011	326,000	\$0.00	0.00%	NA	NA
Tax Year 2010	026-206-000-0005	Westheimer Commons	507,698	\$634.62	2010-57983	11/10/2011	385,000	\$153.37	24.17%	11/22/2011	12/1/2011
Tax Year 2010	054-035-000-0011	Mosley Gary B	300,000	\$531.00	2010-60898	11/14/2011	300,000	\$0.00	0.00%	NA	NA
Tax Year 2010	039-220-000-0008	The Place Apartments c/o Ennes Management Corp	4,509,625	\$5,250.00	2010-50058	1/13/2012	4,509,625	\$0.00	0.00%	NA	NA
Tax Year 2010	044-222-000-0110	Plaza JJP LLC	271,680	\$436.45	2010-60018	12/6/2011	271,680	\$0.00	0.00%	NA	NA
Tax Year 2010	044-222-000-0156	Plaza JJP LLC	52,760	\$65.95	2010-60018	12/6/2011	52,760	\$0.00	0.00%	NA	NA
Tax Year 2010	044-222-000-0157	Plaza JJP LLC	929,160	\$1,161.45	2010-60018	12/6/2011	929,160	\$0.00	0.00%	NA	NA
Tax Year 2010	044-222-000-0170	Plaza JJP LLC	101,080	\$126.35	2010-60018	12/6/2011	101,080	\$0.00	0.00%	NA	NA
Tax Year 2010	044-225-000-0030	Plaza JJP LLC	2,034,040	\$2,542.55	2010-60018	12/6/2011	1,874,540	\$199.37	7.84%	12/21/2011	1/3/2012
Tax Year 2010	044-225-000-0030	Plaza JJP LLC	550,280	\$687.00	2010-60018	12/6/2011	550,280	\$0.00	0.00%	NA	NA
Tax Year 2010	026-197-000-0002	Emerald Land Company LC	1,341,000	\$1,852.50	2010-68185	1/24/2012	1,341,000	\$0.00	0.00%	NA	NA
Tax Year 2010	121-712-001-0001	Katz Real Estate LP	1,000,000	\$1,250.00	2010-68212	2/10/2012	965,000	\$0.00	0.00%	NA	NA
Tax Year 2010	044-222-000-0145	McBride Randy Dr	1,070,583	\$1,338.23	2010-70109	5/9/2012	1,000,000	\$0.00	0.00%	NA	NA
Tax Year 2010	044-225-000-0001	Weingarten Realty Investors	2,746,260	\$3,432.83	2010-48873	5/14/2012	2,644,104	\$94.41	3.50%	3/5/2012	3/7/2012
Tax Year 2010	044-225-000-0002	Weingarten Realty Investors	7,070,000	\$8,837.50	2010-48873	5/14/2012	6,807,008	\$127.70	7.05%	6/6/2012	7/2/2012
Tax Year 2010	044-225-000-0005	Weingarten Realty Investors	1,159,954	\$1,450	2010-48873	5/14/2012	\$1,116,805	\$328.74	3.72%	6/6/2012	41092
Tax Year 2010	044-225-000-0105	Weingarten Realty Investors	1,659,916	\$2,074.90	2010-48873	5/14/2012	1,598,170	\$53.93	3.72%	6/6/2012	7/2/2012
Tax Year 2010	044-225-000-0110	Weingarten Realty Investors	349,159	\$436.45	2010-48873	5/14/2012	332,282	\$19.85	4.55%	6/6/2012	7/2/2012
Tax Year 2010	044-225-000-0145	Weingarten Realty Investors	3,021,265	\$3,776.58	2010-48873	5/14/2012	2,908,879	\$140.48	3.72%	6/6/2012	7/2/2012
Tax Year 2010	044-225-000-0168	Weingarten Realty Investors	3,046,841	\$3,808.55	2010-48873	5/14/2012	2,933,504	\$141.67	3.72%	6/6/2012	7/2/2012
Tax Year 2010	044-225-000-0169	Weingarten Realty Investors	9,596,947	\$11,996.18	2010-48873	5/14/2012	9,239,957	\$446.23	3.72%	6/6/2012	7/2/2012
Tax Year 2010	044-225-000-0170	Weingarten Realty Investors	9,827,824	\$12,284.78	2010-48873	5/14/2012	9,462,245	\$456.97	3.72%	6/6/2012	7/2/2012
Tax Year 2010	044-225-000-0171	Weingarten Realty Investors	6,900,154	\$8,625.19	2010-48873	5/14/2012	6,643,480	\$320.84	3.72%	6/6/2012	7/2/2012
Tax Year 2010	044-225-000-0173	Weingarten Realty Investors	10,191,680	\$12,739.60	2010-48873	5/14/2012	9,812,566	\$473.89	3.72%	6/6/2012	7/2/2012
Tax Year 2010	038-224-000-0005	Tuma Samir N	741,855	\$938.82	2010-67006	5/23/2012	741,855	\$0.00	0.00%	NA	NA



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Tax Year	CAD No.	Owner Name	Original Value	Assessment Collected	Cause Number	Date Settled	Total Settled Value	Reduction in Assessment	% Reduction in Assessment	Designation Form Sent	Refund Notice Sent to Bkpr
Tax Year 2010	044-185-000-0012	Richmont Corp	20,902,023	n/a	2009-60327	6/8/2012	19,821,835	n/a	n/a	n/a	n/a
Tax Year 2010	044-235-000-0055	Wertheim Thomas A Trustee	925,000	\$1,156.25	2010-76837	7/3/2012	750,000	\$218.75	18.92%	8/10/2012	8/30/2012
Tax Year 2010	044-225-000-0163	Follensby Corp N V	1,185,000		2010-71873	7/13/2012	1,150,000				
Tax Year 2010	044-229-000-0011	Total Apt Maintenance Inc	202,539		2010-78495	7/13/2012	202,500				
Tax Year 2010	051-072-000-0005	John Hunter Wright Jr GST Tr	463,690	\$579.61	2010-65834	7/19/2012	427,935	\$44.69	7.71%	8/10/2012	8/30/2012
Tax Year 2010	051-072-000-0006	John Hunter Wright Jr GST Tr	411,480	\$514.35	2010-65834	7/19/2012	411,480	\$0.00	0.00%	n/a	n/a
Tax Year 2010	056-125-000-0031	Platinum Global LP	875,397	\$1,094.25	2010-65834	7/19/2012	841,341	\$40.07	3.66%	8/10/2012	8/30/2012
Tax Year 2010	044-228-000-0005	Amreit c/o Ram Realty Services	3,311,715	\$4,139.64	2009-52860	9/6/2012	3,100,000	\$264.64	6.39%	9/24/2012	10/1/2012
			161,694,322				152,236,016				
			52								

<b>Unsettled</b>											
Tax Year 2010	054-234-000-0012	Carter Michael M	2,365,000		2010-67745						
Tax Year 2010	052-266-000-0012	Desantos Luis A	281,250		2011-07683						
Tax Year 2010	056-125-000-0018	Kenneth Knox Investment No 8 LLC	337,500		2011-07683						
<b>Tax Year 2010</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>2,983,750</b>								
<b>Tax Year 2010</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>3</b>								

## Tax Year 2011

<b>Settled</b>											
Tax Year 2011	026-206-000-0003	Westheimer Commons	338,228	\$0.00	2010-57983	11/11/2011	338,228	\$0.00	0.00%	N/A	N/A
Tax Year 2011	026-206-000-0004	Westheimer Commons	324,000	\$0.00	2010-57983	11/10/2011	324,000	\$0.00	0.00%	N/A	N/A
Tax Year 2011	026-206-000-0005	Westheimer Commons	460,000	\$0.00	2010-57983	11/10/2011	397,772	\$0.00	0.00%	N/A	N/A
Tax Year 2011	044-222-000-0110	Plaza JJP LLC	271,680	\$339.60	2010-60018	12/6/2011	271,680	\$0.00	0.00%	N/A	N/A
Tax Year 2011	044-222-000-0156	Plaza JJP LLC	52,760	\$65.95	2010-60018	12/6/2011	52,760	\$0.00	0.00%	N/A	N/A
Tax Year 2011	044-222-000-0157	Plaza JJP LLC	929,160	\$1,161.45	2010-60018	12/6/2011	929,160	\$0.00	0.00%	N/A	N/A
Tax Year 2011	044-222-000-0170	Plaza JJP LLC	101,080	\$126.35	2010-60018	12/6/2011	101,080	\$0.00	0.00%	N/A	N/A
Tax Year 2011	044-225-000-0030	Plaza JJP LLC	1,874,540	\$2,343.18	2010-60018	12/6/2011	1,874,540	\$0.00	0.00%	N/A	N/A
Tax Year 2011	044-225-000-0140	Plaza JJP LLC	550,280	\$687.85	2010-60018	12/6/2011	550,280	\$0.00	0.00%	N/A	N/A
Tax Year 2011	121-712-001-0001	Katz Real Estate LP	976,500	\$1,220.63	2010-68212	2/10/2012	955,000	\$26.88	2.20%	3/5/2012	3/7/2012
Tax Year 2011	039-220-000-0008	The Place Apartments	4,200,000	\$5,250.00	2011-45916	2/10/2012	3,799,146	\$501.07	9.54%	3/5/2012	3/30/2012
Tax Year 2011	026-197-000-0002	Emerald Land Company LC	1,482,000	\$1,832.50	2011-63592	2/10/2012	1,341,000	\$176.25	9.51%	3/5/2012	3/30/2012
Tax Year 2011	054-058-000-0003	MB Development Co & SSP	923,591	\$1,154.49	101-11-000245	3/8/2012	878,000	\$56.99	4.94%	3/26/2012	5/7/2012
Tax Year 2011	036-018-000-0001	Lurie Apartments LP	941,637	\$1,177.05	101-11-000256	3/21/2012	861,250	\$100.49	8.54%	4/11/2012	5/7/2012
Tax Year 2011	036-037-000-0033	Racine Juan P & Anna	560,625	\$700.78	101-11-000271	4/26/2012	500,000	\$88.23	10.81%	5/17/2012	6/4/2012
Tax Year 2011	044-222-000-0145	McBride Randy Dr	1,070,583	\$1,338.23	2011-63662	4/26/2012	1,000,000	\$88.23	6.59%	5/17/2012	6/4/2012
Tax Year 2011	039-224-000-0010	1537 Castle Court LTD	950,000	\$1,418.04	101-11-000336	5/7/2012	871,100	DELQ	DELQ	N/A	N/A
Tax Year 2011	044-225-000-0001	WEINGARTEN REALTY INVESTORS	2,746,260	\$3,432.83	2011-51231	5/14/2012	2,587,617	\$198.31	5.78%	6/6/2012	7/2/2012
Tax Year 2011	044-225-000-0002	WEINGARTEN REALTY INVESTORS	7,507,000	\$10,066.48	2011-51231	5/14/2012	7,073,344	\$1,224.80	12.17%	6/6/2012	7/2/2012
Tax Year 2011	044-225-000-0003	WEINGARTEN REALTY INVESTORS	539,223	\$674.03	2011-51231	5/14/2012	508,074	\$38.94	5.78%	6/6/2012	7/2/2012
Tax Year 2011	044-225-000-0105	WEINGARTEN REALTY INVESTORS	1,706,909	\$2,133.64	2011-51231	5/14/2012	1,608,306	\$123.26	5.78%	6/6/2012	7/2/2012
Tax Year 2011	044-225-000-0110	WEINGARTEN REALTY INVESTORS	349,822	\$437.28	2011-51231	5/14/2012	329,614	\$25.26	5.78%	6/6/2012	7/2/2012
Tax Year 2011	044-225-000-0145	WEINGARTEN REALTY INVESTORS	3,140,826	\$3,926.03	2011-51231	5/14/2012	2,959,390	\$226.79	5.78%	6/6/2012	7/2/2012
Tax Year 2011	044-225-000-0168	WEINGARTEN REALTY INVESTORS	3,050,622	\$3,818.28	2011-51231	5/14/2012	2,874,397	\$220.28	5.77%	6/6/2012	7/2/2012
Tax Year 2011	044-225-000-0170	WEINGARTEN REALTY INVESTORS	9,704,298	\$12,130.37	2011-51231	5/14/2012	9,143,712	\$700.73	5.78%	6/6/2012	7/2/2012
Tax Year 2011	044-225-000-0170	WEINGARTEN REALTY INVESTORS	10,252,395	\$12,815.49	2011-51231	5/14/2012	9,660,147	\$740.31	5.78%	6/6/2012	7/2/2012
Tax Year 2011	044-225-000-0171	WEINGARTEN REALTY INVESTORS	6,965,356	\$8,706.70	2011-51231	5/14/2012	6,562,990	\$502.96	5.78%	6/6/2012	7/2/2012



# Harris County Improvement District No. 11 Lawsuit and Arbitration Status Detail as of 11/09/2012

Tax Year	CAD No.	Owner Name	Original Value	Assessment Collected	Cause Number	Date Settled	Total Settled Value	Reduction in Assessment	% Reduction in Assessment	Designation Form Sent	Refund Notice Sent to Bkpr
Tax Year 2011	044-225-000-0173	WEINGARTEN REALTY INVESTORS	10,817,289	\$13,521.61	2011-51231	5/14/2012	10,192,409	\$781.10	5.78%	6/6/2012	7/2/2012
Tax Year 2011	128-639-001-0001	Westheimer Apartments LP	31,620,000	\$39,525.00	2011-56503	5/14/2012	29,500,000	\$2,650.00	6.70%	6/6/2012	7/2/2012
Tax Year 2011	029-170-000-0007	Sherry Kelley's Melange, Inc.	412,211	\$515.26	2011-63829	5/14/2012	385,000	\$34.01	6.60%	6/6/2012	7/2/2012
Tax Year 2011	038-224-000-0005	Samu N tuma	751,053	\$938.82	2010-67006	5/23/2012	751,053	\$0.00	0.00%	N/A	N/A
Tax Year 2011	044-185-000-0012	Richmond Corp	20,929,733	n/a	2009-60327	6/8/2012	19,821,835	n/a	n/a	n/a	n/a
Tax Year 2011	044-185-000-0012	Thomas A Wertheim Trustee	936,834	\$1,171.04	2010-76837	7/3/2012	750,000	\$233.54	19.94%	8/10/2012	8/30/2012
Tax Year 2011	033-195-000-0009	Callaway TJ & M F Kramer	400,222	\$500.28	101-11-000428	7/12/2012	309,450	\$113.47	22.68%	8/10/2012	8/30/2012
Tax Year 2011	036-040-000-0023	Memorial Triads Apartments	534,383		2011-62696	8/10/2012	534,383	\$0.00	0.00%	NA	NA
Tax Year 2011	026-174-000-0001	KNA PARTNERS	2,537,730	\$2,062.50	2011-56207	8/8/2012	1,637,850	\$15.19	0.74%	8/23/2012	8/30/2012
Tax Year 2011	026-174-000-0006	KNA PARTNERS	434,575	NA	2011-56207	8/8/2012	434,575	\$0.00	0.00%	NA	NA
Tax Year 2011	026-174-000-0007	KNA PARTNERS	1,200,000	\$1,500.00	2011-56207	8/8/2012	1,167,820	\$40.22	2.68%	8/23/2012	8/30/2012
Tax Year 2011	123-695-001-0001	WEST DALLAS WAUGH LTD	4,116,855	\$5,146.07	2011-56388	8/9/2012	3,644,000	\$591.07	11.49%	8/23/2012	8/30/2012
Tax Year 2011	054-035-000-0011	GARY MOSLEY	386,631	\$483.29	2011-57066	8/9/2012	322,000	\$86.45	17.89%	8/23/2012	8/30/2012
Tax Year 2011	026-056-004-0010	Shepherd Inv LP	119,880	no change	2011-57702	9/24/2012	119,880	na	na	na	na
Tax Year 2011	026-057-005-0010	Shepherd Inv LP	119,700	no change	2011-57702	9/24/2012	119,700	na	na	na	na
Tax Year 2011	044-260-000-0001	Shepherd Inv LP	12,662,500	\$15,828.13	2011-57702	9/24/2012	12,204,465	\$572.54	3.62%	10/10/2012	11/5/2012
Tax Year 2011	044-260-000-0005	Shepherd Inv LP	2,431,800	no change	2011-57702	9/24/2012	2,431,800	na	na	na	na
Tax Year 2011	044-260-000-0009	Shepherd Inv LP	1,024,155	no change	2011-57702	9/24/2012	1,024,155	na	na	na	na
Tax Year 2011	033-194-000-0001	4900 Travis Investments LLC	850,000	\$1,062.50	2011-63077	10/26/2011	800,000	\$62.50	5.88%	11/21/2012	11/30/2012
			154,254,926				144,502,962				
			46								

Unsettled											
Tax Year 2011	039-223-000-0021	Andover Properties LTD	873,080	\$820.00	2011-47947	11/14/2012	720,111	\$191.21	23.32%	revd	
Tax Year 2011	044-184-000-0151	Andover Richmond Apts LTD	6,825,919	\$5,125.00	2011-47947	11/14/2012	5,691,645	\$1,417.72	27.66%	revd	
Tax Year 2011	052-357-000-0014	Allied American Bank	2,802,946		2011-57433						
Tax Year 2011	044-228-000-0005	Amreit	3,300,000		2011-57633						
Tax Year 2011	036-040-000-0006	2007 Museum Place LTD	718,313		2011-62762						
Tax Year 2011	018-027-000-0004	Littell Properties	1,146,400	\$1,433.00	2011-62988	10/26/2012	1,122,246	\$30.19	2.11%	12/7/2012	
Tax Year 2011	018-004-000-0003	AK California Ventures LTD	677,265		2011-63066						
Tax Year 2011	018-004-000-0018	AK California Ventures LTD	543,255		2011-63066						
Tax Year 2011	051-072-000-0005	John Hunter Wright Jr Gst Tr	484,126	\$605.16	2011-63251	11/30/2012	427,935	\$70.24	11.61%	RCVD	
Tax Year 2011	051-072-000-0006	John Hunter Wright Jr Gst Tr	411,480	no change	2011-63251	11/30/2012	411,480	no change	na	RCVD	na
Tax Year 2011	026-191-000-0014	DWA Forty Five Inc	753,522		2011-63266						
Tax Year 2011	132-059-001-0001	M A D 88 Real Est LTD Prts	7,010,000		2011-63331						
Tax Year 2011	044-225-000-0163	Follensby Corp N V	1,185,000		2011-63588						
Tax Year 2011	018-019-000-0008	Copeland Brian M	854,250		2011-64061						
Tax Year 2011	018-060-000-0005	Brian Copeland	880,000		2011-64070						
Tax Year 2011	052-066-061-0007	SWF Foods LLC	696,780		2011-64295						
Tax Year 2011	057-121-000-0025	Portsmouth Apartments LTD	600,000		2011-64373						
Tax Year 2011	056-121-000-0007	Dearborn Place LLC	455,000		2011-69983						
Tax Year 2011	052-363-000-0012	Orville & Alberta Ye Arout Joint Trust	335,107		2011-70197						
Tax Year 2011	029-161-000-0004	1732 LP	789,800		2011-70211						
Tax Year 2011	026-058-007-0004	Demeris Properties LTD	635,188		2011-70479						
Tax Year 2011	037-093-000-0002	Demeris Properties LTD	483,086		2011-70479						
Tax Year 2011	Total	Unsettled Accounts, original value	32,460,517								
Tax Year 2011	Total	Unsettled Accounts, number of accounts	22								

# Harris County Improvement District No. 11 Lawsuit and Arbitration Status Detail as of 11/09/2012

Tax Year	CAD No.	Owner Name	Original Value	Assessment Collected	Cause Number	Date Settled	Total Settled Value	Reduction in Assessment	% Reduction in Assessment	Designation Form Sent	Refund Notice Sent to Bkpr
<b>Tax Year 2012</b>											
<b>Settled</b>											
Tax Year 2012			0				0				
<b>Unsettled</b>											
Tax Year 2012	064-230-002-0020	Cash Catherine N Trustee	302,205	\$377.76	101-12-000057	12/6/2012	270,830	\$39.22	10.38%	DUE	
Tax Year 2012	036-020-000-0001	Samet Eric Et Al	813,825		101-12-000439						
Tax Year 2012	056-121-000-0011	Winters James A	469,732		101-12-000446						
Tax Year 2012	037-094-000-0001	Sam Campise Enterprise Inc	509,579		101-12-000592						
Tax Year 2012	018-001-000-0003	1318 Property Inc	449,829		101-12-000632						
Tax Year 2012	018-001-000-0004	1318 Property Inc	284,918		101-12-000632						
Tax Year 2012	132-059-001-0001	M A D 88 Real Est LTD Ptns	7,179,000		2011-63331						
Tax Year 2012	052-066-061-0007	SWF Foods LLC	722,034		2011-64295						
Tax Year 2012	044-225-000-0001	Weingarten Realty	2,746,260		2012-45694						
Tax Year 2012	044-225-000-0002	Weingarten Realty Investors	8,406,245		2012-45694						
Tax Year 2012	044-225-000-0005	Weingarten Realty Investors	765,976		2012-45694						
Tax Year 2012	044-225-000-0105	Weingarten Realty Investors	2,226,039		2012-45694						
Tax Year 2012	044-225-000-0110	Weingarten Realty Investors	349,957		2012-45694						
Tax Year 2012	044-225-000-0145	Weingarten Realty Investors	4,461,602		2012-45694						
Tax Year 2012	044-225-000-0168	Weingarten Realty Investors	3,050,011		2012-45694						
Tax Year 2012	044-225-000-0169	Weingarten Realty Investors	10,890,187		2012-45694						
Tax Year 2012	044-225-000-0170	Weingarten Realty Investors	12,460,919		2012-45694						
Tax Year 2012	044-225-000-0171	Weingarten Realty Investors	7,685,633		2012-45694						
Tax Year 2012	044-225-000-0173	Weingarten Realty Investors	12,863,416		2012-45694						
Tax Year 2012	026-174-000-0001	KNA Partners	3,000,000		2012-46815						
Tax Year 2012	026-174-000-0006	KNA Partners	443,975		2012-46815						
Tax Year 2012	026-174-000-0007	KNA Partners Tower Inc	1,405,000		2012-46815						
Tax Year 2012	052-357-000-0014	Allied American Bank	3,266,369		2012-47058						
Tax Year 2012	018-023-000-0001	Inner Loop Holdings LTD	613,500		2012-49311						
Tax Year 2012	132-719-001-0001	Texas Abercrombie Family Int LTD	2,026,845		2012-49653						
Tax Year 2012	132-719-001-0002	Texas Abercrombie Family Int LTD	20,938,793		2012-49653						
Tax Year 2012	123-695-001-0001	West Dallas Waugh LTD	4,650,000		2012-52134						
Tax Year 2012	044-255-000-0055	WERTHEIM THOMAS A TRUSTEE	980,790		2012-53396						
Tax Year 2012	128-639-001-0001	WESTHEIMER APARTMENTS LP	33,014,000		2012-54016						
Tax Year 2012	128-648-001-0001	4310 DUNLAVY LLC	31,212,077		2012-54018						
Tax Year 2012	052-066-061-0006	G & I VII 2323 SOUTH SHEPHERD LP	12,100,000		2012-55304						
Tax Year 2012	026-058-007-0006	DEMERS PROPERTIES LTD	625,000		2012-55594						
Tax Year 2012	026-058-007-0008	DEMERS PROPERTIES LTD	911,528		2012-55594						
Tax Year 2012	052-061-039-0012	MOSLEY GARY	400,000		2012-55616						
Tax Year 2012	054-035-000-0011	MOSLEY GARY B	340,000		2012-55616						
Tax Year 2012	038-223-000-0001	Takara Associates LP	2,713,446		2012-58241						
Tax Year 2012	051-072-000-0005	John Hunter Wright Jr Gst Tr	449,000		2012-58383						
Tax Year 2012	051-072-000-0006	John Hunter Wright Jr Gst Tr	411,480		2012-58383						
Tax Year 2012	026-058-008-0001	HIENLAM INC	1,728,288		2012-58906						
Tax Year 2012	026-056-004-0010	Shepherd Investors LP	119,880		2012-59250						
Tax Year 2012	026-057-005-0010	Shepherd Investors LP	119,700		2012-59250						



# Harris County Improvement District No. 11 Lawsuit and Arbitration Status Detail as of 11/09/2012

Tax Year	CAD No.	Owner Name	Original Value	Assessment Collected	Cause Number	Date Settled	Total Settled Value	Reduction in Assessment	% Reduction in Assessment	Designation Form Sent	Refund Notice Sent to Bkpr
Tax Year 2012	044-260-000-0001	Shepherd Investors LP	14,650,000		2012-59250						
Tax Year 2012	044-260-000-0005	W T Peckinpaugh Est Prop	2,431,800		2012-59250						
Tax Year 2012	044-260-000-0009	Peckinpaugh W T Jr Et Al	1,024,155		2012-59250						
Tax Year 2012	044-228-000-0005	Amreit	3,746,000		2012-59895						
Tax Year 2012	044-222-000-0145	McBride Randy Dr	1,105,016		2012-62187						
Tax Year 2012	033-194-000-0001	4900 Travis Investments LLC	850,000		2012-62216						
Tax Year 2012	018-027-000-0004	Littall Properties	1,325,000		2012-62307						
Tax Year 2012	057-121-000-0025	Portsmouth Apartments Ltd	643,000		2012-62340						
Tax Year 2012	029-161-000-0004	1732 LP	787,383		2012-62355						
Tax Year 2012	026-173-000-0001	Houston Westmont LP	989,604		2012-62370						
Tax Year 2012	026-173-000-0017	Houston Westmont LP	6,991,777		2012-62370						
Tax Year 2012	044-225-000-0163	Follensby Corp N V	1,244,000		2012-62421						
Tax Year 2012	026-197-000-0002	2808 Richmond Partners LP	1,510,460		2012-62505						
Tax Year 2012	026-191-000-0014	DWA Forty Five Inc	675,000		2012-62534						
Tax Year 2012	044-222-000-0110	Plaza JJP LLC	271,680		2012-64643						
Tax Year 2012	044-222-000-0156	Plaza JJP LLC	52,760		2012-64643						
Tax Year 2012	044-222-000-0157	Plaza JJP LLC	929,160		2012-64643						
Tax Year 2012	044-222-000-0170	Plaza JJP LLC	101,080		2012-64643						
Tax Year 2012	044-225-000-0030	Plaza JJP LLC	2,095,040		2012-64643						
Tax Year 2012	044-225-000-0140	Plaza JJP LLC	550,280		2012-64643						
Tax Year 2012	Total	Unsettled Accounts, original value	240,080,233								
Tax Year 2012	Total	Unsettled Accounts, number of accounts	61								

## Cumulative

Settled	Grand Total	Unsettled Accounts, original value	315,949,248	296,738,978
Cumulative	Grand Total	Unsettled Accounts, number of accounts	98	

## Unsettled

Cumulative	Grand Total	Unsettled Accounts, original value	275,524,500	
	Grand Total	Unsettled Accounts, number of accounts	86	

## 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
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# Harris County Improvement District No. 11 Lawsuit and Arbitration Status Detail as of 11/09/2012

Jur 939

Tax Year	CAD No.	Owner Name	Original Value	Assessment Collected	Cause Number	Date Settled	Total Settled Value	Reduction in Assessment	% Reduction in Assessment	Designation Form Sent	Refund Notice Sent to Bkpr
	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.									
	BASA	Billed at settled amount -- Account had not been billed for this tax year before the lawsuit was settled, so account was adjusted (if needed) and billed at the settled amount.									
	NYB	Not yet billed									
	NYC	Not yet certified									

**PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.**  
**DELINQUENT ASSESSMENT SUMMARY REPORT**  
**MONTROSE DISTRICT**  
**January 14, 2013**

Amounts shown are 2011 base assessment unless indicated. Account numbers and addresses for Montrose District-West Zone are noted in *italics*.

**Suit pending:**

Lennon C. Robinson 10-11 assessments \$1,307.03, *1317 Hawthorne St.-0261980000001*  
Hacienda Del Sol Ltd. Co. 10-11 assessments \$1,122.34, *1220 Taft- 0570330000020*  
Nancy L. Ngo 10-11 assessments \$867.50, *1515 W. Gray St.-0442290000015*  
Bronia Gawerc \$737.00, *330 Fairview St.-0140540000011*  
Bill Eris/HGBE Inc. 10-11 assessments \$605.00, *311 W. Gray St.-0560410000003*  
KFC National Management (assessment roll lists Donvein Cao & Nancy Nguyen) 07-10 assessments \$118.75, *Block 1, Tracts 15 A & 16 A (north 10 ft. Lots 15 & 16) on Taft St.-0560410000001*

**Intervening in suits:**

Mostafa Mouzi \$545.62, *Reserve A Block 1 on Westheimer Rd.-1304930010001*  
Ahmet Akin \$543.06, *1839 Richmond Ave.-0660870010002*

- We are intervening in lawsuits filed by the county.

**Proceeding with suit:**

FAT Property LLC 10-11 assessments \$7,231.96, *502 W. Alabama St. 710 Colquitt St. & 1901 Richmond Ave, 406 Hawthorne St. 5- 0370400000001 0230700000012 & 0571210000012, 0370290000016*  
Level Headed Chow LLC (was Charles L. & Siriluck Baird) 10-11 assessments \$1,298.40, *3414 Graustark St.-0261980000005*  
Gamru Properties Ltd. 10-11 assessments \$1,295.91, *506 Sul Ross St.-0082700000005*  
Michael B. Huff 10-11 assessments \$1,278.86, *3230 Yoakum Blvd.-0261740000013*  
Martha Simmons 10-11 assessments \$1,063.86, *3804 Brandt St.-0082600000003*  
Eduardo & Monica Lopez 10-11 assessments \$985.65, *1411 Richmond Ave-0392220000009*  
Valerie & John McElroy \$980.68, *1223 Waugh Dr.-0591730000003*  
Heirs of Maude Eisemann 10-11 assessments \$891.00, *1116 W. Gray St.-0101670000030*  
Maximilian Square LLC \$873.80, *3910 McDuffie St.-0561220000016*  
La Florentina Inc. 10-11 assessments \$841.32, *1612 Colquitt St.-0522640000028*  
Stephen Berreth/K Berr Investments \$828.21, *1841 Richmond Ave. (two accounts-Block 1-Tract A and Tract 1)-0660870010028 & 0660870010001*  
Zhixiong Cai \$753.97, *1900 W. Alabama St.-0542290000030*

**Paid in full:**

Joan Bishop 10-11 assessments \$1,271.88, *120 Portland St. #1-0331930000005*  
Branard Ivanhoe \$1,031.25, *1915 Branard St.-0382200000001*  
Houston Display Sign Co. \$828.56, *1200 Westheimer Rd.-0180020000001*  
Thomas & Veronica Hagerty \$744.75, *3611 Montrose Blvd.-0261560000016*

Harlene Anderson \$549.50, *3316 Mount Vernon St.-0261940000013*  
Mostafa Mouzi \$545.62, *Reserve A Block 1 on Westheimer Rd.-1304930010001*  
Griffs Properties Inc. \$197.66, 3416 & 3420 Roseland St.-0261540000015, 0261540000014  
Douglas A. Gregory 10-11 assessments \$36.00, *tracts 3A & 8A on Haddon St.-0571310000001*

If you have any questions, please feel free to contact me.



Carl O. Sandin  
Perdue Brandon Fielder Collins & Mott LLP  
Email: [csandin@pbfcml.com](mailto:csandin@pbfcml.com)  
Office: 713-802-6965 (Direct Line)  
Mobile: 713-824-1290  
Fax: 713-862-1429



MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Montrose Management District Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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5. Approve the Hearing Examiner's Report and Proposal for Decision to be presented to the Board of Directors of the Eastern Service Area of the Montrose Management District.

HEARING EXAMINER'S REPORT AND PROPOSAL FOR DECISION  
on the public hearing held on November 28, 2012  
to be presented to the Board of Directors of  
the Eastern Service Area of the Montrose Management District

The Harris County Improvement District No. 6 was created by House Bill 3518, Act of the 79th Legislature, Regular Session, 2005, and is governed by Chapter 375, Texas Local Government Code, and Chapter 3843, Texas Special District Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law.

Petitions were presented to the Board of Directors of the District (the "Board") requesting the services and improvements set forth in the Service and Improvement and Assessment Plan (the "Service Plan") for the eastern portion of the District. The Board held a public hearing on March 19, 2008. Thereafter, on April 16, 2008, the Board adopted its "Order Granting Petition; Approving a Service Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Ten-year Period; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (collectively, the "Order").

The Order provides that in the years 2009-2017 the District may, after conducting a public hearing for which due notice has been given to owners of property in the District, supplement its assessment roll by adding the value of properties newly classified as commercial non-exempt or with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) under construction on January 1, 2007, or constructed, remodeled or rehabilitated in the District after January 1, 2007, without the need to secure a new petition from property owners within the District, at the value shown on the rolls of the Harris County Appraisal District ("HCAD") for each year. The Order further provides that assessments on improvements under construction should be based on the value of the portion of the improvement that is complete, and improvements that have been completed should be based on the value of the completed improvement as shown on the rolls of HCAD. On September 16, 2009, the Board adopted a resolution calling a public hearing for such purpose.

The District held a public hearing on November 28, 2012, regarding the advisability of levying assessments against properties with new improvements or substantially rehabilitated improvements (the "Construction Improvements") at the value shown on the rolls of HCAD on January 1, 2012, which were not included in the original assessment roll; and regarding the advisability of using the 2012 HCAD certified values as the basis for the Year 6 assessment.



Pursuant to the direction of the Board, Kathy Hubbard was appointed as the Chief Hearing Examiner. The Chief Hearing Examiner conducted an administrative hearing on November 28, 2012, on the advisability of supplementing the assessment roll with Construction Improvements. Appropriate notice was given pursuant to the provisions of Chapter 375, Texas Local Government Code (the "Code"), by publishing a copy of the notice of hearing in The Houston Business Journal, a newspaper of general circulation within the District, in the October 26, 2012 issue, and by mailing copies of the notice of the hearing to the owners of property with Construction Improvements by regular, first class, U.S. Mail, at the address shown on the tax roll of HCAD, on October 25, 2012. The hearing was held at the office of Bracewell & Giuliani LLP, 711 Louisiana, Suite 2300, Houston, Texas 77002 at 9:00 a.m.

#### PUBLIC COMMENTS

The following person, in addition to District staff, board members and consultants, attended the hearing: Arshad Ramju.

#### TESTIMONY

The Chief Hearing Examiner asked if any persons present desired to be designated as a party to this proceeding. The Montrose Management District was granted party status and was represented by Clark Stockton Lord, attorney for the District.

The following persons were called by the District and presented formal evidence and testimony: Josh Hawes (of Hawes Hill Calderon LLP), Director of Community Services and Public Safety of the District and Pat Hall of Equi-Tax. No other person requested to present formal evidence and testimony.

#### Josh Hawes, Director of Community Services and Public Safety of the District

Mr. Hawes explained the District's Service Plan, the method and rate of assessment and the purpose for the supplemental assessment roll. He explained that certain properties had Construction Improvements and that the values of those properties had increased by at least 25% from the value last year. He identified and explained several documents relating to the authority of the District to levy assessments and provide services and improvements, copies of which are attached hereto entitled "Documentary Evidence", and such documents were admitted into evidence during the hearing. He testified in favor of supplementing the assessment roll with the Construction Improvements. Mr. Hawes stated that he believed that all properties in the District receive a benefit from the District's services and improvement projects that equals or exceeds the assessment paid by the property owner.

#### Ms. Pat Hall, Equi-Tax Inc., Assessor/Collector for the District

Next, Ms. Hall identified and explained additional documents that were admitted into evidence during the hearing. A list of those documents is attached hereto entitled "Documentary Evidence." Ms. Hall testified regarding the mechanics of the assessment, the calculation of assessment rates and the determination of property values, the method of collecting assessments and the penalties for late payment of assessments. Ms. Hall also explained the reason for



supplementing the assessment roll and the method for determining which properties had Construction Improvements.

#### Others

No one else signed up to testify.

#### TEXAS LOCAL GOVERNMENT CODE REQUIREMENTS

The authority of the District to levy supplemental assessments is governed by the provisions of the Act and the Code. Sections 375.111 and 375.112 of the Code set forth the purposes for which the District may levy special assessments on property in an area based on benefit conferred by the improvements or services provided. Section 375.122 governs the authority of the District to make supplemental assessments. Section 375.113 of the Code requires a hearing, after notice is given in accordance with the provisions of Section 375.115, on the advisability of the improvements and services proposed to be provided and the assessments proposed to be levied.

The District now desires to supplement its current assessment roll with the Construction Improvements. The Order and the Code require that the Board hold a public hearing after due notice to property owners regarding such supplements to the assessment roll. The Act governs the procedure for the hearing to be held and the findings and determinations to be made by the Board in order to supplement the assessment roll. These provisions and the Order generally permit the Board to add properties to the assessment roll after making findings relating to the advisability of the improvements or services, the nature of the improvements or services, the estimated cost, the area benefitted, the method of assessment, and the method and time for payment of the assessment.

The Act contains provisions for the apportionment of costs based on special benefits, permits the Board to allow the assessments to be paid in periodic installments, and authorizes the Board to provide that delinquent assessments will be subject to penalties and bear interest.

#### ISSUES PRESENTED

Major issues presented at the hearing are as follows:

1. SHOULD THE ASSESSMENT ROLL BE SUPPLEMENTED WITH THE CONSTRUCTION IMPROVEMENTS AT THE VALUE SHOWN ON THE ROLLS OF HCAD ON JANUARY 1, 2012 AND SHOULD THE ASSESSMENT BE BASED ON 2012 HCAD VALUES?

Evidence was presented at the hearing showing that the properties with Construction Improvements will receive benefits from the services and improvements set forth in the Service Plan in excess of the assessment to be paid by property owners. Testimony was also given that it was fair, equitable and appropriate for the District to levy the Year 6 assessment against the Construction Improvements based on the 2012 HCAD certified appraised values.

I, Kathy Hubbard, Chief Hearing Examiner, agree that each property with Construction Improvements will receive benefits from the services and improvements provided or to be provided by the District, which equal or exceed the assessment levied on each property during the term of the Service Plan. Further, I agree that the Year 6 assessment against the Construction Improvements should be based on 2012 HCAD certified appraised values.

I, Kathy Hubbard, the Chief Hearing Examiner, recommend that the Board find from the preponderance of the evidence that: (a) the District's current assessment roll should be supplemented with the Construction Improvements shown on the supplemental assessment roll presented into evidence at the hearing (the "Supplemental Assessment Roll"), (b) the Board should levy its Year 6 assessment on the properties with Construction Improvements based on the 2012 HCAD certified appraised values in accordance with the Order, (c) all properties on the Supplemental Assessment Roll should be assessed at the same rate; (d) all properties within the District will receive benefits from all of the existing and proposed programs and improvements, (e) the properties with Construction Improvements will receive benefits that are equal to or greater than the amount assessed against such properties, and (f) HCAD values are the most appropriate and fair basis of assessment.

#### **RECOMMENDATIONS OF THE CHIEF HEARING EXAMINER**

After review of the record and for the reasons given above, the Chief Hearing Examiner makes the following recommendations to the Board:

- (a) That the Board should supplement the assessment roll with the Construction Improvements; and
- (b) That the Board should levy assessments in accordance with the Service Plan and the Order on the Construction Improvements for Year 6 based on the value of such properties shown on the certified rolls of HCAD on January 1, 2012, which is the value shown on the proposed Supplemental Assessment Roll.
- (c) That in all other respects, the Board should continue to follow the Order.

Presented this 14<sup>th</sup> day of January, 2013.

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Kathy Hubbard  
Chief Hearing Examiner



DOCUMENTARY EVIDENCE

EXHIBIT	DESCRIPTION
A	Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments against Property within the District for a Ten-Year Period Specified in the Service and Improvement Plan, Specifying the Method of Payment and the Amount of Annual Installments of the Assessment, Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments
B	2008-2017 Service and Improvement and Assessment Plan
C	Notice of Hearing published in the <u>Houston Business Journal</u> and Affidavit of Publication
D	Affidavit of Mailing of the Notice of the Hearing by Regular, First Class U.S. Mail
E	Unclaimed and Returned Notices from the mailing of Notice to the property owners
F	Supplemental Assessment Roll for the District

**NOTE:** See original Hearing Examiner's Report for Exhibits A - F.

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Montrose Management District Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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6. Adopt Order setting the Rate of Assessment for properties on the District's Assessment Roll for Year Six of the District's Service Plan (Eastern Service Area).

ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES  
ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR SIX OF THE  
DISTRICT'S SERVICE PLAN (EASTERN SERVICE AREA)

WHEREAS, the Harris County Improvement District No. 6 was legally created by House Bill 3518, Act of the 79<sup>th</sup> Legislature, Regular Session, 2005 and approved by the Governor on June 17, 2005, and is governed by Chapters 375, Texas Local Government Code, and Chapter 3843, Texas Special Districts Local Laws Code (together, as amended ("the Governing Laws")). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law; and

WHEREAS, after appropriate notice was given pursuant to the provisions of the Governing Laws, the Board of Directors of the District (the "Board"), held a public hearing (the "Hearing") on March 19, 2008, on the advisability of the District providing services and improvement projects (the "Projects") described in the 2008-2017 Service and Improvement and Assessment Plan (the "Service Plan"), the nature and cost of the Projects, the area and property to be benefited by the Projects, the amount of the benefit and the proposed time, method and amount of assessments to pay for the Projects; and

WHEREAS, the Board, at a duly called meeting held on April 16, 2008, adopted an order (the "Original Order") approving the Service Plan, an assessment roll for the District, the levy of ten annual assessments, and other related matters; and

WHEREAS, the Original Order provided that the Board may vary the rate of assessment for subsequent years from the rate adopted for Year 1 of the Service Plan, provided that in no year may the rate be more than \$0.1250 per \$100 assessed valuation; and

WHEREAS, the Board desires to set the rate of assessment for Year 6 of the Service Plan for all properties on the District's assessment roll.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF THE MONTROSE MANAGEMENT DISTRICT THAT:

Assessment Rate for the Year 6. The rate of assessment for Year 6 of the Service Plan for the eastern portion of the District for all properties shown on the assessment roll is hereby set at \$0.1250 per \$100 of assessed valuation.

Method of Assessment; Caps. The District hereby assesses the properties shown on the District's assessment roll on the basis of the 2012 certified taxable values as shown on the appraisal rolls of the Harris County Appraisal District; and the total dollar assessment for each property is hereby capped at twice the total assessment on such property for the first year such property is assessed under the Service Plan.



Due Date. The sixth installment of the District's assessment shall be due and payable prior to February 1, 2013. Any assessment not paid by February 1, 2013, will be delinquent. All delinquent assessments shall incur penalties and interest as provided in the Original Order. There will be no split payment of assessments or discounts for the early payment of assessments.

Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed contained in the Original Order are hereby confirmed and ratified.

Filing with Harris County and TCEQ. The District's employees and legal counsel are hereby authorized to file all documents regarding the District's assessment rate that are required to be filed with Harris County and the Texas Commission on Environmental Quality ("TCEQ").

Ratification of Prior Action. All action not inconsistent with this order previously taken by the Board, the District, or by the District's employees or Assessor/Collector in connection with the matters set forth herein is hereby ratified, approved and confirmed.

(Signature Page Follows)

PASSED, APPROVED AND ADOPTED this 14th day of January, 2013.

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Chairman, Board of Directors  
Montrose Management District

ATTEST:

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Secretary, Board of Directors  
Montrose Management District

(SEAL)



MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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7. Adopt Order Supplementing the Assessment Roll for the Montrose Management District and Levying Assessments Against the Property on the Supplemental Assessment Roll (Eastern Service Area).



ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR THE  
MONTROSE MANAGEMENT DISTRICT AND LEVYING ASSESSMENTS  
AGAINST THE PROPERTY ON THE SUPPLEMENTAL ASSESSMENT  
ROLL (EASTERN SERVICE AREA)

WHEREAS, the Harris County Improvement District No. 6 was created by House Bill 3518, Acts of the 79th Legislature, Regular Session, 2005, and approved by the Governor on June 17, 2005, and is governed by Chapter 375, Texas Local Government Code, as amended, and Chapter 3843, Texas Special Districts Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law.

WHEREAS, in accordance with the Act, petitions (the "Petitions") were presented to the Board of Directors of the District (the "Board") requesting the District to provide services and improvements as described in the 2008-2017 Service and Improvement and Assessment Plan (the "Service Plan") for the eastern portion of the District; and

WHEREAS, after the issuance of proper notice pursuant to the Act, the District held a public hearing on the Petitions on March 19, 2008, to give property owners an opportunity to question and/or contest the granting of the Petitions; and

WHEREAS, on April 16, 2008, the Board adopted its Order Granting Petition; Approving a Service Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District For Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Ten-Year Period; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (the "Original Order"); and

WHEREAS, the Act and the Original Order provides that the District may add to its assessment roll properties that are eligible for assessment that were not on the prior year's assessment roll, and properties with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) (the "Construction Improvements") at the value shown on the tax rolls of the Harris County Appraisal District ("HCAD") for each year; and

WHEREAS, the District's Assessor/Collector prepared a supplemental assessment roll (the "Supplemental Assessment Roll") with the Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2012; and

WHEREAS, after giving notice in accordance with the requirements of the Act, the District held a public hearing (the "Hearing") on November 28, 2012, on the advisability of adding the Construction Improvements to the District's assessment roll at the value shown on the tax rolls of HCAD on January 1, 2012 and levying the Year 6 assessment against the properties with Construction Improvements based on the 2012 HCAD values; and

WHEREAS, following the Hearing, the Chief Hearing Examiner presented his report to the Board; and

WHEREAS, the Board desires to accept the Hearing Examiner's Report and Proposal for Decision (the "Hearing Examiner's Report"); and

WHEREAS, the Board desires to add to its assessment roll those properties with Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2012, and levy the Year 6 assessment against such properties based on the 2012 HCAD values; and

### **OFFICIAL NOTICE OF CERTAIN MATTERS**

The Board hereby orders that official notice be taken and that all persons, entities, and parties be on notice of and that the official record of the proceedings of the Hearing includes:

1. All memoranda and reports of the staff and of consultants to the District and documents of the District prepared and dated as of or prior to the date of such hearing and relating to the Petition, the District, the Service Plan, the levy of assessments, the Original Assessment Roll (as hereinafter defined) and supplementing the Original Assessment Roll with the Supplemental Assessment Roll, the basis of assessment and the subject matter of such hearing;
2. The status of The Houston Business Journal as a newspaper of general circulation within the county in which the District is located;
3. All petitions, certificates, orders, resolutions, reports, and related documents and data submitted to and on file with the District and Board relating to the hearing, the District's Service Plan, assessment roll and the proposed levy of assessments; and
4. The tax rolls of the Harris County Appraisal District for the Year 2012, the value of property on the tax roll and the owners of property and their addresses on the tax roll.

There was submitted for the record and as evidence of the matters therein contained, an affidavit of publication of notice of the hearing in The Houston Business Journal, with such publication occurring on October 26, 2012, which is at least thirty (30) days prior to the date of such hearing, as required by the Act.

There was also submitted evidence that notice was mailed by regular, first class U. S. Mail on October 25, 2012, which is at least thirty (30) days prior to the date of such hearing, as required by the Act, to each owner of property with Construction Improvements in the District subject to assessment at the address of such property owner as reflected on the most recent tax rolls of Harris County, Texas, such evidence including return receipts and returned notices of those persons who failed to accept or receive the notice of hearing.



## **FINDINGS OF FACT**

In consideration of all issues of fact and law relative to the aforesaid hearing, the Board rules and makes the following Findings of Fact:

1. All petitions, resolutions, orders, and related documents and data required pursuant to the Act and to the Code, and of the District have been duly and timely submitted to and filed with the District.
2. By order of the Board, the time, date, subject, and place of the hearing before the Hearing Examiners was set for November 28, 2012, at 9:00 a.m. at Bracewell & Giuliani LLP, 711 Louisiana, Suite 2300, Houston, Texas 77002.
3. Notice of the Hearing (the "Notice") was given in accordance with the Act by publishing a copy of the Notice in The Houston Business Journal, a newspaper of general circulation in Harris County, Texas, on October 26, 2012, a date not later than thirty (30) days before the date of the hearing, and by mailing a copy of the Notice by regular, first class U. S. Mail on October 25, 2012, a date not later than thirty (30) days before the date of the Hearing, to each owner of property with Construction Improvements in the District at the current address of such property owner as shown on the Harris County Appraisal District tax roll.
4. The Service Plan and the Original Order authorize the District to supplement the assessment roll approved by the Original Order (the "Original Assessment Roll") without need for a further petition, provided that a public hearing is held in compliance with all requirements of the Act.
5. The Original Assessment Roll, as supplemented by the Supplemental Assessment Roll, (the "2012 Assessment Roll") should be approved as the assessment roll for the District.
6. That there should be levied against all properties shown on the Supplemental Assessment Roll for Year 6 of the Service Plan, an assessment for services and improvements in accordance with the Petition, the Service Plan and the Original Order.
7. All of the real property in the District, which is being assessed by the Board in the amount shown on the 2012 Assessment Roll, will be benefited by the services and improvements proposed to be provided by the District in the Service Plan, and each parcel of real property will receive special benefits in each year equal to or greater than the amount assessed, and will receive special benefits during the term of the Service Plan in an amount equal to or greater than the total amount assessed during the term of the Service Plan.
8. The cost of providing services and improvements for the District, as shown in the Service Plan, on the basis of the value of property as shown on the tax rolls of the Harris County Appraisal District and as shown on the 2012 Assessment Roll results in imposing equal shares of the cost on property similarly benefited, and results in a reasonable classification and formula for the apportionment of costs of



the various classes of services and improvements proposed to be provided in the Service Plan to the benefited property within the District.

9. The Board, pursuant to the Original Order, levied one annual assessment for the year 2008 against all properties shown on the District's assessment roll. The Board subsequently levied an annual assessment for the year 2010 against all properties shown on the District's assessment roll.
10. The provisions relating to due and delinquency dates for assessments, interest, and penalties on delinquent assessments, and procedures in connection with the Original Order with the imposition and collection of assessments as set forth in the Service Plan should be approved and continued and will expedite collection of the assessments in a timely manner in order to provide the services and improvements needed and required for the District as described with the Service Plan.
11. That the recitations, objectives, goals, costs, programs, and conclusions set forth in the Service Plan are found to be true and correct and will benefit the District and the properties within the District, including the Construction Improvements, as determined and set forth in the Service Plan.
12. The Board finds that it is advisable for the improvements and services set forth in the Service Plan be provided to properties within the District, including the Construction Improvements, during the term set forth in the Service Plan.
13. That the matters, facts, and recommendations of the Hearing Examiner's Report and Proposal for Decision are found to be true and correct.

### **CONCLUSIONS OF LAW**

The District has met all requirements of the Act necessary to supplement the Original Assessment Roll with the Supplemental Assessment Roll and levy assessments on the properties with Construction Improvements, and the Hearing Examiner's Report and the Supplemental Assessment Roll should be approved.

1. The public hearing of the District on the advisability of the District supplementing the Original Assessment Roll with the Construction Improvements and levying an assessment against such properties based on the 2012 HCAD certified appraised values, was held and all necessary and appropriate notice thereof was given under the authority of and in accordance with the provisions of the Act.
2. The Board is authorized to supplement the Original Assessment Roll, to conduct the Hearing, and to levy assessments for services and improvements in accordance with the Petition and the Original Order.
3. In order to accomplish and effectuate the purposes for which the District was created as set forth in the Act, the Hearing Examiner's Report should be approved in its entirety, the 2012 Assessment Roll should be approved and the assessment on properties with Construction Improvements should be levied by the Board for Year 6 based on the 2012 HCAD certified appraised values of such properties.

4. The method of apportioning costs on the basis of valuation of property as shown on the tax rolls of the Harris County Appraisal District for services and improvements will result in the reasonable apportionment of the costs and in imposing equal shares of the costs of the Service Plan on properties similarly benefited and results in a reasonable classification and formula for the apportionment of the costs of the various classes of services and improvements proposed to be provided to the benefited property within the District.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF MONTROSE MANAGEMENT DISTRICT THAT:

Section 1. Findings and Adoption of Hearing Examiner's Report. The recitals, findings of fact and conclusions of law in the preamble of this Order are hereby found and determined to be true and correct. The matters, facts, and recommendations of the Hearing Examiner's Report, which is attached hereto as Exhibit A, are hereby accepted and the Hearing Examiner's Report and Proposal for Decision is hereby approved.

Section 2. Assessment Roll. The Original Assessment Roll is hereby supplemented with the Construction Improvements shown on the Supplemental Assessment Roll. The 2012 Assessment Roll is hereby approved as the assessment roll of the District. The 2012 Assessment Roll as approved is incorporated in this Order by reference.

Section 3. Levy of Assessments on Construction Improvements. The Board hereby levies upon the Construction Improvements shown on the Supplemental Assessment Roll an assessment for Year 6 at the rate of \$0.125 per \$100 assessed valuation, which rate was adopted by the Board on December 10, 2012.

Section 4. Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed, contained in the Original Order are hereby confirmed.

Section 5. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Order, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Order or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Board in adopting this Order that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Order are declared to be severable for that purpose.

Section 6. Notice. The Board officially finds, determines, recites, and declares that sufficient written notices of the date, hour, place, and subject of this meeting of the Board were posted at places convenient to the public at the Harris County Clerk's Office and in the District for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Order and the subject matter thereof has been

discussed, considered, and formally acted upon. The Board further ratifies, approves, and confirms such written notice and the contents and posting thereof.

[Signature Page Follows]



PASSED AND ADOPTED this 14th day of January, 2013

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Chairman, Board of Directors  
Montrose Management District

ATTEST:

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Secretary, Board of Directors  
Montrose Management District



Exhibit A - Hearings Examiner's Report and Proposal for Decision

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Montrose Management District Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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8. Approve Amended Information Form (Eastern Service Area).



AMENDED INFORMATION FORM OF  
MONTROSE MANAGEMENT DISTRICT (EASTERN SERVICE AREA)

THE STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS                 §

We, the undersigned, constituting a majority of the members of the Board of Directors of Montrose Management District (the "District"), do hereby make, execute and affirm this Amended Information Form in compliance with TEXAS WATER CODE §49.452 and §49.455 and 30 TEXAS ADMIN. CODE §293.92. We do hereby certify as follows:

1. The most recent assessment levied by the District on property within the eastern portion of the District is \$0.125 per \$100 of assessed valuation.
2. The form Notice to Purchasers required by §49.452, Texas Water Code, as amended, to be furnished by a seller to a purchaser of real property in the District is attached hereto as Exhibit "A" and incorporated herein for all purposes.

WITNESS OUR HANDS this 14<sup>th</sup> day of January, 2013.

\_\_\_\_\_  
Claude Wynn

\_\_\_\_\_  
Randy Mitchmore

\_\_\_\_\_  
Cassie Stinson

\_\_\_\_\_  
Brad Nagar

\_\_\_\_\_  
Kathy Hubbard

\_\_\_\_\_  
Dana Thorpe

\_\_\_\_\_  
Debra "Lane" Llewellyn

\_\_\_\_\_  
Robert Heugel

\_\_\_\_\_  
Michael V. Grover

\_\_\_\_\_  
Robert Jara

\_\_\_\_\_  
David Robinson

\_\_\_\_\_  
Randall Ellis

THE STATE OF TEXAS

§

COUNTY OF HARRIS

§

§

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Claude Wynn, Randy Mitchmore, Cassie Stinson, Brad Nagar, Kathy Hubbard, Dana Thorpe, Debra "Lane" Llewellyn, Michael V. Grover, David Wynn Robinson, Robert Jara, Robert Heugel, and Randall Ellis, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14<sup>th</sup> day of January, 2013.

\_\_\_\_\_  
Notary Public, State of Texas

(SEAL)

After recording, return to: Montrose Management District, Harris County, Texas, c/o Bracewell & Giuliani, 711 Louisiana Street, Suite 2300, Pennzoil Place - South Tower, Houston, Texas 77002-2770, Attn: Clark Lord.

## EXHIBIT "A"

### NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the MONTROSE MANAGEMENT DISTRICT (the "District"). The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. The District has not levied taxes but the most recent projected tax rate is \$ 0 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$ 0, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$ 0.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$ 0. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The District has the authority to levy an assessment on property within the District. The District may exercise this authority without holding an election on the matter. As of this date, the amount of the assessment is \$ 0.125 per \$100 of valuation for the real property and any improvements thereon, as reflected on the tax rolls of the Harris County Appraisal District in the District.

The District is located in whole or in part within the corporate boundaries of the City of Houston. The taxpayers of the District are subject to the taxes imposed by the municipality and assessments or taxes imposed by the District until the District is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

The purpose of this District is to promote, develop, encourage and maintain employment, commerce, transportation, housing, tourism, recreation, arts, entertainment, economic development, safety and public welfare. The cost of these services and improvements is not included in the purchase price of your property.

The legal description of the property you are acquiring is as follows:

(description of property)

SELLER:

(Date)

\_\_\_\_\_  
Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY



ESTABLISHES ASSESSMENT RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE UPCOMING YEAR. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

PURCHASER:

\_\_\_\_\_  
Signature of Purchaser

(Date)

(APPROPRIATE ACKNOWLEDGMENTS)

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Montrose Management District Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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9. Approve the Hearing Examiner's Report and Proposal for Decision to be presented to the Board of Directors of the Western Service Area of the Montrose Management District.

## HEARING EXAMINER'S REPORT AND PROPOSAL FOR DECISION

to be presented to the  
Board of Directors of  
the Western Service Area of the Montrose Management District

The Harris County Improvement District No. 11 (West Montrose Management District) was created by House Bill 4722, Acts of the 81st Legislature, Regular Session, 2009, and approved by the Governor on June 19, 2009, and is governed by Chapter 375, Texas Local Government Code and Chapter 3878, Texas Special Districts Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law.

Petitions were presented to the Board of Directors of the District (the "Board") requesting the services and improvements set forth in the Service and Improvement and Assessment Plan (the "Service Plan") for the western portion of the District. The Board held a public hearing on October 21, 2010. Thereafter, on January 10, 2011, the Board adopted its "Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Seven Year Period Specified in the Service and Improvement Plan; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (collectively, the "Order").

The Order provides that in the years 2009-2017 the District may, after conducting a public hearing for which due notice has been given to owners of property in the District, supplement its assessment roll by adding the value of properties newly classified as commercial non-exempt or with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) under construction on January 1, 2010, or constructed, remodeled or rehabilitated in the District after January 1, 2010, without the need to secure a new petition from property owners within the District, at the value shown on the rolls of the Harris County Appraisal District ("HCAD") for each year. The Order further provides that assessments on improvements under construction should be based on the value of the portion of the improvement that is complete, and improvements that have been completed should be based on the value of the completed improvement as shown on the rolls of HCAD.

The District held a public hearing on November 28, 2012, regarding the advisability of levying assessments against properties with new improvements or substantially rehabilitated improvements (the "Construction Improvements") at the value shown on the rolls of HCAD on January 1, 2012, which were not included in the original assessment roll; and regarding the advisability of using the 2012 HCAD certified values as the basis for the third assessment.



Pursuant to the direction of the Board, Kathy Hubbard was appointed as the Chief Hearing Examiner. The Chief Hearing Examiner conducted an administrative hearing on November 28, 2012, on the advisability of supplementing the assessment roll with Construction Improvements. Appropriate notice was given pursuant to the provisions of Chapter 375, Texas Local Government Code (the "Code"), by publishing a copy of the notice of hearing in the Houston Business Journal, a newspaper of general circulation within the District, in the October 26, 2012 issue, and by mailing copies of the notice of the hearing to the owners of property with Construction Improvements by regular, first class, U.S. Mail, at the address shown on the tax roll of HCAD, on October 25, 2012. The hearing was held at the offices of Bracewell & Giuliani LLP, 711 Louisiana, Suite 2300, Houston, Texas 77002 at 9:00 a.m.

### PUBLIC COMMENTS

The following person, in addition to District staff, board members and consultants, attended the hearing: Arshad Ramji.

### TESTIMONY

The Chief Hearing Examiner asked if any persons present desired to be designated as a party to this proceeding. The Montrose Management District was granted party status and was represented by Clark Stockton Lord, attorney for the District.

The following persons were called by the District and presented formal evidence and testimony: Josh Hawes (of Hawes Hill Calderon LLP), Director of Community Services and Public Safety of the District and Pat Hall of Equi-Tax. No other person requested to present formal evidence and testimony.

#### Josh Hawes, Director of Community Services and Public Safety of the District

Mr. Hawes explained the District's Service Plan, the method and rate of assessment and the purpose for the supplemental assessment roll. He explained that certain properties had Construction Improvements and that the values of those properties had increased by at least 25% from the value last year. He identified and explained several documents relating to the authority of the District to levy assessments and provide services and improvements, copies of which are attached hereto entitled "Documentary Evidence", and such documents were admitted into evidence during the hearing. He testified in favor of supplementing the assessment roll with the Construction Improvements. Mr. Hawes stated that he believed that all properties in the District receive a benefit from the District's services and improvement projects that equals or exceeds the assessment paid by the property owner.

#### Ms. Pat Hall, Equi-Tax Inc., Assessor/Collector for the District

Next, Ms. Hall identified and explained additional documents that were admitted into evidence during the hearing. A list of those documents is attached hereto entitled "Documentary Evidence." Ms. Hall testified regarding the mechanics of the assessment, the calculation of assessment rates and the determination of property values, the method of collecting assessments and the penalties for late payment of assessments. Ms. Hall also explained the reason for

supplementing the assessment roll and the method for determining which properties had Construction Improvements.

#### Others

No one else signed up to testify.

#### TEXAS LOCAL GOVERNMENT CODE REQUIREMENTS

The authority of the District to levy supplemental assessments is governed by the provisions of the Act and the Code. Sections 375.111 and 375.112 of the Code set forth the purposes for which the District may levy special assessments on property in an area based on benefit conferred by the improvements or services provided. Section 375.122 governs the authority of the District to make supplemental assessments. Section 375.113 of the Code requires a hearing, after notice is given in accordance with the provisions of Section 375.115, on the advisability of the improvements and services proposed to be provided and the assessments proposed to be levied.

The District now desires to supplement its current assessment roll with the Construction Improvements. The Order and the Code require that the Board hold a public hearing after due notice to property owners regarding such supplements to the assessment roll. The Act governs the procedure for the hearing to be held and the findings and determinations to be made by the Board in order to supplement the assessment roll. These provisions and the Order generally permit the Board to add properties to the assessment roll after making findings relating to the advisability of the improvements or services, the nature of the improvements or services, the estimated cost, the area benefitted, the method of assessment, and the method and time for payment of the assessment.

The Act contains provisions for the apportionment of costs based on special benefits, permits the Board to allow the assessments to be paid in periodic installments, and authorizes the Board to provide that delinquent assessments will be subject to penalties and bear interest.

#### ISSUES PRESENTED

Major issues presented at the hearing are as follows:

1. SHOULD THE ASSESSMENT ROLL BE SUPPLEMENTED WITH THE CONSTRUCTION IMPROVEMENTS AT THE VALUE SHOWN ON THE ROLLS OF HCAD ON JANUARY 1, 2012 AND SHOULD THE ASSESSMENT BE BASED ON 2012 HCAD VALUES?

Evidence was presented at the hearing showing that the properties with Construction Improvements will receive benefits from the services and improvements set forth in the Service Plan in excess of the assessment to be paid by property owners. Testimony was also given that it was fair, equitable and appropriate for the District to levy the third assessment against the Construction Improvements based on the 2012 HCAD certified appraised values.



I, Kathy Hubbard, Chief Hearing Examiner, agree that each property with Construction Improvements will receive benefits from the services and improvements provided or to be provided by the District, which equal or exceed the assessment levied on each property during the term of the Service Plan. Further, I agree that the third assessment against the Construction Improvements should be based on 2012 HCAD certified appraised values.

I, Kathy Hubbard, the Chief Hearing Examiner, recommend that the Board find from the preponderance of the evidence that: (a) the District's current assessment roll should be supplemented with the Construction Improvements shown on the supplemental assessment roll presented into evidence at the hearing (the "Supplemental Assessment Roll"), (b) the Board should levy its third assessment against the property with Construction Improvements based on the



Presented this 14th day of January, 2013.

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Kathy Hubbard  
Chief Hearing Examiner

DOCUMENTARY EVIDENCE

EXHIBIT	DESCRIPTION
A	Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments against Property within the District for a Seven-Year Period Specified in the Service and Improvement Plan, Specifying the Method of Payment and the Amount of Annual Installments of the Assessment, Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments
B	2009-2017 Service and Improvement and Assessment Plan
C	Notice of Hearing published in the <u>Houston Business Journal</u> and Affidavit of Publication
D	Affidavit of Mailing of the Notice of the Hearing by Regular, First Class U.S. Mail
	Unclaimed and Returned Notices from the mailing of Notice to the property owners
F	Supplemental Assessment Roll for the District

***NOTE: See original Hearing Examiner's Report for Exhibits A - F.***

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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10. Adopt Order setting the Rate of Assessment for all properties on the District's Assessment Roll for Year Three of the District's Service Plan (Western Service Area).



ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES  
ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR THREE OF THE  
DISTRICT'S SERVICE PLAN (WESTERN SERVICE AREA)

WHEREAS, the Harris County Improvement District No. 11 (West Montrose Management District) was created by House Bill 4722, Acts of the 81st Legislature, Regular Session, 2009, and approved by the Governor on June 19, 2009, and is governed by Chapter 375, Texas Local Government Code and Chapter 3878, Texas Special Districts Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law; and

WHEREAS, after appropriate notice was given pursuant to the provisions of the Governing Laws, the Board of Directors of the District (the "Board"), held a public hearing (the "Hearing") on January 10, 2011, on the advisability of the District providing services and improvement projects (the "Projects") described in the 2009-2017 Service and Improvement and Assessment Plan (the "Service Plan"), the nature and cost of the Projects, the area and property to be benefited by the Projects, the amount of the benefit and the proposed time, method and amount of assessments to pay for the Projects; and

WHEREAS, the Board, at a duly called meeting held on January 10, 2011, adopted an order (the "Original Order") approving the Service Plan, an assessment roll for the District, the levy of eight annual assessments, and other related matters; and

WHEREAS, the Original Order provided that the Board may vary the rate of assessment for subsequent years from the rate adopted for Year 2 of the Service Plan, provided that in no year may the rate be more than \$0.1250 per \$100 assessed valuation; and

WHEREAS, the Board desires to set the rate of assessment for Year 3 of the Service Plan for all properties on the District's assessment roll.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF THE MONTROSE MANAGEMENT DISTRICT THAT:

Assessment Rate. The rate of assessment for Year 3 of the Service Plan for the western portion of the District for all properties shown on the assessment roll is hereby set at \$0.1250 per \$100 of assessed valuation.

Method of Assessment; Caps. The District hereby assesses the properties shown on the District's assessment roll on the basis of the 2012 certified taxable values as shown on the appraisal rolls of the Harris County Appraisal District; and the total dollar assessment for each property is hereby capped at twice the total assessment on such property for the first year such property is assessed under the Service Plan.

Due Date. The second installment of the District's assessment shall be due and payable prior to February 1, 2013. Any assessment not paid prior to February 1, 2013, will be delinquent. All delinquent assessments shall incur penalties and interest as provided in the Original Order. There will be no split payment of assessments or discounts for the early payment of assessments.

Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed contained in the Original Order are hereby confirmed and ratified.

Filing with Harris County and TCEQ. The District's employees and legal counsel are hereby authorized to file all documents regarding the District's assessment rate that are required to be filed with Harris County and the Texas Commission on Environmental Quality ("TCEQ").

Ratification of Prior Action. All action not inconsistent with this order previously taken by the Board, the District, or by the District's employees or Assessor/Collector in connection with the matters set forth herein is hereby ratified, approved and confirmed.

(Signature Page Follows)

PASSED, APPROVED AND ADOPTED this 14th day of January, 2013.

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Chairman, Board of Directors  
Montrose Management District

ATTEST:

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Secretary, Board of Directors  
Montrose Management District

(SEAL)





CERTIFICATE FOR ORDER

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

I, the undersigned officer of the Board of Directors of the Montrose Management District, do hereby certify as follows:

1.       The Board of Directors of the Montrose Management District convened in regular session on January 14, 2013, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Cassie Stinson	Secretary
Brad Nagar	Assistant Secretary
Kathy Hubbard	Treasurer
Robert Jara	Director
Dana Thorpe	Director
Debra "Lane" Llewellyn	Director
Robert Lincoln Heugel	Director
Michael V. Grover	Director
David Wynn Robinson	Director
Randall Ellis	Director

and all of said persons were present except Directors \_\_\_\_\_, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES  
ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR THREE  
OF THE DISTRICT'S SERVICE PLAN

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried unanimously.

2.       That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the

holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED on the 14th day of January, 2013.

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Secretary, Board of Directors  
Montrose Management District

(SEAL)



MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Montrose Management District Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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11. Adopt Order Supplementing the Assessment Roll for the Montrose Management District and Levying Assessments Against the Property on the Supplemental Assessment Roll (Western Service Area).



ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR THE  
MONTROSE MANAGEMENT DISTRICT AND LEVYING ASSESSMENTS  
AGAINST THE PROPERTY ON THE SUPPLEMENTAL ASSESSMENT  
ROLL (WESTERN SERVICE AREA)

WHEREAS, the Harris County Improvement District No. 11 (West Montrose Management District) was created by House Bill 4722, Acts of the 81st Legislature, Regular Session, 2009, and approved by the Governor on June 19, 2009, and is governed by Chapter 375, Texas Local Government Code and Chapter 3878, Texas Special Districts Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law.

WHEREAS, in accordance with the Act, petitions (the "Petitions") were presented to the Board of Directors of the District (the "Board") requesting the District to provide services and improvements as described in the 2009-2017 Service and Improvement and Assessment Plan (the "Service Plan") for the western portion of the District; and

WHEREAS, after the issuance of proper notice pursuant to the Act, the District held a public hearing on the Petitions on October 21, 2010, to give property owners an opportunity to question and/or contest the granting of the Petitions; and

WHEREAS, on January 10, 2011, the Board adopted its Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District For Year 1 of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Seven Year Period Specified in the Service and Improvement Plan, Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (the "Original Order"); and

WHEREAS, the Act and the Original Order provides that the District may add to its assessment roll properties that are eligible for assessment that were not on the prior year's assessment roll, and properties with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) (the "Construction Improvements") at the value shown on the tax rolls of the Harris County Appraisal District ("HCAD") for each year; and

WHEREAS, the District's Assessor/Collector prepared a supplemental assessment roll (the "Supplemental Assessment Roll") with the Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2012; and

WHEREAS, after giving notice in accordance with the requirements of the Act, the District held a public hearing (the "Hearing") on November 28, 2012, on the advisability of

adding the Construction Improvements to the District's assessment roll at the value shown on the tax rolls of HCAD on January 1, 2012 and levying the third assessment against the properties with Construction Improvements based on the 2012 HCAD values; and

WHEREAS, following the Hearing, the Chief Hearing Examiner presented his report to the Board; and

WHEREAS, the Board desires to accept the Hearing Examiner's Report and Proposal for Decision (the "Hearing Examiner's Report"); and

WHEREAS, the Board desires to add to its assessment roll those properties with Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2012, and levy the third assessment against such properties based on the 2012 HCAD values; Now therefore,

### **OFFICIAL NOTICE OF CERTAIN MATTERS**

The Board hereby orders that official notice be taken and that all persons, entities, and parties be on notice of and that the official record of the proceedings of the Hearing includes:

1. All memoranda and reports of the staff and of consultants to the District and documents of the District prepared and dated as of or prior to the date of such hearing and relating to the Petition, the District, the Service Plan, the levy of assessments, the Original Assessment Roll (as hereinafter defined) and supplementing the Original Assessment Roll with the Supplemental Assessment Roll, the basis of assessment and the subject matter of such hearing;
2. The status of the Houston Business Journal as a newspaper of general circulation within the county in which the District is located;
3. All petitions, certificates, orders, resolutions, reports, and related documents and data submitted to and on file with the District and Board relating to the hearing, the District's Service Plan, assessment roll and the proposed levy of assessments; and
4. The tax rolls of the Harris County Appraisal District for the Year 2012, the value of property on the tax roll and the owners of property and their addresses on the tax roll.

There was submitted for the record and as evidence of the matters therein contained, an affidavit of publication of notice of the hearing in the Houston Business Journal, with such publication occurring on October 26, 2012, which is at least thirty (30) days prior to the date of such hearing, as required by the Act.

There was also submitted evidence that notice was mailed by regular, first class U. S. Mail on October 25, 2012, which is at least thirty (30) days prior to the date of such hearing, as required by the Act, to each owner of property with Construction Improvements in the District subject to assessment at the address of such property owner as reflected on the most recent tax rolls of Harris County, Texas, such evidence including return receipts and returned notices of those persons who failed to accept or receive the notice of hearing.



## **FINDINGS OF FACT**

In consideration of all issues of fact and law relative to the aforesaid hearing, the Board rules and makes the following Findings of Fact:

1. All petitions, resolutions, orders, and related documents and data required pursuant to the Act and to the Code, and of the District have been duly and timely submitted to and filed with the District.
2. By order of the Board, the time, date, subject, and place of the hearing before the Hearing Examiners was set for November 28, 2012, at 9:00 a.m. at the offices of Bracewell & Giuliani LLP, 711 Louisiana, Suite 2300, Houston, Texas 77002.
3. Notice of the Hearing (the "Notice") was given in accordance with the Act by publishing a copy of the Notice in The Houston Business Journal, a newspaper of general circulation in Harris County, Texas, on October 26, 2012, a date not later than thirty (30) days before the date of the hearing, and by mailing a copy of the Notice by regular, first class U. S. Mail on October 25, 2012, a date not later than thirty (30) days before the date of the Hearing, to each owner of property with Construction Improvements in the District at the current address of such property owner as shown on the Harris County Appraisal District tax roll.
4. The Service Plan and the Original Order authorize the District to supplement the assessment roll approved by the Original Order (the "Original Assessment Roll") without need for a further petition, provided that a public hearing is held in compliance with all requirements of the Act.
5. The Original Assessment Roll, as supplemented by the Supplemental Assessment Roll, (the "2012 Assessment Roll") should be approved as the assessment roll for the District.
6. That there should be levied against all properties shown on the Supplemental Assessment Roll for Year 3 of the Service Plan, an assessment for services and improvements in accordance with the Petition, the Service Plan and the Original Order.
7. All of the real property in the District, which is being assessed by the Board in the amount shown on the 2012 Assessment Roll, will be benefited by the services and improvements proposed to be provided by the District in the Service Plan, and each parcel of real property will receive special benefits in each year equal to or greater than the amount assessed, and will receive special benefits during the term of the Service Plan in an amount equal to or greater than the total amount assessed during the term of the Service Plan.
8. The cost of providing services and improvements for the District, as shown in the Service Plan, on the basis of the value of property as shown on the tax rolls of the Harris County Appraisal District and as shown on the 2012 Assessment Roll results in imposing equal shares of the cost on property similarly benefited, and results in a reasonable classification and formula for the apportionment of costs of



the various classes of services and improvements proposed to be provided in the Service Plan to the benefited property within the District.

9. The Board, pursuant to the Original Order, levied the first annual assessment using 2010 tax values against all properties shown on the District's assessment roll.
10. The provisions relating to due and delinquency dates for assessments, interest, and penalties on delinquent assessments, and procedures in connection with the Original Order with the imposition and collection of assessments as set forth in the Service Plan should be approved and continued and will expedite collection of the assessments in a timely manner in order to provide the services and improvements needed and required for the District as described with the Service Plan.
11. That the recitations, objectives, goals, costs, programs, and conclusions set forth in the Service Plan are found to be true and correct and will benefit the District and the properties within the District, including the Construction Improvements, as determined and set forth in the Service Plan.
12. The Board finds that it is advisable for the improvements and services set forth in the Service Plan be provided to properties within the District, including the Construction Improvements, during the term set forth in the Service Plan.
13. That the matters, facts, and recommendations of the Hearing Examiner's Report and Proposal for Decision are found to be true and correct.

### **CONCLUSIONS OF LAW**

The District has met all requirements of the Act necessary to supplement the Original Assessment Roll with the Supplemental Assessment Roll and levy assessments on the properties with Construction Improvements, and the Hearing Examiner's Report and the Supplemental Assessment Roll should be approved.

1. The public hearing of the District on the advisability of the District supplementing the Original Assessment Roll with the Construction Improvements and levying an assessment against such properties based on the 2012 HCAD certified appraised values, was held and all necessary and appropriate notice thereof was given under the authority of and in accordance with the provisions of the Act.
2. The Board is authorized to supplement the Original Assessment Roll, to conduct the Hearing, and to levy assessments for services and improvements in accordance with the Petition and the Original Order.
3. In order to accomplish and effectuate the purposes for which the District was created as set forth in the Act, the Hearing Examiner's Report should be approved in its entirety, the 2012 Assessment Roll should be approved and the assessment on properties with Construction Improvements should be levied by the Board based on the 2012 HCAD certified appraised values of such properties.

4. The method of apportioning costs on the basis of valuation of property as shown on the tax rolls of the Harris County Appraisal District for services and improvements will result in the reasonable apportionment of the costs and in imposing equal shares of the costs of the Service Plan on properties similarly benefited and results in a reasonable classification and formula for the apportionment of the costs of the various classes of services and improvements proposed to be provided to the benefited property within the District.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF MONTROSE MANAGEMENT DISTRICT THAT:

Section 1. Findings and Adoption of Hearing Examiner's Report. The recitals, findings of fact and conclusions of law in the preamble of this Order are hereby found and determined to be true and correct. The matters, facts, and recommendations of the Hearing Examiner's Report, which is attached hereto as Exhibit A, are hereby accepted and the Hearing Examiner's Report and Proposal for Decision is hereby approved.

Section 2. Assessment Roll. The Original Assessment Roll is hereby supplemented with the Construction Improvements shown on the Supplemental Assessment Roll. The 2012 Assessment Roll is hereby approved as the assessment roll of the District. The 2012 Assessment Roll as approved is incorporated in this Order by reference.

Section 3. Levy of Assessments on Construction Improvements. The Board hereby levies upon the Construction Improvements shown on the Supplemental Assessment Roll an assessment for Year 3 at the rate of \$0.125 per \$100 assessed valuation, which rate was adopted by the Board on December 10, 2012.

Section 4. Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed, contained in the Original Order are hereby confirmed.

Section 5. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Order, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Order or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Board in adopting this Order that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Order are declared to be severable for that purpose.

Section 6. Ratification of Prior Action. All action not inconsistent with this order previously taken by the Board, the District, or by the District's employees or Assessor/Collector in connection with the matters set forth herein is hereby ratified, approved and confirmed. Further, the Authority's attorney may make any clerical clarifications regarding references to the District's assessment years in all prior records and documents to ensure that all such prior

PASSED AND ADOPTED this 14th day of January, 2013.

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Chairman, Board of Directors  
Montrose Management District

ATTEST:

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Secretary, Board of Directors  
Montrose Management District





records and documents are consistent with this Order and that any necessary corrections are made.

Section 6. Notice. The Board officially finds, determines, recites, and declares that sufficient written notices of the date, hour, place, and subject of this meeting of the Board were posted at places convenient to the public at the Harris County Clerk's Office and in the District for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Order and the subject matter thereof has been discussed, considered, and formally acted upon. The Board further ratifies, approves, and confirms such written notice and the contents and posting thereof.

[Signature Page Follows]

Exhibit A - Hearings Examiner's Report and Proposal for Decision

CERTIFICATE FOR ORDER

THE STATE OF TEXAS

§

COUNTY OF HARRIS

§

§

I, the undersigned officer of the Board of Directors of the Montrose Management District, do hereby certify as follows:

1. The Board of Directors of the Montrose Management District convened in regular session on January 14, 2013, inside the boundaries of the District, and the roll was called of the duly constituted members of said Board, to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Cassie Stinson	Secretary
Brad Nagar	Assistant Secretary
Kathy Hubbard	Treasurer
Dana Thorpe	Director
Robert Jara	Director
Debra "Lane" Llewellyn	Director
Robert Lincoln Heugel	Director
Michael V. Grover	Director
David Wynn Robinson	Director
Randall Ellis	Director

and all of said persons were present except Directors \_\_\_\_\_ thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR MONTROSE MANAGEMENT  
DISTRICT AND LEVYING ASSESSMENTS AGAINST THE PROPERTIES ON THE  
SUPPLEMENTAL ASSESSMENT ROLL (WESTERN SERVICE AREA)

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by



law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code.

SIGNED AND SEALED on the 14th day of January, 2013.

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Secretary, Board of Directors  
Montrose Management District



MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Montrose Management District Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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12. Approve Amended Information Form (Western Service Area).

AMENDED INFORMATION FORM OF  
MONTROSE MANAGEMENT DISTRICT (WESTERN SERVICE AREA)

THE STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS                 §

We, the undersigned, constituting a majority of the members of the Board of Directors of Montrose Management District (the "District"), do hereby make, execute and affirm this Amended Information Form in compliance with TEXAS WATER CODE §49.452 and §49.455 and 30 TEXAS ADMIN. CODE §293.92. We do hereby certify as follows:

1. The most recent assessment levied by the District on property within the western portion of the District is \$0.125 per \$100 of assessed valuation.
2. The form Notice to Purchasers required by §49.452, Texas Water Code, as amended, to be furnished by a seller to a purchaser of real property in the District is attached hereto as Exhibit "A" and incorporated herein for all purposes.

WITNESS OUR HANDS this \_\_\_\_\_ day of January, 2013.

\_\_\_\_\_  
Claude Wynn

\_\_\_\_\_  
Randy Mitchmore

\_\_\_\_\_  
Cassie Stinson

\_\_\_\_\_  
Brad Nagar

\_\_\_\_\_  
Kathy Hubbard

\_\_\_\_\_  
Dana Thorpe

\_\_\_\_\_  
Debra "Lane" Llewellyn

\_\_\_\_\_  
Robert Heugel

\_\_\_\_\_  
Michael V. Grover

\_\_\_\_\_  
Robert Jara

\_\_\_\_\_  
David Robinson

\_\_\_\_\_  
Randall Ellis



THE STATE OF TEXAS

§

§

COUNTY OF HARRIS

§

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Claude Wynn, Randy Mitchmore, Cassie Stinson, Brad Nagar, Kathy Hubbard, Dana Thorpe, Debra "Lane" Llewellyn, Michael V. Grover, David Wynn Robinson, Robert Jara, Robert Heugel, and Randall Ellis, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of January, 2013.

\_\_\_\_\_  
Notary Public, State of Texas

(SEAL)

After recording, return to: Montrose Management District, Harris County, Texas, c/o Bracewell & Giuliani, 711 Louisiana Street, Suite 2300, Pennzoil Place - South Tower, Houston, Texas 77002-2770, Attn: Clark Lord.

## EXHIBIT "A"

### NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the MONTROSE MANAGEMENT DISTRICT (the "District"). The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. The District has not levied taxes but the most recent projected tax rate is \$ 0 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$ 0, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$ 0.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$ 0. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The District has the authority to levy an assessment on property within the District. The District may exercise this authority without holding an election on the matter. As of this date, the amount of the assessment is \$0.125 per \$100 of valuation for the real property and any improvements thereon, as reflected on the tax rolls of the Harris County Appraisal District in the District.

The District is located in whole or in part within the corporate boundaries of the City of Houston. The taxpayers of the District are subject to the taxes imposed by the municipality and assessments or taxes imposed by the District until the District is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

The purpose of this District is to promote, develop, encourage and maintain employment, commerce, transportation, housing, tourism, recreation, arts, entertainment, economic development, safety and public welfare. The cost of these services and improvements is not included in the purchase price of your property.

The legal description of the property you are acquiring is as follows:

(description of property)

SELLER:

(Date)

\_\_\_\_\_  
Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY

ESTABLISHES ASSESSMENT RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE UPCOMING YEAR. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

PURCHASER:

\_\_\_\_\_  
Signature of Purchaser

(Date)

(APPROPRIATE ACKNOWLEDGMENTS)



MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Montrose Management District Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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13. Receive and consider the District's monthly financial report and pay invoices.



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

## Montrose Management District

### Bookkeeper's Report

January 14, 2013

Montrose Management District  
Cash Flow Report - Checking Account  
As of January 14, 2013

Num	Name	Memo	Amount	Balance
BALANCE AS OF 12/11/2012				\$14,661.65
<b>Receipts</b>				
	Interest		11.39	
	Wire Transfer		24,410.14	
	Wire Transfer		11,534.86	
	Wire Transfer		47,536.80	
	Wire Transfer		22,463.20	
<b>Total Receipts</b>				105,956.39
<b>Disbursements</b>				
3285	Bankcard Center	Credit Card Expenses	(1,429.29)	
3324	Tony Huffman	Holiday Decorations	(5,750.00)	
3325	Bankcard Center	Credit Card Expenses	(91.61)	
3326	Blank Rome LLP	Legal Fees	(1,039.41)	
3327	Aaron M Day	Security Expense	(2,866.30)	
3328	Adalberto R Ramos	Security Expense	(2,950.20)	
3329	Brian M Alms	Security Expense	(1,299.69)	
3330	Chad J Wall	Security Expense	(1,512.84)	
3331	John E Obenhaus	Security Expense	(1,251.20)	
3332	Joseph C Mabasa	Security Expense	(3,758.38)	
3333	Juan Arroyo	Security Expense	(1,079.81)	
3334	Lee T Jaquarya	Security Expense	(1,338.08)	
3335	Leon Laureano.	Security Expense	(2,132.38)	
3336	Mandy Arroyo.	Security Expense	(1,284.19)	
3337	Ricardo Gonzales	Security Expense	(862.67)	
3338	Richard J Bass	Security Expense	(1,023.92)	
3339	Sean M Blevins	Security Expense	(1,083.18)	
3340	Todd L Thibodeaux	Security Expense	(1,429.89)	
3341	Victor Beserra.	Security Expense / Coordinator Fee	(3,934.35)	
3342	Victor Beserra.	Reimb for Patrol Expenses	(650.88)	
3343	Adan G & Gladys H Vega	Assessment Refund	(359.92)	
3344	Andover Properties Ltd.	Assessment Refund	(406.83)	
3345	Andover Richmond Apts. Ltd.	Assessment Refund	(1,561.52)	
3346	Anteneh T. Roba	Assessment Refund	(814.88)	
3347	B&P Residential LLC	Overpayment Refund	(70.37)	
3348	Howard Nations	Assessment Refund	(14.47)	
3349	James E. Bartley	Assessment Refund	(302.60)	
3350	John Hunter Wright Jr GST TR	Assessment Refund	(70.24)	
3351	Littell Properties	Assessment Refund	(30.19)	
3352	ASE Security Solutions, LLC	Mobile Camera Program	(3,947.50)	
3353	Bracewell & Giuliani LLP	Legal Fees - General Counsel	(6,866.20)	
3354	Cracked Fox	Graphic Design & Marketing Services	(2,500.00)	
3355	Dennis C. Beedon	Buisness Ambassador Program Services	(1,600.00)	
3356	Downtown Automotive	Security Vehicle Expense	(771.90)	
3357	Equi-Tax, Inc.	Tax Services	(1,374.34)	
3358	Greater East End Management District	Graffiti Abatement Services	(5,880.00)	
3359	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(16,977.40)	
3360	Marie Helens Cortes-Matte	Business Ambassador Program Services	(1,600.00)	
3361	Mr. Dirt of Texas	Street Sweeping Expense	(6,216.00)	
3362	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(1,304.49)	
3363	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Collections	(1,746.60)	
3364	Shooter and Lindsey, Inc.	Landscape Maintenance	(1,053.00)	



Montrose Management District  
**Cash Flow Report - Checking Account**  
 As of January 14, 2013

Num	Name	Memo	Amount	Balance
<b>Disbursements</b>				
3365	Verizon Wireless	Cell Phone Expense	(121.45)	
3366	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
3367	Lyn Ann Williams	Social Media Outreach	(2,500.00)	
3368	Primer Grey	Website Refurbishment	(2,000.00)	
3369	Lawrence & Associates	Economic Development	(1,000.00)	
Wire	Texas Workforce Commission	Quarterly SUTA Taxes	(772.13)	
Wire	United States Treasury	Monthly Payroll Taxes	(10,887.74)	
<b>Total Disbursements</b>				<u>(110,718.04)</u>
<b>BALANCE AS OF 1/14/2013</b>				<u><u>\$9,900.00</u></u>

Montrose Management District

Account Balances

As of January 14, 2013

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Fund: Operating</b>					
<b>Certificates of Deposit</b>					
BANK OF HOUSTON (XXXX0753)	08/16/2012	01/13/2013	0.15 %	50,000.00	East Zone
BANK OF HOUSTON (XXXX0143)	09/15/2012	02/14/2013	0.25 %	50,000.00	East Zone
ALLEGIANCE BANK (XXXX8246)	10/15/2012	03/14/2013	0.30 %	50,000.00	East Zone
ALLEGIANCE BANK (XXXX8452)	10/15/2012	03/14/2013	0.30 %	50,000.00	West Zone
IBC BANK (XXXX6061)	11/15/2012	04/14/2013	0.30 %	50,000.00	East Zone
IBC BANK (XXXX6088)	11/15/2012	04/14/2013	0.30 %	50,000.00	West Zone
IBC BANK (XXXX6355)	12/11/2012	05/10/2013	0.30 %	50,000.00	West Zone
IBC BANK (XXXX6363)	12/11/2012	05/10/2013	0.30 %	50,000.00	East Zone
<b>Money Market Funds</b>					
COMPASS BANK-PREMIER (XXXX2019)	03/20/2012		0.20 %	175,749.27	(East Zone) Tax
COMPASS BANK-PREMIER (XXXX2086)	03/20/2012		0.20 %	122,733.54	(West Zone) Tax
<b>Checking Account(s)</b>					
TRADITION BANK (XXXX9069)			0.25 %	9,900.00	Checking Account
<b>Totals for Operating Fund:</b>				<b>\$708,382.81</b>	
<b>Grand total for Montrose Management District:</b>				<b>\$708,382.81</b>	

Montrose Management District  
Summary of Pledged Securities  
As of January 14, 2013

Financial Institution: ALLEGIANCE BANK		
Total CDs, MM:	\$100,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: BANK OF HOUSTON		
Total CDs, MM:	\$100,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: COMPASS BANK-PREMIER		
Total CDs, MM:	\$298,482.81	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$583,017.19	Investment Policy Received: Yes
Ratio of pledged securities to investments:	1,202.52 %	
Financial Institution: IBC BANK		
Total CDs, MM:	\$200,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: TRADITION BANK (Depository Bank)		
Total CDs, MM, and Checking Accounts:	\$9,900.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	



**Montrose Management District**  
**Revenue & Expenditures East Zone**  
December 2012

	Dec 12	Budget	\$ Over Budget	% of Budget	Jan - Dec 12	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Revenue</b>									
14110 · Assessments	47,694.73	64,697.00	(17,002.27)	73.72%	407,814.59	424,772.00	(16,957.41)	96.01%	424,772.00
14112 · Assessment Refunds	195.84	(707.92)	903.76	(27.66%)	(164.76)	(8,496.00)	8,331.24	1.94%	(8,496.00)
14310 · Penalties & Interest	170.95	833.33	(662.38)	20.51%	8,001.09	10,000.00	(1,998.91)	80.01%	10,000.00
14370 · Interest Earned on Temp. Invest	71.72	20.83	50.89	344.31%	1,874.29	250.00	1,624.29	749.72%	250.00
14380 · Interest	3.66	8.33	(4.67)	43.94%	34.80	100.00	(65.20)	34.8%	100.00
14390 · Ending FY 2011 Fund Balance	27,513.92	27,513.92	0.00	100.0%	330,167.00	330,167.00	0.00	100.0%	330,167.00
<b>Total Revenue</b>	<b>75,650.82</b>	<b>92,365.49</b>	<b>(16,714.67)</b>	<b>81.9%</b>	<b>747,727.01</b>	<b>756,793.00</b>	<b>(9,065.99)</b>	<b>98.8%</b>	<b>756,793.00</b>
<b>Expense</b>									
<b>Business Development</b>									
16124 · Marketing & Public Rel Director	966.40	966.42	(0.02)	100.0%	11,596.80	11,597.00	(0.20)	100.0%	11,597.00
16125 · Marketing & Public Relations	3,057.95	5,583.75	(2,525.80)	54.77%	52,969.30	67,005.00	(14,035.70)	79.05%	67,005.00
16131 · Web Site Development	0.00	1,390.58	(1,390.58)	0.0%	8,710.89	16,687.00	(7,976.11)	52.2%	16,687.00
16135 · Economic Development Services	320.90	320.92	(0.02)	99.99%	3,885.26	3,851.00	34.26	100.89%	3,851.00
16140 · Web Site Main./Host/I.T.	0.00	160.42	(160.42)	0.0%	320.92	1,925.00	(1,604.08)	16.67%	1,925.00
16141 · GIS Services	36.20	427.83	(391.63)	8.46%	3,638.13	5,134.00	(1,495.87)	70.86%	5,134.00
<b>Total Business Development</b>	<b>4,381.45</b>	<b>8,849.92</b>	<b>(4,468.47)</b>	<b>49.51%</b>	<b>81,121.30</b>	<b>106,199.00</b>	<b>(25,077.70)</b>	<b>76.39%</b>	<b>106,199.00</b>
<b>Creation and Petition Services</b>									
16525 · Dissolution Petitions	0.00	0.00	0.00	0.0%	13,140.97	12,836.00	304.97	102.38%	12,836.00
<b>Total Creation and Petition Services</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>13,140.97</b>	<b>12,836.00</b>	<b>304.97</b>	<b>102.38%</b>	<b>12,836.00</b>
<b>Mobility &amp; Transportation</b>									
17010 · Engineering Services	0.00	574.92	(574.92)	0.0%	0.00	6,899.00	(6,899.00)	0.0%	6,899.00
17020 · Bridge Lighting Maint	0.00	401.17	(401.17)	0.0%	0.00	4,814.00	(4,814.00)	0.0%	4,814.00
17030 · Mobility Projects	0.00	2,674.17	(2,674.17)	0.0%	13,255.24	32,090.00	(18,834.76)	41.31%	32,090.00
<b>Total Mobility &amp; Transportation</b>	<b>0.00</b>	<b>3,650.26</b>	<b>(3,650.26)</b>	<b>0.0%</b>	<b>13,255.24</b>	<b>43,803.00</b>	<b>(30,547.76)</b>	<b>30.26%</b>	<b>43,803.00</b>
<b>Project Staffing &amp; Admin</b>									
16150 · Admin & Management	673.90	673.92	(0.02)	100.0%	8,086.80	8,087.00	(0.20)	100.0%	8,087.00
16160 · Reimbursable Expenses	26.20	427.83	(401.63)	6.12%	860.58	5,134.00	(4,273.42)	16.76%	5,134.00
16170 · Reimbursable Mileage	130.23	133.75	(3.52)	97.37%	1,851.51	1,605.00	246.51	115.36%	1,605.00
16180 · Postage, Deliveries	14.83	34.75	(19.92)	42.68%	462.32	417.00	45.32	110.87%	417.00
16190 · Printing & Reproduction	178.45	187.17	(8.72)	95.34%	2,675.84	2,246.00	429.84	119.14%	2,246.00
16200 · Public Notices, Advertising	0.00	213.92	(213.92)	0.0%	931.92	2,567.00	(1,635.08)	36.3%	2,567.00
16210 · Project Management	1,251.52	1,251.50	0.02	100.0%	15,018.24	15,018.00	0.24	100.0%	15,018.00
16215 · Director Of Services	2,157.00	2,157.00	0.00	100.0%	25,884.00	25,884.00	0.00	100.0%	25,884.00
16220 · Legal Services	0.00	641.83	(641.83)	0.0%	27,684.04	7,702.00	19,982.04	359.44%	7,702.00
16250 · Bookkeeping	431.61	417.17	14.44	103.46%	6,213.57	5,006.00	1,207.57	124.12%	5,006.00
16260 · Assess Data Mgmt & Billing Svcs	441.03	588.33	(147.30)	74.96%	6,325.51	7,060.00	(734.49)	89.6%	7,060.00
16270 · Office Supplies	0.00	80.25	(80.25)	0.0%	52.65	963.00	(910.35)	5.47%	963.00

**Montrose Management District**  
**Revenue & Expenditures East Zone**  
December 2012

	Dec 12	Budget	\$ Over Budget	% of Budget	Jan - Dec 12	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
16280 - Other	0.00	16.08	(16.08)	0.0%	126.44	193.00	(66.56)	65.51%	193.00
16290 - Office Lease Space	385.08	417.17	(32.09)	92.31%	4,620.96	5,006.00	(385.04)	92.31%	5,006.00
16291 - Office Equipment	0.00	66.83	(66.83)	0.0%	1,426.93	802.00	624.93	177.92%	802.00
16340 - Auditing Fees	0.00	0.00	0.00	0.0%	3,401.57	3,530.00	(128.43)	96.36%	3,530.00
16530 - Insurance & Surety Bond	0.00	0.00	0.00	0.0%	2,565.19	1,123.00	1,442.19	228.42%	1,123.00
Total Project Staffing & Admin	5,689.85	7,307.50	(1,617.65)	77.86%	108,188.07	92,343.00	15,845.07	117.16%	92,343.00
Security and Public Safety									
15415 - Vehicle Maint. & Operations	0.00	267.42	(267.42)	0.0%	765.32	3,209.00	(2,443.68)	23.85%	3,209.00
15420 - Contract Public Safety Services	11,790.03	9,359.67	2,430.36	125.97%	115,428.29	112,316.00	3,112.29	102.77%	112,316.00
15425 - Mobile Camera Program	1,395.13	1,042.92	352.21	133.77%	12,691.55	12,515.00	176.55	101.41%	12,515.00
15430 - Cell Phone	66.14	33.17	32.97	199.4%	818.33	398.00	420.33	205.61%	398.00
15450 - Public Safety Insurance	0.00	80.25	(80.25)	0.0%	0.00	963.00	(963.00)	0.0%	963.00
16100 - Store Front Equipment	0.00	64.17	(64.17)	0.0%	0.00	770.00	(770.00)	0.0%	770.00
16101 - Public Safety Training	0.00	133.75	(133.75)	0.0%	0.00	1,605.00	(1,605.00)	0.0%	1,605.00
16102 - Public Safety Equipment	15.52	267.42	(251.90)	5.8%	1,378.67	3,209.00	(1,830.33)	42.96%	3,209.00
16110 - Graffiti Abatement	1,886.91	1,604.50	282.41	117.6%	22,244.98	19,254.00	2,990.98	115.53%	19,254.00
16111 - Light Outage Survey	0.00	48.67	(48.67)	0.0%	0.00	584.00	(584.00)	0.0%	584.00
16115 - Nuisance Abatement	0.00	451.25	(451.25)	0.0%	0.00	5,415.00	(5,415.00)	0.0%	5,415.00
Total Security and Public Safety	15,153.73	13,353.19	1,800.54	113.48%	153,327.14	160,238.00	(6,910.86)	95.69%	160,238.00
Visual Improvements & Cultural									
16212 - Identification Design & Install	1,994.73	9,742.58	(7,747.85)	20.47%	8,656.01	116,911.00	(108,254.99)	7.4%	116,911.00
16213 - Landscape Maintenance	1,053.00	1,250.00	(197.00)	84.24%	12,636.00	15,000.00	(2,364.00)	84.24%	15,000.00
16216 - Holiday Design & Install	0.00	1,604.50	(1,604.50)	0.0%	13,799.79	19,254.00	(5,454.21)	71.67%	19,254.00
Total Visual Improvements & Cultural	3,047.73	12,597.08	(9,549.35)	24.19%	35,091.80	151,165.00	(116,073.20)	23.21%	151,165.00
Total Expense	28,272.76	45,757.95	(17,485.19)	61.79%	404,124.52	566,584.00	(162,459.48)	71.33%	566,584.00
Net Revenue	47,378.06	46,607.54	770.52	101.65%	343,602.49	190,209.00	153,393.49	180.65%	190,209.00

**Montrose Management District**  
**Revenue & Expenditures West Zone**  
December 2012

	Dec 12	Budget	\$ Over Budget	% of Budget	Jan - Dec 12	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Revenue</b>									
14110-1 • Assessments.	65,584.38	113,405.00	(47,820.62)	57.83%	851,700.30	898,905.00	(47,204.70)	94.75%	898,905.00
14112-1 • Assessment Refunds.	0.00	(1,498.17)	1,498.17	0.0%	512.66	(17,978.00)	18,490.66	(2.85%)	(17,978.00)
14310-1 • Penalties & Interest.	685.83	1,250.00	(564.17)	54.87%	11,805.61	15,000.00	(3,194.39)	78.7%	15,000.00
14370-1 • Interest Earned on Temp. Inves	71.72	26.67	45.05	268.92%	1,187.79	320.00	867.79	371.18%	320.00
14380-1 • Interest.	7.73	0.83	6.90	931.33%	73.63	10.00	63.63	736.3%	10.00
14390-1 • Ending FY 2011 Fund Balance	16,831.08	16,831.08	0.00	100.0%	201,973.00	201,973.00	0.00	100.0%	201,973.00
<b>Total Revenue</b>	83,180.74	130,015.41	(46,834.67)	63.98%	1,067,252.99	1,098,230.00	(30,977.01)	97.18%	1,098,230.00
<b>Expense</b>									
<b>Business Development</b>									
16124-1 • Marketing & Public Rel Dir	2,045.10	2,045.08	0.02	100.0%	24,541.20	24,541.00	0.20	100.0%	24,541.00
16125-1 • Marketing & Public Relation	4,685.31	11,816.25	(7,130.94)	39.65%	106,603.33	141,795.00	(35,191.67)	75.18%	141,795.00
16131-1 • Web Site Development.	0.00	2,942.75	(2,942.75)	0.0%	18,434.01	35,313.00	(16,878.99)	52.2%	35,313.00
16135-1 • Economic Development Service	679.10	679.08	0.02	100.0%	8,222.14	8,149.00	73.14	100.9%	8,149.00
16140-1 • Web Site Main./Host/I.T..	0.00	339.58	(339.58)	0.0%	679.08	4,075.00	(3,395.92)	16.67%	4,075.00
16141-1 • GIS Services.	76.62	905.50	(828.88)	8.46%	7,698.99	10,866.00	(3,167.01)	70.85%	10,866.00
<b>Total Business Development</b>	7,486.13	18,728.24	(11,242.11)	39.97%	166,178.75	224,739.00	(58,560.25)	73.94%	224,739.00
<b>Creation and Petition Services</b>									
16525-1 • Dissolution Petitions.	0.00	0.00	0.00	0.0%	27,809.03	27,164.00	645.03	102.38%	27,164.00
<b>Total Creation and Petition Services</b>	0.00	0.00	0.00	0.0%	27,809.03	27,164.00	645.03	102.38%	27,164.00
<b>Mobility &amp; Transportation</b>									
17010-1 • Engineering Services.	0.00	1,216.75	(1,216.75)	0.0%	0.00	14,601.00	(14,601.00)	0.0%	14,601.00
17020-1 • Bridge Lighting Maint.	0.00	848.83	(848.83)	0.0%	0.00	10,186.00	(10,186.00)	0.0%	10,186.00
17030-1 • Mobility Projects.	0.00	5,659.17	(5,659.17)	0.0%	28,052.04	67,910.00	(39,857.96)	41.31%	67,910.00
<b>Total Mobility &amp; Transportation</b>	0.00	7,724.75	(7,724.75)	0.0%	28,052.04	92,697.00	(64,644.96)	30.26%	92,697.00
<b>Project Staffing &amp; Admin</b>									
16150-1 • Admin & Management	1,426.10	1,426.08	0.02	100.0%	17,113.20	17,113.00	0.20	100.0%	17,113.00
16160-1 • Reimbursable Expenses.	55.45	905.50	(850.05)	6.12%	1,821.10	10,866.00	(9,044.90)	16.76%	10,866.00
16170-1 • Reimbursable Mileage.	275.60	282.92	(7.32)	97.41%	3,918.06	3,395.00	523.06	115.41%	3,395.00
16180-1 • Postage, Deliveries	31.39	73.58	(42.19)	42.66%	977.59	883.00	94.59	110.71%	883.00
16190-1 • Printing & Reproduction	377.65	396.17	(18.52)	95.33%	5,660.44	4,754.00	906.44	119.07%	4,754.00
16200-1 • Public Notices, Advertising	0.00	452.75	(452.75)	0.0%	1,081.40	5,433.00	(4,351.60)	19.9%	5,433.00
16210-1 • Project Management	2,648.48	2,648.50	(0.02)	100.0%	31,781.76	31,782.00	(0.24)	100.0%	31,782.00
16215-1 • Director Of Services	4,564.67	4,564.67	0.00	100.0%	54,776.04	54,776.00	0.04	100.0%	54,776.00
16220-1 • Legal Services.	0.00	1,358.17	(1,358.17)	0.0%	58,585.14	16,298.00	42,287.14	359.46%	16,298.00
16250-1 • Bookkeeping.	913.39	882.83	30.56	103.46%	13,131.43	10,594.00	2,537.43	123.95%	10,594.00
16260-1 • Assess Data Mgmt & Billing Svc	933.31	1,245.00	(311.69)	74.97%	13,337.13	14,940.00	(1,602.87)	89.27%	14,940.00
16270-1 • Office Supplies.	0.00	169.75	(169.75)	0.0%	111.41	2,037.00	(1,925.59)	5.47%	2,037.00



**Montrose Management District**  
**Revenue & Expenditures West Zone**  
December 2012

	Dec 12	Budget	\$ Over Budget	% of Budget	Jan - Dec 12	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
16280-1 • Other.	0.00	33.92	(33.92)	0.0%	260.55	407.00	(146.45)	64.02%	407.00
16290-1 • Office Lease Space.	814.92	882.83	(67.91)	92.31%	9,779.04	10,594.00	(814.96)	92.31%	10,594.00
16291-1 • Office Equipment.	0.00	141.50	(141.50)	0.0%	3,019.74	1,698.00	1,321.74	177.84%	1,698.00
16340-1 • Auditing Fees.	0.00	0.00	0.00	0.0%	7,198.43	7,470.00	(271.57)	96.37%	7,470.00
16530-1 • Insurance & Surety Bond.	0.00	0.00	0.00	0.0%	5,428.47	2,377.00	3,051.47	228.38%	2,377.00
<b>Total Project Staffing &amp; Admin</b>	<b>12,040.96</b>	<b>15,464.17</b>	<b>(3,423.21)</b>	<b>77.86%</b>	<b>227,980.93</b>	<b>195,417.00</b>	<b>32,563.93</b>	<b>116.66%</b>	<b>195,417.00</b>
<b>Security and Public Safety</b>									
15415-1 • Vehicle Maint. & Operations.	0.00	565.92	(565.92)	0.0%	1,619.58	6,791.00	(5,171.42)	23.85%	6,791.00
15420-1 • Contract Public Safety Service	24,805.85	19,807.00	4,998.85	125.24%	243,317.01	237,684.00	5,633.01	102.37%	237,684.00
15425-1 • Mobile Camera Program.	2,952.37	2,207.08	745.29	133.77%	24,304.47	26,485.00	(2,180.53)	91.77%	26,485.00
15430-1 • Cell Phone.	139.96	70.17	69.79	199.46%	1,731.78	842.00	889.78	205.68%	842.00
15450-1 • Public Safety Insurance.	0.00	169.75	(169.75)	0.0%	0.00	2,037.00	(2,037.00)	0.0%	2,037.00
16100-1 • Store Front Equipment.	0.00	135.83	(135.83)	0.0%	0.00	1,630.00	(1,630.00)	0.0%	1,630.00
16101-1 • Public Safety Training.	0.00	282.92	(282.92)	0.0%	0.00	3,395.00	(3,395.00)	0.0%	3,395.00
16102-1 • Public Safety Equipment.	32.83	565.92	(533.09)	5.8%	2,917.69	6,791.00	(3,873.31)	42.96%	6,791.00
16110-1 • Graffiti Abatement.	3,993.09	3,395.50	597.59	117.6%	47,075.02	40,746.00	6,329.02	115.53%	40,746.00
16111-1 • Light Outage Survey.	0.00	103.00	(103.00)	0.0%	0.00	1,236.00	(1,236.00)	0.0%	1,236.00
16115-1 • Nuisance Abatement.	0.00	955.00	(955.00)	0.0%	0.00	11,460.00	(11,460.00)	0.0%	11,460.00
<b>Total Security and Public Safety</b>	<b>31,924.10</b>	<b>28,258.09</b>	<b>3,666.01</b>	<b>112.97%</b>	<b>320,965.55</b>	<b>339,097.00</b>	<b>(18,131.45)</b>	<b>94.65%</b>	<b>339,097.00</b>
<b>Visual Improvements &amp; Cultural</b>									
16212-1 • Identification Design & Install	4,221.27	20,617.42	(16,396.15)	20.47%	18,317.99	247,409.00	(229,091.01)	7.4%	247,409.00
16216-1 • Holiday Design & Install.	0.00	3,395.50	(3,395.50)	0.0%	29,200.21	40,746.00	(11,545.79)	71.66%	40,746.00
<b>Total Visual Improvements &amp; Cultural</b>	<b>4,221.27</b>	<b>24,012.92</b>	<b>(19,791.65)</b>	<b>17.58%</b>	<b>47,518.20</b>	<b>288,155.00</b>	<b>(240,636.80)</b>	<b>16.49%</b>	<b>288,155.00</b>
<b>Total Expense</b>	<b>55,672.46</b>	<b>94,186.17</b>	<b>(38,513.71)</b>	<b>59.11%</b>	<b>818,504.50</b>	<b>1,167,269.00</b>	<b>(348,764.50)</b>	<b>70.12%</b>	<b>1,167,269.00</b>
<b>Net Revenue</b>	<b>27,508.28</b>	<b>35,827.24</b>	<b>(8,318.96)</b>	<b>76.78%</b>	<b>248,748.49</b>	<b>(69,039.00)</b>	<b>317,787.49</b>	<b>(360.3%)</b>	<b>(69,039.00)</b>

**Montrose Management District**  
**Revenue & Expenditures Total Zone**  
December 2012

	Dec 12	Budget	\$ Over Budget	% of Budget	Jan - Dec 12	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Revenue</b>									
14110-1 - Assessments,	65,584.38	113,405.00	(47,820.62)	57.83%	851,700.30	898,905.00	(47,204.70)	94.75%	898,905.00
14110 - Assessments	47,694.73	64,697.00	(17,002.27)	73.72%	407,814.59	424,772.00	(16,957.41)	96.01%	424,772.00
14112-1 - Assessment Refunds,	0.00	(1,498.17)	1,498.17	0.0%	512.66	(17,978.00)	18,490.66	(2.85%)	(17,978.00)
14112 - Assessment Refunds	195.84	(707.92)	903.76	(27.66%)	(164.76)	(8,496.00)	8,331.24	1.94%	(8,496.00)
14310-1 - Penalties & Interest,	685.83	1,250.00	(564.17)	54.87%	11,805.61	15,000.00	3,194.39	78.7%	15,000.00
14310 - Penalties & Interest	170.95	833.33	(662.38)	20.51%	8,001.09	10,000.00	(1,998.91)	80.01%	10,000.00
14370-1 - Interest Earned on Temp. Inves	71.72	26.67	45.05	268.92%	1,187.79	320.00	867.79	371.18%	320.00
14370 - Interest Earned on Temp. Invest	71.72	20.83	50.89	344.31%	1,874.29	250.00	1,624.29	749.72%	250.00
14380-1 - Interest,	7.73	0.83	6.90	931.33%	73.63	10.00	63.63	736.3%	10.00
14380 - Interest	3.66	8.33	(4.67)	43.94%	34.80	100.00	(65.20)	34.8%	100.00
14390-1 - Ending FY 2011 Fund Balance	16,831.08	16,831.08	0.00	100.0%	201,973.00	201,973.00	0.00	100.0%	201,973.00
14390 - Ending FY 2011 Fund Balance	27,513.92	27,513.92	0.00	100.0%	330,167.00	330,167.00	0.00	100.0%	330,167.00
<b>Total Revenue</b>	<b>158,831.56</b>	<b>222,380.90</b>	<b>(63,549.34)</b>	<b>71.42%</b>	<b>1,814,980.00</b>	<b>1,855,023.00</b>	<b>(40,043.00)</b>	<b>97.84%</b>	<b>1,855,023.00</b>
<b>Expense</b>									
<b>Business Development</b>									
16124-1 - Marketing & Public Rel Dir	2,045.10	2,045.08	0.02	100.0%	24,541.20	24,541.00	0.20	100.0%	24,541.00
16124 - Marketing & Public Rel Director	966.40	966.42	(0.02)	100.0%	11,596.80	11,597.00	(0.20)	100.0%	11,597.00
16125-1 - Marketing & Public Relation	4,685.31	11,816.25	(7,130.94)	39.65%	106,603.33	141,795.00	(35,191.67)	75.18%	141,795.00
16125 - Marketing & Public Relations	3,057.95	5,583.75	(2,525.80)	54.77%	52,969.30	67,005.00	(14,035.70)	79.05%	67,005.00
16131-1 - Web Site Development,	0.00	2,942.75	(2,942.75)	0.0%	18,434.01	35,313.00	(16,878.99)	52.2%	35,313.00
16131 - Web Site Development	0.00	1,390.58	(1,390.58)	0.0%	8,710.89	16,687.00	(7,976.11)	52.2%	16,687.00
16135-1 - Economic Development Service	679.10	679.08	0.02	100.0%	8,222.14	8,149.00	73.14	100.9%	8,149.00
16135 - Economic Development Services	320.90	320.92	(0.02)	99.99%	3,885.26	3,851.00	34.26	100.89%	3,851.00
16140-1 - Web Site Main./Host/I.T.,	0.00	339.58	(339.58)	0.0%	679.08	4,075.00	(3,395.92)	16.67%	4,075.00
16140 - Web Site Main./Host/I.T.,	0.00	160.42	(160.42)	0.0%	320.92	1,925.00	(1,604.08)	16.67%	1,925.00
16141-1 - GIS Services,	76.62	905.50	(828.88)	8.46%	7,698.99	10,866.00	(3,167.01)	70.85%	10,866.00
16141 - GIS Services	36.20	427.83	(391.63)	8.46%	3,638.13	5,134.00	(1,495.87)	70.86%	5,134.00
<b>Total Business Development</b>	<b>11,867.58</b>	<b>27,578.16</b>	<b>(15,710.58)</b>	<b>43.03%</b>	<b>247,300.05</b>	<b>330,938.00</b>	<b>(83,637.95)</b>	<b>74.73%</b>	<b>330,938.00</b>
<b>Creation and Petition Services</b>									
16525-1 - Dissolution Petitions,	0.00	0.00	0.00	0.0%	27,809.03	27,164.00	645.03	102.38%	27,164.00
16525 - Dissolution Petitions	0.00	0.00	0.00	0.0%	13,140.97	12,836.00	304.97	102.38%	12,836.00
<b>Total Creation and Petition Services</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>40,950.00</b>	<b>40,000.00</b>	<b>950.00</b>	<b>102.38%</b>	<b>40,000.00</b>
<b>Mobility &amp; Transportation</b>									
17010-1 - Engineering Services,	0.00	1,216.75	(1,216.75)	0.0%	0.00	14,601.00	(14,601.00)	0.0%	14,601.00
17010 - Engineering Services	0.00	574.92	(574.92)	0.0%	0.00	6,899.00	(6,899.00)	0.0%	6,899.00
17020-1 - Bridge Lighting Maint.,	0.00	848.83	(848.83)	0.0%	0.00	10,186.00	(10,186.00)	0.0%	10,186.00
17020 - Bridge Lighting Maint	0.00	401.17	(401.17)	0.0%	0.00	4,814.00	(4,814.00)	0.0%	4,814.00
17030-1 - Mobility Projects,	0.00	5,659.17	(5,659.17)	0.0%	28,052.04	67,910.00	(39,857.96)	41.31%	67,910.00
17030 - Mobility Projects	0.00	2,674.17	(2,674.17)	0.0%	13,255.24	32,090.00	(18,834.76)	41.31%	32,090.00
<b>Total Mobility &amp; Transportation</b>	<b>0.00</b>	<b>11,375.01</b>	<b>(11,375.01)</b>	<b>0.0%</b>	<b>41,307.28</b>	<b>136,500.00</b>	<b>(95,192.72)</b>	<b>30.26%</b>	<b>136,500.00</b>
<b>Project Staffing &amp; Admin</b>									



**Montrose Management District**  
**Revenue & Expenditures Total Zone**  
December 2012

	Dec 12	Budget	\$ Over Budget	% of Budget	Jan - Dec 12	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
16150-1 • Admin & Management	1,426.10	1,426.08	0.02	100.0%	17,113.20	17,113.00	0.20	100.0%	17,113.00
16150 • Admin & Management	673.90	673.92	(0.02)	100.0%	8,086.80	8,087.00	(0.20)	100.0%	8,087.00
16160-1 • Reimbursable Expenses.	55.45	905.50	(850.05)	6.12%	1,821.10	10,866.00	(9,044.90)	16.76%	10,866.00
16160 • Reimbursable Expenses	26.20	427.83	(401.63)	6.12%	860.58	5,134.00	(4,273.42)	16.76%	5,134.00
16170-1 • Reimbursable Mileage.	275.60	282.92	(7.32)	97.41%	3,918.06	3,395.00	523.06	115.41%	3,395.00
16170 • Reimbursable Mileage	130.23	133.75	(3.52)	97.37%	1,851.51	1,605.00	246.51	115.36%	1,605.00
16180-1 • Postage, Deliveries	31.39	75.58	(42.19)	42.66%	977.59	883.00	94.59	110.71%	883.00
16180 • Postage, Deliveries	14.83	34.75	(19.92)	42.68%	462.32	417.00	45.32	110.87%	417.00
16190-1 • Printing & Reproduction	377.65	396.17	(18.52)	95.33%	5,660.44	4,754.00	906.44	119.07%	4,754.00
16190 • Printing & Reproduction	178.45	187.17	(8.72)	95.34%	2,675.84	2,246.00	429.84	119.14%	2,246.00
16200-1 • Public Notices, Advertising	0.00	452.75	(452.75)	0.0%	1,081.40	5,433.00	(4,351.60)	19.9%	5,433.00
16200 • Public Notices, Advertising	0.00	213.92	(213.92)	0.0%	931.92	2,567.00	(1,635.08)	36.3%	2,567.00
16210-1 • Project Management	2,648.48	2,648.50	(0.02)	100.0%	31,781.76	31,782.00	(0.24)	100.0%	31,782.00
16210 • Project Management	1,251.52	1,251.50	0.02	100.0%	15,018.24	15,018.00	0.24	100.0%	15,018.00
16215-1 • Director Of Services	4,564.67	4,564.67	0.00	100.0%	54,776.04	54,776.00	0.04	100.0%	54,776.00
16215 • Director Of Services	2,157.00	2,157.00	0.00	100.0%	25,884.00	25,884.00	0.00	100.0%	25,884.00
16220-1 • Legal Services.	0.00	1,358.17	(1,358.17)	0.0%	58,583.14	16,298.00	42,285.14	359.46%	16,298.00
16220 • Legal Services	0.00	641.83	(641.83)	0.0%	27,684.04	7,702.00	19,982.04	359.44%	7,702.00
16250-1 • Bookkeeping.	913.39	882.83	30.56	103.46%	13,131.43	10,594.00	2,537.43	123.95%	10,594.00
16250 • Bookkeeping	431.61	417.17	14.44	103.46%	6,213.57	5,006.00	1,207.57	124.12%	5,006.00
16260-1 • Ascus Data Mgmt & Billing Svc	933.31	1,245.00	(311.69)	74.97%	13,337.13	14,940.00	(1,602.87)	89.27%	14,940.00
16260 • Assess Data Mgmt & Billing Svcs	441.03	588.33	(147.30)	74.96%	6,325.51	7,060.00	(734.49)	89.6%	7,060.00
16270-1 • Office Supplies.	0.00	169.75	(169.75)	0.0%	111.41	2,037.00	(1,925.59)	5.47%	2,037.00
16270 • Office Supplies	0.00	80.25	(80.25)	0.0%	52.65	963.00	(910.35)	5.47%	963.00
16280-1 • Other.	0.00	33.92	(33.92)	0.0%	260.55	407.00	(146.45)	64.02%	407.00
16280 • Other	0.00	16.08	(16.08)	0.0%	126.44	193.00	(66.56)	65.51%	193.00
16290-1 • Office Lease Space.	814.92	882.83	(67.91)	92.31%	9,779.04	10,594.00	(814.96)	92.31%	10,594.00
16290 • Office Lease Space	385.08	417.17	(32.09)	92.31%	4,620.96	5,006.00	(385.04)	92.31%	5,006.00
16291-1 • Office Equipment.	0.00	141.50	(141.50)	0.0%	3,019.74	1,698.00	1,321.74	177.84%	1,698.00
16291 • Office Equipment	0.00	66.83	(66.83)	0.0%	1,426.93	802.00	624.93	177.92%	802.00
16340-1 • Auditing Fees.	0.00	0.00	0.00	0.0%	7,198.43	7,470.00	(271.57)	96.37%	7,470.00
16340 • Auditing Fees	0.00	0.00	0.00	0.0%	3,401.57	3,530.00	(128.43)	96.36%	3,530.00
16530-1 • Insurance & Surety Bond.	0.00	0.00	0.00	0.0%	5,428.47	2,377.00	3,051.47	228.38%	2,377.00
16530 • Insurance & Surety Bond	0.00	0.00	0.00	0.0%	2,565.19	1,123.00	1,442.19	228.42%	1,123.00
Total Project Staffing & Admin	17,730.81	22,771.67	(5,040.86)	77.86%	336,169.00	287,760.00	48,409.00	116.82%	287,760.00
Security and Public Safety									
15415-1 • Vehicle Maint. & Operations.	0.00	565.92	(565.92)	0.0%	1,619.58	6,791.00	(5,171.42)	23.85%	6,791.00
15415 • Vehicle Maint. & Operations	0.00	267.42	(267.42)	0.0%	765.32	3,209.00	(2,443.68)	23.85%	3,209.00
15420-1 • Contract Public Safety Service	24,805.85	19,807.00	4,998.85	125.24%	243,317.01	237,684.00	5,633.01	102.37%	237,684.00
15420 • Contract Public Safety Services	11,790.03	9,359.67	2,430.36	125.97%	115,428.29	112,316.00	3,112.29	102.77%	112,316.00
15425-1 • Mobile Camera Program.	2,952.37	2,207.08	745.29	133.77%	24,304.47	26,485.00	(2,180.53)	91.77%	26,485.00
15425 • Mobile Camera Program	1,395.13	1,042.92	352.21	133.77%	12,691.55	12,515.00	176.55	101.41%	12,515.00
15430-1 • Cell Phone.	139.96	70.17	69.79	199.46%	1,731.78	842.00	889.78	205.68%	842.00
15430 • Cell Phone	66.14	33.17	32.97	199.4%	818.33	398.00	420.33	205.61%	398.00
15450-1 • Public Safety Insurance.	0.00	169.75	(169.75)	0.0%	0.00	2,037.00	(2,037.00)	0.0%	2,037.00



Montrose Management District  
Revenue & Expenditures Total Zone  
December 2012

	Dec 12	Budget	\$ Over Budget	% of Budget	Jan - Dec 12	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
15450 - Public Safety Insurance	0.00	80.25	(90.25)	0.0%	0.00	963.00	(963.00)	0.0%	963.00
16100-1 - Store Front Equipment.	0.00	135.83	(135.83)	0.0%	0.00	1,630.00	(1,630.00)	0.0%	1,630.00
16100 - Store Front Equipment	0.00	64.17	(64.17)	0.0%	0.00	770.00	(770.00)	0.0%	770.00
16101-1 - Public Safety Training.	0.00	282.92	(282.92)	0.0%	0.00	3,395.00	(3,395.00)	0.0%	3,395.00
16101 - Public Safety Training	0.00	133.75	(133.75)	0.0%	0.00	1,605.00	(1,605.00)	0.0%	1,605.00
16102-1 - Public Safety Equipment.	32.83	565.92	(533.09)	5.8%	2,917.69	6,791.00	(3,873.31)	42.96%	6,791.00
16102 - Public Safety Equipment	15.52	267.42	(251.90)	5.8%	1,378.67	3,209.00	(1,830.33)	42.96%	3,209.00
16110-1 - Graffiti Abatement.	3,993.09	3,395.50	597.59	117.6%	47,075.02	40,746.00	6,329.02	115.53%	40,746.00
16110 - Graffiti Abatement	1,886.91	1,604.50	282.41	117.6%	22,244.98	19,254.00	2,990.98	115.53%	19,254.00
16111-1 - Light Outage Survey.	0.00	103.00	(103.00)	0.0%	0.00	1,236.00	(1,236.00)	0.0%	1,236.00
16111 - Light Outage Survey	0.00	48.67	(48.67)	0.0%	0.00	584.00	(584.00)	0.0%	584.00
16115-1 - Nuisance Abatement.	0.00	955.00	(955.00)	0.0%	0.00	11,460.00	(11,460.00)	0.0%	11,460.00
16115 - Nuisance Abatement	0.00	451.25	(451.25)	0.0%	0.00	5,415.00	(5,415.00)	0.0%	5,415.00
Total Security and Public Safety	47,077.83	41,611.28	5,466.55	113.14%	474,292.69	499,335.00	(25,042.31)	94.99%	499,335.00
Visual Improvements & Cultural									
16212-1 - Identification Design & Install	4,221.27	20,617.42	(16,396.15)	20.47%	18,317.99	247,409.00	(229,091.01)	7.4%	247,409.00
16212 - Identification Design & Install	1,994.73	9,742.58	(7,747.85)	20.47%	8,656.01	116,911.00	(108,254.99)	7.4%	116,911.00
16213 - Landscape Maintenance	1,053.00	1,250.00	(197.00)	84.24%	12,636.00	15,000.00	(2,364.00)	84.24%	15,000.00
16216-1 - Holiday Design & Install.	0.00	3,395.50	(3,395.50)	0.0%	29,200.21	40,746.00	(11,545.79)	71.66%	40,746.00
16216 - Holiday Design & Install	0.00	1,604.50	(1,604.50)	0.0%	13,799.79	19,254.00	(5,454.21)	71.67%	19,254.00
Total Visual Improvements & Cultural	7,269.00	36,610.00	(29,341.00)	19.86%	83,610.00	439,320.00	(356,710.00)	18.8%	439,320.00
Total Expense	83,945.22	139,946.12	(56,000.90)	59.98%	1,222,629.02	1,733,853.00	(511,223.98)	70.52%	1,733,853.00
Net Revenue	74,886.34	82,434.78	(7,548.44)	90.84%	592,350.98	121,170.00	471,180.98	488.86%	121,170.00

**AmegyBank**  
of Texas

CONTROL ACCOUNT  
MONTROSE MD  
Account Number  
XXXX XXXX 1351

**VISA**

**ACCOUNT SUMMARY**

Account Number	XXXX XXXX 1351	Previous Balance	\$1,125.10
Credit Limit	\$10,000.00	Payments	\$1,125.10
Available Credit	\$9,875.00	Credits	\$0.00
Statement Closing Date	November 14, 2012	Purchases	\$1,429.29
Payment Due Date	December 04, 2012	Other Charges	\$0.00
Amount Past Due	\$0.00	Cash Advances	\$0.00
Min Payment Due	\$15.00	Finance Charges	\$0.00
Days in Billing Cycle	30	New Balance	\$1,429.29

**TRANSACTIONS**

Trans Date	Post Date	Reference Number	Transaction Description	Amount
10/10	10/10	747080001BIC4HSHEVO	PAYMENT - THANK YOU	- \$1,125.10
<b>TOTAL</b> XXXXXXXXXX00001351				\$1,125.10

<b>JOSHUA HAWES</b>				
11/01	11/01	2416407N6201W32VO	FEDEXOFFICE 00021045 HOUSTON TX	\$11.24
11/02	11/02	2447268N9VNY43SA	ADVANCED TRACONIC TELH 800-2790015 TX	\$167.73
11/07	11/07	2469216F6001P4VH3	MAILCHIMP MAILCHIMP.COM GA	\$15.00
<b>TOTAL</b> XXXXXXXXXX00001450				\$556.61

<b>GRETCHEN LARSON</b>				
10/25	10/25	2442733MYLYIF5843	HEB #65 HOUSTON TX	\$72.72
10/26	10/26	2422365MYWGF11WLA	NEW DAY CLEANERS HOUSTON TX	\$20.00
10/27	10/27	2442733MYLYIF5843	HEB #65 HOUSTON TX	\$10.54
11/07	11/07	2448988N9VNY43SA	MUSEUM DISTRICT BUSINESS HOUSTON TX	\$710.00
<b>TOTAL</b> XXXXXXXXXX00001559				\$873.26

See Reverse Side for Important Information About Your Account.

8833 8441 3 7 10 121114 8 PAGE 1 OF 2 11 5396 8888 8888 8888 8888 8888

**AmegyBank**  
of Texas  
P.O. BOX 30833  
SALT LAKE CITY UT 84130-0833

**PAYMENT INFORMATION**

Account Number: XXXX XXXX 1351  
Payment Due Date: 12/04/12  
New Balance: \$1,429.29  
Minimum Payment Due: \$15.00  
Past Due Amount: \$0.00  
Cash Endorsement: Total Payment Amount: \$1,429.29

For prompt credit, mail payment to location shown below.  
Payments sent to any other location may delay crediting your account.  
Please detach this portion and return it with your payment to ensure proper credit.

**Make Checks Payable to:**

BANKCARD CENTER  
PO BOX 30833  
SALT LAKE CITY UT 84130-0833  
BANK OF AMERICA

CONTROL ACCOUNT  
MONTROSE MD  
10103 FONDREN RD STE 300  
HOUSTON TX 77060-4655

5066 0000 5398000000121351L

CK # 3285

Approved 12/17

TONY L. HUFFMAN ASID, AIFD, PFC-I, TMF

October 20, 2012

Montrose District  
C/O Josh Hawes  
Director of Services  
5020 Montrose Suite 311  
Houston, Texas 77006

Draw #4  
Final Draw from Christmas Decor 2012 Account

\$11,500.00  
5,750.00

Thank you,

*Tony Huffman*

Tony Huffman

CK # 3304

INTERIOR DESIGN • FLORAL DESIGN  
7600 BURGOTYNE, #131 • HOUSTON, TX 77043  
713-952-1009 • TONYHUFFMAN@SBGLOBAL.NET

Approved 12/17

**BLANK ROME LLP**  
COUNSELORS AT LAW

A PENNSYLVANIA LLP  
700 LOUISIANA  
SUITE 4000  
HOUSTON, TEXAS 77002-2727  
(713) 228-0801 FAX: (713) 228-0805  
FEDERAL TAX ID. NO. 25-1311874

MONTROSE MANAGEMENT DISTRICT  
C/O BILL CALDERON  
HAWES HILL CALDERON LLP  
10103 FONDREN ROAD  
SUITE 300  
HOUSTON, TX 77096

INVOICE DATE: DECEMBER 04, 2012  
MATTER NO. 139016-00601 02752  
INVOICE NO. 1253828

REGARDING: MONTROSE MANAGEMENT DISTRICT  
CAUSE NO. 2012-28394; 1628 HAWES HILL LTD. VS. MONTROSE  
MANAGEMENT DISTRICT; IN THE 333RD JUDICIAL DISTRICT  
COURT OF HARRIS COUNTY, TEXAS

DATE	INVOICE	AMOUNT	CREDITS	BALANCE
11/05/12	1243923	12,208.52	0.00	12,208.52

**BALANCE FORWARD** \$ 12,208.52

FOR LEGAL SERVICES RENDERED THROUGH 11/30/12 887.00  
FOR DISBURSEMENTS ADVANCED THROUGH 11/30/12 152.41

**CURRENT INVOICE TOTAL** \$ 1,039.41

**TOTAL AMOUNT DUE** \$ 13,247.93

**WIRE MAIL**

BANK NAME:	Wells Fargo Bank, N.A.	Blank Rome LLP
ADDRESS:	Philadelphia, PA 19103	Lockbox # 8586
ACCOUNT TITLE:	Blank Rome LLP	P.O. Box 8500
ACCOUNT NUMBER:	2000030361050	Philadelphia, PA 19178-8500
ABA NUMBER:	121000248 (Domestic)	
SWIFT CODE:	WFBIUS65 (International)	

PENNSYLVANIA NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA OHIO HOUSTON MEXICO KANSAS

Approved 12/17

**AmegyBank**  
of Texas

CONTROL ACCOUNT  
MONTROSE MD  
Account Number  
XXXX XXXX 1351

**VISA**

**ACCOUNT SUMMARY**

Account Number	XXXX XXXX 1351	Previous Balance	\$1,429.29
Credit Limit	\$10,000.00	Payments	\$1,429.29
Available Credit	\$9,908.00	Credits	\$0.00
Statement Closing Date	December 14, 2012	Purchases	\$91.61
Payment Due Date	January 03, 2013	Other Charges	\$0.00
Amount Past Due	\$0.00	Cash Advances	\$0.00
Min Payment Due	\$30.00	Finance Charges	\$0.00
Days in Billing Cycle	30	New Balance	\$91.61

**TRANSACTIONS**

Trans Date	Post Date	Reference Number	Transaction Description	Amount
12/04	12/04	7470800F4BKJVL2	PAYMENT - THANK YOU	- \$1,429.29
<b>TOTAL</b> XXXXXXXXXX00001351				\$1,429.29

<b>JOSHUA HAWES</b>				
12/02	12/02	2416407P220L8MA78	FEDEXOFFICE 00019135 HOUSTON TX	\$33.35
12/07	12/07	2469216F6001P4VH3	MAILCHIMP MAILCHIMP.COM GA	\$15.00
<b>TOTAL</b> XXXXXXXXXX00001450				\$48.35

<b>GRETCHEN LARSON</b>				
11/29	11/29	2491539N9Y1JNCB9Z	COPY COM HOUSTON TX	\$19.92
11/30	11/30	2445500PSSACRJ45	HOBBY-LOBBY #0127 STAFFORD TX	\$33.54
<b>TOTAL</b> XXXXXXXXXX00001559				\$43.26

See Reverse Side for Important Information About Your Account.

8833 8885 8441 3 7 10 121114 8 PAGE 1 OF 2 11 5396 8888 8888 8888 8888 8888

**AmegyBank**  
of Texas  
P.O. BOX 30833  
SALT LAKE CITY UT 84130-0833

**PAYMENT INFORMATION**

Account Number: XXXX XXXX 1351  
Payment Due Date: 01/03/13  
New Balance: \$91.61  
Minimum Payment Due: \$30.00  
Past Due Amount: \$0.00  
Cash Endorsement: Total Payment Amount: \$91.61

For prompt credit, mail payment to location shown below.  
Payments sent to any other location may delay crediting your account.  
Please detach this portion and return it with your payment to ensure proper credit.

**Make Checks Payable to:**

BANKCARD CENTER  
PO BOX 30833  
SALT LAKE CITY UT 84130-0833  
BANK OF AMERICA

CONTROL ACCOUNT  
MONTROSE MD  
PO BOX 22147  
HOUSTON TX 77227-2147

5066 0000 5398000000121351L

CK # 3325

Approved 12/17



# Officer Payroll Report

Print to PDF

Shift Period	Name	Total Hours	Regular Hours/Rate	Monthly Compensation	Salary	Total
Dec-12						
Dec-12	Alms, Brian	33.00	\$42.00	\$1,386.00	\$0.00	\$1,386.00
Dec-12	Arroyo, Juan	30.00	\$42.00	\$1,260.00	\$0.00	\$1,260.00
Dec-12	Arroyo, Mandy	37.00	\$42.00	\$1,554.00	\$0.00	\$1,554.00
Dec-12	Bass, Richard	27.00	\$42.00	\$1,134.00	\$0.00	\$1,134.00
Dec-12	Beserra, Victor	48.00	\$42.00	\$2,016.00	\$3,500.00	\$5,516.00
Dec-12	Blevins, Sean	29.00	\$42.00	\$1,218.00	\$0.00	\$1,218.00
Dec-12	Day, Aaron	93.00	\$42.00	\$3,906.00	\$0.00	\$3,906.00
Dec-12	Gonzales, Ricardo	25.00	\$42.00	\$1,050.00	\$0.00	\$1,050.00
Dec-12	Jaquarys, Lee	40.00	\$42.00	\$1,680.00	\$0.00	\$1,680.00
Dec-12	Laursano, Leon	66.00	\$42.00	\$2,772.00	\$0.00	\$2,772.00
Dec-12	Matasa, Joseph	125.00	\$42.00	\$5,250.00	\$0.00	\$5,250.00
Dec-12	Oberhaus, John	37.00	\$42.00	\$1,554.00	\$0.00	\$1,554.00
Dec-12	Ramos, Adalberto	96.00	\$42.00	\$4,032.00	\$0.00	\$4,032.00
Dec-12	Thibodeaux, Todd	40.30	\$42.00	\$1,701.00	\$0.00	\$1,701.00
Dec-12	Wall, Chad	46.00	\$42.00	\$1,932.00	\$0.00	\$1,932.00
Period Total		15		\$32,445.00	\$3,500.00	\$35,945.00
Grand Total		15		\$32,445.00	\$3,500.00	\$35,945.00

## Darrell Hawthorne

From: Josh Hawes [jhawes@hclp.com]  
Sent: Friday, January 04, 2013 11:00 AM  
To: Darrell Hawthorne  
Subject: Officer Beserra Reimbursement

His receipts for December total \$650.88. Please send the check over when ready please. I will have the receipts for November and December at the board meeting.

CK#s 3327-3341

Tuesday, January 01, 2013

Page 1 of 1

Approved 1/3

CK # 3342

1

Approved 1/4



## Equi-Tax Inc.

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090

P. O. Box 73109, Houston, Texas 77273  
Customer Service: 281.444.3946 fax 281.444.8304

DATE: 12/07/2012

VEGA ADAN G & GLADYS H  
122 TUAM ST  
HOUSTON TX 77006-3214

LTS 4 & 5 BLK 4 &  
LTS 4 & 5 BLK 7  
FAIRGROUNDS SEC 2  
FAIRGROUNDS SEC 3  
122 TUAM ST

MONTROSE MD EAST

ACCOUNT NUMBER: 92/014/012/000/0004  
TAX YEAR: 2010  
REF No.: 0880634

Date Processed: 12/05/2012  
RECEIPT NUMBER: 10106590  
DEPOSIT BATCH No.: RP121205

### NOTICE OF CHANGE IN TAX LIABILITY

We have been notified by the Central Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2010 tax year.

The explanation of the change is:

☐ Decrease in Appraised Value  
☐ Exemption(s) Added  
☐ Account was Prorated  
☐ Account Deleted  
☐ Rendition Penalty Waived  
☒ Other: Cause 2011-20563

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$113.75.

Note: Questions regarding changes in value should be directed to the CAD.

If additional information is needed, call customer service at 281.444.3946.

Very truly yours,

Kenneth R. Byrd, R.T.A.  
Tax Assessor/Collector

CK # 3343

Approved 4/7



## Equi-Tax Inc.

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090

P. O. Box 73109, Houston, Texas 77273  
Customer Service: 281.444.3946 fax 281.444.8304

DATE: 12/07/2012

VEGA ADAN G & GLADYS H  
122 TUAM ST  
HOUSTON TX 77006-3214

LTS 4 & 5 BLK 4 &  
LTS 4 & 5 BLK 7  
FAIRGROUNDS SEC 2  
FAIRGROUNDS SEC 3  
122 TUAM ST

MONTROSE MD EAST

ACCOUNT NUMBER: 92/014/012/000/0004  
TAX YEAR: 2009  
REF No.: 0880633

Date Processed: 12/05/2012  
RECEIPT NUMBER: 92000077  
DEPOSIT BATCH No.: RP121205

### NOTICE OF CHANGE IN TAX LIABILITY

We have been notified by the Central Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2009 tax year.

The explanation of the change is:

☐ Decrease in Appraised Value  
☐ Exemption(s) Added  
☐ Account was Prorated  
☐ Account Deleted  
☐ Rendition Penalty Waived  
☒ Other: Cause 2011-20563

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$246.17.

Note: Questions regarding changes in value should be directed to the CAD.

If additional information is needed, call customer service at 281.444.3946.

Very truly yours,

Kenneth R. Byrd, R.T.A.  
Tax Assessor/Collector



**Equi-Tax Inc.**

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090  
P. O. Box 73109, Houston, Texas 77273  
Customer Service 281.444.3946 fax 281.440.8304

DATE: 12/07/2012

ANDOVER PROPERTIES LTD  
PO BOX 271908  
HOUSTON TX 77277-1908LTS 9 10 & 11 BLK 8  
LOCKHART CONNOR & BARZIZA

4901 GREERLEY ST 24

MONTROSE MD EAST

ACCOUNT NUMBER: 92/023/064/000/0009  
TAX YEAR: 2011  
REF No.: 0880635Date Processed: 12/05/2012  
RECEIPT NUMBER: 92000182  
DEPOSIT BATCH No.: RF121205

## NOTICE OF CHANGE IN TAX LIABILITY

We have been notified by the Central Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2011 tax year.

The explanation of the change is:

☐ Decrease in Appraised Value  
☐ Exemption(s) Added  
☐ Account was Prorated

☐ Account Deleted  
☐ Rendition Penalty Waived  
☒ Other: Cause 2011-47947

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$50.84.

Note: Questions regarding changes in value should be directed to the CAD.

If additional information is needed, call customer service at 281.444.3946.

Very truly yours,

Kenneth R. Byrd, R.T.A.  
Tax Assessor/Collector

CK#3344

Approved  
1/7**Equi-Tax Inc.**

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090  
P. O. Box 73109, Houston, Texas 77273  
Customer Service 281.444.3946 fax 281.440.8304

DATE: 12/07/2012

ANDOVER PROPERTIES LTD  
PO BOX 271908  
HOUSTON TX 77277-1908TR 8 BLK 2  
ROSSMOYNE

YOKUM BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/030/246/000/0008  
TAX YEAR: 2011  
REF No.: 0880636Date Processed: 12/05/2012  
RECEIPT NUMBER: 92000322  
DEPOSIT BATCH No.: RF121205

## NOTICE OF CHANGE IN TAX LIABILITY

We have been notified by the Central Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2011 tax year.

The explanation of the change is:

☐ Decrease in Appraised Value  
☐ Exemption(s) Added  
☐ Account was Prorated

☐ Account Deleted  
☐ Rendition Penalty Waived  
☒ Other: Cause 2011-47947

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$145.00.

Note: Questions regarding changes in value should be directed to the CAD.

If additional information is needed, call customer service at 281.444.3946.

Very truly yours,

Kenneth R. Byrd, R.T.A.  
Tax Assessor/Collector

**Equi-Tax Inc.**

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090  
P. O. Box 73109, Houston, Texas 77273  
Customer Service 281.444.3946 fax 281.440.8304

DATE: 12/07/2012

ANDOVER PROPERTIES LTD  
PO BOX 271908  
HOUSTON TX 77277-1908TRS 21 & 22A BLK 4  
CASTLE COURT

1414 CASTLE CT 20

MONTROSE MD WEST

ACCOUNT NUMBER: 94/039/223/000/0021  
TAX YEAR: 2011  
REF No.: 0880646Date Processed: 12/06/2012  
RECEIPT NUMBER: 94000353  
DEPOSIT BATCH No.: RF121206

## NOTICE OF CHANGE IN TAX LIABILITY

We have been notified by the Central Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2011 tax year.

The explanation of the change is:

☐ Decrease in Appraised Value  
☐ Exemption(s) Added  
☐ Account was Prorated

☐ Account Deleted  
☐ Rendition Penalty Waived  
☒ Other: Cause 2011-47947

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$210.99.

Note: Questions regarding changes in value should be directed to the CAD.

If additional information is needed, call customer service at 281.444.3946.

Very truly yours,

Kenneth R. Byrd, R.T.A.  
Tax Assessor/Collector

POSTED

**Equi-Tax Inc.**

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090  
P. O. Box 73109, Houston, Texas 77273  
Customer Service 281.444.3946 fax 281.440.8304

DATE: 12/07/2012

ANDOVER RICHMOND APTS LTD  
1301 RICHMOND AVE  
HOUSTON TX 77006-5451TRS 31A 31B & 31C &  
LTS 1 2 3 & 4 & TR 5 BLK 2  
CASTLE COURT  
ABST 696 O SMITH  
1301 RICHMOND AVE 124

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/184/000/0151  
TAX YEAR: 2011  
REF No.: 0880647Date Processed: 12/06/2012  
RECEIPT NUMBER: 94000369  
DEPOSIT BATCH No.: RF121206

## NOTICE OF CHANGE IN TAX LIABILITY

We have been notified by the Central Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2011 tax year.

The explanation of the change is:

☐ Decrease in Appraised Value  
☐ Exemption(s) Added  
☐ Account was Prorated

☐ Account Deleted  
☐ Rendition Penalty Waived  
☒ Other: Cause 2011-47947

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$1,561.52.

Note: Questions regarding changes in value should be directed to the CAD.

If additional information is needed, call customer service at 281.444.3946.

Very truly yours,

Kenneth R. Byrd, R.T.A.  
Tax Assessor/Collector

CK# 3345

POSTED

\*\*\*\* SECOND PAYMENT NOTICE \*\*\*\*

MONTROSE MD EAST  
DATE: 09/05/2012  
TAX YEAR: 2011  
OWNER NAME: ROBA ANTENEH T  
ACCOUNT NUMBER: 92/004/141/000/0014  
PAID BY: 913263  
FIRST AMERICAN TITLE COMPANY  
5 RIVERWAY STE 300  
HOUSTON TX 77056  
OVERAGE AMOUNT: \$814.88  
DEPOSIT BATCH NO.: 92-243  
RECEIPT NUMBER: 92000027  
CHECK NO.: 432319708  
DATE OF PAYMENT: 08/31/2012  
LEGAL DESCRIPTION  
LT 14 & TR 15A (1.5X100 FT LT  
15) BLK 10 AVONDALE  
223 WESTHEIMER RD

DISTRICT NAME OVERPAYMENT AMOUNT  
MONTROSE MD EAST 814.88  
Amount of Refund: 814.88

AMOUNT OF CHECK: 814.88 CHECK NO: 432319708  
AMOUNT APPLIED: .00 Ref No.: 1704482  
DIFFERENCE: 814.88  
COMPLETED BY: [Signature] DATE: 9-5-12

FIRST PAYMENT RECEIVED FROM: OWNER  
DATE PAID: 08/27/2012 DEPOSIT# 92-241 CHECK# 2763

DISPOSITION OF OVERPAYMENT

REFUND TO: Anteneh T. Roba DATE: 12-14-12  
Address: 223 Westheimer Rd  
Address:  
City: Houston State: TX Zip: 77006  
APPLIED TO ACCT# DATE:

CK# 3346

Approved  
1/7



Equi-Tax Inc.  
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090  
P. O. Box 73109, Houston, Texas 77273  
Customer Service: 281.444.3946 fax 281.440.8304

DATE: 12/07/2012

B&P RESIDENTIAL LLC  
8210 CANTRELL ST  
HOUSTON TX 77074-7451

RES A BLK 1  
AVONDALE GARDENS CENTER

106 WESTHEIMER RD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/122/924/001/0001 Date Processed: 12/06/2012  
TAX YEAR: 2011 RECEIPT NUMBER: 92000449  
REF No.: 0880644 DEPOSIT BATCH No.: RF121206

NOTICE OF CHANGE IN TAX LIABILITY

We have been notified by the Central Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2011 tax year.

The explanation of the change is:

☐ Decrease in Appraised Value ☐ Account Deleted  
☐ Exemption(s) Added ☐ Rendition Penalty Waived  
☐ Account was Prorated ☒ Other: Cause 2011-51945

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$70.37.

Note: Questions regarding changes in value should be directed to the CAD.

If additional information is needed, call customer service at 281.444.3946.

Very truly yours,

Kenneth R. Byrd, R.T.A.  
Tax Assessor/Collector

CK# 3347

Approved  
1/7



Equi-Tax Inc.  
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090  
P. O. Box 73109, Houston, Texas 77273  
Customer Service: 281.444.3946 fax 281.440.8304

DATE: 12/14/2012

Howard Nations  
3131 Briarpark Dr Ste 208  
Houston, TX 77042

TRS 7A & 8 BLK 1  
ROSSMOYNE

4515 YOAKUM BLVD 1

MONTROSE MD EAST

ACCOUNT NUMBER: 92/030/245/000/0008 Date Processed: 12/14/2012  
TAX YEAR: 2011 RECEIPT NUMBER: 92000313  
REF No.: 0880666 DEPOSIT BATCH No.: RF121214

NOTICE OF CHANGE IN TAX LIABILITY

We have been notified by the Central Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2011 tax year.

The explanation of the change is:

☐ Decrease in Appraised Value ☐ Account Deleted  
☐ Exemption(s) Added ☐ Rendition Penalty Waived  
☐ Account was Prorated ☒ Other: Cause 2011-03014

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$14.47.

Note: Questions regarding changes in value should be directed to the CAD.

If additional information is needed, call customer service at 281.444.3946.

Very truly yours,

Kenneth R. Byrd, R.T.A.  
Tax Assessor/Collector

CK# 3348

Approved  
1/7

\*\*\*\* OVERPAYMENT OF TAX NOTICE \*\*\*\*

MONTROSE MD EAST OVERPAYMENT: \$302.60  
DATE: 12/26/2012 DEPOSIT BATCH NO.: 92-256  
TAX YEAR: 2012 RECEIPT NUMBER: 92000231

OWNER NAME: BARTLEY JAMES E

CHECK NO.: 13642

ACCOUNT NUMBER: 92/026/135/000/0017

DATE OF PAYMENT: 12/26/2012

PAID BY:

LEGAL DESCRIPTION

BARTLEY JAMES E  
10424 ROCKLEY RD  
HOUSTON TX 77099-3524

LT 17 & TR 18A BLK 9  
MONTROSE

520 LOVETT BLVD 10

DISTRICT NAME OVERPAYMENT AMOUNT  
MONTROSE MD EAST 302.60

REASON: Overpayment

AMOUNT OF CHECK: 1,209.80 CHECK NO: 13642  
AMOUNT APPLIED: 907.20 Ref No.: BARTLEY JAMES E  
DIFFERENCE: 302.60

COMPLETED BY: [Signature] DATE: 12-26

Refund payable to:

Address:

City: lrc275 op State: TX Zip: ORIGINAL

CK# 3349

Approved  
1/7



www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090  
P.O. Box 73109, Houston, Texas 77273  
Customer Service: 281.444.3946 fax 281.440.8304

DATE: 12/14/2012

JOHN HUNTER WRIGHT JR GST TR

Popp Hutcheson PLLC  
1301 So Mopac Ste 430  
Austin, TX 78746

TR 5 BLK 1  
STRATFORD PLACE

926 WESTHEIMER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/072/000/0005  
TAX YEAR: 2011  
REP No.: 0880669

Date Processed: 12/14/2012  
RECEIPT NUMBER: 94000433  
DEPOSIT BATCH No.: RP121214

NOTICE OF CHANGE IN TAX LIABILITY

We have been notified by the Central Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2011 tax year.

The explanation of the change is:

☐ Decrease in Appraised Value  
☐ Exemption(s) Added  
☐ Account was Prorated

☐ Account Deleted  
☒ Rendition Penalty Waived  
Other: Cause 2011-03351

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$70.24.

Note: Questions regarding changes in value should be directed to the CAD.

If additional information is needed, call customer service at 281.444.3946.

Very truly yours,

Kenneth R. Byrd, R.T.A.  
Tax Assessor/Collector

CK# 3350

POSTED

Approved  
1/7



www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090  
P.O. Box 73109, Houston, Texas 77273  
Customer Service: 281.444.3946 fax 281.440.8304

DATE: 12/07/2012

LITTELL PROPERTIES  
9 MARK BRANDT  
4500 MONTROSE BLVD STE B  
HOUSTON TX 77006-5842

LTS 7 8 9 & 10 & TRS 4 6A &  
11A BLK 27  
HYDE PARK

1903 COMMONWEALTH ST 50

MONTROSE MD WEST

ACCOUNT NUMBER: 94/018/027/000/0004  
TAX YEAR: 2011  
REP No.: 0880645

Date Processed: 12/06/2012  
RECEIPT NUMBER: 94000045  
DEPOSIT BATCH No.: RP121206

NOTICE OF CHANGE IN TAX LIABILITY

We have been notified by the Central Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2011 tax year.

The explanation of the change is:

☐ Decrease in Appraised Value  
☐ Exemption(s) Added  
☐ Account was Prorated

☐ Account Deleted  
☒ Rendition Penalty Waived  
Other: Cause 2011-02988

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$30.19.

Note: Questions regarding changes in value should be directed to the CAD.

If additional information is needed, call customer service at 281.444.3946.

Very truly yours,

Kenneth R. Byrd, R.T.A.  
Tax Assessor/Collector

CK# 3351

POSTED

Approved  
1/7

**ASE**  
SECURITY SOLUTIONS, LLC  
P.O. Box 750924  
Houston, Texas 77275-0924  
Phone: 877-411-MOBL(6625) Fax: 713-944-6627

Invoice Date	Invoice #
12/15/2012	829

INVOICE

Service Location:  
1637 Westheimer  
Houston, TX 77006

Bill To:

Montrose Management District  
Phyllis Outline  
P.O. Box 22167  
Houston, TX 77227-2167

PLEASE PAY THIS AMOUNT \$717.50  
Make checks payable to: ASE Security Solutions, LLC

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Have E-Mail? Please write it here: \_\_\_\_\_

ASE Security Solutions, LLC  
P.O. Box 750924  
Houston, Texas 77275-0924

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Description	Quantity	Unit Price	Service Dates	
			Net 30	1/14/2013
Upgraded Mobile Standard Unit with 1 License Plate Camera and 3 Lights (Monthly Fee)	1	537.50		537.50
Wireless Remote Viewing Integration (Monthly Fee)	1	180.00		180.00
Subtotal				\$717.50
Sales Tax (0.0%)				\$0.00
Total				\$717.50
Payments/Credits				\$0.00
Balance Due				\$717.50

THERE WILL BE A \$15 CHARGE FOR ALL RETURNED CHECKS  
\$25.00 FEE WILL BE ASSESSED ON ALL UNPAID BALANCES AFTER DUE DATE.

Billing Inquiries? Call 877-411-6625

Thank you for your business!

Approved  
1/8

**ASE**  
SECURITY SOLUTIONS, LLC  
P.O. Box 750924  
Houston, Texas 77275-0924  
Phone: 877-411-MOBL(6625) Fax: 713-944-6627

Invoice Date	Invoice #
12/15/2012	830

INVOICE

Service Location:  
2050 Dunlavy  
Houston, TX

Bill To:

Montrose Management District  
Phyllis Outline  
P.O. Box 22167  
Houston, TX 77227-2167

PLEASE PAY THIS AMOUNT \$680.00  
Make checks payable to: ASE Security Solutions, LLC

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Have E-Mail? Please write it here: \_\_\_\_\_

ASE Security Solutions, LLC  
P.O. Box 750924  
Houston, Texas 77275-0924

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Description	Quantity	Unit Price	Service Dates	
			Net 30	1/14/2013
Standard MSU (Monthly fee)	1	500.00		500.00
Wireless Remote Viewing Integration (Monthly Fee)	1	180.00		180.00
Subtotal				\$680.00
Sales Tax (0.0%)				\$0.00
Total				\$680.00
Payments/Credits				\$0.00
Balance Due				\$680.00

THERE WILL BE A \$15 CHARGE FOR ALL RETURNED CHECKS  
\$25.00 FEE WILL BE ASSESSED ON ALL UNPAID BALANCES AFTER DUE DATE.

Billing Inquiries? Call 877-411-6625

Thank you for your business!





SECURITY SOLUTIONS, LLC  
P.O. Box 750924  
Houston, Texas 77275-0924  
Phone: 877-411-MOBI(6625) Fax: 713-944-6627

Invoice Date	Invoice #
12/15/2012	831

## INVOICE

Service Location:  
Autzone Montrose  
2301 Montrose  
Houston, TX

Bill To:  
Montrose Management District  
Phyllis Oustline  
P.O. Box 22167  
Houston, TX 77227-2167

PLEASE PAY THIS AMOUNT \$575.00  
Make checks payable to: ASE Security Solutions, LLC

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Have E-Mail? Please write it here: \_\_\_\_\_

ASE Security Solutions, LLC

P.O. Box 750924  
Houston, Texas 77275-0924

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Description	Quantity	Unit Price	Amount	Terms	Due Date	Service Dates
				Net 30	1/14/2013	01/01/2013-01/31/2013
Standard MSU (Monthly fee)	1	425.00	425.00			
Standard Remote Viewing Integration (Monthly Fee)	1	150.00	150.00			
			Subtotal			\$575.00
			Sales Tax (0.0%)			\$0.00
			Total			\$575.00
			Payments/Credits			\$0.00
			Balance Due			\$575.00

THERE WILL BE A \$15 CHARGE FOR ALL RETURNED CHECKS  
\$25.00 FEE WILL BE ASSESSED ON ALL UNPAID BALANCES AFTER DUE DATE.

Billing Inquiries? Call 877-411-6625

Thank you for your business!



SECURITY SOLUTIONS, LLC  
P.O. Box 750924  
Houston, Texas 77275-0924  
Phone: 877-411-MOBI(6625) Fax: 713-944-6627

Invoice Date	Invoice #
12/15/2012	832

## INVOICE

Service Location:  
Chelsea Market

Bill To:  
HCID #6  
Phyllis Oustline  
P.O. Box 22167  
Houston, TX 77227-2167

PLEASE PAY THIS AMOUNT \$650.00  
Make checks payable to: ASE Security Solutions, LLC

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Have E-Mail? Please write it here: \_\_\_\_\_

ASE Security Solutions, LLC

P.O. Box 750924  
Houston, Texas 77275-0924

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Description	Quantity	Unit Price	Amount	Terms	Due Date	Service Dates
				Net 30	1/14/2013	1/1/2013-1/31/2013
Standard MSU (Monthly fee)	1	500.00	500.00			
Wireless Remote Viewing Integration (Monthly Fee)	1	150.00	150.00			
			Subtotal			\$650.00
			Sales Tax (0.0%)			\$0.00
			Total			\$650.00
			Payments/Credits			\$0.00
			Balance Due			\$650.00

THERE WILL BE A \$15 CHARGE FOR ALL RETURNED CHECKS  
\$25.00 FEE WILL BE ASSESSED ON ALL UNPAID BALANCES AFTER DUE DATE.

Billing Inquiries? Call 877-411-6625

Thank you for your business!



SECURITY SOLUTIONS, LLC  
P.O. Box 750924  
Houston, Texas 77275-0924  
Phone: 877-411-MOBI(6625) Fax: 713-944-6627

Invoice Date	Invoice #
12/15/2012	833

## INVOICE

Service Location:  
Hollywood Superstore  
2409 Grant St # D  
Houston, TX 77006

Bill To:  
HCID #6  
Phyllis Oustline  
P.O. Box 22167  
Houston, TX 77227-2167

PLEASE PAY THIS AMOUNT \$750.00  
Make checks payable to: ASE Security Solutions, LLC

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Have E-Mail? Please write it here: \_\_\_\_\_

ASE Security Solutions, LLC

P.O. Box 750924  
Houston, Texas 77275-0924

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Description	Quantity	Unit Price	Amount	Terms	Due Date	Service Dates
				Net 30	1/14/2013	01/01/2013-01/31/2013
Sky Cam System with four cameras (Monthly Fee)	1	600.00	600.00			
Wireless Remote Viewing Integration (Monthly Fee)	1	150.00	150.00			
			Subtotal			\$750.00
			Sales Tax (0.0%)			\$0.00
			Total			\$750.00
			Payments/Credits			\$0.00
			Balance Due			\$750.00

THERE WILL BE A \$15 CHARGE FOR ALL RETURNED CHECKS  
\$25.00 FEE WILL BE ASSESSED ON ALL UNPAID BALANCES AFTER DUE DATE.

Billing Inquiries? Call 877-411-6625

Thank you for your business!



SECURITY SOLUTIONS, LLC  
P.O. Box 750924  
Houston, Texas 77275-0924  
Phone: 877-411-MOBI(6625) Fax: 713-944-6627

Invoice Date	Invoice #
12/15/2012	834

## INVOICE

Service Location:  
Walgreens - Montrose  
3317 Montrose  
Houston, TX 77006

Bill To:  
Montrose Management District  
Phyllis Oustline  
P.O. Box 22167  
Houston, TX 77227-2167

PLEASE PAY THIS AMOUNT \$575.00  
Make checks payable to: ASE Security Solutions, LLC

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Have E-Mail? Please write it here: \_\_\_\_\_

ASE Security Solutions, LLC

P.O. Box 750924  
Houston, Texas 77275-0924

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Description	Quantity	Unit Price	Amount	Terms	Due Date	Service Dates
				Net 30	1/14/2013	01/01/2013-01/31/2013
Standard MSU (Monthly fee)	1	425.00	425.00			
Standard Remote Viewing Integration (Monthly Fee)	1	150.00	150.00			
			Subtotal			\$575.00
			Sales Tax (0.0%)			\$0.00
			Total			\$575.00
			Payments/Credits			\$0.00
			Balance Due			\$575.00

THERE WILL BE A \$15 CHARGE FOR ALL RETURNED CHECKS  
\$25.00 FEE WILL BE ASSESSED ON ALL UNPAID BALANCES AFTER DUE DATE.

Billing Inquiries? Call 877-411-6625

Thank you for your business!

# Bracewell & Giuliani LLP

ATTORNEYS AT LAW

P. O. Box 848566  
Dallas, TX 75284-8566  
713 223-2300  
TAX ID 74-1024827

## Remittance Page

December 7, 2012  
051914  
INVOICE NO: 21533452  
04674

Client: Montrose Management District  
Matter: General Counsel  
Matter No: 051914.000001

### Billing Summary

Balance Forward	\$ 2,248.12
Payments/Credits Since Previous Invoice	— \$ (690.00)
Matter Balance Brought Forward	\$ 1,558.12
Total Current Billing for this Matter	\$ 6,866.20
Please Remit Total Balance Due	\$ 8,424.32

Please Return this Remittance Page with Your Payment

### WIRE TRANSFER INFORMATION

Wire to: Bank of America, 901 Main Street, Dallas, Texas  
Name on Account: Bracewell & Giuliani LLP  
Bank Account No: 001390004197  
ABA Number (For Wire Transfers Only): 026009593; (For ACH'S Only): 111000025  
For International Wires Also Include:  
Swift Code (U.S. Funds): BOFAUS3N; Swift Code (Foreign Funds): BOFAUS6S  
Please include the invoice number as a reference when sending the wire.

STATEMENT FOR PROFESSIONAL SERVICES IS PAYABLE UPON PRESENTATION  
INVOICE AMOUNT DUE IN UNITED STATES DOLLARS

CRACKLED  
Photography & Design

Cracked Fox  
23030 Cranberry Trail  
Spring, TX 77373  
Cell: 713.364.4012

### Bill To:

Montrose Management District  
Attn: Gretchen Larson  
5020 Montrose Blvd., Suite 311  
Houston, TX

Date	Invoice No.	Terms
12/20/12	334	Net 30
Payments/Credits	Balance Due	
\$2.00	\$2,500.00	

Item	Description	Quantity	Rate	Amount
marketing	marketing, graphic design and photography, research, meetings and other... for the month of January		2,500.00	2,500.00
Total				\$2,500.00

Invoice 0000004 from Dennis C. Beedon

Page 1 of 1

Dennis C. Beedon  
2100 Memorial Apt 616  
Houston, Texas 77007

## INVOICE

Montrose Management District  
5020 Montrose  
Suite 311  
Houston, Texas 77007

Invoice # 0000004  
Invoice Date 01/01/2013  
Due Date 01/31/2013

Item	Description	Unit Price	Quantity	Amount
Service		1600.00	1.00	1,600.00
NOTES: Market Research Information gathered via Survey Format through day to day visit's with Montrose Business locations				
Subtotal				1,600.00
Total				1,600.00
Amount Paid				0.00
Balance Due				\$1,600.00

## Downtown Automotive

1307 Fairview  
Houston, TX 77006-0000  
Shop Phone: (713) 874-1880  
Fax: (713) 874-0002  
Email: downtown@abcglobal.net  
Web Address: Downtownauto.com

## Invoice

13982  
Estimate Ref #0  
Date Printed: 01/05/2013  
Printed Time: 9:29 am

Has/Ref:	Downtown & Automotive		Time Printed:		
Montrose District 5020 Montrose Suite 311 Houston, TX 77006 Home: Victor 713-614-7963 Cell:	2011 FORD ESCAPE XLS L4 2.5L 2488CC 152CID FI GAS N 7 VIN: 1FMCUDG78KB77643 License: 1130916 Unit #: DOM	Mileage In: 23,286 Mileage Out: 23,286	Date Written: 08/11/2012 Written By: Gilberto G Vara Save Old Parts: No		
Job Name	Description	Technician	Qty	List	Extended
Job #1	Remove and Replace Passenger Front Tire.	Gilberto G Vara			
Sublet	Work Requested - Michelin Latitude Tour Tire		1.00	210.99	210.99
Labor 1	Work Requested - Remove and Replace Passenger Front Tire.		0.20	98.75	19.75

—NOTICE PURSUANT TO SECTION 79.001, TEXAS PROPERTY CODE:  
I AM THE PERSON OR AGENT ACTING ON BEHALF OF THE PERSON HOW IS OBLIGATED TO PAY FOR THE REPAIR OF THE MOTOR VEHICLE SUBJECT TO REPAIR CONTRACT. I UNDERSTAND THAT THIS VEHICLE IS SUBJECT TO REPOSSESSION IN ACCORDANCE WITH SECTION 9.593 TEXAS BUSINESS AND COMMERCE CODE IF A CHECK OR MONEY ORDER FOR AFFAIR ON THE VEHICLE IS STOPPED, DISHONORED BECAUSE OF INSUFFICIENT FUNDS OR BECAUSE THE DRAWER OR MAKER OF THE CHECK OR MONEY ORDER HAS NO ACCOUNT OR ACCOUNT WHICH IS DRAWN HAS CLOSED, OR A CREDIT CARD VOUCHER IS DISHONORED

—ANY WARRANTIES ON THE PRODUCT SOLD HERBY ARE THOSE MADE BY THE MANUFACTURER. THE SELLER ABOVE NAMED DEALERSHIP HERBY EXPRESSLY DISCLAIMS ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH SALE OF SAID PRODUCTS  
\*\*\*\*\* 12 MONTH 12K WARRANTY ON LABOR & PARTS \*\*\*\*\*

The Warranty that Downtown Automotive offers is when we supply the parts and install them, not when the customer brings in their own parts, for us to install. The warranty for the part that was installed should be warranted by the vendor that the customer bought it from.

Payment Date	Type	Method	Amount
Payment Totals:			

Parts: \$0.00  
Labor: \$19.75  
Sublet: \$210.99  
Misc: \$0.00  
Hazmat: \$2.50  
Supplies: \$7.75  
Tax: \$0.00  
Invoice Total: \$241.63

Friendly neighborhood garage

I hereby authorize the above repair work to be done along with the necessary material and hereby grant you and/or your employees permission to operate the car or truck herein described on streets, highways or elsewhere for the purpose of testing and/or inspection. An express mechanic's lien is hereby acknowledged on above car or truck to secure the amount of repairs thereto.

Authorized By \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

## Downtown Automotive

1307 Fairview  
Houston, TX 77006-0000  
Shop Phone: (713) 874-1860  
Fax: (713) 874-0062  
Email: downtown@sbcbglobal.net  
Web Address: Downtownauto.com

## Invoice

14059  
Estimate Ref #10,393  
Date Printed: 01/05/2013  
Printed Time: 9:28 am

HaltRef

Downtown &amp; Automotive

Time Promised

<b>Montrose District</b>		2008 FORD EXPLORER XLT V6 4.0L 245CID FI GAS N E			
5020 Montrose Suite 311		VIN: 1FMEU3E28UB010391			
Houston, TX 77006		License: 77W0J8 Mileage In: 35,148 Date Written: 06/23/2012			
Home: Victor 713-614-7663		Unit #: Mileage Out: 35,148 Written By: Mark J Garcia			
Cell:		DOM: 158 Save Old Parts: No			
Job Name	Description	Technician	Qty	List	Extended
Job #1	BRAKE PAD - BRAKE PAD - Replace	Alejandro			
Labor 1	- Front Pads				
	Work Requested - BRAKE PAD - BRAKE PAD - Replace - Front Pads		1.00	98.75	98.75
Part 6L2Z2001A	OEM - BRAKE PAD - Front Pads		1.00	79.60	79.60
Labor 1	Work Requested - BRAKE PAD - BRAKE PAD - Replace - Rear Pads		1.00	98.75	98.75
Part 6L2Z200A8	OEM - BRAKE PAD - Rear Pads		1.00	70.83	70.83
Labor 1	Work Requested - OIL & FILTER SERVICE		0.25	98.75	24.69
Part S3600	Oil Filter		1.00	4.47	4.47
Part 03	Eng Oil		4.50	3.99	17.96
Sublet	Work Requested - INSPECTION		1.00	39.75	39.75

## ---NOTICE PURSUANT TO SECTION 70.001, TEXAS PROPERTY CODE:

I AM THE PERSON OR AGENT ACTING ON BEHALF OF THE PERSON HOW IS OBLIGATED TO PAY FOR THE REPAIR OF THE MOTOR VEHICLE SUBJECT TO REPAIR CONTRACT. I UNDERSTAND THAT THIS VEHICLE IS SUBJECT TO REPOSSESSION IN ACCORDANCE WITH SECTION 9.593 TEXAS BUSINESS AND COMMERCE CODE IF A CHECK OR MONEY ORDER FOR AFFAIR ON THE VEHICLE IS STOPPED, DISHONORED BECAUSE OF INSUFFICIENT FUNDS OR BECAUSE THE DRAWER OR MAKER OF THE CHECK OR MONEY ORDER HAS NO ACCOUNT OR ACCOUNT WHICH IS DRAWN HAS CLOSED, OR A CREDIT CARD VOUCHER IS DISHONORED.

---ANY WARRANTIES ON THE PRODUCT SOLD HERBY ARE THOSE MADE BY THE MANUFACTURER, THE SELLER ABOVE NAMED DEALERSHIP HERBY EXPRESSLY DISCLAIMS ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH SALE OF SAID PRODUCTS.

\*\*\*\*\* 12 MONTH 12K WARRANTY ON LABOR & PARTS \*\*\*\*\*

The Warranty that Downtown Automotive offers is when we supply the parts and install them, not when the customer brings in their own parts, for us to install. The warranty for the part that was installed should be warranted by the vendor that the customer bought it from.

Payment Date	Type	Method	Amount
Payment Totals:			
			Parts: \$172.86
			Labor: \$222.19
			Sublet: \$39.75
			Misc: \$0.00
			Hazmat: \$2.50
			Supplies: \$7.75
			Tax: \$14.90
			Invoice Total: \$459.95

445.85

## Downtown Automotive

1307 Fairview  
Houston, TX 77006-0000  
Shop Phone: (713) 874-1860  
Fax: (713) 874-0062  
Email: downtown@sbcbglobal.net  
Web Address: Downtownauto.com

## Invoice

14059  
Estimate Ref #10,393  
Date Printed: 01/05/2013  
Printed Time: 9:28 am

HaltRef

Downtown &amp; Automotive

Time Promised

<b>Montrose District</b>		2008 FORD EXPLORER XLT V6 4.0L 245CID FI GAS N E			
5020 Montrose Suite 311		VIN: 1FMEU3E28UB010391			
Houston, TX 77006		License: 77W0J8 Mileage In: 35,148 Date Written: 06/23/2012			
Home: Victor 713-614-7663		Unit #: Mileage Out: 35,148 Written By: Mark J Garcia			
Cell:		DOM: 158 Save Old Parts: No			

Job Name	Description	Technician	Qty	List	Extended
Job #1	BRAKE PAD - BRAKE PAD - Replace	Alejandro			
Labor 1	- Front Pads				
	Work Requested - BRAKE PAD - BRAKE PAD - Replace - Front Pads		1.00	98.75	98.75
Part 6L2Z2001A	OEM - BRAKE PAD - Front Pads		1.00	79.60	79.60
Labor 1	Work Requested - BRAKE PAD - BRAKE PAD - Replace - Rear Pads		1.00	98.75	98.75
Part 6L2Z200A8	OEM - BRAKE PAD - Rear Pads		1.00	70.83	70.83
Labor 1	Work Requested - OIL & FILTER SERVICE		0.25	98.75	24.69
Part S3600	Oil Filter		1.00	4.47	4.47
Part 03	Eng Oil		4.50	3.99	17.96
Sublet	Work Requested - INSPECTION		1.00	39.75	39.75

## Friendly neighborhood garage

I hereby authorize the above repair work to be done along with the necessary material and hereby grant you and/or your employees permission to operate the car or truck herein described on streets, highways or elsewhere for the purpose of testing and/or inspection. An express mechanic's lien is hereby acknowledged on above car or truck to secure the amount of repairs thereto.

Authorized By \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

## Downtown Automotive

1307 Fairview  
Houston, TX 77006-0000  
Shop Phone: (713) 874-1860  
Fax: (713) 874-0062  
Email: downtown@sbcbglobal.net  
Web Address: Downtownauto.com

## Invoice

14143  
Estimate Ref #10,455  
Date Printed: 01/05/2013  
Printed Time: 9:28 am

HaltRef

Downtown &amp; Automotive

Time Promised

<b>Montrose District</b>		2011 FORD ESCAPE XLS L4 2.5L 2488CC 152CID FI GAS N 7			
5020 Montrose Suite 311		VIN: 1FMCUC78BK877643			
Houston, TX 77006		License: 1130918 Mileage In: 0 Date Written: 09/14/2012			
Home: Victor 713-614-7663		Unit #: Mileage Out: 0 Written By: Mark J Garcia			
Cell:		DOM: Save Old Parts: No			
Job Name	Description	Technician	Qty	List	Extended
Job #1					
Sublet	Work Requested - PATCH TIRE		1.00	25.00	25.00

## ---NOTICE PURSUANT TO SECTION 70.001, TEXAS PROPERTY CODE:

I AM THE PERSON OR AGENT ACTING ON BEHALF OF THE PERSON HOW IS OBLIGATED TO PAY FOR THE REPAIR OF THE MOTOR VEHICLE SUBJECT TO REPAIR CONTRACT. I UNDERSTAND THAT THIS VEHICLE IS SUBJECT TO REPOSSESSION IN ACCORDANCE WITH SECTION 9.593 TEXAS BUSINESS AND COMMERCE CODE IF A CHECK OR MONEY ORDER FOR AFFAIR ON THE VEHICLE IS STOPPED, DISHONORED BECAUSE OF INSUFFICIENT FUNDS OR BECAUSE THE DRAWER OR MAKER OF THE CHECK OR MONEY ORDER HAS NO ACCOUNT OR ACCOUNT WHICH IS DRAWN HAS CLOSED, OR A CREDIT CARD VOUCHER IS DISHONORED.

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\*\*\*\*\* 12 MONTH 12K WARRANTY ON LABOR & PARTS \*\*\*\*\*

The Warranty that Downtown Automotive offers is when we supply the parts and install them, not when the customer brings in their own parts, for us to install. The warranty for the part that was installed should be warranted by the vendor that the customer bought it from.

Payment Date	Type	Method	Amount
Payment Totals:			
			Parts: \$0.00
			Labor: \$0.00
			Sublet: \$25.00
			Misc: \$0.00
			Hazmat: \$0.00
			Supplies: \$0.00
			Tax: \$0.00
			Invoice Total: \$25.00

## Friendly neighborhood garage

I hereby authorize the above repair work to be done along with the necessary material and hereby grant you and/or your employees permission to operate the car or truck herein described on streets, highways or elsewhere for the purpose of testing and/or inspection. An express mechanic's lien is hereby acknowledged on above car or truck to secure the amount of repairs thereto.

Authorized By \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

## Downtown Automotive

1307 Fairview  
Houston, TX 77006-0000  
Shop Phone: (713) 874-1860  
Fax: (713) 874-0062  
Email: downtown@sbcbglobal.net  
Web Address: Downtownauto.com

## Invoice

14162  
Estimate Ref #10,469  
Date Printed: 01/05/2013  
Printed Time: 8:27 am

HaltRef

Downtown &amp; Automotive

Time Promised

<b>Montrose District</b>		2011 FORD ESCAPE XLS L4 2.5L 2488CC 152CID FI GAS N 7			
5020 Montrose Suite 311		VIN: 1FMCUC78BK877643			
Houston, TX 77006		License: 1130918 Mileage In: 25,160 Date Written: 09/14/2012			
Home: Victor 713-614-7663		Unit #: Mileage Out: 25,160 Written By: Mark J Garcia			
Cell:		DOM: Save Old Parts: No			

Job Name	Description	Technician	Qty	List	Extended
Job #1	FULL OIL & FILTER SERVICE	Alejandro			
Part 03	Eng Oil		5.00	3.99	19.95
Part S3600	Oil Filter		1.00	4.47	4.47
Part	Washer Fluid		0.50	2.99	1.50
Labor 1	Work Requested - FULL OIL & FILTER SERVICE		0.25	98.75	24.69

## ---NOTICE PURSUANT TO SECTION 70.001, TEXAS PROPERTY CODE:

I AM THE PERSON OR AGENT ACTING ON BEHALF OF THE PERSON HOW IS OBLIGATED TO PAY FOR THE REPAIR OF THE MOTOR VEHICLE SUBJECT TO REPAIR CONTRACT. I UNDERSTAND THAT THIS VEHICLE IS SUBJECT TO REPOSSESSION IN ACCORDANCE WITH SECTION 9.593 TEXAS BUSINESS AND COMMERCE CODE IF A CHECK OR MONEY ORDER FOR AFFAIR ON THE VEHICLE IS STOPPED, DISHONORED BECAUSE OF INSUFFICIENT FUNDS OR BECAUSE THE DRAWER OR MAKER OF THE CHECK OR MONEY ORDER HAS NO ACCOUNT OR ACCOUNT WHICH IS DRAWN HAS CLOSED, OR A CREDIT CARD VOUCHER IS DISHONORED.

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\*\*\*\*\* 12 MONTH 12K WARRANTY ON LABOR & PARTS \*\*\*\*\*

The Warranty that Downtown Automotive offers is when we supply the parts and install them, not when the customer brings in their own parts, for us to install. The warranty for the part that was installed should be warranted by the vendor that the customer bought it from.

Payment Date	Type	Method	Amount
Payment Totals:			
			Parts: \$25.92
			Labor: \$24.69
			Sublet: \$0.00
			Misc: \$0.00
			Hazmat: \$2.50
			Supplies: \$7.75
			Tax: \$2.75
			Invoice Total: \$63.64

## Friendly neighborhood garage

I hereby authorize the above repair work to be done along with the necessary material and hereby grant you and/or your employees permission to operate the car or truck herein described on streets, highways or elsewhere for the purpose of testing and/or inspection. An express mechanic's lien is hereby acknowledged on above car or truck to secure the amount of repairs thereto.

Authorized By \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



# Equi-Tax Inc.

Suite 200  
17111 Rolling Creek Drive  
Houston Texas 77090  
281-444-4866

# Invoice

DATE	INVOICE #
1/1/2013	44826

## BILL TO

The Montrose District  
Hawes Hill Calderon LLP  
PO Box 22167  
Houston TX 77227-2167

DESCRIPTION	AMOUNT
Roll Management, Billing and Collections	1,374.34
<b>Total</b>	<b>\$1,374.34</b>

CK# 3357

Approved 1/7



Greater East End Management District  
P.O. Box 230099  
Houston, TX 77223-0099

# Invoice

Date	Invoice #
1/1/2013	6-53

## Bill To

David Hawes, Executive Director  
(HCTD) 444 (Montrose)  
P.O. Box 22161-7167  
Houston, TX 77227

Serviced	Description	Sites	Hours	Rate	Amount
12/3/2012	Consistent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement.	19	8	80.00	640.00
12/5/2012	Consistent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement.	2	1.5	80.00	120.00
12/6/2012	Consistent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement.	16	8	80.00	640.00
12/8/2012	Consistent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement.	7	4	80.00	320.00
12/10/2012	Consistent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement.	19	8	80.00	640.00
12/12/2012	Consistent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement.	15	8	80.00	640.00
12/17/2012	Consistent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement.	10	4	80.00	320.00
12/18/2012	Consistent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement.	33	8	80.00	640.00
12/20/2012	Consistent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement.	18	8	80.00	640.00
12/22/2012	Consistent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement.	20	8	80.00	640.00
12/27/2012	Consistent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement.	22	8	80.00	640.00
	<b>Total Number of Sites</b>	<b>181</b>			
<b>Total</b>					<b>\$5,880.00</b>

Please make all checks payable to Greater East End Management District.  
Pay online at <http://www.greatereastend.org> or contact Eva Quinonez or Diana Hernandez at 713-928-9916. Thank you.

CK# 3358

Approved 1/8

Hawes Hill Calderon LLP  
P.O. Box 22167  
Houston TX 77227-2167

Invoice

## Bill To:

MD- Montrose  
P.O. Box 22167  
Houston, TX 77227

Invoice #: 00004311  
Date: 1/1/2013

Page: 1

DATE	DESCRIPTION	AMOUNT
	Professional Consulting, Project Management & Administrative & Mgmt, Marketing & PR Mgmt, Services Mgmt, December 2012	\$15,733.17
	Reimbursable expenses as follows:	
10/19/2012	Fleur Messenger	\$14.65
12/6/2012	Harris County Clerk	\$9.00
	Verizon - J. Hawes - 12/20 - 1/19, 2013	\$49.88
	Verizon - J. Hawes - 12/20 - 1/19, 2013	\$49.88
	Verizon - J. Hawes - 12/20 - 1/19, 2013	\$106.42
	Mileage, B. Calderon	\$73.68
	Mileage, R. Hill	\$38.00
	Mileage, G. Larion	\$176.50
	Mileage, J. Hawes	\$119.88
	GIS Mapping, P. Horton	\$112.82
	In house copies 2784 @ .15 each + 30 acts @ \$1.00 each	\$447.60
	In house postage	\$2.10
	In house color copies 154 @ .35 each	\$53.90
<b>Total</b>		<b>\$16,977.40</b>
Sales Tax		\$0.00
Total Amount		\$16,977.40
Amount Applied		\$0.00
Balance Due		\$16,977.40

Terms: C.O.D.

CK# 3359

Approved 1/8

# INVOICE

Marie Helena Cortes-Matte  
P.O. Box 7981  
Pasadena, Texas 77508  
Phone: (832) 388-8218

INVOICE # 004  
DATE: 12/3/12

Bill To: Montrose District.org  
Names:  
Address:  
City, State ZIP:  
Phone:

For:  
January-Business Ambassador Program Services

Description	AMOUNT
Description of services provided January 2013: *Visit Montrose Business *Attend weekly meetings with Montrose Board of Directors/St. Thomas University/MDBA *Montrose Mixer January 24th, 2013 (set up & clean up from 5 pm-8 pm) *Drop off and pick up materials as needed in Montrose District Area *Attend Recycling Committee Meeting *Help organize and attend HEB Quarterly Recycling Event-Jan 19th, 2013 *5-6 hrs. per week of office work (organizing data, writing and emailing updates and reports) *Gas & mileage traveled for business trips only inside Montrose District: 50 miles per week	\$1,600
<b>TOTAL</b>	<b>\$1,600</b>

Make all checks payable to Marie H. Cortes-Matte  
If you have any questions concerning this invoice,  
Contact: Marie Elena at  
Phone: (832) 388-8218

POSTED

CK# 3360

Approved 1/7

Mr Ditt of Texas (Houston)  
3669 Eastex Freeway  
Houston, TX 77026  
Phone (713)473-2700 Fax (713)473-2701

INVOICE# 2CX00001  
INV DATE 12/31/12  
ACCOUNT# 229281  
DUE DATE UPON RECEIPT



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

# Invoice

Date	Invoice #
1/1/2013	28189

Montrose Management District  
1300 Post Oak Blvd., Suite 1600  
Houston, TX 77056

Please remit top portion with payment

AMOUNT YOU  
ARE PAYING  
Phone#

AMOUNT 6,216.00

MONTROSE MGMT DISTRICT  
P O BOX 22167  
HOUSTON, TX 77227

SERVICE ADDRESS: MONTROSE  
MONTROSE (HOUSTON, TX)

DATE	LOCATION	DESCRIPTION	AMOUNT
12/11/12	2CX00001	MONTROSE SWEEPING-FLAT SWEEP FLAT RATE 12/11/12	600.00
12/11/12		MAIN LINES 36YRDS OF DEBRIS	
12/11/12		ORDER/TICKET #00009274	
12/12/12	2CX00001	MONTROSE SWEEPING-FLAT SWEEP FLAT RATE 12/12/12	200.00
12/12/12		ADDITIONAL LANES	
12/12/12		BKE LANES BKE RT, W GRAY ST	
12/12/12		ORDER/TICKET #00009285	
12/27/12	2CX00001	MONTROSE SWEEPING-FLAT SWEEP FLAT RATE 12/27/12	600.00
12/27/12		MAIN LINES	
12/27/12		ORDER/TICKET #00009358	
12/27/12	2CX00001	MONTROSE SWEEPING-FLAT SWEEP FLAT RATE 12/27/12	200.00
12/27/12		ADDITIONAL LANES	
12/27/12		BKE LANES BKE RT, W GRAY ST	
12/27/12		ORDER/TICKET #00009362	
12/31/12	2CX00001	1 FUEL SURCHARGE FUEL SURCHARGE 12/31/12	616.00

Please include the invoice number on your check.  
There will be a \$50.00 charge on all returned checks.

CK# 3361

INVR	2CX00001	CURRENT	30 DAY	60 DAY	90 DAY	DATE	12/31/12
ACCT#	229281	6,216.00				PAGE	1 OF 1

PLEASE PAY  
THIS AMOUNT 6,216.00

Approved 1/8

Description	Amount
Monthly Bookkeeping	1,000.00
Compass with vendor	30.00
Preparation of additional reports	120.00
Additional time for Board Meeting	75.00
Delivery	8.92
Mileage	7.77
Postage	15.50
Copies	49.50
Total Reimbursable Expenses	79.49
Total	\$1,304.49

CK# 3362

Approved 1/7

100 River Pointe • Suite 240 • Conroe, Texas 77304 • Phone: 936-756-1644 • Fax: 936-756-1844

8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 150 • AUSTIN, TEXAS 78759 • 512-782-2400 • fax 512-795-9968

1300 Post Oak Blvd. • Suite 1600 • Houston, Texas 77056 • Phone: 713-673-4539 • Fax: 713-629-6856

PERDUE, BRANDON, FIELDER, COLLINS & MOTT LLP  
Attorneys at Law  
1235 North Loop West, Suite 600  
Houston, Texas 77008

INVOICE#	IVC00015365
DATE	11/1/2012
PAGE	1

PERDUE, BRANDON, FIELDER, COLLINS & MOTT LLP  
Attorneys at Law  
1235 North Loop West, Suite 600  
Houston, Texas 77008

INVOICE#	IVC00015871
DATE	12/8/2012
PAGE	1

## Bill to:

Montrose Management District (HCID 11)  
c/o Equi-Tax Inc.  
P.O. Box 73109  
Houston, Texas 77273

## Bill to:

Montrose Management District (HCID 11)  
c/o Equi-Tax Inc.  
P.O. Box 73109  
Houston, Texas 77273

Professional Services rendered in the collection of delinquent taxes, penalties and interest October 2012	\$1,248.99
POSTED	
	\$1,248.99

CK# 3363

Approved 1/7

Professional Services rendered in the collection of delinquent taxes, penalties and interest November 2012	\$262.16
POSTED	
	\$262.16

PERDUE, BRUNDON, FIELDER, COLLINS & MOTT LLP  
Attorneys at Law  
1235 North Loop West, Suite 600  
Houston, Texas 77008

INVOICE	IVC00015873
DATE	12/16/2012
PAGE	1

**Bill to:**

Montrose Management District (HCID 6)  
c/o Equi-Tax Inc.  
P.O. Box 73109  
Houston TX 77273

Professional Services rendered in the collection of delinquent taxes, penalties and interest November 2012	\$235.45
	\$235.45



**Shooter and Lindsey, Inc.**

P.O. Box 518  
Katy, TX 77492  
281-392-3607 fax 281-392-5245

Invoice No.

8643

**INVOICE**

<b>Customer</b> Name: Harris County Improvement District #6 Address: PO Box 22167 City: Houston State: TX ZIP: 77227-2167 Re: Montrose Boulevard Esplanades		Date: 12/1/2012 Job No: 1681-010 Rep:	
Qty	Description	Unit Price	TOTAL
1	Landscape Maintenance for the Esplanades on Montrose Blvd. for the month of December 2012 per contract agreement.  We are sending this invoice early so that you may include it in your year end planning. Invoice is not due until 1/30/13.  Thank you.  Happy Holidays!	\$1,053.00	\$1,053.00
<b>Payment Details</b> <input type="radio"/> Cash <input checked="" type="radio"/> Check <input type="radio"/> Credit Card			Sub Total: \$1,053.00 Shipping & Handling: \$0.00 Taxes: \$0.00 <b>TOTAL: \$1,053.00</b>
Office Use Only			

We thank you for your business!

CK# 3364

Approved 11/7



P.O. BOX 105378  
ATLANTA, GA 30348

Manage Your Account & View Your Usage Details	Account Number	Date Due
My Verizon at <a href="http://www.verizonwireless.com">www.verizonwireless.com</a>	723464988-00001	12/16/12
Address Changed? - go to <a href="http://vzw.com/changeaddress">vzw.com/changeaddress</a>	Invoice Number	6815865064

1-800-430-6111 or 1-800-430-6111

MONTROSE MANAGEMENT DISTRICT  
10103 FONDREN RD  
SUITE 300  
HOUSTON, TX 77096-4655

**Quick Bill Summary**

Oct 22 - Nov 21

Previous Balance (see back for details)	\$84.62
Payment - Thank You	-\$84.62
Adjustments	-\$38.63
<b>Credit Balance</b>	<b>-\$38.63</b>
Monthly Access Charges	\$80.00
Usage Charges	
Data	\$80.00
Verizon Wireless' Surcharges and Other Charges & Credits	\$0.00
Taxes, Governmental Surcharges & Fees	\$0.00
<b>Total Current Charges</b>	<b>\$160.00</b>
<b>Total Charges Due by December 16, 2012</b>	<b>\$121.45</b>

Great Holiday Gift Ideas  
See the Network News  
at the end of your bill.

CK# 3365

Approved 11/8

Pay from Wireless	Pay on the Web	Questions:
#PAY (15766)	My Verizon at <a href="http://www.verizonwireless.com">www.verizonwireless.com</a>	1-800-827-0704 or 7611 from my wireless



MONTROSE MANAGEMENT DISTRICT  
10103 FONDREN RD  
SUITE 300  
HOUSTON, TX 77096-4655

Bill Date: November 21, 2012  
Account Number: 723464988-00001  
Invoice Number: 6815865064

**Total Amount Due by December 16, 2012**

Note: check payable to Verizon Wireless.  
Please return this remittance slip with payment.

**\$121.45**

\$

PO BOX 680108  
DALLAS, TX 75268-0108



☐ Check here and fill out the back of this slip if your billing address has changed or you are adding or changing your email address.

681586506401072346498800001000010080000121459

©2012 Verizon Wireless. All rights reserved. No part of this document may be reproduced without written permission from Verizon Wireless.



Invoice Number: 6815865064 Account Number: 723464988-00001 Date Due: 12/16/12 Page: 3 of 4

**Summary for Bill Calderon: 713-205-9751**

**Your Plan**

**Mobile Broadband 10GB**  
\$80.00 monthly access charge  
\$25 per minute  
  
**10GB/ \$10/GB**  
10 monthly gigabyte allowance  
\$10.00 per GB after allowance

Have more questions about your charges?  
Get details for all your Usage Charges at [www.verizonwireless.com](http://www.verizonwireless.com). Sign into My Verizon and go to My Bill and click on Usage Details.

**Charges**

<b>Monthly Access Charges</b>					
Mobile Broadband 10GB 11/22 - 12/21					\$0.00
					\$80.00
<b>Usage Charges</b>					
<b>Data</b>	<b>Allowance</b>	<b>Used</b>	<b>Billable</b>	<b>Cost</b>	
Gigabyte Usage	gigabytes	10	18	8	\$80.00
Total Data					\$80.00
<b>Total Usage Charges</b>					<b>\$80.00</b>
<b>Verizon Wireless' Surcharges</b>					
Regulatory Charge					.02
Administrative Charge					.06
					\$0.08
<b>Total Current Charges for 713-205-9751</b>					<b>\$160.08</b>



Invoice # MMD-134

1/9/13

for gratchen larson  
montrose management district

for social media outreach

services  
twitter/FB/website postings for JAN 2013

hours billed 1

2500

subtotal 2500

expenses



reimbursements 0

subtotal 2500

grand total 2500

interest 0

\* total with penalty 2500

\* penalty only applies on past due invoices.  
your invoice is considered past due 30 days after issue date.  
20 % interest is added only to expenses, not services.  
please make checks payable to Lyn Ann Williams. thanks!

CK # 3367

Approved  
1/10

## PRIMERGREY

From: Primer Grey, Inc.  
2116 Dallas St.  
Unit C  
Houston, TX 77003

Invoice ID: 1462  
Issue Date: 01/09/2013  
Due Date: 01/09/2013 (upon receipt)  
Subject: Monthly Web Maintenance - Email Retainer

Invoice For: Montrose Management District

Type	Description	Quantity	Unit Price	Amount
Expense	Web updates, email database management and sends	1.00	\$2,000.00	\$2,000.00
Amount Due				\$2,000.00

CK # 3368

Page 1 of 1

Approved  
1/10

LAWRENCE & ASSOCIATES  
2225A POTOMAC DR.  
HOUSTON, TEXAS 77057

January 2, 2013

Montrose Management District  
P.O. Box 22167  
Houston, TX 77227-2167

### INVOICE

Description	Amount
Professional Fees:	
Services performed as Director of Economic Development for December, 2012.	\$1,000.00
Total amount due	\$1,000.00

Thank you,

Ray C. Lawrence

CK # 3369

Approved  
1/9

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Montrose Management District Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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14. Receive the Executive Director's Monthly Report on District initiatives.

MONTROSE MANAGEMENT DISTRICT

# SERVICE PLAN

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## MONTHLY REPORT

DECEMBER 10, 2012 – JANUARY 14, 2013

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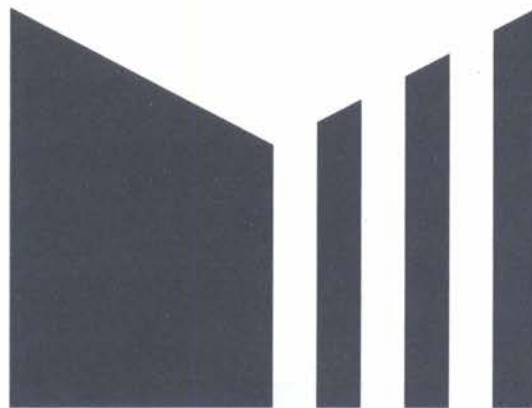
### COMMITTEE ACTIVITY

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### STAFF ACTIVITY

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## COMMITTEE ACTIVITY

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### **Business and Economic Development Committee**

The committee did not meet during the review period.

### **Marketing and Business Relations Committee**

The committee did not meet during the review period.

### **Recycling and Event Planning Sub-Committees**

The committee did not meet during the review period.

### **Mobility and Visual Improvements Committee**

The committee did not meet during the review period.

### **Public Safety Committee**

The Public Safety Committee met on December 14<sup>th</sup>.

### **Finance Committee**

The Finance Committee met on January 7th and reviewed District invoices and the Delinquent Assessment Report. The committee recommended the approval of District invoices.

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## STAFF ACTIVITY

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DECEMBER 10, 2012 – JANUARY 14, 2013

### **Recycling Committee**

The final mixer for this year was held Thursday, December 13 at Carter-Bradshaw. The Mayor was in attendance and spoke to the importance of recycling and thanked the District for their partnership with the City SWD. The video from the event and the photos gallery is at the District website and Facebook. The 2013 mixer calendar has already been set with only the December event still uncommitted. The 1<sup>st</sup> quarter postcard for January-March will be mailed the week of the 14<sup>th</sup>. The next committee meeting is slated for February 5 and work will begin on the next quarterly recycling event which will take place April 27. Staff worked with the team at H-E-B to design their flyer and banners for their first Farmer's Market event which was held on January 10. The business ambassadors gather information from area businesses to distribute along with District news and information. We estimate that approximately 200 people came through the event which was held from 3 to 7. H-E-B was very pleased with our support of their project.

## **Event Planning**

The event planning committee is still in a holding pattern until a path forward is determined by the marketing and business relations committee regarding district development of an events schedule.

## **Business Ambassador Program**

In December the ambassadors made **89** visits to our business community for a year to date total of **237** visits. Detailed reports are available at the district offices and the ambassadors make regular reports at the Marketing and Business Relations committee meeting each month. The ambassadors have identified many new businesses and others that have closed or changed hands that are not on our original master list. All information gathered will be updated on the master list at the end of the year and be ready for review at the end of the month. The updated list will also be used for the monthly postcard and quarterly newsletter mailings.

The business ambassador visits have been very well received by the businesses. Overall, the ambassadors have reported that the businesses are interested in what the District is doing and especially like the marketing that we are doing to help promote the area.

## **Social Media**

### **TWITTER:**

Number of total tweets from inception on Sept. 28 to -- Dec. 31: 309 (avg. 87 tweets per mo.)

Total tweets for Dec 2012: **135**

Increase in followers for Dec 2012: **247\***

\*@MontroseHTX is now followed by Houston notables such as:

Ojet Records, Mayor's Office on Sustainability, MFAH, Yelp, St. Arnold Brewery, Visit Houston, Poison Girl, Hay Merchant, 002 Magazine and others.

### **FACEBOOK:**

\*Total Facebook posts for December: **98**

\*Total Facebook posts for November: **58**

Increase in output of Facebook posts: **59%**

Average Weekly **increase** in FB reach for Dec: **24%**

Increase in page views over previous month: **108**

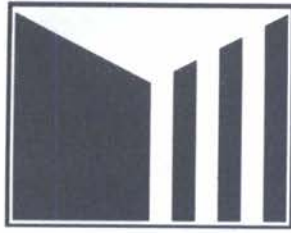
Increase in views of Facebook Timeline: **58%**

### Other

Staff worked throughout the month with the website designers on various changes and updates to the district website. Staff at Primer Grey (PG) is continuing to work with multi-family owners to train their staff on use of the new multi-family database.

Staff is working on the next quarterly newsletter with a publication date in January.





## **MONTROSE MANAGEMENT DISTRICT**

### **Cleanup Update**

January 2013 meeting of the Board of Directors

*Staff inspected the District for overgrown vacant lots, illegal trash dumps, inoperable vehicles and abandoned houses and businesses. Reports were submitted to 311 Help Online for abatement.*

***Overgrown vacant lots and other violations were found in the following locations in the District:***

**3717 Newhouse** - Thank you for your request or comment. Your Tracking Number is: 101000880903.

**3805 Newhouse** - Thank you for your request or comment. Your Tracking Number is: 101000880907.

**305 Willard** - Thank you for your request or comment. Your Tracking Number is: 101000880913.

**616 W. Pierce** - Thank you for your request or comment. Your Tracking Number is: 101000880916.

### **ILLEGAL DUMP SITES**

**1840 Colquitt** - Thank you for your request or comment. Your Tracking Number is: 101000880922.

**4326 Jack** - Thank you for your request or comment. Your Tracking Number is: 101000880924.

**813 Fargo** - Thank you for your request or comment. Your Tracking Number is: 101000880927.

**616 W. Pierce** - Thank you for your request or comment. Your Tracking Number is: 101000880928.

## NEW CONSTRUCTION IN THE DISTRICT



A former vacant lot, submitted many times by Staff for mowing, now undergoing development



New construction in a former vacant lot at Peden and Hazel



New house going up in the 1300 block of Bomar



New slabs being laid out at the SW corner of W. Drew and Converse





New construction at Taft and W. Pierce



Two new projects in the 300 block of W. Clay

## ILLEGAL DUMP SITES

● *An illegal dump site in the vacant lot at Colquitt and Driscoll has been reported by Staff to the 311 Help Line for abatement numerous times. This location is a repeat offender and appears to not have been picked up for many months. Staff has made an appeal to Council Member Ellen Cohen for help in getting the dump removed and the vacant lot regularly monitored for illegal activity. An appeal was also made by Staff to the owner of the lot to place a fence around it to keep it from being regularly trashed.*




The latest - dumping continues at this site



Dump in the vacant lot at Jack and Oakley, another favorite







**H-E-B**

*HEB invites you to  
get fresh & go green  
at our exciting...*

# Farmers Market

**JAN 10.2013**

**HEB @ 1701 W. ALABAMA**

**EVERY 2<sup>ND</sup> & 4<sup>TH</sup> THURSDAYS 3<sup>PM</sup> - 7<sup>PM</sup>**

The Farmers Market will be held in the HEB parking lot on the Dunlavy side  
and will be supporting only local foods or products.

**Vendors *MUST* contact the appropriate HEB official in order to participate:**

Luke Rouquette, *Perishable Director* - [s630pd@HEB.com](mailto:s630pd@HEB.com)

Michael Rangel, *Manager in Charge* - [s630m1@HEB.com](mailto:s630m1@HEB.com)

Meagan Galbraith, *Store Community Coordinator* - [s6308c@HEB.com](mailto:s6308c@HEB.com)

Flyer designed by:



[www.MontroseDistrict.org](http://www.MontroseDistrict.org)

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

TO: Montrose Management District Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

---

15. Receive a report from the Public Safety Committee.

**Shift Period:** Dec-12  
**Total Hours Worked** 772:30  
**Total Miles Driven** 1,972

## Crime Arrest Activity

Felony Arrests:	5
Misdemeanor Arrests:	83
Charges Filed:	11
Suspects in Jail:	80

## Patrol Activity

Calls for Service:	299
CIT Calls:	1
Incident Reports:	21
Accident Reports	0
Locations Checked:	1086

## Field Activity

Parking Tickets:	2
Citations:	0
BMV Report Cards:	221
Crime Prevention:	159

## Warrants

Felony Warrants:	3
Misdemeanor Warrants:	0
City Warrants:	20
SETCIC Warrants:	6

## Arrest Summary

**Shift Period** Dec-12

Charge	# of Arrests
Aggravated Assault	2
Assault	2
City Warrants	8
Criminal Mischief	1
Criminal Trespass	4
Felony Harassment of a Public Servant	1
Felony Theft	1
Felony Warrant	1
Indecent Exposure	1
Littering	4
Loitering with the Intent to Comitt Prostitution	10
Obstructing the Roadway	1
Panhandling	1
Parole Violation	1
Possession of Marijuana	1
Public Intoxication	33
Resisting Arrest	1
Setcic Warrant	1
Theft	1
Urinating in Public	1



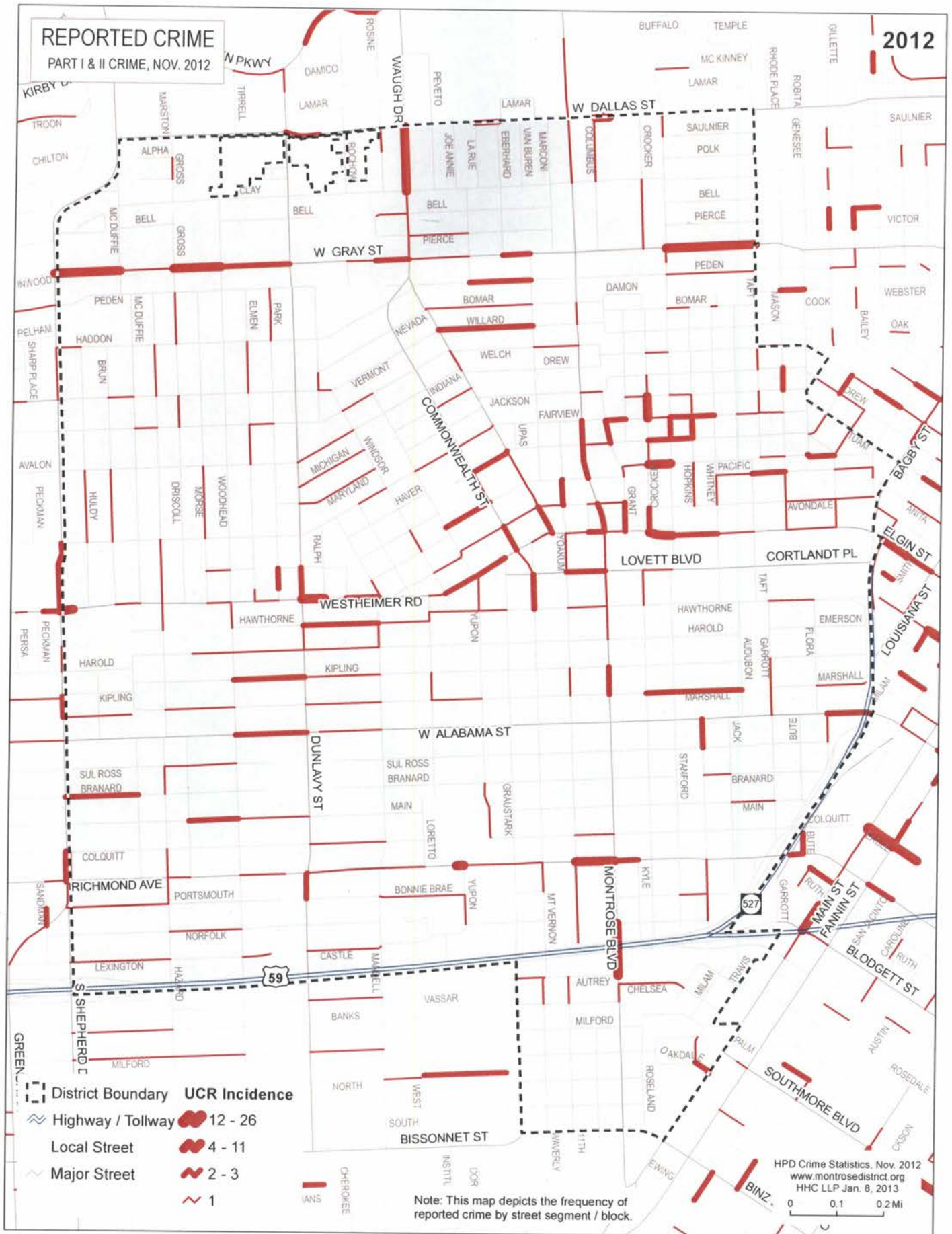


Walking in the Roadway Where Sidewalks are Provid	4
Total Arrests	80

# REPORTED CRIME

PART I & II CRIME, NOV. 2012

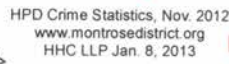
2012





## PART I &amp; II CRIME, NOV. 2012

NPKWY



Note: This map depicts the frequency of reported crime by street segment / block



# REPORTED CRIME

PART I & II CRIME, NOV. 2012

2012

