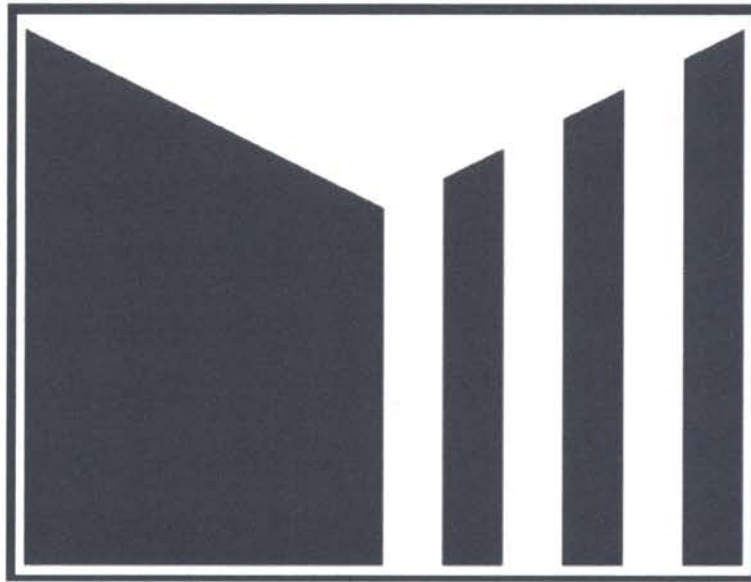


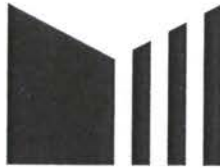
MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

August 12, 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, August 12, 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 July 8, 2013.
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. Consider policy concerning waiver of penalty and interest.
6. Receive and consider District's monthly financial report, including; pay invoices.
7. Receive Executive Director's Monthly Report on District initiatives.
8. Approve agreement to fund improvements to Bell Park.
9. Receive report and recommendations from the Marketing and Business Relations committee.
 - a. Consider an agreement with Houston Arts Alliance for specialized access to their events calendar database feed.
 - b. Consider an agreement with Brittanie Shey for professional writing services.
10. 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.
11. Reconvene in Open Session and authorize appropriate action by legal counsel related to Item 10 on the agenda.
12. Announcements.
13. Adjourn.



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

AGENDA MEMORANDUM

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

2. Approve minutes of meeting held July 8, 2013.

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

July 8, 2013

Determine quorum; call to order.

The Board of Directors of the Montrose Management District held a meeting on Monday, July 8, 2013, 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 12:03 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: Vacant
Position 6: Vacant	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 Ellis, Heugel, Mitchmore and Robinson, 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.; Patricia Hall, Equi-Tax, Inc.; and Darrell Hawthorne, Municipal Accounts and Consulting, L.P. Others present were Dennis Beedon and Marie Cortes, both District business ambassadors; Daphne Scarbrough, Richmond Avenue Coalition; Eugene Nosal, Avondale Association; Officer Victor Beserra, Houston Police Department; and Therese Alvarez, ASE Security.

Approve minutes of meeting held June 10, 2013.

Upon a motion duly made by Director Nagar and being seconded by Director Hubbard, the Board voted unanimously to approve the minutes of its meeting held on June 10, 2013.

Receive public comments.

Ms. Scarbrough questioned a line item in the District's financial audit regarding salaries. No action was taken.

Approval of Official Payments Agreement as the credit card processor.

The agenda item was tabled until later in the meeting.

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

The agenda item was tabled until later in the meeting.

Consider policy concerning waiver of penalty and interest.

The agenda item was tabled until later in the meeting.

Consider waiver of penalty and interest for:

**2400 Taft
120 Westheimer**

The agenda item was tabled until later in the meeting.

Receive Executive Director's Report on District initiatives.

Mr. Calderon said that the full Executive Director's Monthly Report is included in the Board agenda materials. He reported on Committee activity, noting that the Marketing and Business Relations Committee will have action items for the Board to consider today.

He said that the District's two business ambassadors have made more than 1,000 visits to businesses and that a report based on their findings will be forthcoming.

He reported that he and Chairman Wynn met with Neon Electric to troubleshoot issues regarding fabrication of the District's monument signage. He said that the engineering design is being redone to address lighting and wiring issues. He reported that Weingarten Realty has offered a location on West Gray for installation of the initial monument sign.

Office Beserra reported on crime statistics for the month. He said that there were a total of 73 arrests during the month of June, including 8 felony arrests. He said that the number of burglaries of motor vehicles has decreased slightly. He reported that collaborative activities with the Harris County District Attorney's office are going well, with the Assistant D.A. accompanying officers on patrols. He said that safety and security issues at T C's Bar have improved. No action was taken

Receive report and recommendations from the Marketing and Business Relations committee:

- a) Consider approval of a Holiday Decorating Program with a budget not to exceed \$3,500.00.**

Mr. Calderon said that the proposed 2013 Holiday Decorating Program is designed to invite participation and involvement by businesses in the community and that the new program would include plans for a decorating contest, judges, and awards. This would be an alternative to last year's decorating program featuring manufactured decorations. He said that the budget would not exceed \$3,500.00.

- b) Expansion of 3-1-1 Campaign with a budget not to exceed \$1,500.00.**

Mr. Calderon explained that the project would involve enhanced promotion of the City's 3-1-1 hotline. He noted that the City's Public Works Department is attentive to the 3-1-1 requests it receives. He said that the budget is not to exceed \$1,500.00. He added that the District continues to be in discussions with the City regarding possible capital improvement projects such as on lower Westheimer.

- c) Creation of an editorial calendar and engaging the services of professional writers for the District; budget of \$250.00 per month.**

Mr. Calderon said that this would be a four-month pilot program in which a professional writer would develop focused articles about the District which would be promoted on the District's website and social media at a cost of \$250.00 per month.

- d) Consider incorporating the Houston Arts Alliance arts event calendar feed into the district events calendar; budget of \$250.00 per month.**

Mr. Calderon explained that the Houston Arts Alliance arts event calendar feed would be made available to the District for its use through a licensing agreement at a cost of \$250.00 per month.

- e) Consider an agreement to engage the services of Ms. Marie Cortes to assist with the planning for the Texas Committee for the Arts Cultural District Designation Program and costs associated with required public meetings, steering committee creation, mapping services, and other related matters with an estimated budget not to exceed \$7,500.00.**

Mr. Calderon said that being designated as a Cultural Arts District would be an excellent status for the District to achieve. Chairman Wynn added that the designation would be beneficial in terms of creating new grant opportunities and bringing additional funds into the District.

Discussion followed, during which Director Nagar inquired about the change in direction of the holiday lighting program from the previous year. Mr. Calderon responded that the Committee had concerns about the cost of the previous program, the complexities of its implementation such as City permits and wiring requirements, and its cost/benefit ratio. Director Nagar said it would be beneficial to have a method of measuring the effectiveness and success of the marketing and public relations programs.

Following discussion, and upon a motion duly made by Director Llewellyn and being seconded by Director Hubbard, the Board voted on the Marketing and Business Relations agenda items as follows:

- a) The Board voted unanimously to approve a Holiday Decorating Program with a budget not to exceed \$3,500.00.
- b) The Board voted unanimously to approve expansion of the 3-1-1 Campaign with a budget not to exceed \$1,500.00.
- c) The Board voted to approve the creation of an editorial calendar and to engage the services of professional writers for the District at a budget of \$250.00 per month. Director Nagar opposed the motion.
- d) The Board voted to approve incorporating the Houston Arts Alliance arts event calendar feed into the district events calendar at a budget of \$250.00 per month. Director Nagar opposed the motion.
- e) The Board voted unanimously to approve an agreement to engage the services of Ms. Marie Cortes to assist with the planning for the Texas Committee for the Arts Cultural District Designation Program and costs associated with required public meetings, steering committee creation, mapping services, and other related matters with an estimated budget not to exceed \$7,500.00.

Approval of Official Payments Agreement as the credit card processor.

Ms. Hall explained that Equi-Tax recommends changing to Official Payments as the District's credit card processor, noting that the City and the County both use this service. She said that processing fees are charged to assessment payers who make credit card payments. She said that the new fee will be 2.5 percent, which is one-half of one percent lower than the three percent charged by the previous processing firm. She added that the customer service at Official Payments is also superior. Upon a motion duly made by Director Llewellyn and being seconded by Director Thorpe, the Board voted unanimously to approve an agreement with Official Payments as the District's credit card processor.

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 2012 assessments are 95% collected to date on both sides of the District. She said that there are no properties in the District with uncertified property values. She said that lists of the Top Ten Assessment Payers and Ten Largest Delinquent Accounts are listed in the Board agenda materials, as well as a delinquent collections report. No action was taken.

Consider policy concerning waiver of penalty and interest.

Mr. Calderon explained the rationale for developing a policy concerning the waiver of penalty and interest for delinquent assessment payers. He said that such a policy must be in compliance with State law. Director Hubbard said that the District's policy would allow for a one-time waiver of late penalties for delinquent assessment payers, with the base tax and interest both still being due. Mr. Calderon said that the policy will be presented to the Board for review and action next month. No action was taken.

Consider waiver of penalty and interest for:

2400 Taft; 120 Westheimer

Following discussion, and upon a motion duly made by Director Hubbard and being seconded by Director Llewellyn, the Board voted to approve a one-time waiver of late payment penalties, consistent with the waiver policy being developed, for the properties located at 2400 Taft and 120 Westheimer. Director Thorpe opposed the motion.

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. Upon a motion duly made by Director Llewellyn and being seconded by Director Grover, the Board voted unanimously to approve the Montrose Management District's monthly financial report and pay invoices.

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 did not convene in Executive Session.

Reconvene in Open Session and authorize appropriate action by legal counsel related to Item #12 on the agenda.

No action was taken.

Announcements.

Mr. Calderon said that copies of the lawsuit appellate filing are available, and several Board members requested copies. No action was taken.

Adjourn.

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 1:15 p.m.



Secretary, Board of Directors
Montrose Management District

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

4. Receive the 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
July 2013
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/13 - 12/31/13**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2012	0.12500	\$441,073.45	\$420,504.02	\$20,569.43	95%
2011	0.12500	\$421,254.17	\$417,395.31	\$3,858.86	99%
2010	0.12500	\$402,221.57	\$400,002.36	\$2,219.21	99%
2009	0.12500	\$419,939.17	\$419,901.67	\$37.50	99%
2008	0.12500	\$396,675.13	\$396,650.13	\$25.00	99%
2007	0.12500	\$309,868.58	\$309,849.83	\$18.75	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2012 Assessment Collected	1,152.35	372,717.94
2011 Assessment Collected	299.74	4,270.85
2010 Assessment Collected	0.00	1,795.77
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
Penalty & Interest	286.09	4,876.02
Overpayments	0.00	3,492.36
Collection Fees	284.30	2,059.17
Court Fees	0.00	0.00
Total Revenue	2,022.48	389,212.11
Overpayments Presented for Refund	0.00	3,493.36
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2012:	353,167,923	Uncertified:	0
ASSESSED VALUE FOR 2011:	337,025,024	Uncertified:	0
ASSESSED VALUE FOR 2010:	321,799,663	Uncertified:	0
ASSESSED VALUE FOR 2009:	336,117,938	Uncertified:	0
ASSESSED VALUE FOR 2008:	317,339,817	Uncertified:	0
ASSESSED VALUE FOR 2007:	322,144,526	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	400,002.36	
2011	0.12500	337,500	320,625	417,395.31	
2012	0.12500	337,500	320,625	420,504.02	
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

July 2013

TOP TEN ASSESSMENT PAYERS

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

July 2013

WALGREENS 03157	1179390010001	3317 MONTROSE BLVD 77006	RETAIL PHARMACY	5,156,998	6,446.25
% TAX DEPT STOP NO 75					
300 WILMOT RD					
DEERFIELD IL 60015-4614					

102 104 GREENWICH ST MANHATTA	1258090010001	1003 RICHMOND AVE 77006	RETAIL PHARMACY	3,920,517	4,900.65
% RICHMOND MONTROSE CVS LP					
1 CVS DR					
WOONSOCKET RI 02895-6146					

POST RICHMOND LP	1309010010001	RICHMOND AVE 77006	VACANT COMMERCIAL LOT	3,695,640	4,619.55
4401 NORTHSIDE PKWY NW STE 800					
ATLANTA GA 30327-3093					

MONTROSE DISTRICT EAST ZONE

July 2013					
TOP TEN DELINQUENTS					
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
FAT PROPERTY 204 MARSHALL ST HOUSTON TX 77006-4500	92 023 070 000 0012	710 COLQUITT ST 16 77006	MULTI - FAMILY	2010 - 2012	3,020.14
FAT PROPERTY 218 HAWTHORNE ST HOUSTON TX 77006-4006	92 037 040 000 0001	502 W ALABAMA ST 25 77006	MULTI - FAMILY	2010 - 2012	2,591.79
YOSHIDA NAMOMITSU & MAEMI 3210 EL DORADO BLVD MISSOURI CITY TX 77459-3012	92 030 245 000 0014	4412 MONTROSE 77006	COMMERICAL BUILDING	2012	1,250.25
FAT PROPERTIES 4918 NEWPOINT DR FRESNO TX 77545-9200	92 037 029 000 0016	406 HAWTHORNE ST 5 77006	MULTI-FAMILY	2011	1,221.14
SPUR APARTMENTS LLC 1525 MARYLAND ST HOUSTON TX 77006-1875	92 008 259 000 0003	219 W ALABAMA ST 32 77006	MULTI-FAMILY	2012	1,193.12
4306 YOAKUM LLC 3629 N MACGREGOR WAY HOUSTON TX 77004-8070	92 030 246 000 0026	4306 YOAKUM LLC 16 77006	COMMERCIAL LOT	2012	1,130.36
CAMPANILE SOUTH LP 4301 MOUNT VERNON ST STE 26 HOUSTON TX 77006-5801	92 030 246 000 0023	4301 MOUNT VERNON ST 26 77006	COMMERCIAL LOT	2012	1,025.00
UPSTAIRS DOWNSTAIRS LLC 609 COLQUITT ST HOUSTON TX 77006-5523	92 023 062 000 0013	609 COLQUITT ST 77006	COMMERCIAL BUILDING	2010 - 2012	985.64
BERCON LTD 3518 MONTROSE BLVD STE 207 HOUSTON TX 77006	92 030 246 000 0008	0 YOAKUM BLVD 77006	COMMERCIAL VACANT	2012	875.00
205 AVONDALE LLC 6623 EDLOE ST HOUSTON TX 77005-3707	92 004 136 000 0015	205 AVONDALE ST #12 77006	MULTI- FAMILY	2012	860.71

Harris County Improvement District No. 6
Lawsuit and Arbitration Status Summary as of 6/14/2013

Jur 930

Summary

For Tax Years 2007-2012, for the period of June 2009 through May 2013

Settled

308,763,621	Original value of Settled accounts as of 6/14/2013
112	Number of Settled accounts as of 6/14/2013
28,011,114	Reduction in value of Settled accounts
9.07%	Average % reduction in value of Settled accounts

Unsettled

161,923,155	Original value of Unsettled accounts as of 6/14/2013
26	Number of Unsettled accounts as of 6/14/2013

.125 Tax rate per \$100 valuation

\$18,362

 Estimated reduction in assessment on 26 Unsettled accounts,
based on **9.07%** average

**MONTROSE DISTRICT WEST ZONE
ASSESSMENT COLLECTION REPORT
July 2013
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/13 - 12/31/13**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2012	0.12500	\$983,304.69	\$943,942.19	\$39,362.50	96%
2011	0.12500	\$884,313.93	\$877,446.71	\$6,867.22	99%
2010	0.12500	\$868,215.84	\$864,359.70	\$3,856.14	99%

Current Month Activity

Revenue:	<u>Current Month</u>	<u>Year to Date</u>
2012 Assessment Collected	7,193.89	880,301.01
2011 Assessment Collected	1,947.72	6,771.83
2010 Assessment Collected	1,541.97	1,682.18
Penalty & Interest	2,528.63	8,538.19
Overpayments	2,364.11	15,689.29
Collection Fees	1,549.53	2,898.37
Court Fees	0.00	0.00
Total Revenue	17,125.85	915,880.87
Overpayments Presented for Refund	1,851.61	14,612.72
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2012:	787,348,427	Uncertified:	0
ASSESSED VALUE FOR 2011:	707,450,717	Uncertified:	0
ASSESSED VALUE FOR 2010:	694,570,294	Uncertified:	0

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	868,216	824,805	\$864,359.70	
2011	0.12500	884,314	840,098	\$877,446.71	
2012	0.12500	983,305	934,139	\$943,942.19	
2013	0.12500		0		
2014	0.12500		0		
2015	0.12500		0		
2016	0.12500		0		
		2,735,834	2,599,043		273,583

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

July 2013					
PROPERTY OWNER	ACCOUNT NOS	TOP TEN ASSESSMENT PAYERS SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
WEINGARTEN REALTY INVESTORS 0591-001 P O BOX 924133 HOUSTON TX 77292-4133	0442250000001	2005 W GRAY ST 77019	VARIOUS COMMERCIAL	53,042,829	66,303.54
	0442250000170	1953 W GRAY ST 77019			
	0442250000169	1953 W GRAY ST 77019			
	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 99 DETERING ST STE 200 HOUSTON TX 77007-8259	1215190010001	4899 MONTROSE BLVD 187 77006	MULTI - FAMILY	52,226,295	65,282.87
4310 DUNLAVY LLC 101 BERKSHIRE ST BELLAIRE TX 77401-5309	1286480020001	DUNLAVY 77006	MULTI - FAMILY	36,892,122	46,115.15
	1286480010002	4310 DUNLAVY ST 77006			
	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 5694 MISSION CENTER RD STE 602 SAN DIEGO CA 92108-4324	1286390010001	2001 WESTHEIMER RD 244 77098	MULTI - FAMILY	33,014,000	41,267.50
ANBIL II-R O L P 105 TOWN CENTER RD STE 10 KING OF PRUSSIA PA 19406-2394	0730810030011	1505 W CLAY ST 77019	SHOPPING CENTER	30,462,903	38,078.63
	1170070010001	1422 W GRAY ST 77019			
	1170070020001	1414 WAUGH DR 77019			
	0730810030007	1521 W CLAY ST 77019			
TEXAS ABERCROMBIE FAMILY INT LTD 730 N POST OAK RD STE 110 HOUSTON TX 77024-3854	0441850000002	1701 W ALABAMA ST 77098	VACANT COMMERCIAL	22,965,638	28,707.05
SHEPHERD INV LP 1800 POST OAK BLVD 6 BLVD PLACE STE 400 HOUSTON TX 77056	0442600000001	2075 WESTHEIMER RD 77098	SHOPPING CENTER	14,650,000	18,312.50

MONTROSE DISTRICT WEST ZONE

[illegible]

MONTROSE DISTRICT WEST ZONE

July 2013 TOP TEN DELINQUENT ACCOUNTS					
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
FAT PROPERTY LLC 218 HAWTHORNE ST HOUSTON TX 77006-4006	94 057 121 000 0012	1901 RICHMOND AVE 42 77098	MULTI - FAMILY	2010 - 2012	4,646.09
KNA PARTNERS 550 WAUGH DR HOUSTON TX 77019-2002	94 026 174 000 0001	1111 WESTHEIMER RD 77006	COMMERCIAL RETAIL	2012	3,750.00
KNA SPRINGFIELD VENTURE 550 WAUGH DR HOUSTON TX 77019-2002	94 044 255 000 0020	2030 WESTHEIMER RD 77019	COMMERCIAL RETAIL	2012	2,672.23
SILVERLAKE HOLDINGS PARTNERS 1964 W GARY ST STE 204 HOUSTON TX 77019-4812	94 132 190 001 0001	1212 WAUGH DR 77019	COMMERCIAL RETAIL	2012	2,570.23
ROBINSON LENNON C P O BOX 66531 HOUSTON TX 77266-6531	94 026 198 000 0001	13174 HAWTHORNE ST 12 77006	MULTI - FAMILY	2010 - 2012	1,987.61
MCELROY VALERIE & JOHN P O BOX 540101 HOUSTON TX 77254-0101	94 059 173 000 0003	1223 WAUGH DR 77019	COMMERCIAL BUILDING	2011 - 2012	1,961.36
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 - 2012	1,945.21
HUFF MICHAEL B PO BOX 70148 HOUSTON TX 77270-0148	94 026 174 000 0013	3230 YOAKUM BLVD 77006	SINGLE FAMILY RES	2010 - 2012	1,932.94
KNA PARTNERS TOWER INC 550 WAUGH DR HOUSTON TX 77019-2002	94 026 174 000 0007	1124 LOVETT BLVD 77006	COMMERCIAL RETAIL	2012	1,756.25
SANDY CREEK GROUP LLC % JOE FRANCH 1920 RICHMOND AVE APT 1 HOUSTON TX 77098-3432	94 038 226 000 0006	1920 RICHMOND AVE #17 77098	MULTI - FAMILY	2012	1,545.00

Harris County Improvement District No. 11
Lawsuit and Arbitration Status Summary as of 6/14/2013

Jur 939

Summary

For Tax Years 2010 & 2012, for the period of September 2010 through May 2013

Settled

443,732,617	Original value of Settled accounts as of 6/14/2013
128	Number of Settled accounts as of 6/14/2013
25,101,402	Reduction in value of Settled accounts
5.66%	Average % reduction in value of Settled accounts

Unsettled

149,907,702	Original value of Unsettled accounts as of 6/14/2013
58	Number of Unsettled accounts as of 6/14/2013

.125 Tax rate per \$100 valuation

\$10,600	Estimated reduction in assessment on 58 Unsettled accounts, based on 5.66% average
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MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

5. Consider a policy concerning waiver of penalty and interest.

Proposed policy regarding waiver of penalty and/or interest

Montrose Management District

Whereas:

Section 33.011 of the Texas Tax Code governs waiver of penalty and interest. Some provisions of this section allow certain decisions to be made by the governing body of a jurisdiction. Regarding requests of waiver of penalty and/or interest when an assessment bill has allegedly not been received by a property owner, and such non-receipt has allegedly caused the assessment to become delinquent, the following is a summary of the District's policy for handling such situations:

Therefore:

This District will waive the penalty, but not the interest, if a property owner makes a request in writing on or before August 1 of the year following the assessment year in question. The request must state that the owner did not receive the bill. The request must include payment of the assessment and the interest due under State law. The request and payment must be made within 21 days of when the owner learns the assessment is due. Each property owner will only be granted such a waiver of the penalty once ever.

Committee Explanation:

We are basing this on Sec. 33.011 (1), since Sec 33.011 (2 & 3) were not applicable due to being for (2) a religious organization or (3) that the mailing address of the tax office had moved from the prior year's location within the past year.

Our focus, (1) requires an "act or omission of an officer, employee, or agent of the taxing unit, or the appraisal district ... caused or resulted in the taxpayer's failure" to pay on time.

We are allowing a one-time per property / owner standard of proof as the ratepayer's testimony that the District's "act or omission" caused the non-delivery. Subsequent such assertions will be held to a much stricter standard of proof.

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

6. Receive and consider the District's monthly financial report including payment of invoices.



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District

Bookkeeper's Report

August 12, 2013

Montrose Management District
Cash Flow Report - Checking Account
As of August 12, 2013

Num	Name	Memo	Amount	Balance
BALANCE AS OF 7/9/2013				\$407.11
Receipts				
	Wire Transfer		10,000.00	
	Interest		4.40	
	Interest Earned on Investments - East Zone		99.73	
	Wire Transfer		20,000.00	
	Wire Transfer		25,000.00	
	Interest		3.69	
	Wire Transfer		120,000.00	
Total Receipts				175,107.82
Disbursements				
3646	Lawrence & Associates	Economic Development	(1,000.00)	
3647	Greater East End Management District	Graffiti Abatement Services	(5,120.00)	
3648	e-Vision 1 Productions, LLC	MMD Video Archive	(3,000.00)	
3649	Marie Helens Cortes-Matte	Business Ambassador Program Services	(1,780.26)	
3650	Bankcard Center	Credit Card Expenses	(1,342.43)	
3651	Adalberto R Ramos	Security Expense	(215.71)	
3652	Brian M Alms	Security Expense	(930.90)	
3653	Chad J Wall	Security Expense	(1,592.35)	
3654	John E Obenhaus	Security Expense	(1,959.59)	
3655	Joseph C Mabasa	Security Expense	(2,660.25)	
3656	Juan Arroyo	Security Expense	(723.74)	
3657	Lee T Jaquarya	Security Expense	(2,158.09)	
3658	Leon Laureano.	Security Expense	(1,827.86)	
3659	Mandy Arroyo.	Security Expense	(1,771.29)	
3660	Ricardo Gonzales	Security Expense	(516.81)	
3661	Richard J Bass	Security Expense	(898.90)	
3662	Sean M Blevins	Security Expense	(898.88)	
3663	Todd L Thibodeaux	Security Expense	(1,706.35)	
3664	Victor Beserra	Security Expense	(4,007.93)	
3665	ASE Security Solutions, LLC	Mobile Camera Program	(3,487.50)	
3666	Blank Rome LLP	Legal Fees	(36,069.79)	
3667	Bracewell & Giuliani LLP	Legal Fees - General Counsel	(769.50)	
3668	Comcast	Office Expenses	(90.48)	
3669	Cracked Fox	Graphic Design & Marketing Services	(5,000.00)	
3670	Dennis C. Beedon	Business Ambassador Program Services	(1,696.98)	
3671	Harris County Treasurer	Legal Fees	(14,791.68)	
3672	Kudela & Weinheimer	District Identity Marker	(574.12)	
3673	Lawrence & Associates	Economic Development	(1,045.00)	
3674	Marie Helens Cortes-Matte	Business Ambassador Program Services	(1,778.34)	
3675	Minuteman Press - Post Oak	Newsletter Expense	(7,544.19)	
3676	Mr. Dirt of Texas	Street Sweeping Expense	(6,217.00)	
3677	Primer Grey	Website Maintenance	(2,000.00)	
3678	Shooter and Lindsey, Inc.	Landscape Maintenance	(1,053.00)	
3679	Walter P. Moore	West Montrose Mobility Study	(2,747.90)	
3680	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
3681	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(1,437.81)	
3682	Linda Jow Kraner	Assessment Refund	(48.54)	
3683	1732 LP	Assessment Refund	(96.48)	
3684	Follensby Corp N V	Assessment Refund	(46.81)	
3685	Great American Title Company	Assessment Refund	(37.01)	

Montrose Management District
Cash Flow Report - Checking Account
As of August 12, 2013

Num	Name	Memo	Amount	Balance
Disbursements				
3686	James A. Winters	Assessment Refund	(50.29)	
3687	Key Maps, Inc.	Assessment Refund	(1,572.48)	
3688	e-Vision 1 Productions, LLC	MMD Video Archive	(3,000.00)	
3689	Equi-Tax, Inc.	Tax Services	(1,374.34)	
3690	Greater East End Management District	Graffiti Abatement Services	(5,760.00)	
3691	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(17,282.72)	
3692	Verizon Wireless	Cell Phone Expense	(80.08)	
Bank Chg	Tradition Bank	Service Charge	(9.95)	
Wire	Texas Workforce Commission	Quarterly SUTA Taxes	(36.98)	
Wire	United States Treasury	Monthly Payroll Taxes-July	(8,695.98)	
Total Disbursements				<u>(159,706.29)</u>
BALANCE AS OF 8/12/2013				<u><u>\$15,808.64</u></u>

Montrose Management District

Account Balances

As of August 12, 2013

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
GREEN BANK (XXXX0143)	02/14/2013	08/13/2013	0.35 %	50,000.00	East Zone
GREEN BANK (XXXX0210)	03/14/2013	09/10/2013	0.35 %	50,000.00	West Zone
TEXAS COMMUNITY BANK (XXXX0287)	03/14/2013	09/10/2013	0.35 %	50,000.00	East Zone
POST OAK BANK (XXXX0889)	04/14/2013	10/12/2013	0.30 %	50,000.00	East Zone
POST OAK BANK (XXXX0897)	04/14/2013	10/12/2013	0.30 %	50,000.00	West Zone
ICON BANK (XXXX2931)	05/10/2013	11/06/2013	0.32 %	50,000.00	East Zone
ICON BANK (XXXX2832)	05/10/2013	11/06/2013	0.32 %	50,000.00	West Zone
GREEN BANK (XXXX0169)	07/15/2013	12/12/2013	0.25 %	50,000.00	East Zone
Money Market Funds					
COMPASS BANK-PREMIER (XXXX2019)	03/20/2012		0.20 %	310,279.25	(East Zone) Tax
COMPASS BANK-PREMIER (XXXX2086)	03/20/2012		0.20 %	511,392.07	(West Zone) Tax
Checking Account(s)					
TRADITION BANK (XXXX9069)			0.25 %	15,808.64	Checking Account
Totals for Operating Fund:				\$1,237,479.96	
Grand total for Montrose Management District:				\$1,237,479.96	

Montrose Management District
Summary of Pledged Securities

As of August 12, 2013

Financial Institution: COMPASS BANK-PREMIER		
Total CDs, MM:	\$821,671.32	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$1,133,282.55	Investment Policy Received: Yes
Ratio of pledged securities to investments:	198.24 %	
Financial Institution: GREEN BANK		
Total CDs, MM:	\$150,000.00	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: ICON 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: POST OAK 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: TEXAS COMMUNITY BANK		
Total CDs, MM:	\$50,000.00	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:	\$15,808.64	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
 July 2013

	<u>Jul 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Jan - Jul 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
Sources of Funds									
14110 · Assessments	1,452.09	2,947.00	(1,494.91)	49.27%	426,570.64	363,013.00	63,557.64	117.51%	424,319.00
14112 · Assessment Refunds	0.00	727.33	(727.33)	0.0%	246.67	5,091.35	(4,844.68)	4.85%	8,728.00
14310 · Penalties & Interest	286.09	833.33	(547.24)	34.33%	4,876.02	5,833.35	(957.33)	83.59%	10,000.00
14370 · Interest Earned on Temp. Invest	99.73	16.17	83.56	616.76%	351.71	113.15	238.56	310.84%	194.00
14380 · Interest	1.18	2.67	(1.49)	44.2%	13.40	18.65	(5.25)	71.85%	32.00
14390 · Ending FY 2012 Fund Balance	3,264.25	3,264.25	0.00	100.0%	22,849.75	22,849.75	0.00	100.0%	39,171.00
Total Sources of Funds	5,103.34	7,790.75	(2,687.41)	65.51%	454,908.19	396,919.25	57,988.94	114.61%	482,444.00
Uses of Funds									
Business Development									
16124 · Marketing & Public Rel Director	966.40	966.42	(0.02)	100.0%	6,764.80	6,764.90	(0.10)	100.0%	11,597.00
16125 · Marketing & Public Relations	4,704.92	7,397.33	(2,692.41)	63.6%	36,096.88	51,781.35	(15,684.47)	69.71%	88,768.00
16131 · Web Site Development	0.00	384.00	(384.00)	0.0%	0.00	2,688.00	(2,688.00)	0.0%	4,608.00
16135 · Economic Development Services	320.90	1,013.33	(692.43)	31.67%	2,268.14	7,093.35	(4,825.21)	31.98%	12,160.00
16140 · Web Site Main./Host/I.T.	0.00	160.00	(160.00)	0.0%	0.00	1,120.00	(1,120.00)	0.0%	1,920.00
16141 · GIS Services	134.23	320.00	(185.77)	41.95%	1,135.87	2,240.00	(1,104.13)	50.71%	3,840.00
Total Business Development	6,126.45	10,241.08	(4,114.63)	59.82%	46,265.69	71,687.60	(25,421.91)	64.54%	122,893.00
Mobility & Transportation									
17001 · Transportation Inv. Contract	0.00	1,066.67	(1,066.67)	0.0%	0.00	7,466.65	(7,466.65)	0.0%	12,800.00
17010 · Engineering Services	0.00	2,666.67	(2,666.67)	0.0%	0.00	18,666.65	(18,666.65)	0.0%	32,000.00
17030 · Mobility Projects	0.00	4,011.25	(4,011.25)	0.0%	6,115.46	28,078.75	(21,963.29)	21.78%	48,135.00
Total Mobility & Transportation	0.00	7,744.59	(7,744.59)	0.0%	6,115.46	54,212.05	(48,096.59)	11.28%	92,935.00
Project Staffing & Admin									
16150 · Admin & Management	673.90	668.58	5.32	100.8%	4,717.30	4,680.10	37.20	100.8%	8,023.00
16160 · Reimbursable Expenses	168.12	427.83	(259.71)	39.3%	663.49	2,994.85	(2,331.36)	22.15%	5,134.00
16170 · Reimbursable Milcage	155.33	133.75	21.58	116.14%	1,025.83	936.25	89.58	109.57%	1,605.00
16180 · Postage, Deliveries	20.90	34.75	(13.85)	60.14%	135.49	243.25	(107.76)	55.7%	417.00
16190 · Printing & Reproduction	153.46	187.17	(33.71)	81.99%	1,599.09	1,310.15	288.94	122.05%	2,246.00
16200 · Public Notices, Advertising	0.00	213.92	(213.92)	0.0%	0.00	1,497.40	(1,497.40)	0.0%	2,567.00
16210 · Project Management	1,251.52	1,260.75	(9.23)	99.27%	8,760.64	8,825.25	(64.61)	99.27%	15,129.00
16215 · Director Of Services	2,157.00	2,157.00	0.00	100.0%	15,099.00	15,099.00	0.00	100.0%	25,884.00
16220 · Legal Services	1,593.56	641.83	951.73	248.28%	33,002.77	4,492.85	28,509.92	734.56%	7,702.00
16250 · Bookkeeping	386.69	417.17	(30.48)	92.69%	3,761.00	2,920.15	840.85	128.8%	5,006.00
16260 · Assess Data Mgmt & Billing Svcs	439.79	588.33	(148.54)	74.75%	4,706.65	4,118.35	588.30	114.29%	7,060.00
16270 · Office Supplies	0.00	80.25	(80.25)	0.0%	0.00	561.75	(561.75)	0.0%	963.00
16280 · Other	11.88	16.08	(4.20)	73.88%	67.97	112.60	(44.63)	60.36%	193.00
16290 · Office Lease Space	387.93	417.17	(29.24)	92.99%	2,706.96	2,920.15	(213.19)	92.7%	5,006.00
16291 · Office Equipment	29.04	66.83	(37.79)	43.45%	205.25	467.85	(262.60)	43.87%	802.00
16340 · Auditing Fees	0.00	0.00	0.00	0.0%	1,600.00	3,530.00	(1,930.00)	45.33%	3,530.00

Montrose Management District
Revenue & Expenditures East Zone
July 2013

	<u>Jul 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Jan - Jul 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
16530 · Insurance & Surety Bond	0.00	0.00	0.00	0.0%	2,769.07	4,849.00	(2,079.93)	57.11%	4,849.00
Total Project Staffing & Admin	7,429.12	7,311.41	117.71	101.61%	80,820.51	59,558.95	21,261.56	135.7%	96,116.00
Security and Public Safety									
15415 · Vehicle Maint. & Operations	439.38	266.67	172.71	164.77%	785.06	1,866.65	(1,081.59)	42.06%	3,200.00
15420 · Contract Public Safety Services	9,101.00	9,866.67	(765.67)	92.24%	64,091.46	69,066.65	(4,975.19)	92.8%	118,400.00
15425 · Mobile Camera Program	1,124.00	1,042.92	81.08	107.77%	7,653.01	7,300.40	352.61	104.83%	12,515.00
15430 · Cell Phone	65.84	48.00	17.84	137.17%	603.47	336.00	267.47	179.6%	576.00
16100 · Store Front Equipment	0.00	27.67	(27.67)	0.0%	0.00	193.65	(193.65)	0.0%	332.00
16102 · Public Safety Equipment	26.00	133.33	(107.33)	19.5%	139.78	933.35	(793.57)	14.98%	1,600.00
16110 · Graffiti Abatement	1,848.40	1,600.00	248.40	115.53%	12,550.62	11,200.00	1,350.62	112.06%	19,200.00
16115 · Nuisance Abatement	0.00	1,333.33	(1,333.33)	0.0%	0.00	9,333.35	(9,333.35)	0.0%	16,000.00
Total Security and Public Safety	12,604.62	14,318.59	(1,713.97)	88.03%	85,823.40	100,230.05	(14,406.65)	85.63%	171,823.00
Visual Improvements & Cultural									
16212 · Beautification Design & Install	0.00	9,715.17	(9,715.17)	0.0%	12,966.55	68,006.15	(55,039.60)	19.07%	116,582.00
16213 · Landscape Maintenance	1,053.00	1,250.00	(197.00)	84.24%	7,371.00	8,750.00	(1,379.00)	84.24%	15,000.00
16216 · Holiday Design & Install	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	19,200.00
Total Visual Improvements & Cultural	1,053.00	10,965.17	(9,912.17)	9.6%	20,337.55	76,756.15	(56,418.60)	26.5%	150,782.00
Total Uses	27,213.19	50,580.84	(23,367.65)	53.8%	239,362.61	362,444.80	(123,082.19)	66.04%	634,549.00
Net Ordinary Revenue	(22,109.85)	(42,790.09)	20,680.24	51.67%	215,545.58	34,474.45	181,071.13	625.23%	(152,105.00)
Planned Reserves	(22,109.85)	(42,790.09)	20,680.24	51.67%	215,545.58	34,474.45	181,071.13	625.23%	(152,105.00)

Montrose Management District
Revenue & Expenditures West Zone
 July 2013

	Jul 13	Budget	\$ Over Budget	% of Budget	Jan - Jul 13	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Sources of Funds									
14110-1 · Assessments.	10,633.29	3,595.00	7,038.29	295.78%	952,345.91	837,434.67	114,911.24	113.72%	888,245.00
14112-1 · Assessment Refunds.	1,907.07	1,522.67	384.40	125.25%	396.21	10,658.65	(10,262.44)	3.72%	18,272.00
14310-1 · Penalties & Interest.	2,528.63	1,250.00	1,278.63	202.29%	8,538.19	8,750.00	(211.81)	97.58%	15,000.00
14370-1 · Interest Earned on Temp. Inves	0.00	33.83	(33.83)	0.0%	295.29	236.85	58.44	124.67%	406.00
14380-1 · Interest.	2.51	5.67	(3.16)	44.27%	28.43	39.65	(11.22)	71.7%	68.00
14390-1 · Ending FY 2012 Fund Balance	6,833.25	6,833.25	0.00	100.0%	47,832.75	47,832.75	0.00	100.0%	81,999.00
Total Sources of Funds	21,904.75	13,240.42	8,664.33	165.44%	1,009,436.78	904,952.57	104,484.21	111.55%	1,003,990.00
Uses of Funds									
Business Development									
16124-1 · Marketing & Public Rel Dir	2,045.10	2,045.08	0.02	100.0%	14,315.70	14,315.60	0.10	100.0%	24,541.00
16125-1 · Marketing & Public Relation	9,948.36	15,719.33	(5,770.97)	63.29%	75,996.88	110,035.35	(34,038.47)	69.07%	188,632.00
16131-1 · Web Site Development.	0.00	816.00	(816.00)	0.0%	0.00	5,712.00	(5,712.00)	0.0%	9,792.00
16135-1 · Economic Development Service	679.10	2,153.33	(1,474.23)	31.54%	4,776.86	15,073.35	(10,296.49)	31.69%	25,840.00
16140-1 · Web Site Main./Host/I.T..	0.00	340.00	(340.00)	0.0%	0.00	2,380.00	(2,380.00)	0.0%	4,080.00
16141-1 · GIS Services.	284.05	680.00	(395.95)	41.77%	2,394.95	4,760.00	(2,365.05)	50.31%	8,160.00
Total Business Development	12,956.61	21,753.74	(8,797.13)	59.56%	97,484.39	152,276.30	(54,791.91)	64.02%	261,045.00
Mobility & Transportation									
17001-1 · Transportation Inv. Contract.	0.00	2,266.67	(2,266.67)	0.0%	0.00	15,866.65	(15,866.65)	0.0%	27,200.00
17010-1 · Engineering Services.	0.00	5,666.67	(5,666.67)	0.0%	0.00	39,666.65	(39,666.65)	0.0%	68,000.00
17030-1 · Mobility Projects.	0.00	8,488.75	(8,488.75)	0.0%	12,904.54	59,421.25	(46,516.71)	21.72%	101,865.00
Total Mobility & Transportation	0.00	16,422.09	(16,422.09)	0.0%	12,904.54	114,954.55	(102,050.01)	11.23%	197,065.00
Project Staffing & Admin									
16150-1 · Admin & Management	1,426.10	1,414.75	11.35	100.8%	9,982.70	9,903.25	79.45	100.8%	16,977.00
16160-1 · Reimbursable Expenses.	82.00	905.50	(823.50)	9.06%	931.93	6,338.50	(5,406.57)	14.7%	10,866.00
16170-1 · Reimbursable Mileage.	602.83	282.92	319.91	213.07%	2,574.87	1,980.40	594.47	130.02%	3,395.00
16180-1 · Postage, Deliveries	44.23	73.58	(29.35)	60.11%	269.07	515.10	(246.03)	52.24%	883.00
16190-1 · Printing & Reproduction	324.76	396.17	(71.41)	81.98%	3,160.07	2,773.15	386.92	113.95%	4,754.00
16200-1 · Public Notices , Advertising	0.00	452.75	(452.75)	0.0%	145.50	3,169.25	(3,023.75)	4.59%	5,433.00
16210-1 · Project Management	2,648.48	2,639.25	9.23	100.35%	18,539.36	18,474.75	64.61	100.35%	31,671.00
16215-1 · Director Of Services	4,564.67	4,564.67	0.00	100.0%	31,952.69	31,952.65	0.04	100.0%	54,776.00
16220-1 · Legal Services.	3,337.00	1,358.17	1,978.83	245.7%	68,408.05	9,507.15	58,900.90	719.54%	16,298.00
16250-1 · Bookkeeping.	818.31	882.83	(64.52)	92.69%	7,939.00	6,179.85	1,759.15	128.47%	10,594.00
16260-1 · Assess Data Mgmt & Billing Svc	934.55	1,245.00	(310.45)	75.06%	9,993.85	8,715.00	1,278.85	114.67%	14,940.00
16270-1 · Office Supplies.	0.00	169.75	(169.75)	0.0%	0.00	1,188.25	(1,188.25)	0.0%	2,037.00
16280-1 · Other.	4.07	33.92	(29.85)	12.0%	134.72	237.40	(102.68)	56.75%	407.00
16290-1 · Office Lease Space.	812.07	882.83	(70.76)	91.99%	5,693.04	6,179.85	(486.81)	92.12%	10,594.00
16291-1 · Office Equipment.	61.44	141.50	(80.06)	43.42%	432.35	990.50	(558.15)	43.65%	1,698.00
16340-1 · Auditing Fees.	0.00	0.00	0.00	0.0%	3,400.00	7,470.00	(4,070.00)	45.52%	7,470.00

Montrose Management District
Revenue & Expenditures West Zone
July 2013

	<u>Jul 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Jan - Jul 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
16530-1 - Insurance & Surety Bond.	0.00	0.00	0.00	0.0%	5,796.61	10,151.00	(4,354.39)	57.1%	10,151.00
Total Project Staffing & Admin	15,660.51	15,443.59	216.92	101.41%	169,353.81	125,726.05	43,627.76	134.7%	202,944.00
Security and Public Safety									
15415-1 - Vehicle Maint. & Operations.	933.51	566.67	366.84	164.74%	1,662.09	3,966.65	(2,304.56)	41.9%	6,800.00
15420-1 - Contract Public Safety Service	19,329.14	20,966.67	(1,637.53)	92.19%	134,735.90	146,766.65	(12,030.75)	91.8%	251,600.00
15425-1 - Mobile Camera Program.	2,363.50	2,207.08	156.42	107.09%	16,141.99	15,449.60	692.39	104.48%	26,485.00
15430-1 - Cell Phone.	139.32	102.00	37.32	136.59%	1,269.82	714.00	555.82	177.85%	1,224.00
16100-1 - Store Front Equipment.	0.00	55.67	(55.67)	0.0%	0.00	389.65	(389.65)	0.0%	668.00
16102-1 - Public Safety Equipment.	54.08	283.33	(229.25)	19.09%	291.09	1,983.35	(1,692.26)	14.68%	3,400.00
16110-1 - Graffiti Abatement.	3,911.60	3,400.00	511.60	115.05%	26,489.38	23,800.00	2,689.38	111.3%	40,800.00
16115-1 - Nuisance Abatement.	0.00	2,833.33	(2,833.33)	0.0%	0.00	19,833.35	(19,833.35)	0.0%	34,000.00
Total Security and Public Safety	26,731.15	30,414.75	(3,683.60)	87.89%	180,590.27	212,903.25	(32,312.98)	84.82%	364,977.00
Visual Improvements & Cultural									
16212-1 - Identification Design & Install	0.00	20,644.83	(20,644.83)	0.0%	27,441.95	144,513.85	(117,071.90)	18.99%	247,738.00
16216-1 - Holiday Design & Install.	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	40,800.00
Total Visual Improvements & Cultural	0.00	20,644.83	(20,644.83)	0.0%	27,441.95	144,513.85	(117,071.90)	18.99%	288,538.00
Total Uses	55,348.27	104,679.00	(49,330.73)	52.87%	487,774.96	750,374.00	(262,599.04)	65.0%	1,314,569.00
Net Ordinary Revenue	(33,443.52)	(91,438.58)	57,995.06	36.58%	521,661.82	154,578.57	367,083.25	337.47%	(310,579.00)
Planned Reserves	(33,443.52)	(91,438.58)	57,995.06	36.58%	521,661.82	154,578.57	367,083.25	337.47%	(310,579.00)

Montrose Management District
Revenue & Expenditures Total Zone
 July 2013

	Jul 13	Budget	\$ Over Budget	% of Budget	Jan - Jul 13	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Sources of Funds									
14110-1 - Assessments.	10,633.29	3,595.00	7,038.29	295.78%	952,345.91	837,434.67	114,911.24	113.72%	888,245.00
14110 - Assessments	1,452.09	2,947.00	(1,494.91)	49.27%	426,570.64	363,013.00	63,557.64	117.51%	424,319.00
1412-1 - Assessment Refunds.	1,907.07	1,522.67	384.40	125.25%	396.21	10,658.65	(10,262.44)	3.72%	18,272.00
1412 - Assessment Refunds	0.00	727.33	(727.33)	0.0%	246.67	5,091.35	(4,844.68)	4.85%	8,728.00
14310-1 - Penalties & Interest	2,528.63	1,250.00	1,278.63	202.29%	8,538.19	8,750.00	(211.81)	97.58%	15,000.00
14310 - Penalties & Interest	286.09	833.33	(547.24)	34.33%	4,876.02	5,833.35	(957.33)	83.59%	10,000.00
14370-1 - Interest Earned on Temp. Inves	0.00	33.83	(33.83)	0.0%	295.29	236.85	58.44	124.67%	406.00
14370 - Interest Earned on Temp. Invest	99.73	16.17	83.56	616.76%	351.71	113.15	238.56	310.84%	194.00
14380-1 - Interest	2.51	5.67	(3.16)	44.27%	28.43	39.65	(11.22)	71.7%	68.00
14380 - Interest	1.18	2.67	(1.49)	44.2%	13.40	18.65	(5.25)	71.85%	32.00
14390-1 - Ending FY 2012 Fund Balance	6,833.25	6,833.25	0.00	100.0%	47,832.75	47,832.75	0.00	100.0%	81,999.00
14390 - Ending FY 2012 Fund Balance	3,264.25	3,264.25	0.00	100.0%	22,849.75	22,849.75	0.00	100.0%	39,171.00
Total Sources of Funds	27,008.09	21,031.17	5,976.92	128.42%	1,464,344.97	1,301,871.82	162,473.15	112.48%	1,486,434.00
Uses of Funds									
Business Development									
16124-1 - Marketing & Public Rel Dir	2,045.10	2,045.08	0.02	100.0%	14,315.70	14,315.60	0.10	100.0%	24,541.00
16124 - Marketing & Public Rel Director	966.40	966.42	(0.02)	100.0%	6,764.80	6,764.90	(0.10)	100.0%	11,597.00
16125-1 - Marketing & Public Relation	9,948.36	15,719.33	(5,770.97)	63.29%	75,996.88	110,035.35	(34,038.47)	69.07%	188,632.00
16125 - Marketing & Public Relations	4,704.92	7,397.33	(2,692.41)	63.6%	36,096.88	51,781.35	(15,684.47)	69.71%	88,768.00
16131-1 - Web Site Development	0.00	816.00	(816.00)	0.0%	0.00	5,712.00	(5,712.00)	0.0%	9,792.00
16131 - Web Site Development	0.00	384.00	(384.00)	0.0%	0.00	2,688.00	(2,688.00)	0.0%	4,608.00
16135-1 - Economic Development Service	679.10	2,153.33	(1,474.23)	31.54%	4,776.86	15,073.35	(10,296.49)	31.69%	25,840.00
16135 - Economic Development Services	320.90	1,013.33	(692.43)	31.67%	2,268.14	7,093.35	(4,825.21)	31.98%	12,160.00
16140-1 - Web Site Main./Host/I.T.	0.00	340.00	(340.00)	0.0%	0.00	2,380.00	(2,380.00)	0.0%	4,080.00
16140 - Web Site Main./Host/I.T.	0.00	160.00	(160.00)	0.0%	0.00	1,120.00	(1,120.00)	0.0%	1,920.00
16141-1 - GIS Services.	284.05	680.00	(395.95)	41.77%	2,394.95	4,760.00	(2,365.05)	50.31%	8,160.00
16141 - GIS Services	134.23	320.00	(185.77)	41.95%	1,135.87	2,240.00	(1,104.13)	50.71%	3,840.00
Total Business Development	19,083.06	31,994.82	(12,911.76)	59.64%	143,750.08	223,963.90	(80,213.82)	64.18%	383,938.00
Mobility & Transportation									
17001-1 - Transportation Inv. Contract.	0.00	2,266.67	(2,266.67)	0.0%	0.00	15,866.65	(15,866.65)	0.0%	27,200.00
17001 - Transportation Inv. Contract	0.00	1,066.67	(1,066.67)	0.0%	0.00	7,466.65	(7,466.65)	0.0%	12,800.00
17019-1 - Engineering Services.	0.00	5,666.67	(5,666.67)	0.0%	0.00	39,666.65	(39,666.65)	0.0%	68,000.00
17019 - Engineering Services	0.00	2,666.67	(2,666.67)	0.0%	0.00	18,666.65	(18,666.65)	0.0%	32,000.00
17030-1 - Mobility Projects.	0.00	8,488.75	(8,488.75)	0.0%	12,904.54	59,421.25	(46,516.71)	21.72%	101,865.00
17030 - Mobility Projects	0.00	4,011.25	(4,011.25)	0.0%	6,115.46	28,078.75	(21,963.29)	21.78%	48,135.00
Total Mobility & Transportation	0.00	24,166.68	(24,166.68)	0.0%	19,020.00	169,166.60	(150,146.60)	11.24%	290,000.00
Project Staffing & Admin									
16150-1 - Admin & Management	1,426.10	1,414.75	11.35	100.8%	9,982.70	9,903.25	79.45	100.8%	16,977.00
16150 - Admin & Management	673.90	668.58	5.32	100.8%	4,717.30	4,680.10	37.20	100.8%	8,023.00
16160-1 - Reimbursable Expenses.	82.00	905.50	(823.50)	9.06%	931.93	6,338.50	(5,406.57)	14.7%	10,866.00
16160 - Reimbursable Expenses	168.12	427.83	(259.71)	39.3%	663.49	2,994.85	(2,331.36)	22.15%	5,134.00
16170-1 - Reimbursable Mileage.	602.83	282.92	319.91	213.07%	2,574.87	1,980.40	594.47	130.02%	3,395.00
16170 - Reimbursable Mileage	155.33	133.75	21.58	116.14%	1,025.83	936.25	89.58	109.57%	1,605.00
16180-1 - Postage, Deliveries	44.23	73.58	(29.35)	60.11%	269.07	515.10	(246.03)	52.24%	883.00
16180 - Postage, Deliveries	20.90	34.75	(13.85)	60.14%	135.49	243.25	(107.76)	55.7%	417.00
16190-1 - Printing & Reproduction	324.76	396.17	(71.41)	81.98%	3,160.07	2,773.15	386.92	113.95%	4,754.00
16190 - Printing & Reproduction	153.46	187.17	(33.71)	81.99%	1,599.09	1,310.15	288.94	122.05%	2,246.00
16200-1 - Public Notices, Advertising	0.00	452.75	(452.75)	0.0%	145.50	3,169.25	(3,023.75)	4.59%	5,433.00
16200 - Public Notices, Advertising	0.00	213.92	(213.92)	0.0%	0.00	1,497.40	(1,497.40)	0.0%	2,567.00
16210-1 - Project Management	2,648.48	2,639.25	9.23	100.35%	18,539.36	18,474.75	64.61	100.35%	31,671.00
16210 - Project Management	1,251.52	1,260.75	(9.23)	99.27%	8,760.64	8,825.25	(64.61)	99.27%	15,129.00
16215-1 - Director Of Services	4,564.67	4,564.67	0.00	100.0%	31,952.69	31,952.65	0.04	100.0%	54,776.00
16215 - Director Of Services	2,157.00	2,157.00	0.00	100.0%	15,099.00	15,099.00	0.00	100.0%	25,884.00

Montrose Management District
Revenue & Expenditures Total Zone
July 2013

	Jul 13	Budget	\$ Over Budget	% of Budget	Jan - Jul 13	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
16220-1 - Legal Services.	3,337.00	1,358.17	1,978.83	245.7%	68,408.05	9,507.15	58,900.90	719.54%	16,298.00
16220 - Legal Services	1,593.56	641.83	951.73	248.28%	33,002.77	4,492.85	28,509.92	734.56%	7,702.00
16250-1 - Bookkeeping.	818.31	882.83	(64.52)	92.69%	7,939.00	6,179.85	1,759.15	128.47%	10,594.00
16250 - Bookkeeping	386.69	417.17	(30.48)	92.69%	3,761.00	2,920.15	840.85	128.8%	5,006.00
16260-1 - Assess Data Mgmt & Billing Svc	934.55	1,245.00	(310.45)	75.06%	9,593.85	8,715.00	1,278.85	114.67%	14,940.00
16260 - Assess Data Mgmt & Billing Svcs	439.79	588.33	(148.54)	74.75%	4,706.65	4,118.35	588.30	114.29%	7,060.00
16270-1 - Office Supplies.	0.00	169.75	(169.75)	0.0%	0.00	1,188.25	(1,188.25)	0.0%	2,037.00
16270 - Office Supplies	0.00	80.25	(80.25)	0.0%	0.00	561.75	(561.75)	0.0%	963.00
16280-1 - Other.	4.07	33.92	(29.85)	12.0%	134.72	237.40	(102.68)	56.75%	407.00
16280 - Other	11.88	16.08	(4.20)	73.88%	67.97	112.60	(44.63)	60.36%	193.00
16290-1 - Office Lease Space.	812.07	882.83	(70.76)	91.99%	5,693.04	6,179.85	(486.81)	92.12%	10,594.00
16290 - Office Lease Space	387.93	417.17	(29.24)	92.99%	2,706.96	2,920.15	(213.19)	92.7%	5,006.00
16291-1 - Office Equipment.	61.44	141.50	(80.06)	43.42%	432.35	990.50	(558.15)	43.65%	1,698.00
16291 - Office Equipment	29.04	66.83	(37.79)	43.45%	205.25	467.85	(262.60)	43.87%	802.00
16340-1 - Auditing Fees.	0.00	0.00	0.00	0.0%	3,400.00	7,470.00	(4,070.00)	45.52%	7,470.00
16340 - Auditing Fees	0.00	0.00	0.00	0.0%	1,600.00	3,530.00	(1,930.00)	45.33%	3,530.00
16530-1 - Insurance & Surety Bond.	0.00	0.00	0.00	0.0%	5,796.61	10,151.00	(4,354.39)	57.1%	10,151.00
16530 - Insurance & Surety Bond	0.00	0.00	0.00	0.0%	2,769.07	4,849.00	(2,079.93)	57.11%	4,849.00
16600 - Payroll Expenses	2,134.49	3,200.00	(1,065.51)	66.7%	15,882.13	22,400.00	(6,517.87)	70.9%	38,400.00
Total Project Staffing & Admin	25,224.12	25,955.00	(730.88)	97.18%	266,056.45	207,685.00	58,371.45	128.11%	337,460.00
Security and Public Safety									
15415-1 - Vehicle Maint. & Operations.	933.51	566.67	366.84	164.74%	1,662.09	3,966.65	(2,304.56)	41.9%	6,800.00
15415 - Vehicle Maint. & Operations	439.38	266.67	172.71	164.77%	785.06	1,866.65	(1,081.59)	42.06%	3,200.00
15420-1 - Contract Public Safety Service	19,329.14	20,966.67	(1,637.53)	92.19%	134,735.90	146,766.65	(12,030.75)	91.8%	251,600.00
15420 - Contract Public Safety Services	9,101.00	9,866.67	(765.67)	92.24%	64,091.46	69,066.65	(4,975.19)	92.8%	118,400.00
15425-1 - Mobile Camera Program.	2,363.50	2,207.08	156.42	107.09%	16,141.99	15,449.60	692.39	104.48%	26,485.00
15425 - Mobile Camera Program	1,124.00	1,042.92	81.08	107.77%	7,653.01	7,300.40	352.61	104.83%	12,515.00
15430-1 - Cell Phone.	139.32	102.00	37.32	136.59%	1,269.82	714.00	555.82	177.85%	1,224.00
15430 - Cell Phone	65.84	48.00	17.84	137.17%	603.47	336.00	267.47	179.6%	576.00
16100-1 - Store Front Equipment.	0.00	55.67	(55.67)	0.0%	0.00	389.65	(389.65)	0.0%	668.00
16100 - Store Front Equipment	0.00	27.67	(27.67)	0.0%	0.00	193.65	(193.65)	0.0%	332.00
16102-1 - Public Safety Equipment.	54.08	283.33	(229.25)	19.09%	291.09	1,983.35	(1,692.26)	14.68%	3,400.00
16102 - Public Safety Equipment	26.00	133.33	(107.33)	19.5%	139.78	933.35	(793.57)	14.98%	1,600.00
16110-1 - Graffiti Abatement.	3,911.60	3,400.00	511.60	115.05%	26,489.38	23,800.00	2,689.38	111.3%	40,800.00
16110 - Graffiti Abatement	1,848.40	1,600.00	248.40	115.53%	12,550.62	11,200.00	1,350.62	112.06%	19,200.00
16115-1 - Nuisance Abatement.	0.00	2,833.33	(2,833.33)	0.0%	0.00	19,833.35	(19,833.35)	0.0%	34,000.00
16115 - Nuisance Abatement	0.00	1,333.33	(1,333.33)	0.0%	0.00	9,333.35	(9,333.35)	0.0%	16,000.00
Total Security and Public Safety	39,335.77	44,733.34	(5,397.57)	87.93%	266,413.67	313,133.30	(46,719.63)	85.08%	536,800.00
Visual Improvements & Cultural									
16212-1 - Identification Design & Install	0.00	20,644.83	(20,644.83)	0.0%	27,441.95	144,513.85	(117,071.90)	18.99%	247,738.00
16212 - Beautification Design & Install	0.00	9,715.17	(9,715.17)	0.0%	12,966.55	68,006.15	(55,039.60)	19.07%	116,582.00
16213 - Landscape Maintenance	1,053.00	1,250.00	(197.00)	84.24%	7,371.00	8,750.00	(1,379.00)	84.24%	15,000.00
16216-1 - Holiday Design & Install.	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	40,800.00
16216 - Holiday Design & Install	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	19,200.00
Total Visual Improvements & Cultural	1,053.00	31,610.00	(30,557.00)	3.33%	47,779.50	221,270.00	(173,490.50)	21.58%	439,320.00
Total Uses	84,695.95	158,459.84	(73,763.89)	53.45%	743,019.70	1,135,218.80	(392,199.10)	65.45%	1,987,518.00
Net Ordinary Revenue	(57,687.86)	(137,428.67)	79,740.81	41.98%	721,325.27	166,653.02	554,672.25	432.83%	(501,084.00)
Other Revenues/Expenditures									
Other Revenue									
70000 - Assigned Operating Surplus	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	914,204.00
Total Other Revenue	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	914,204.00

Montrose Management District
Revenue & Expenditures Total Zone
July 2013

Net Other Revenue
Planned Reserves

<u>Jul 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Jan - Jul 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	914,204.00
<u>(57,687.86)</u>	<u>(137,428.67)</u>	<u>79,740.81</u>	<u>41.98%</u>	<u>721,325.27</u>	<u>166,653.02</u>	<u>554,672.25</u>	<u>432.83%</u>	<u>413,120.00</u>

ACCOUNT SUMMARY

Account Number	XXXX XXXX XXXX 1351	Previous Balance	\$26.09
Credit Limit	\$10,000.00	Payments	\$26.09
Available Credit	\$8,657.00	Credits	\$0.00
Statement Closing Date	July 12, 2013	Purchases	\$1,342.43
Payment Due Date	August 01, 2013	Other Charges	\$0.00
Amount Past Due	\$0.00	Cash Advances	\$0.00
Min Payment Due	\$33.00	Finance Charges	\$0.00
Days in Billing Cycle	28	New Balance	\$1,342.43

TRANSACTIONS

Trans Date	Post Date	Reference Number	Transaction Description	Amount
06/28	06/28	74768055MBK17WCXT	PAYMENT - THANK YOU	\$26.09
TOTAL XXXXXXXXXX00001351				\$26.09
JOSHUA HAWES				
06/13	06/13	241103955GGB14SH40	MONTROSE CAR CARE 7135242109 TX	\$785.49
06/24	06/24	241103955GGB14SH40	MONTROSE CAR CARE 7135242109 TX	\$392.80
06/28	06/28	241103955GGB14SH40	MONTROSE CAR CARE 7135242109 TX	\$52.35
07/07	07/07	246921657W00NVMZM5	MAILCHIMP MAILCHIMP.COM GA	\$15.00
TOTAL XXXXXXXXXX00001450				\$1,233.64
GRETCHEN LARSON				
06/28	06/28	244921555KRPXCVBT	2DAYPOSTCAR 713-224-8808 TX	\$99.00
07/03	07/03	24427335RLYNPPCL	HEB #630 HOUSTON TX	\$19.79
TOTAL XXXXXXXXXX00001359				\$118.79

POSTED
CL # 3650

See Reverse Side for Important Information About Your Account.

5043 8901 3401 3 7 11 130732 8 PAGE 1 of 2 11 5306 8804 ADDS 03A85833 3423

P.O. BOX 38853
SALT LAKE CITY UT 84138-0853

For prompt credit, mail payment to location shown below.
Payment 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 38853
SALT LAKE CITY UT 84138-0853

PAYMENT INFORMATION

Account Number	XXXX XXXX XXXX 1351
Payment Due Date	08/01/13
New Balance	\$1,342.43
Minimum Payment Due	\$33.00
Past Due Amount	\$0.00
Cash Enclosed	
Total Payment Amount	\$1,342.43

CONTROL ACCOUNT
MONTROSE MD
PO BOX 22167
HOUSTON TX 77227-2167

⑆5066 0000⑆5980000000121351⑆

Shift Period	Montroser District	Total Hours	Regular Hourly Rate	Hourly Compensation	Salary	Other
Jul-13						
Jul-13	Alms, Brian	24.00	\$42.00	\$1,008.00	\$0.00	\$1,008.00
Jul-13	Arroyo, Juan	20.00	\$42.00	\$840.00	\$0.00	\$840.00
Jul-13	Arroyo, Mandy	55.00	\$42.00	\$2,310.00	\$0.00	\$2,310.00
Jul-13	Bass, Richard	24.00	\$42.00	\$1,008.00	\$0.00	\$1,008.00
Jul-13	Beserra, Victor	35.00	\$42.00	\$1,470.00	\$3,500.00	\$4,970.00
Jul-13	Blevins, Sean	24.00	\$42.00	\$1,008.00	\$0.00	\$1,008.00
Jul-13	Gonzales, Ricardo	15.00	\$42.00	\$630.00	\$0.00	\$630.00
Jul-13	Jaquary, Lee	70.00	\$42.00	\$2,940.00	\$0.00	\$2,940.00
Jul-13	Laureano, Leon	57.00	\$42.00	\$2,394.00	\$0.00	\$2,394.00
Jul-13	Mabasa, Joseph	88.00	\$42.00	\$3,696.00	\$0.00	\$3,696.00
Jul-13	Oberhaus, John	63.00	\$42.00	\$2,646.00	\$0.00	\$2,646.00
Jul-13	Ramos, Adalberto	6.00	\$42.00	\$252.00	\$0.00	\$252.00
Jul-13	Thibodeaux, Todd	50.00	\$42.00	\$2,100.00	\$0.00	\$2,100.00
Jul-13	Wall, Chad	50.00	\$42.00	\$2,100.00	\$0.00	\$2,100.00
Period Total		14		\$24,402.00	\$3,500.00	\$27,902.00
Grand Total		14		\$24,402.00	\$3,500.00	\$27,902.00

POSTED
CL # 3651-3654

Monday, July 29, 2013

Page 1 of 1

SECURITY SOLUTIONS, LLC
P.O. Box 750924
Houston, Texas 77275-0924
Phone: 877.411.MOBL(6625) Fax: 713.944.8627

Bill To:

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

Invoice Date	Invoice #
7/15/2013	1206

INVOICE

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

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

Have E-Mail? Please write it here:

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

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

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Terms	Due Date	Service Dates
Net 30	8/14/2013	08/01/2013-08/31/2013

Description	Quantity	Unit Price	Amount
Standard MSU (Monthly fee)	1	425.00	425.00T
Direct Remote Viewing (Monthly Fee)	1	150.00	150.00T
Pay online at: https://pn.intuit.com/tkcz5g0			
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!

OK 136
2.22

SECURITY SOLUTIONS, LLC
P.O. Box 750924
Houston, Texas 77275-0924
Phone: 877.411.MOBL(6625) Fax: 713.944.8627

Bill To:

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

Invoice Date	Invoice #
7/15/2013	1205

INVOICE

Service Location:
Uchi
904 Westheimer Rd
Houston, TX 77006

PLEASE PAY \$687.50
THIS AMOUNT
Make checks payable to: ASE Security Solutions, LLC

Have E-Mail? Please write it here:

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

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

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Terms	Due Date	Service Dates
Net 30	8/14/2013	08/01/2013-08/31/2013

Description	Quantity	Unit Price	Amount
Standard MSU (Monthly fee)	1	500.00	500.00T
Remote Viewing Access (Monthly Fee)	1	150.00	150.00T
High Pressure Sodium Light Each Upgrade (Monthly Fee)	3	12.50	37.50T
Pay online at: https://pn.intuit.com/g08d80c7			
Subtotal			\$687.50
Sales Tax (0.0%)			\$0.00
Total			\$687.50
Payments/Credits			\$0.00
Balance Due			\$687.50

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!

OK 7.22
136



SECURITY SOLUTIONS, LLC
P.O. Box 750924
Houston, Texas 77275-0924

Phone: 877.411.MOBL(6625) Fax:713.944.6627

Invoice Date	Invoice #
7/15/2013	1204

Service Location:

Hollywood Superstore
2409 Grant St # D
Houston, TX 77006

INVOICE

Bill To:

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

PLEASE PAY **\$750.00**

THIS AMOUNT
Make checks payable to: ASE Security Solutions, LLC

Have E-Mail? Please write it here:

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

ASE Security Solutions, LLC

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

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Terms	Due Date	Service Dates
Net 30	8/14/2013	08/01/2013-08/31/2013

Description	Quantity	Unit Price	Amount
Sky Cam System with four cameras (Monthly Fee)	1	600.00	600.00
Wireless Remote Viewing (Monthly Fee)	1	150.00	150.00
Pay online at: https://ipn.intuit.com/dzttfgy6			
POSTED CL# 3665			

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

Subtotal	\$750.00
Sales Tax (0.0%)	\$0.00
Total	\$750.00
Payments/Credits	\$0.00
Balance Due	\$750.00

Billing Inquiries? Call 877-411-6625

Thank you for your business!

Ok PC 7.22



SECURITY SOLUTIONS, LLC
P.O. Box 750924
Houston, Texas 77275-0924

Phone: 877.411.MOBL(6625) Fax:713.944.6627

Invoice Date	Invoice #
7/15/2013	1203

Service Location:

Chelsea Market
4611 Montrose Blvd at Chelsea St
Houston, Texas 77006

INVOICE

Bill To:

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

PLEASE PAY **\$650.00**

THIS AMOUNT
Make checks payable to: ASE Security Solutions, LLC

Have E-Mail? Please write it here:

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

ASE Security Solutions, LLC

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

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Terms	Due Date	Service Dates
Net 30	8/14/2013	08/01/2013-08/31/2013

Description	Quantity	Unit Price	Amount
Standard MSU (Monthly fee)	1	500.00	500.00
Wireless Remote Viewing Integration (Monthly Fee)	1	150.00	150.00
Pay online at: https://ipn.intuit.com/3b4vx7nx			
POSTED CL# 3665			

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

Subtotal	\$650.00
Sales Tax (0.0%)	\$0.00
Total	\$650.00
Payments/Credits	\$0.00
Balance Due	\$650.00

Billing Inquiries? Call 877-411-6625

Thank you for your business!

Ok M 7.22



SECURITY SOLUTIONS, LLC
P.O. Box 750924
Houston, Texas 77275-0924

Phone: 877.411.MOBL(6625) Fax:713.944.6627

Invoice Date	Invoice #
7/15/2013	1202

Service Location:

Autozone Montrose
2301 Montrose
Houston, TX 77006

INVOICE

Bill To:

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

PLEASE PAY **\$575.00**

THIS AMOUNT
Make checks payable to: ASE Security Solutions, LLC

Have E-Mail? Please write it here:

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

ASE Security Solutions, LLC

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

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Terms	Due Date	Service Dates
Net 30	8/14/2013	08/01/2013-08/31/2013

Description	Quantity	Unit Price	Amount
Standard MSU (Monthly fee)	1	425.00	425.00
Standard Remote Viewing Integration (Monthly Fee)	1	150.00	150.00
Pay online at: https://ipn.intuit.com/rbwrtfmr			
POSTED CL# 3665			

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

Subtotal	\$575.00
Sales Tax (0.0%)	\$0.00
Total	\$575.00
Payments/Credits	\$0.00
Balance Due	\$575.00

Billing Inquiries? Call 877-411-6625

Thank you for your business!

Ok to pay 7.22



SECURITY SOLUTIONS, LLC
P.O. Box 750924
Houston, Texas 77275-0924

Phone: 877.411.MOBL(6625) Fax:713.944.6627

Invoice Date	Invoice #
8/1/2013	1238

Service Location:

Walgreens
3317 Montrose
Houston, TX 77006

INVOICE

Bill To:

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

PLEASE PAY **\$250.00**

THIS AMOUNT
Make checks payable to: ASE Security Solutions, LLC

Have E-Mail? Please write it here:

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

ASE Security Solutions, LLC

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

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Terms	Due Date	Service Dates
Net 30	8/31/2013	7/31/2013

Description	Quantity	Unit Price	Amount
Relocation of MSU (One-Time Fee)	1	250.00	250.00
Pay online at: https://ipn.intuit.com/mfxs5qpn			
POSTED CL# 3665			

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

Subtotal	\$250.00
Sales Tax (0.0%)	\$0.00
Total	\$250.00
Payments/Credits	\$0.00
Balance Due	\$250.00

Billing Inquiries? Call 877-411-6625

Thank you for your business!

BLANK ROME LLP

700 LOUISIANA
SUITE 4000
HOUSTON, TEXAS 77002-2727
(713) 228-6601 FAX: (713) 228-6605
FEDERAL TAX ID. NO. 23-1311874

MONTROSE MANAGEMENT DISTRICT
C/O BILL CALDERON
HAWES HILL, CALDERON LLP
9610 LONGPOINT
HOUSTON, TX 77005
SUITE 150

INVOICE DATE: JULY 02, 2013
MATTER NO. 139016-00601 02752
INVOICE NO. 1308415

REGARDING: MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2012-20396; 1620 HAWTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT; IN THE 33RD JUDICIAL DISTRICT
COURT OF HARRIS COUNTY, TEXAS

FOR LEGAL SERVICES RENDERED THROUGH 06/30/13 \$ 34,855.50
FOR DISBURSEMENTS ADVANCED THROUGH 06/30/13 1,214.29

CURRENT INVOICE TOTAL \$ 36,069.79

POSTED
CL # 3666

WIRE

BANK NAME: Wells Fargo Bank, N.A.
ADDRESS: Philadelphia, PA 19101
ACCOUNT TITLE: Blank Rome LLP
ACCOUNT NUMBER: 20000301061050
ABA NUMBER: 121000348 (Domestic)
SWIFT CODE: WFBUS66S (International)

MAIL

Blank Rome LLP
Lockbox # 8586
P.O. Box 8500
Philadelphia, PA 19178-8500

PENNSYLVANIA NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA OHIO TEXAS HONG KONG SHANGHAI

BLANK ROME LLP

700 LOUISIANA
SUITE 4000
HOUSTON, TEXAS 77002-2727
(713) 228-6601 FAX: (713) 228-6605
FEDERAL TAX ID. NO. 23-1311874

MONTROSE MANAGEMENT DISTRICT
C/O BILL CALDERON
HAWES HILL, CALDERON LLP
9610 LONGPOINT
HOUSTON, TX 77005
SUITE 150

INVOICE DATE: JULY 02, 2013
MATTER NO. 139016-00601 02752
INVOICE NO. 1308415

REGARDING: MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2012-20396; 1620 HAWTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT; IN THE 33RD JUDICIAL DISTRICT
COURT OF HARRIS COUNTY, TEXAS

FOR LEGAL SERVICES RENDERED THROUGH JUNE 30, 2013

DATE	DESCRIPTION	TIMEKEEPER	TASK ACTIVITY HOURS	AMOUNT
06/03/13	RECEIPT OF A. PETERSON EMAIL REGARDING PREPARATION OF JOINT MOTION TO DEFER MEDIATION; RECEIPT OF AUDIT LETTER REQUEST	ABRAMS, BARRY	0.20	85.00
06/04/13	REVIEW, EDIT AND FORWARD PROPOSED AGREED MOTION TO DEFER MEDIATION TO A. PETERSON	ABRAMS, BARRY	0.30	127.50
06/04/13	WORK ON AGREED MOTION TO DEFER MEDIATION; CONFER WITH B. ABRAMS REGARDING SAME; RECEIPT AND REVIEW OF EMAILS AMONG COUNSEL DISCUSSING PREPARATION AND FILING OF SAME	HIGDON, JACK W.	0.50	170.00
06/06/13	ATTENTION TO ACQUIRING SUPPLEMENTAL CLERK'S RECORD; CONFER WITH STAFF REGARDING SAME	HIGDON, JACK W.	0.20	68.00

PENNSYLVANIA NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA OHIO TEXAS HONG KONG SHANGHAI

MONTROSE MANAGEMENT DISTRICT
FILE NUMBER: 139016-00601

PAGE NUMBER: 2
INVOICE NO. 1308415
JULY 02, 2013

DATE	DESCRIPTION	TIMEKEEPER	TASK ACTIVITY HOURS	AMOUNT
06/07/13	PREPARE AND CIRCULATE AUDITOR'S LETTER RESPONSE REQUEST; REPORT REPLY TO BARRY ABRAMS	COGLEY, MARY	1.00	160.00
06/12/13	FOLLOW UP ON STATUS OF PREPARATION AND FILING OF SUPPLEMENTAL CLERK'S TRANSCRIPT	ABRAMS, BARRY	0.10	42.50
06/13/13	RECEIPT OF NOTICE OF FILING SUPPLEMENTAL CLERK'S RECORD AND REQUEST COPY OF SAME; CONFER REGARDING LACK OF RESPONSE TO DRAFT MOTION TO DEFER MEDIATION DUE TO EXISTING STAY	ABRAMS, BARRY	0.20	85.00
06/13/13	RECEIPT AND REVIEW OF SUPPLEMENTAL CLERK'S RECORD; REVIEW AND COMPARE SAME TO FILE COPIES TO CONFIRM COMPLETENESS OF APPELLATE RECORD; EMAIL B. ABRAMS CONFIRMING COMPLETENESS S OF RECORD; EMAIL OPPOSING COUNSEL REGARDING FINALIZATION AND FILING OF AGREED MOTION TO DEFER THE MEDIATION	HIGDON, JACK W.	2.70	918.00
06/17/13	BEGIN WORK ON APPELLATE BRIEF; PREPARE COVER, TABLE OF PARTIES AND COUNSEL AND DRAFT INITIAL STATEMENT OF FACTS	ABRAMS, BARRY	3.80	1,615.00
06/18/13	CONTINUED REVIEW OF APPELLATE RECORD AND WORK ON INITIAL DRAFT OF APPELLANTS' BRIEF	ABRAMS, BARRY	8.60	3,655.00
06/18/13	CONFER WITH B. ABRAMS REGARDING PREPARATION OF APPELLANTS' BRIEF AND RESEARCH REGARDING STATUTORY INTERPRETATION FOR USE IN BRIEF	HIGDON, JACK W.	0.80	272.00

PENNSYLVANIA NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA OHIO TEXAS HONG KONG SHANGHAI

MONTROSE MANAGEMENT DISTRICT
FILE NUMBER: 139016-00601

PAGE NUMBER: 3
INVOICE NO. 1308415
JULY 02, 2013

DATE	DESCRIPTION	TIMEKEEPER	TASK ACTIVITY HOURS	AMOUNT
06/19/13	CONTINUED WORK ON DRAFT BRIEF; DRAFT AND REVISE ISSUES PRESENTED AND STATEMENT OF FACTS; RESEARCH RECENT 14TH COURT OF APPEALS' JURISDICTIONAL DECISIONS AND REVIEW SAME	ABRAMS, BARRY	8.80	3,740.00
06/19/13	ASSIST B. ABRAMS WITH DRAFTING OF APPELLANTS' BRIEF; LEGAL RESEARCH REGARDING STATUTORY INTERPRETATION ISSUES TO ACCOMPLISH SAME; CONFER WITH B. ABRAMS IN REGARD TO SAME	HIGDON, JACK W.	3.20	1,088.00
06/20/13	CONTINUED WORK ON APPELLATE BRIEF, INCLUDING EDIT OF PREVIOUS DRAFT AND DRAFT OF STANDARD OF REVIEW	ABRAMS, BARRY	8.10	3,442.50
06/20/13	CONTINUE TO ASSIST B. ABRAMS WITH DRAFTING OF APPELLANTS' BRIEF; LEGAL RESEARCH REGARDING STATUTORY INTERPRETATION ISSUES TO ACCOMPLISH SAME	HIGDON, JACK W.	3.80	1,292.00
06/21/13	CONTINUED WORK ON APPELLANTS' BRIEF AND COMPLETE INITIAL ROUGH DRAFT, EXCLUSIVE OF SUMMARY OF ARGUMENT	ABRAMS, BARRY	3.50	1,487.50
06/23/13	REVISE, EDIT, PROOF AND COMPLETE INITIAL DRAFT OF APPELLANTS' BRIEF, SAVE AND EXCEPT SUMMARY OF ARGUMENT	ABRAMS, BARRY	9.30	3,952.50

PENNSYLVANIA NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA OHIO TEXAS HONG KONG SHANGHAI

DATE	DESCRIPTION	TIMEKEEPER	TASK ACTIVITY HOURS	AMOUNT
06/23/13	CONTINUE TO ASSIST B. ABRAMS WITH APPELLANT'S BRIEF; LEGAL RESEARCH REGARDING STATUTORY INTERPRETATION ISSUES TO ACCOMPLISH SAME; CONFERENCE WITH B. ABRAMS REGARDING SAME; REVIEW AND SUGGEST REVISIONS TO DRAFT OF APPELLANT'S BRIEF; CONFER WITH B. ABRAMS REGARDING SAME	HIGDON, JACK W.	3.80	1,292.00
06/24/13	FINALIZE AND PROOF APPELLANT'S BRIEF AND ATTENTION TO ASSEMBLY OF MATERIALS FOR APPENDIX	ABRAMS, BARRY	8.60	3,655.00
06/24/13	REVIEW SHEPARD'S HISTORY OF UNITED STATES SUPREME COURT CASES CITED IN BRIEF OF APPELLANT	FORD, SHAYNE	0.20	28.00
06/24/13	CONTINUE TO ASSIST B. ABRAMS WITH PREPARATION OF APPELLANT'S BRIEF; REVIEW AND SUGGEST REVISIONS TO DRAFT OF BRIEF; CONFERENCES WITH B. ABRAMS REGARDING SAME; DRAFT EMAIL RESPONSE TO A. PETERSON REGARDING PLAINTIFF'S REQUESTED REVISIONS TO THE AGREED MOTION TO DEFER COURT ORDERED MEDIATION; REVIEW ALL BRIEF CITATIONS TO CLERK'S AND REPORTERS RECORDS FOR ACCURACY; REVIEW CLERK'S AND REPORTERS RECORDS TO ACCOMPLISH SAME; CONFER WITH STAFF TO DIRECT ASSISTANCE WITH PREPARATION OF APPELLANT'S BRIEF	HIGDON, JACK W.	7.90	2,686.00

PENNSYLVANIA NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA OHIO TEXAS HONG KONG SHANGHAI

DATE	DESCRIPTION	TIMEKEEPER	TASK ACTIVITY HOURS	AMOUNT
06/25/13	REVIEW A. PETERSON EMAIL REGARDING FORM OF MOTION TO DEFER MEDIATION AND CONFER WITH J. HIGDON REGARDING SAME; REVIEW J. HIGDON REPLY EMAIL TO A. PETERSON; ATTENTION TO FINALIZING, PROOFING AND FILING APPELLANT'S BRIEF AND SUPPORTING APPENDIX; FORWARD COPIES OF FINAL BRIEF TO B. CALDERON, D. HAWES AND C. LORD	ABRAMS, BARRY	6.30	2,677.50
06/25/13	REVIEW BRIEF OF APPELLANTS, CITATIONS TO CASES, STATUTES, RULES, AND CODE AND CONFORM TO BLUEBOOK AND TEXAS RULES OF CITATIONS AND PREPARE AND REVISE INDEX OF AUTHORITIES	FORD, SHAYNE	8.10	1,134.00
06/25/13	ASSIST B. ABRAMS WITH FINALIZING AND FILING OF APPELLANT'S BRIEF; CONFERENCES WITH B. ABRAMS REGARDING SAME; REVIEW AND SUGGEST REVISIONS TO DRAFT OF BRIEF; EMAIL A. PETERSON FORWARDING AND DISCUSSING REVISED VERSION OF AGREED MOTION TO DEFER COURT ORDERED MEDIATION; CONFER WITH B. ABRAMS REGARDING SAME; REVIEW ALL BRIEF CITATIONS TO LEGAL AUTHORITIES; REVIEW COPIES OF LEGAL AUTHORITIES TO ACCOMPLISH SAME; CONFER WITH STAFF TO DIRECT ASSISTANCE WITH FINALIZATION OF APPELLANT'S BRIEF	HIGDON, JACK W.	2.50	850.00
06/25/13	REVIEW AND EDIT APPELLATE BRIEF OF MONTROSE MANAGEMENT DISTRICT AND THE PUBLIC OFFICIAL DEFENDANTS'	HUBER, JOSHUA A.	1.00	290.00

PENNSYLVANIA NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA OHIO TEXAS HONG KONG SHANGHAI

DATE	DESCRIPTION	TIMEKEEPER	TASK ACTIVITY HOURS	AMOUNT
06/26/13	TELEPHONE CALL FROM T. AUSTIN AND D. HAWES REGARDING STATUS AND WHETHER ANY EVIDENCE OF APPEAL BY 2PM TO DATE	ABRAMS, BARRY	0.10	42.50
TOTAL SERVICES			\$	34,855.50

FOR DISBURSEMENTS ADVANCED THROUGH JUNE 30, 2013

DATE	DESCRIPTION	AMOUNT
06/06/2013	HARRIS COUNTY DISTRICT CLERK - PREPARATION OF FIRST SUPPLEMENTAL CLERK'S RECORD ON APPEAL	354.00
06/18/2013	LEXIS ABRAMS, BARRY	3.42
06/18/2013	LEXIS ABRAMS, BARRY	3.42
06/18/2013	LEXIS ABRAMS, BARRY	19.11
06/19/2013	LEXIS ABRAMS, BARRY	30.73
06/19/2013	LEXIS ABRAMS, BARRY	17.65
06/19/2013	LEXIS ABRAMS, BARRY	171.99
06/19/2013	LEXIS HIGDON, JACK	3.42
06/19/2013	LEXIS HIGDON, JACK	5.68
06/19/2013	LEXIS ABRAMS, BARRY	64.84
06/20/2013	LEXIS HIGDON, JACK	26.47
06/20/2013	LEXIS ABRAMS, BARRY	5.28
06/20/2013	LEXIS ABRAMS, BARRY	38.20
06/20/2013	LEXIS ABRAMS, BARRY	30.71
06/20/2013	LEXIS HIGDON, JACK	166.12
06/20/2013	LEXIS HIGDON, JACK	54.60

PENNSYLVANIA NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA OHIO TEXAS HONG KONG SHANGHAI

DATE	DESCRIPTION	AMOUNT
06/20/2013	LEXIS HIGDON, JACK	38.68
06/20/2013	LEXIS HIGDON, JACK	6.82
06/20/2013	LEXIS HIGDON, JACK	14.23
06/20/2013	LEXIS HIGDON, JACK	105.77
06/20/2013	LEXIS ABRAMS, BARRY	3.40
	REPRODUCTION OF DOCUMENTS	24.30
	SPECIAL MAILING CHARGES	25.45

TOTAL DISBURSEMENTS \$ 1,214.29

CURRENT INVOICE TOTAL

\$ 36,069.79

TIME AND FEE SUMMARY

TIMEKEEPER	RATE	HOURS	FEES
BARRY ABRAMS	425.00	57.90	24,607.50
JACK W. HIGDON	340.00	25.40	8,636.00
JOSHUA A. HUBER	290.00	1.00	290.00
MARY COGLEY	160.00	1.00	160.00
SHAYNE FORD	140.00	8.30	1,162.00
TOTALS		93.60	\$ 34,855.50

PENNSYLVANIA NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA OHIO TEXAS HONG KONG SHANGHAI

Bracewell & Giuliani LLP
ATTORNEYS AT LAW

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

Page 1

Montrose Management District
3815 Montrose Boulevard
Suite 211
Houston, Texas 77006

July 8, 2013
Invoice: 21552213
B/A: 04674

Our Matter #: 051914.000001 For Services Through June 30, 2013
General Counsel

	Hours	Rate/Hr	Amount
06/10/13 Prepare for and attend Board meeting	Clark Stockton Lord	1.50 \$13.00	769.50
	Clark Stockton Lord	1.50 \$13.00	769.50
	Total	1.50 \$13.00	769.50
Total Fees for Professional Services			\$ 769.50
Fees for Professional Services			\$ 769.50
Total Current Billing for this Matter			\$ 769.50

Billing Summary

Balance Forward	\$ 1,045.25
Total Current Billing for this Matter	\$ 769.50
Please Remit Total Balance Due	\$ 1,814.75

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

Bracewell & Giuliani LLP
ATTORNEYS AT LAW

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

Remittance Page

July 8, 2013
051914
INVOICE NO: 21552213
04674

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

Billing Summary

Balance Forward	\$ 1,045.25
Total Current Billing for this Matter	\$ 769.50
Please Remit Total Balance Due	\$ 1,814.75

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): BOFAUS33; Swift Code (Foreign Funds): BOFAUS66
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



Contact us: www.business.comcast.com 1-800-391-3000

The Montrose District #

For service at:
5020 MONTROSE BLVD STE 311
HOUSTON TX 77006-8550

News from Comcast

EcoBill Save time. Save a tree. Your entire statement is available online. Sign up today for secure online billing and say goodbye to your paper bill forever. Also available are automatic monthly payments so you'll never need checks, stamps or envelopes again. Visit www.comcast.com/support to register today.

More information regarding our rates is available on our website www.comcast.com or you can call us at 1-800-XFINITY (1-800-934-6459).

Call before you dig - 1-800-869-8344
for underground cable location to prevent cable cuts.

Account Number 8777 70 318 3578205
Billing Date 07/24/13
Total Amount Due \$90.48
Payment Due By 08/13/13
Page 1 of 2

Monthly Statement Summary

Previous Balance	90.48
Payment - 07/19/13 - Thank You	-90.48
New Charges - see below	90.48
Total Amount Due	\$90.48
Payment Due By	08/13/13

New Charges Summary

Comcast High-Speed Internet	89.85
Other Charges & Credits	0.63
Total New Charges	\$90.48

Thank you for being a valued Comcast customer!

POSTED
CL # 3469

Detach and enclose this coupon with your payment. Please write your account number on your check or money order. Do not send cash.



5802 S 300 W STE B SANDY UT 84070-3302
801 589-1400 FAX 801 589-1401

THE MONTROSE DISTRICT #
PO BOX 22167
ATTN: ACCOUNTS PAYABLE
HOUSTON, TX 77227-2167

Account Number 8777 70 318 3578205
Payment Due By 08/13/13
Total Amount Due \$90.48
Amount Enclosed \$

Make checks payable to Comcast

COMCAST
PO BOX 880615
DALLAS TX 75288-0615

877770318357820500090480



Cracked Fox
14715 Carriage Park Dr.
Humble, TX 77396
C: 713.364.4012

Bill To:

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

Date	Invoice No.	Terms
07/18/13	382	Net 30
Payments/Credits	Balance Due	
\$0.00	\$2,500.00	

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



Cracked Fox
14715 Carriage Park Dr.
Humble, TX 77396
C: 713.364.4012

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

Date	Invoice No.	Terms
07/31/13	388	Net 30
Payments/Credits		Balance Due
\$0.00		\$2,500.00

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

Total \$2,500.00

POSTED
CL #3669

Dennis C Beeson
2100 Memorial Apt 516
Houston Texas 77007

INVOICE

Montrose District
5020 Montrose Blvd.
Suite 311
Houston Texas 77006

Invoice # 0082013
Invoice Date 08/01/2013
Due Date 08/31/2013

Item	Description	Unit Price	Quantity	Amount
Service	Business Ambassador Contract Agreement	1500.00	1.00	1,500.00
NOTES: Market Research Survey Information gathered via Survey Format by day to day visit's to Montros Business locations				
Subtotal				1,500.00
Total				1,500.00
Amount Paid				0.00
Balance Due				\$1,500.00

Dennis C Beeson

POSTED
CL #3670

<http://www.aynax.com/printinvoice.php>

2/23/2013

BARBARA J. SCHOTT
HARRIS COUNTY AUDITOR
1001 Preston, Suite 800
Houston, Texas 77002
(713) 755-1160



REMIT PAYMENT TO:
Harris County Treasurer
Orlando Sanchez
1001 Preston, Room 652
Houston, Texas 77002

Invoice / Statement No.: AH005314

Customer No.: V00071086

INVOICE

MONTROSE MANAGEMENT DISTRICT
C/O EXECUTOR DIRECTOR
PO BOX 22167
10103 FONDREN RD
HOUSTON, TX 77227-2167

(Please detach and mail this top portion with payment)

Amount Due: 4,930.56
Amount Paid:

DATE	DESCRIPTION	AMOUNT
06/01/13	JUL '13: ASST. COUNTY ATTY FEE	4,930.56

POSTED
CL #3671

The above amount is for County services. Amounts are due upon receipt of the invoice. If you have any questions, contact Accounts Receivable at 713-755-1160.

REMIT PAYMENT TO: HARRIS COUNTY TREASURER
Orlando Sanchez
1001 Preston, Room 652
Houston, Texas 77002

County Auditor's Form #88
Harris County, Texas (REV. 3/97)

Times 146 Carlson, LLP

EXPENSE REPORT

Dennis C Beeson		July 2013		Montrose District	
Date	Description	Business Mileage	Purpose	Amount	Item
2-Jul	Via Flyer Office step center		introduce Alvin Sealwood to MD	4	Y
8-Jul	Alvin Sealwood visit		working montrose boardwalks for Uchi mixer	15	Y
16-Jul	multiple member visits		district member visit/safeway into	8	Y
19-Jul	into to Safeway Medical		running errands to set up mixer	9	Y
22-Jul	HCP mixer		retail space open in montrose	12	Y
25-Jul	interview for Ray Lawrence		Assisted Buacanga with opening of art show	8	Y
27-Jul	attended Buacanga show		Assisted Buacanga with opening of art show	10	Y
28-Jul	attended Starving artist show		Muror Security issue with Hammerhead	9	Y
30-Jul	multiple member visits		2 day posters and minis main	14	Y
31-Jul	gather up printed materials				
Total				92	
Total Business Mileage (1) @				\$ 45.00	
Total				\$ 45.00	
Amount Billed to District (7)				\$ 45.00	
Total Reimbursement				\$ 45.00	

POSTED
CL #3670

BARBARA J. SCHOTT
HARRIS COUNTY AUDITOR
1001 Preston, Suite 800
Houston, Texas 77002
(713) 755-1160



REMIT PAYMENT TO:
Harris County Treasurer
Orlando Sanchez
1001 Preston, Room 652
Houston, Texas 77002

Invoice / Statement No.: AH005500

Customer No.: V00071086

INVOICE

MONTROSE MANAGEMENT DISTRICT
C/O EXECUTOR DIRECTOR
PO BOX 22167
10103 FONDREN RD
HOUSTON, TX 77227-2167

Amount Due: 4,930.56
Amount Paid:

(Please detach and mail this top portion with payment)

DATE	DESCRIPTION	AMOUNT
07/01/13	AUG'13: AST. CA ATTORNEY FEE	4,930.56

CK # 3671

The above amount is for County services. Amounts are due upon receipt of the invoice. If you have any questions, contact Accounts Receivable at 713-755-1160.

REMIT PAYMENT TO: HARRIS COUNTY TREASURER
Orlando Sanchez
1001 Preston, Room 652
Houston, Texas 77002

County Auditor's Form #341
Harris County, Texas (REV. 3/07)

BARBARA J. SCHOTT
HARRIS COUNTY AUDITOR
1001 Preston, Suite 800
Houston, Texas 77002
(713) 755-1160



REMIT PAYMENT TO:
Harris County Treasurer
Orlando Sanchez
1001 Preston, Room 652
Houston, Texas 77002

Invoice / Statement No.: AH005667

Customer No.: V00071086

INVOICE

MONTROSE MANAGEMENT DISTRICT
C/O EXECUTOR DIRECTOR
PO BOX 22167
10103 FONDREN RD
HOUSTON, TX 77227-2167

Amount Due: 4,930.56
Amount Paid:

(Please detach and mail this top portion with payment)

DATE	DESCRIPTION	AMOUNT
08/01/13	SEP'13: ASSISTANT COUNTY ATTY	4,930.56

POSTED
CK # 3671

The above amount is for County services. Amounts are due upon receipt of the invoice. If you have any questions, contact Accounts Receivable at 713-755-1160.

REMIT PAYMENT TO: HARRIS COUNTY TREASURER
Orlando Sanchez
1001 Preston, Room 652
Houston, Texas 77002

County Auditor's Form #341
Harris County, Texas (REV. 3/07)

7155 Old Kay Road, Suite 270
Houston, Texas 77054
713.869.6987
713.869.0908 (fax)
www.karlson.com

Invoice #: 16312
Invoice Date: 7/12/2013
Billing Period: 6/1/2013 - 6/30/2013
Project #: MON-251
Project Name: Montrose District - District Identity Marker

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

Josh Hawes
Montrose District
c/o Hawes Hill Calderon, LLP
P.O. Box 22167
Houston, TX 77227-2167

INVOICE

Phase	Contract Amount	% Complete	Prior Billings	This Invoice
Schematic Design	\$4,630.00	100%	\$4,630.00	\$0.00
Construction Documentation	\$14,353.00	82%	\$11,195.34	\$574.12
Construction Administration	\$4,167.00	0%	\$0.00	\$0.00
	\$23,150.00		\$15,825.34	\$574.12

Total Amount Due This Invoice: \$574.12

PAYMENTS OUTSTANDING

Invoice #	Invoice Date	Fees	Expenses	Paid to Date	Balance Due
16195	6/13/2013	\$430.59	\$0.00	\$0.00	\$430.59
		\$430.59	\$0.00	\$0.00	

Total Past Due Amount: \$430.59

Total Current + Past Due Amount: \$1,004.71

WORK PERFORMED THIS PERIOD

During this billing period time was spent on the following tasks:

- Attended project meeting at contractor's office to review project status
- Researched additional lighting options

POSTED
CK # 3672

UML
OK to Pay
PML

Thank You!

July 31, 2013

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

INVOICE

Description	Amount
Professional Fees:	
Services as contract Director of Economic Development for July, 2013.	\$1,000.00
Reimbursable Expenses:	
Registration fee for CCIM luncheon on July 11, 2013.	45.00
Total amount due	\$1,045.00

POSTED
CK # 3673

Thank you,

Ray C. Lawrence

PLEASE PAY THIS AMOUNT	6,217.00
---------------------------	----------



Invoice ID: 1630
Issue Date: 07/23/2013
Due Date: 07/30/2013
Subject: Monthly Web Maintenance, Content, and Email Retainer

From: Primer Grey, Inc.
2119 Dallas St.
Unit C
Houston, TX 77003

Invoice For: Montrose Management District

Type	Description	Quantity	Unit Price	Amount
Expense	Monthly Retainer	1.00	\$2,000.00	\$2,000.00
			Amount Due	\$2,000.00

POSTED
CK # 3677

Page 1 of 1



Shooter and Lindsey, Inc.
P. O. Box 516
Katy, TX 77492
281-392-3607 fax 281-392-5245

Invoice No. 8890

INVOICE

Customer		Date 7/26/2013	
Name	Harris County Improvement District #6	Job No.	16810013
Address	PO Box 22167	Rep.	
City	Houston	State	TX
Re:	Montrose Boulevard Esplanades	ZIP	77227-2167

Qty	Description	Unit Price	TOTAL
1	Landscape Maintenance for the Esplanades on Montrose Blvd. for the month of July 2013 per contract agreement.	\$1,053.00	\$1,053.00
Thank you.			

Payment Details
☐ Cash
☒ Check
☐ Credit Card

SubTotal	\$1,053.00
Shipping & Handling	\$0.00
Taxes	\$0.00
State	\$0.00
TOTAL	\$1,053.00

Office Use Only

We thank you for your business!

WALTER P MOORE

WALTER P MOORE

Montrose Management District
PO Box 22167
Houston, TX 77227-2167

Invoice #: 10314131
Project: 1031101000
Project Name: West Montrose Muddy Study

Invoice Group: ""
Invoice Date: 6/30/2013

Attention: Josh Hawes

For Professional Services Rendered through: 6/30/2013
Contract No: 10255-02

Professional Personnel	170.00	
Total Salaries	170.00	
Current Invoice	170.00	
Max Fee:	132,000.00	
Prior Billings:	130,715.00	
Total Available:	1,285.00	
Total this Invoice	170.00	
Amount Due This Invoice	170.00	

Montrose Management District
PO Box 22167
Houston, TX 77227-2167

Invoice #: P0313269
Project: p031300700
Project Name: Montrose Management District
Parking Study
Invoice Group: ""
Invoice Date: 06/30/2013

Attention: Bill Calderon

For Professional Services Rendered through: 6/30/2013

Total Project Fee Authorized	19,500.00
Percent Complete as of: 6/30/2013	95.00
Fee Earned To Date	18,525.00
Less Previous Billings	15,947.10
Current Billing Amount	2,577.90
Amount Due this Invoice	2,577.90

For questions regarding this invoice, please contact Lynell Linton.
Telephone: 713-630-7300 Email: LLinton@waltermoore.com

For questions regarding this invoice, please contact Lawrence Bang.
Telephone: 713-630-7300 Email: LBang@waltermoore.com

POSTED
CK # 3677

Lynell Linton

POSTED
CK # 3479



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

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

Invoice

Date	Invoice #
8/1/2013	30521

Description	Amount
Monthly Bookkeeping	1,000.00
Additional time for board meeting	90.00
Delivery of documents	30.00
Preparation and maintenance of Quarterly Investment Report	250.00
Postage	1.35
Delivery	6.00
Copies	46.55
Mileage	7.91
Document Storage & Retention Service	6.00
Total Reasonable Expenses	87.81
Total	\$1,437.81

POSTED
CK # 381

200 RIVER POINT • SUITE 240 • CUPERTINO, TEXAS 77104 • PHONE: 910.750.1644 • FAX: 910.750.1844

8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 150 • AUSTIN, TEXAS 78759 • 512.782.2400 • FAX 512.795.9968

1100 POST OAK BLVD. • SUITE 1600 • HOUSTON, TEXAS 77056 • PHONE: 713.623.4539 • FAX: 713.623.6859



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: 07/12/2013

1318 PROPERTY INC
5114 PINERIDGE DR
SUGAR LAND TX 77479-4212

LT 3 BLK 1
HYDE PARK

1318 WESTHEIMER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/018/001/000/0003
TAX YEAR: 2012
REF No.: 0881864

Date Processed: 07/12/2013
RECEIPT NUMBER: 94000010
DEPOSIT BATCH No.: RP130712

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 2012 tax year.

The explanation of the change is:

☐ Decrease in Appraised Value
☐ Exemption(s) Added
☐ Account was Prorated
☒ Account Deleted
☒ Rendition Penalty Waived
Other: 10-12-000132

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 \$48.54.

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
CK # 382



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Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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P. O. Box 73109, Houston, Texas 77273

Customer Service 281.444.3946 fax 281.440.8304

DATE: 07/12/2013

1732 LP
1408 BARTON CREEK BLVD
AUSTIN TX 78735-1611

LTS 4 5 & 6 BLK 1
PLAINVIEW SEC 1

1730 WESTHEIMER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/029/161/000/0004
TAX YEAR: 2012
REF No.: 0881866

Date Processed: 07/12/2013
RECEIPT NUMBER: 94000191
DEPOSIT BATCH No.: RP130712

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 2012 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 2012-02355

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 \$46.73.

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
CK # 383



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: 07/12/2013

1732 LP
1408 BARTON CREEK BLVD
AUSTIN TX 78735-1611

LTS 4 5 & 6 BLK 1
PLAINVIEW SEC 1

1730 WESTHEIMER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/029/161/000/0004
TAX YEAR: 2011
REF No.: 0881865

Date Processed: 07/12/2013
RECEIPT NUMBER: 94000186
DEPOSIT BATCH No.: RP130712

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 2011-10211

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 \$49.75.

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

POSTED
CK # 383



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: 07/12/2013

FOLLENSBY CORP N V
2620 FOUNTAIN VIEW DR STE 110
HOUSTON TX 77057-7644

TRS 20 & 21
ABST 696 O SMITH

1947 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0163
TAX YEAR: 2011
REF No.: 0881867

Date Processed: 07/12/2013
RECEIPT NUMBER: 94000395
DEPOSIT BATCH No.: RP130712

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 2011-63588

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 \$46.81.

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



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

MONTROSE MD WEST
DATE: 07/29/2013
TAX YEAR: 2012

OVERPAYMENT: \$37.01
DEPOSIT BATCH NO.: 94-179
RECEIPT NUMBER: 94000704

OWNER NAME: FAT PROPERTY LLC

CHECK NO.: 116154915

ACCOUNT NUMBER: 94/057/121/000/0012

DATE OF PAYMENT: 07/25/2013

PAID BY: 670526

LEGAL DESCRIPTION

GREAT AMERICAN TITLE COMPANY
6405 CYPRESSWOOD DR #280
SPRING TX 77379

TRS 12 THRU 16 BLK 1
RICHMOND PLACE

1901 RICHMOND AVE 42

DISTRICT NAME OVERPAYMENT AMOUNT
MONTROSE MD WEST 37.01

REASON: Overpayment

AMOUNT OF CHECK: 2,243.70 CHECK NO: 116154915
AMOUNT APPLIED: 2,206.69 Ref No.: 17264-GAT74

DIFFERENCE: 37.01

COMPLETED BY: [Signature] DATE: 7-29

Refund payable to:

Address:

City: Itc275 op State: TX Zip: 77006
ORIGINAL



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: 07/12/2013

WINTERS JAMES A
15106 TRAILSIDE DR
HOUSTON TX 77095-3230

TRS 11 12 & 13A BLK 1
DEARBORN PLACE

2015 W ALABAMA ST 1

MONTROSE MD WEST

ACCOUNT NUMBER: 94/056/121/000/0011
TAX YEAR: 2012
REF No.: 0881868

Date Processed: 07/12/2013
RECEIPT NUMBER: 94000664
DEPOSIT BATCH No.: RP130712

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 2012 tax year.

The explanation of the change is:

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

- ☐ Account Deleted
- ☐ Rendition Penalty Waived
- ☒ Other: 101-12-000-446

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 \$50.29.

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

RECEIVED
JUL 25 2013

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: 07/02/2013

LEGAL DESCRIPTION

KEY MAPS INC
1411 WEST ALABAMA
HOUSTON TX 77006

LT 3 BLK 2
LANCASTER PLACE

1411 W ALABAMA ST

MONTROSE MD WEST
ACCOUNT NUMBER: 94/050/229/000/0003
TAX YEAR: 2012
REF No.:

OVERAGE AMOUNT: \$984.55
DATE OF PAYMENT: 06/30/2013
RECEIPT NUMBER: 94000429
DEPOSIT BATCH No.: 94-175

Dear Taxpayer:

We have received your payment on the above referenced account. This account has been paid for the tax year listed above by: CHARTER TITLE COMPANY

Please verify the description of the property, then Check one of the following boxes, COMPLETE and SIGN this form, and send it back to our office.

- ☒ Duplicate payment has been made in error, please issue a refund.
- ☐ Apply the payment to another account. Tax Account No.
- ☐ Responsible for payment on the referenced account, no refund requested.

Refund payable to: Key Maps, Inc.

Address: 1411 West Alabama

City: Houston State: Texas Zip: 77006

Signature: [Signature] Date: 7/23/13

Name (print): Jan Marie Kau Title: President/Owner

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: 07/02/2013

LEGAL DESCRIPTION

KEY MAPS INC
1411 WEST ALABAMA
HOUSTON TX 77006

LT 4 BLK 2
LANCASTER PLACE

1413 W ALABAMA ST

MONTROSE MD WEST
ACCOUNT NUMBER: 94/050/229/000/0004
TAX YEAR: 2012
REF NO.:

OVERAGE AMOUNT: \$587.93
DATE OF PAYMENT: 06/30/2013
RECEIPT NUMBER: 94000430
DEPOSIT BATCH No.: 94-175

Dear Taxpayer:

We have received your payment on the above referenced account. This account has been paid for the tax year listed above by: CHARTER TITLE COMPANY

Please verify the description of the property, then Check one of the following boxes, COMPLETE and SIGN this form, and send it back to our office.

- ☒ Duplicate payment has been made in error, please issue a refund.
☐ Apply the payment to another account. Tax Account No.
☐ Responsible for payment on the referenced account, no refund requested.

Refund payable to: Key Maps, Inc.

Address: 1411 West Alabama

City: Houston State: Texas Zip: 77006

Signature: [Signature] Date: 7/23/13

Name(print): Jan Marie Ray Title: President/Owner

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
CL # 3687

RECEIVED
JUL 25 2013



evipro.com
e-Vision 1 Productions, LLC
2522 Palo Pinto Dr.
Houston, TX 77080
Phone 713-703-4811

INVOICE

Date: August 1, 2013
Invoice # 15

For: Aug 2013 Video Development

To:
Gretchen Larson
Director of Economic Development
Montrose Management District
5020 Montrose, suite 311
Houston, TX 77006
(713) 595.1215

DESCRIPTION	QTY	RATE	AMOUNT
MMD Video Development for AUGUST 2013	1.00	2500.00	\$ 2,500.00
VIDEO/AUDIO EQUIPMENT Aug/11 @ Underbelly	1.00	500.00	\$ 500.00
Tax exemption			
SUBTOTAL			\$ 3,000.00
NO SALES TAX @ 8.25%			
OTHER			
TOTAL			\$ 3,000.00

Make all checks payable to e-Vision 1 Productions, LLC

THANK YOU FOR YOUR BUSINESS!

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
8/1/2013	45645

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
Total	
	\$1,374.34

POSTED
CL # 3689

Greater East End Management District



Greater East End Management District
P.O. Box 230099
Houston, TX 77223-0099
713-928-9916
equiroz@greatereastend.com

Invoice

Date	Invoice #
07/31/2013	9-60
Terms	Due Date
Net 30	08/30/2013

BILL TO

Harris County Improvement District #6
Bill Calderon, Executive Director
HCID #6 (Montrose)
P.O. Box 22161-2167
Houston, TX 77227

Amount Due	Enclosed
\$5,760.00	

Date	Service	Activity	Quantity	Rate	Amount
07/01/2013	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 25	8	80.00	640.00
07/03/2013	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 29	8	80.00	640.00
07/08/2013	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 22	8	80.00	640.00
07/11/2013	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 22	8	80.00	640.00
07/15/2013	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 25	8	80.00	640.00
07/18/2013	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 20	8	80.00	640.00
Continue to the next page					

POSTED
CL # 3690

Date	Service	Activity	Quantity	Rate	Amount
07/22/2013	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 15	8	80.00	640.00
07/25/2013	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 21	8	80.00	640.00
07/29/2013	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 21	8	80.00	640.00
Total Sites Abated: 200				Total	\$5,760.00

Bill To:

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

Invoice #: 43014473
Date: 8/1/2013

Page: 1

DATE	DESCRIPTION	AMOUNT
	Professional Consulting, Project Management & Administrative & Mgmt., Marketing & PR Mgmt, Services Mgmt, July 2013	\$15,733.17
	Reimbursable expenses as follows:	
6/28/2013	Hour Messenger	\$14.44
6/27/2013	Harris County Clerk, 7/8/2013	\$9.00
	Verizon - 7/20 -8/19, 2013	\$49.10
	Verizon - J. Hawes - 7/20 -8/19, 2013	\$49.88
	Verizon - J. Hawes - 7/20 -8/19, 2013	\$106.18
	Mileage, R. Hill	\$23.73
	Mileage, G. Larson	\$174.37
	Mileage, J. Hawes	\$216.96
	Mileage, B. Calderon June	\$33.96
	Mileage, B. Calderon	\$27.12
	GIS Mapping, P. Horton	\$418.28
	In house copies 2236 @ .15 each + 30 sets @ \$1.00 each	\$365.40
	In house postage	\$0.92
	In house color copies 120 @ .50 each	\$60.00
		Sales Tax: \$0.00
		Total Amount: \$17,282.72
		Amount Applied: \$0.00
		Balance Due: \$17,282.72

Terms: C.O.D.



PO BOX 4203
ACWORTH, GA 30101

Manage Your Account & View Your Usage Details	Account Number	Date Due
Go Verizon at www.verizonwireless.com	72345-9888-00001	08/16/13
Address Changed? - go to vzw.com/changeaddress	Invoice Number	9708618284

10000877 84 MB 3.458 "AUTO 16 2 3081 77227-214757 1 8 K0M02M02

$$H_2|_{\text{gas}} \rightarrow H_2|_{\text{aq}} + \frac{1}{2}O_2|_{\text{aq}} + \frac{1}{2}O_2|_{\text{gas}}$$

MONTEROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON, TX 77227-2167

Quick Bill Summary

Jun 22 - Jul 21

Previous Balance (see back for details)	\$91.08
Payment - Thank You	-\$40.58
Balance Forward	\$50.50
Monthly Charges	\$30.60
Usage and Purchase Charges	
Data	\$0.00
Verizon Wireless' Surcharges and Other Charges & Credits	\$0.08
Taxes, Governmental Surcharges & Fees	\$0.00
Total Current Charges	\$30.68

Total Charges Due by August 16, 2013	\$80.08
---	----------------

Simplify Life
Easily manage your account with My Verizon. Pay your bill, check usage, change your calling plan, add features, and much more! Go to www.vzw.com/myverizon for details and get started today.

POSTED
CL# 3692

Pay from Wireless	Pay on the Web	Questions
SPAT (4765)	My Verizon at www.verizonwireless.com	1.800.522.0204 or *811 from your wireless



MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON, TX 77227-2167

Bill Date	July 21, 2013
Account Number	723484988-00001
Invoice Number	9708618284

Total Amount Due by August 16, 2013

Make check payable to Verizon Wireless. **\$80.08**
Please return this remittance slip with payment.

\$.

PO BOX 660108
DALLAS, TX 75266-0108

☐ 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.

9708618284010723464988000010000080080000080089

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

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

MONTROSE MANAGEMENT DISTRICT

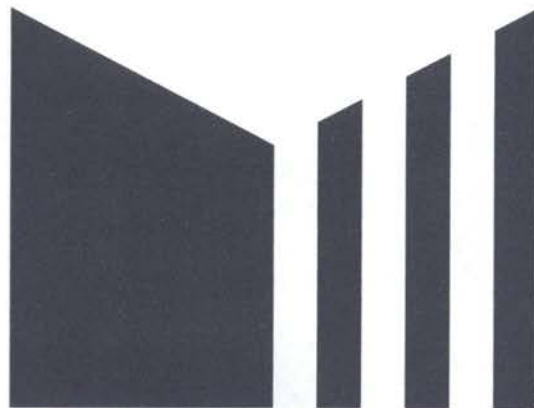
SERVICE PLAN

MONTHLY REPORT

JULY 8 – AUGUST 12, 2013

COMMITTEE ACTIVITY

STAFF ACTIVITY



COMMITTEE ACTIVITY

Business and Economic Development Committee

The committee met on July 24.

Marketing and Business Relations Committee

This committee met on July 24.

Recycling and Event Planning Sub-Committees

The recycling committee did not meet during the review period.

Mobility and Visual Improvements Committee

The Mobility and Visual Improvements Committee met on July 15.

Public Safety Committee

The Public Safety Committee met on July 26.

Finance Committee

The Finance Committee met on August 5 and reviewed District invoices and the Delinquent Assessment Report. The committee recommended the approval of District invoices. The committee formally adopted a policy concerning waiving of penalties on delinquent payments with a report to the board in September on any waiver requests.

STAFF ACTIVITY

JULY 8 – AUGUST 12, 2013

Marketing and Business Relations Committee

The committee met to discuss the 2013 marketing project work plan and budget at their July 24 meeting. The committee discussion and recommendations are included in the July minutes and in the August 12 BOD meeting packet for consideration.

The next two Business Workshops Seminar workshops will be held August 11 and October 13 at the same location and time, Underbelly from 2 to 4. The 2nd workshop will feature Brian Crimmins from the city discussing the city permitting process and the 3rd workshop will feature a panel of marketing experts discussing effective marketing strategies and social media 101.

Business Ambassador Program

In July the ambassadors made **83** business visits for a total of **1089** since the program began. A recently updated list from InfoUSA indicates just over 2,100 businesses in the District, down from previous estimates of 2,500. A detailed report of the locations visited, where contact with the owner/manager was made, indicates approximately 700 unique visits. This leaves approximately 1,400 businesses remaining to be visited. The business ambassador visits continue to be well received by the businesses.

Social Media Outreach: See attached reports.

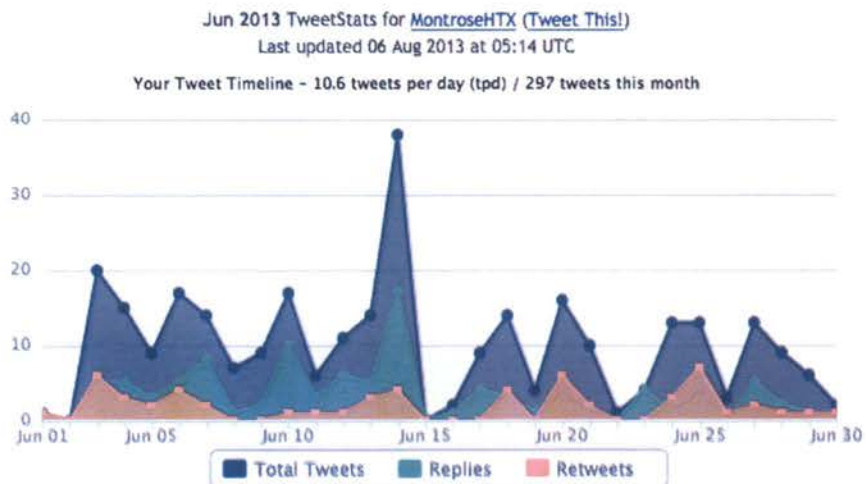
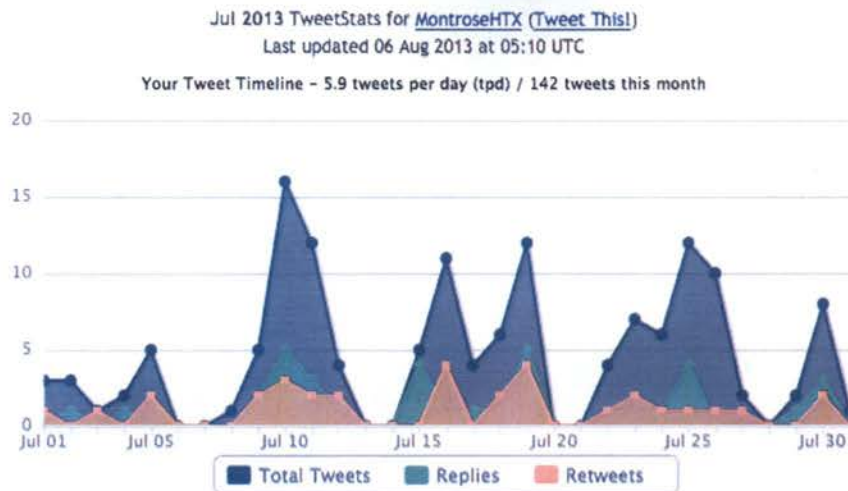
Area Management Districts - Statistical Comparisons

District	Facebook	Twitter	Instagram
Montrose	301	1,366	44
Greenspoint	307	106	n/a
Energy Corridor	861	271	n/a
Downtown	95*	14,246	n/a
Midtown	3,155	3,071	7

reporting as of 6-30-13

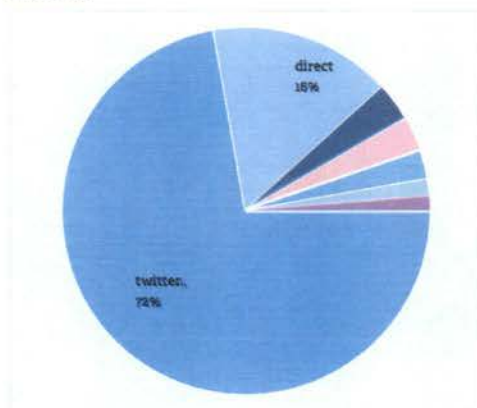
*district has 25,098 followers on their secondary site connected to their magazine publication

Social Media Snapshot: TWITTER: It's Not All About Numbers, It's ENGAGEMENT!



Overall Bit.ly Referrals Come from Twitter

Referrers



Pothole Contest/3-1-1 app -- #MMDpothole/#MMD311

Show Us Your Favorite Pothole (and win a Houston B-Cycle Membership)

Jun 3 | montrosedistrict.org

 Public  Add to bundle  Add note

77 clicks

 View stats

bit.ly/19eUMVD 

Copy

Twitter / Jeffreako: @MontroseHTX #mmdpothole 3850 ...

Jun 3 | twitter.com

 Public  Add to bundle  Add note

7 clicks

 View stats

bit.ly/135qSQp 

Copy

Twitter / LOLNiaDeBose: @MontroseHTX Dont know if it's

...

Jun 21 | twitter.com

 Public  Add to bundle  Add note

6 clicks

 View stats

bit.ly/16TiHrY 

Copy

City of Houston 3-1-1

Jun 3 | montrosedistrict.org



 Public  Add to bundle  Add note

11 clicks

 View stats

bit.ly/178SoBa 

Copy



Share

Significant Retweets/Mentions for #MMDpothole/311



Grace Rodriguez @gracerodriguez

25 Mar

LOVE it! "@MontroseHTX: New meaning of 'stich-n-bitch'. Crafty way to protest potholes! #MMD311 #MMDpothole pic.twitter.com/kvIGIINKJW"

View photo



Paul Petronella @pauliepetro

9 Mar

Yes! RT @MontroseHTX: Pothole? Problem solved in just a few clicks via new 311 app tinyurl.com/ap56ggp #MMD311 #MMDpothole

Expand



Randall Ellis @rketexas

15 May

@MontroseHTX: Hate POTHLES? Wanna bike for FREE? Learn more here! tinyurl.com/aqxbmtt #MMDpothole

Expand



Houston B-Cycle @HoustonBCycle

21 May

RT @MontroseHTX: WIN a @HoustonBCycle Annual Membership • Find out how----->tinyurl.com/aqxbmtt #mmdpothole

Expand



BetterHouston @BetterHouston

18 Jun

Want a free @HoustonBCycle membership? Submit a photo of a Montrose pothole to @MontroseHTX using #MMDpothole (Info: goo.gl/X6kxW)

Expand

Recycling Mixers -- #MMDmxr

June Recycling Mixer | Facebook

Jun 6 | facebook.com

 Public  Add to bundle  Add note

42 clicks  View stats on.fb.me/11f4nwl  Copy

June Recycling Mixer | Facebook

Jun 7 | facebook.com

 Public  Add to bundle  Add note

29 clicks  View stats on.fb.me/16QEwvD  Copy

June Recycling Mixer: Uchi

Jun 20 | montrosedistrict.org

 Public  Add to bundle  Add note

8 clicks  View stats bit.ly/10587wj  Copy

montrosedistrict.org/july-recycling-mixer-houston-center-for-photography/

Jul 23 | montrosedistrict.org

 Public  Add to bundle  Add note

8 clicks  View stats bit.ly/1bJMakN  Copy

Business Workshop -- #MMDbiz

MMD Workshop – Part I: Creating an Effective Business... - Eventbrite

Jun 3 | mmdbizworkshop.eventbrite.com

 Public

 Add to bundle

 Add note

258 clicks

 View stats

bit.ly/11h6Zmf 

Copy

MMD Business Workshop Series

Jun 17 | montrosedistrict.org

 Public

 Add to bundle

 Add note

69 clicks

 View stats

bit.ly/127mE70 

Copy

Significant Retweets/Mentions for #MMDbiz



Montrose District @MontroseHTX

8 Jun

RU a #local #MontroseHTX businesses? Come feel the luv at our 3-pt workshops series. You won't regret it! bit.ly/11h6Zmf #MMDbiz

 View summary



PiPizzaTruck @PiPizzaTruck

7 Jun

RT @MontroseHTX We heart #local #MontroseHTX biz! Check our 3pt workshop series. Makin' dreams come true! bit.ly/11h6Zmf #MMDbiz

 View summary



Montrose District @MontroseHTX

7 Jun

We heart #local #MontroseHTX businesses! Check out our 3-pt workshops series. Makin' dreams come true! bit.ly/11h6Zmf #MMDbiz

 View summary



OKRA @OKRAFried

5 Jun

Join @Bobby_Heugel at @UnderbellyHOU. He's teaching how to write a business plan. bit.ly/11h6Zmf #MMDbiz SUN • June 9 • 2-4 PM

 View summary



Bobby_Heugel @Bobby_Heugel

5 Jun

This Sun @UnderbellyHOU, I'll teach you how to write a business plan. Open to public! bit.ly/11h6Zmf #MMDbiz SUN • June 9 • 2-4 PM

 View summary



HoustonPlanning @HoustonPlanning

23 Jul

RT @MontroseHTX: Hmmmm, do I need a permit for that? Come to our **#MMDbiz** workshops and find out! bit.ly/127mE70
@HoustonPlanning

Expand



Montrose District @MontroseHTX

23 Jul

Hmmmm, do I need a permit for that? Come to our **#MMDbiz** workshops and find out! Info here-->bit.ly/127mE70
@HoustonPlanning

Expand



Ellen Cohen @EllenCohen1

22 Jul

RT @MontroseHTX Starting a new business? Let us help! **#MMDbiz** workshops • Info here-->bit.ly/127mE70

Expand



Montrose District @MontroseHTX

3 Aug

We love new businesses and want to support your efforts! **#MMDbiz** workshops • Info here-->bit.ly/127mE70

Top Tweet

Expand



Montrose District @MontroseHTX

22 Jul

Starting a new business? Let us help! **#MMDbiz** workshops • Info here-->bit.ly/127mE70

Expand

***Majority of registrations for Business Workshops has come via Twitter**



My Montrose: Richmond Rail's Kay Warhol

Jul 2 | montrosedistrict.org

Public

Add to bundle

Add note

54 clicks

View stats

bit.ly/1ayKYIc

Copy



Please show your support for University Transit Corridor

Jul 15 | myemail.constantcontact.com

Public

Add to bundle

Add note

21 clicks

View stats

conta.cc/1bi8auM

Copy

Significant Retweets/Mentions for Transit Corridor



Randall Ellis @rketexas

26 Jul

"Just Do It" this ain't your mother's Houston anymore! MT
[@MontroseHTX](#): What do u think about [@METROHouston](#) bringing
rail to Richmond?

Retweeted by Montrose District

Expand

Bridge Lighting

Texas Transportation Commission approves funding for Montrose bridge improvements

Jul 30 | montrosedistrict.org

 Public  Add to bundle  Add note

43 clicks

 View stats

bit.ly/11rwFQF  Copy

Significant Retweets/Mentions for Bridge Lighting



Randall Ellis @rketexas

25 Jul

MT @MontroseHTX: US 59 bridges to get updated LED lighting via \$1.4M grant to @montroseHTX! #montrose #006

Expand



Montrose District @MontroseHTX

25 Jul

@rketexas We are so excited!

 [Hide conversation](#)

 Reply

 Delete

 Favorite

 Buffer

 More

3:37 PM - 25 Jul 13 · Details

Reply to @rketexas



Montrose District @MontroseHTX

25 Jul

US 59 bridges to get updated LED lighting via \$1.4M grant to @montroseHTX! #happyday

Collapse

 Reply

 Delete

 Favorite

 Buffer

 More

5

RETWEETS



3:11 PM - 25 Jul 13 · Details



Adolfo Celis @tofu713

25 Jul

Awesome! I miss these! "@MontroseHTX: US 59 bridges to get updated LED lighting via \$1.4M grant to @montroseHTX! #happyday" from Houston, TX



Montrose District @MontroseHTX

25 Jul

@tofu713 We miss them too! Happy dance!

[Hide conversation](#)

[Reply](#)

[Delete](#)

[Favorite](#)

[Buffer](#)

[More](#)

3:46 PM - 25 Jul 13 · Details



Montrose District @MontroseHTX

30 Jul

WOOT! MT @20KGroup: We're so ready for the #Montrose bridges to be restored to their former glory. ow.ly/nti76 via @MontroseHTX

[Expand](#)



20K Group @20KGroup

30 Jul

@MontroseHTX Some folks in the office didn't even realize the bridges used to light up - it's been that long!

[Expand](#)



Montrose District @MontroseHTX

30 Jul

@20KGroup HA! Well, we've been working to make this happen for a good long while! If we have any say, the lights will never go dark again!

[Hide conversation](#)

[Reply](#)

[Delete](#)

[Favorite](#)

[Buffer](#)

[More](#)

12:44 PM - 30 Jul 13 · Details

20K

20K Group @20KGroup

30 Jul

@MontroseHTX As longtime Montrose residents: Thank you for your hard work. :)

Expand



montroseDistrict.org

Montrose District @MontroseHTX

30 Jul

WOOT! MT @20KGroup: We're so ready for the #Montrose bridges to be restored to their former glory. ow.ly/nti76 via @MontroseHTX

Expand



montroseDistrict.org

Montrose District @MontroseHTX

30 Jul

Yep, the rumors are true -- Bridges over 59 are gonna SHINE! bit.ly/11rwFQF

Expand



MEMORANDUM

TO: Montrose District Board of Directors
FROM: District Executive Director
DATE: August 12, 2013
SUBJECT: Marketing and Business Relations Committee Meeting Minutes

The Marketing and Business Relations Committee met on Wednesday, July 24 at 4:00 p.m. at Tradition Bank, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

Montrose District Board & Committee Members present were: Lane Llewellyn, Robert Jara and Stathis Kafoglis.

Staff and vendors present: Marketing Director Gretchen Larson, Executive Director Bill Calderon, Social Media Strategist Lenny Williams, Business Ambassadors Dennis Beedon and Marie Cortes and Chris Valdez and Rachel Flores of Primer Grey.

Guests present: None.

THE COMMITTEE CONSIDERED THE FOLLOWING:

Review of the marketing project work plan and implementation:

- a. **Business Seminar Program Parts 2 and 3.**
- b. **Branded Bike Rack Program.**
- c. **Editorial calendar and selection of professional writers.**
- d. **Arts event calendar feed.**
- e. **Business Ambassador Program and reporting procedures.**
- f. **Statistical Reporting.**
- g. **Monthly business mixer.**
- h. **Cultural District Designation.**

The committee was updated on all the projects and programs as follows:

a. Business Seminar Program (Part 2 - August 11 and Part 3 - October 13)

Part 2 – City Permitting - Brian is still working on presentation and (if) anyone from PW's will join him at the workshop. He reports that he should have a presentation ready for review mid next week. As of this report we have 65 attendees.

Part 3 – PR and Social Media – The PR and marketing panelists have been scheduled and we are working on design of breakout sessions. As of this report we have 50 Attendees.

b. Branded Bike Rack Program

Staff met with Marissa Taler of Bike Houston who has submitted the attached reports with recommendations. We have contacted Randall Dietel with DERO, the recommended company so

that he could also provide pricing for the stainless steel models so a comparison of the maintenance costs can be evaluated.

- c. **Creation of an editorial calendar and engaging the services of professional writers for the District.**

EDITORIAL CALENDAR: 2013

AUGUST

MY MONTROSE: Houston Museum District ED, Laurette Canizares.

BUSINESS SPOTLIGHT: ElevenXI – hosting Biz Mixer.

EVENT SPOTLIGHT: Biz Mixer with Kay Warhol, Richmond Rail; Chris Valdez, Primer Grey

ARTICLE 1: Spotlight BUSINESS WORKSHOPS: suggested interviews with Brian Crimmins, attendees.

DEADLINE: August 2 (to promote Part II).

ARTICLE 2: Public Safety: interview with Victor and other officers in the district; safety tips.

DEADLINE: August 16.

SEPTEMBER

MY MONTROSE: BIKE HOUSTON (help promote bike rack contest)

BUSINESS SPOTLIGHT: Cuchara Biz Mixer Event; tie-in to arts

ARTICLE 1: Art League Houston: interview artists, community members, students (highlight proposed Monthly Art Crawl).

DEADLINE: Sept 13.

ARTICLE 2: Richmond Rail Line: takeaways from Aug Biz Mixer at eleven 11, interviews with relevant influencers.

DEADLINE: Aug 30 (for Sept Newsletter).

WRITERS

Francisco Montes—writer/photographer

http://blogs.houstonpress.com/eating/2013/05/pi_pizza_truck_reflects_on_its.php

http://blogs.houstonpress.com/eating/2013/04/the_eatingour_words_100_tranci.php

http://blogs.houstonpress.com/eating/2013/03/the_eatingour_words_100_yilmaz.php

Nicholas Hall (replaced katherine shilcutt -- food critic houston press)

(http://blogs.houstonpress.com/author.php?author_id=1098),

Brittanie Shey—great well-rounded writer, can cover anything but has a niche for business reporting. brittanieshey.com/

Darla Guillen—foodie/design/Montrose

http://houston.culturemap.com/author/Darla_Guillen/articles/

Meredith Hirt—young writer, new to Houston

<http://udquickly.udayton.edu/ud-magazine-archives/>

<http://udquickly.udayton.edu/scribblings/2013/05/through-the-eyes-of->

<http://udquickly.udayton.edu/ud-magazine-archives/>

d. Incorporation of the Houston Arts Alliance arts event calendar feed into the district events calendar. Budget \$250/mo.

Staff is still waiting on draft agreement from the Houston Arts Alliance.

e. Business Ambassador Program and reporting procedures.

The ambassadors reported 1006 visits, with approximately 750 of those visits being “unique” visits with the remaining being repeat visits because owner/manager unavailable at first or subsequent contact. The district has approximately 2,500 businesses but will be purchasing an updated list. The ambassadors were hired on in October of 2012 and after training began visits the week of October 22. The goal originally established was 20 visits per week. That has fluctuated based upon a variety of factors including, the holiday season, the need for repeat visits, required reporting and the time spent assisting with business mixers and district events such as the recycling events.

f. Statistical Reporting.

Staff presented a report for YTD through June. A report for August BOD packet will include YTD through July 31.

g. Monthly business mixer.

The July mixer is at Houston Center for Photography and the August mixer – featuring Kay Warhol – discussing Richmond Rail will be held at Eleven XI.

h. Planning related to the Texas Committee for the Arts, Cultural District Designation Program.

Ms. Cortes is working on setting a meeting with Jim Bob McMillian with the Texas Commission on the Arts to review Mid-Town District application. The letter of intent is still on track to be submitted in September.

Adjourn

There being no further business to discuss the meeting adjourned at 6:15 p.m.

The new lights on the arched bridges on Mandell, Woodhead, Dunlavy and Hazard illuminate the streets.

By Erin Mulvaney

August 3, 2013

Seven arched bridges over the Southwest Freeway were meant to create an iconic gateway into the city. Fiber-optic lights on the spans would not just illuminate them, but also provide a beautiful contrast to the river of concrete below.

The lighting system was wired onto the bridges, in a row from Hazard to Montrose, as part of a massive freeway reconstruction project that concluded a dozen years ago.

Glowing arches hovered over the cars whizzing beneath and connected Houston's downtown, Montrose and Museum District neighborhoods.

"When they were first turned on, it was spectacular," said Bill Calderon, Executive Director of the Montrose Management District. "It was really an awesome sight."

This luminous effect lasted less than a year.

The lights burned out one by one. Residents soon were complaining that the light tubes were coming loose; remnants today still hang like old shoelaces in areas, while other pieces have broken off. For a decade, budget constraints prevented any fixes.

While best-laid plans oft go astray, there's a spark of redemption in this case.

Last week, the Texas Transportation Commission approved a \$1.4 million federal grant to restore the lighting. As part of the deal, the Montrose Management District will have to match 20 percent - about \$357,000 - to go toward the project.

Changing colors



Christobal Perez, Staff

The project also will replace existing lighting on the decks of all seven arched bridges.

The project will remove all that remains of the old lighting and replace it with an LED system on each of the bridges: Woodhead, Mandell, Dunlavy, Hazard and Graustark, plus a pair of one-way spans on Montrose. The proposal also requires a system to control the color scheme on each bridge throughout the year. Officials envision multicolored lights that can change in unison or independently of one another.

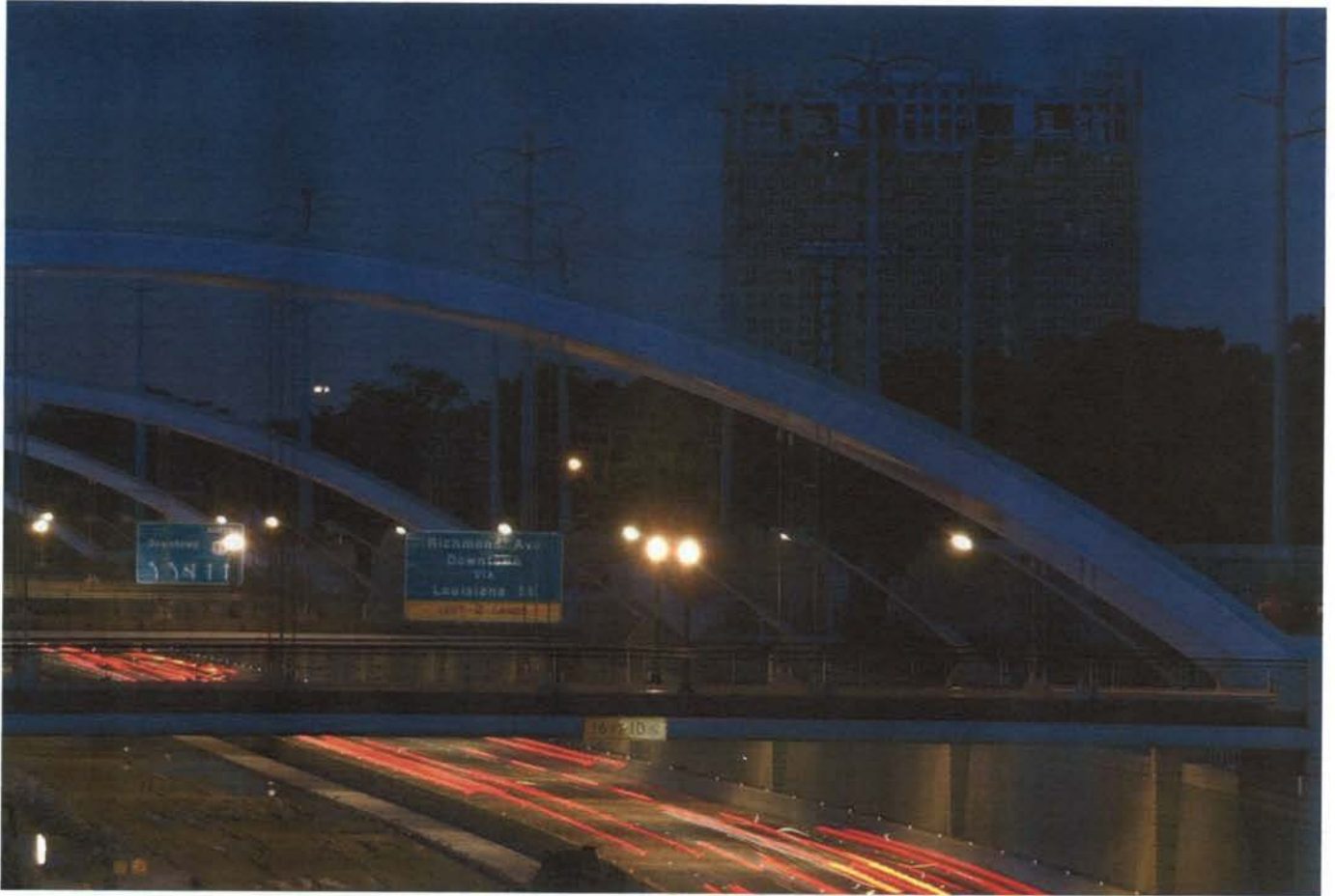
In addition to the new LED system, the project will replace the existing lighting on the bridge decks to provide better illumination for cars, bicycle and pedestrian traffic as well as improve safety, according to the proposal submitted to the Texas Department of Transportation.

Danny Perez, a TxDOT spokesman in Houston, said the technology used for the original bridge lighting turned out not to be reliable, and the department was concerned that replacing it would not be a wise use of funds.

"Funding constraints and concerns about continued maintenance delayed further funding," Perez said. "Since then, LED lighting technology has advanced in quality and appearance such that we believe any new lights will be much better."

Since 2011, the Montrose District has been working to get the lights back on. It turned to a program administered by TxDOT that allows groups to submit applications for federal grants for non-traditional transportation projects, competing with projects from around the state.

More than just bridges



Christobal Perez, Staff

The new lights on the arched bridges on Mandell, Woodhead, Dunlavy and Hazard illuminate the streets.

Calderon pointed to beautification and art projects around the city, state and country to make his case.

"Illuminating the bridges to turn them into something more than a functional piece of infrastructure," he said. "We are thinking that with an appropriate amount of funding, we can re-establish that idea."

Through an agreement with TxDOT, the Montrose District will receive the funds for the project. The city of Houston and the District agreed to cover the \$20,000 annual tab for maintenance and operation. The relighting is estimated to take about two years to complete.

"It will take and create a new and very magnificent identity for the city of Houston internationally," Calderon said. "It's a marvel for not only the local folks but a greater example of taking mobility infrastructure and turning it into something way cool."

Popular Pages

- ✦ **311 CAMPAIGN VIEWS** since Apr 2013

- ✦ Page views: 202 / Unique views: 86

- ✦ Monthly average estimate: 75

- ✦ **WHAT'S HAPPENING** since Apr 2013

- ✦ Page views: 997 / Unique views: 685

- ✦ Monthly average estimate: 81

- ✦ **CALENDAR VIEWS** since Apr 2012

- ✦ Page views: 1,115 / Unique views: 862

- ✦ Monthly average estimate: 75

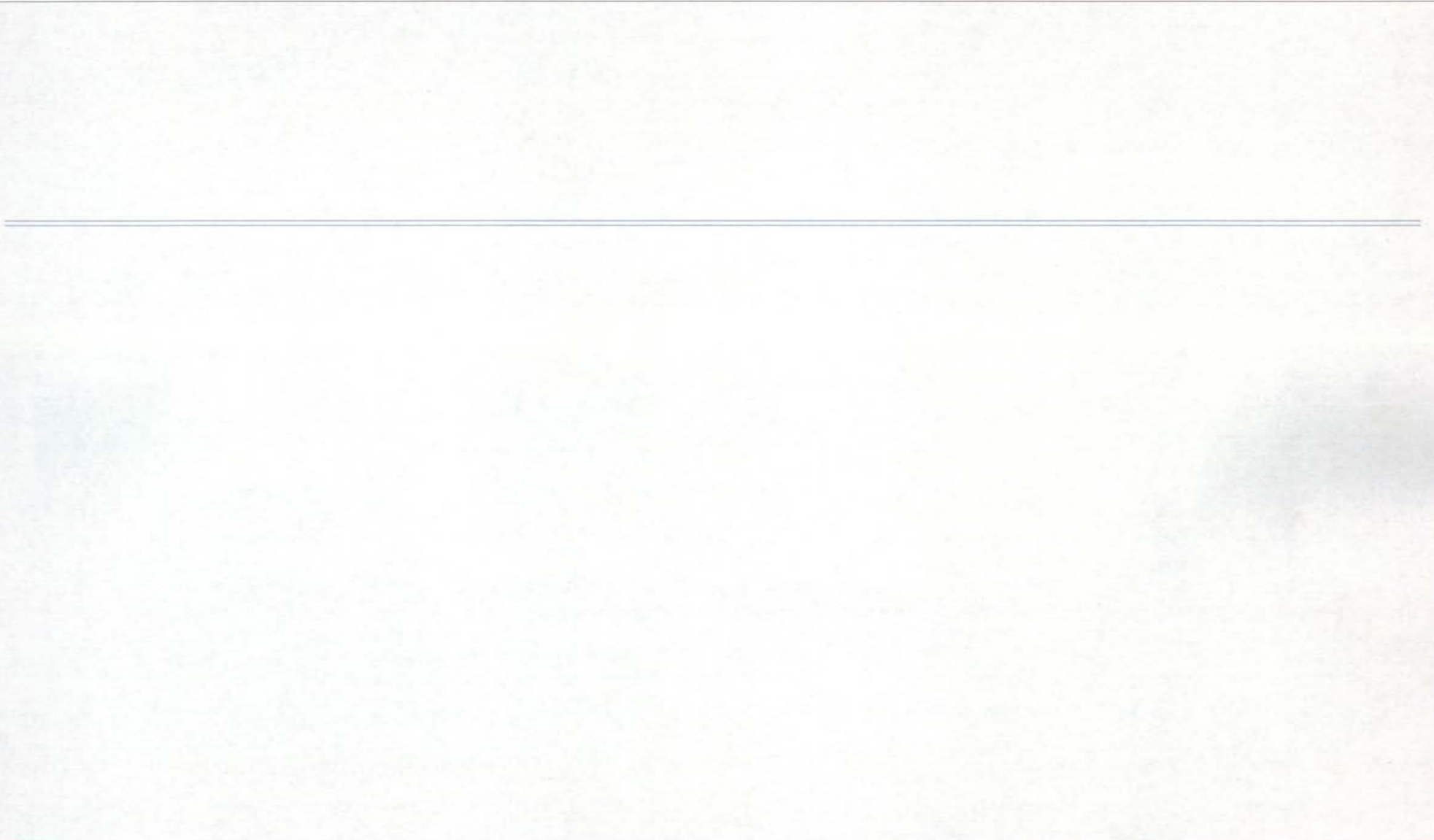
- ✦ **CONTACT PAGE** since Apr 2012

- ✦ Page views: 1,235 / Unique views: 830

- ✦ Monthly average estimate: 86

TXDOT Bridge Improvements Announcement

- ✦ Visitors to the website
 - ✦ 1302 new visitors
 - ✦ 98 returning visitors
- ✦ Referrers: pageviews
 - ✦ swamplot.com: 695
 - ✦ direct (email/link): 227
 - ✦ reddit.com: 214
 - ✦ Social Media: 207
 - ✦ Facebook: 139
 - ✦ Twitter: 68



People are interested in the website content.

♦ TOP PERFORMING POSTS (Unique views, to date)

- ♦ 7/29/13 - *Texas Transportation Commission approves funding for Montrose bridge improvements* (1325)
- ♦ 9/12/12 - *New Heavy Trash and Tree Waste Pick Up Days* (741)
- ♦ 10/03/12 - *Top 10 Restaurants in Montrose* (684)
- ♦ 5/15/13 - *Show Us Your Favorite Pothole (and win a Houston B-Cycle Membership)* (300)
- ♦ 7/9/12 - *Top Chef Returns to Houston* (270)
- ♦ 2/11/13 - *My Montrose: HSPVA's Dr. R. Scott Allen* (233)
- ♦ 1/7/13 - *Bi-Monthly Montrose Farmers Market Begins on Thursday* (233)
- ♦ 7/1/13 - *My Montrose: Richmond Rails Kay Warhol* (168)
- ♦ 8/20/12 - *My Montrose: Mayor Parker* (166)
- ♦ 5/8/12 - *Audubon Place gets Greener with New Community Garden* (159)
- ♦ 4/1/13 - *Analysis of CIP by MMD's David W. Robinson* (139)

TAKE AWAY?

Content with special relevancy for the general public performs well. Houstonians like food. Shocking, I know.

People are engaging with website content.

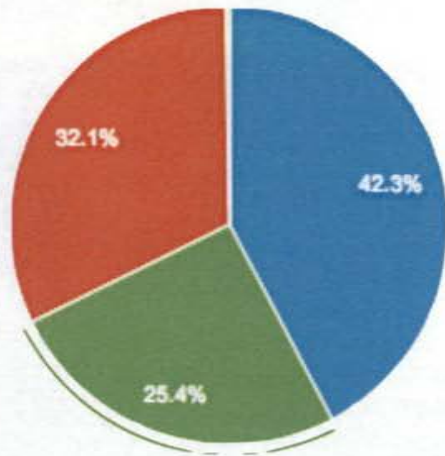
✦ TOP COMMENTED/LINKED BACK POSTS (as of June 25, 2013)

- ✦ 7/29/13 - *Texas Transportation Commission approves funding for Montrose bridge improvements* (11)
- ✦ 4/1/13 - *Analysis of CIP by MMD's David W. Robinson* (7)
- ✦ 9/12/12 - *New Heavy Trash and Tree Waste Pick Up Days* (4)
- ✦ 8/20/12 - *My Montrose with Mayor Parker* (3)
- ✦ *Randy Rucker Testing the Waters at 4411 Montrose Dinner* (3)
- ✦ *Mayor Parker unveils \$410 million bond package* (2)
- ✦ *My Montrose: Richmond Rails Kay Warhol* (2)
- ✦ *HEB Helps MMD Celebrate Earth Day* (2)
- ✦ *Save the Date: 2013 Recycling Mixers* (2)
- ✦ 10+ single comment/linkbacks

TAKE AWAY?

Infrastructure & services stories where governmental agencies are involved seem to provoke public discourse—especially when money is involved.

Google, Facebook & Twitter drive traffic.



❖ **APRIL 1, 2012 to JUNE 25, 2013**

❖ 42.3% of traffic is from **Search Engines**

This is reputation management.

❖ 25.4% of traffic is from a **referrer**.

❖ 49% of that is from **Facebook**

❖ 22% of that is from **Twitter**

This WE are creating.

❖ 32.1% is from **direct traffic** like **emails & bookmarks**

TAKE AWAY? Good content is key.
Dissemination via SM is too.

Social Media Highlights

Abbreviated summary of recent audience engagement and web traffic driven by social media channels for June & July.

✧ June Web Highlights

- ✧ MMD Workshop: 258 clicks in June
- ✧ Pothole reporting & 3-1-1: 77 clicks in June

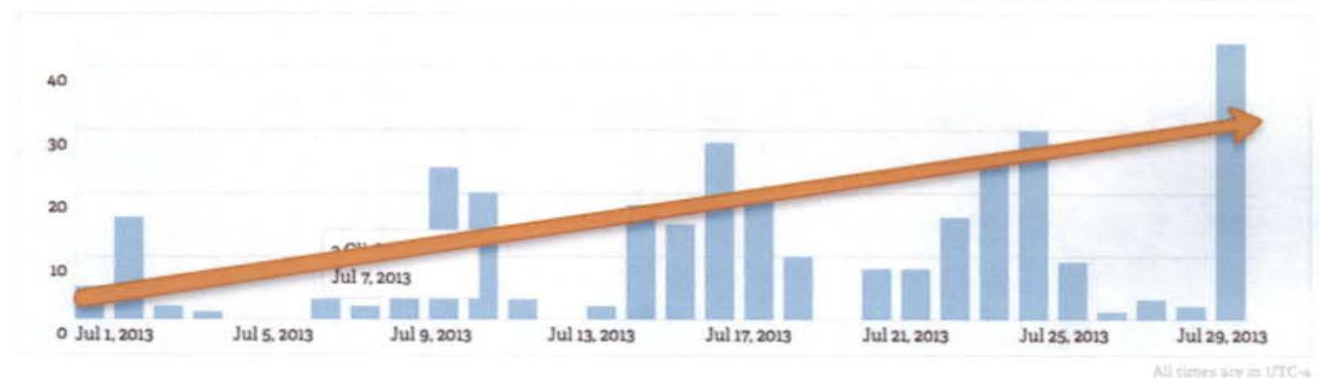
✧ July Web Highlights

- ✧ My Montrose: Kay Warhol: 54
- ✧ TXDOT Bridge: 40 (24 hours)

324 clicks on your bitly links since Jul 1, 2013

Clicks

Past 30 Days



Social media engagement increase over time.

June 1, 2013 - July 31, 2013

TAKE AWAY? (see enclosed followers list and snapshot) Continued content strategy / plan like the carefully planned communications efforts of the 3-1-1 campaign & TXDOT news drives **activity and engagement** among people with whom we can share the work that MMD does within Montrose.

Increased presence reflected in Search

Results will vary greatly by location, time, Search history and unknown factors

montrose district

[Web](#) [Images](#) [Maps](#) [Shopping](#) [More](#) [Search tools](#)

About 11,700,000 results (0.22 seconds)

[Montrose Management District:](#)
montrosedistrict.org/

The **Montrose district** is a dynamic and creative place that has been built sense of community. The neighborhood supports independent shops and Strategic Partners - PR & Marketing Plan - Our Staff - Committees

[Montrose District \(MontroseHTX\) on Twitter](#)
<https://twitter.com/MontroseHTX>

The latest from **Montrose District** (@MontroseHTX). Business Development • Transportation Planning • Visual Improvement & Cultural Promotion • You visited this page.

[Montrose District, Houston - Wikipedia, the free encyclopedia](#)
en.wikipedia.org/wiki/Montrose_District_Houston

The **Montrose District** is a management district located in Houston, Texas States. The land is governed by the Montrose Management District. Cityscape - Government - Education - References

[Montrose, Houston - Wikipedia, the free encyclopedia](#)
en.wikipedia.org/wiki/Montrose_Houston

Jump to City of Houston Designated Historic Districts - [edit]. As of February 2012, Montrose was home to five of the twelve designated Historic ...

montrose management

[Web](#) [Images](#) [Maps](#) [Shopping](#) [More](#) [Search tools](#)

About 15,000,000 results (0.19 seconds)

[Montrose Management, Inc. - Home](#)
www.montrosemanagement.com/

Montrose Management, Inc. Quality Solutions Real Estate Management & Equipment Leasing **Montrose Management** is both a property management

[Montrose Management District:](#)
montrosedistrict.org/

From the desk of Bill Calderon, Executive Director, **Montrose Management** have wonderful news to share. I received a phone call from Terri Kaplan to

[Montrose Management Association Incorporated in Jefferson Valley](#)
local.yahoo.com » Jefferson Valley » Real Estate » Property Management
Find **Montrose Management Association Incorporated** in Jefferson Valley. Phone number from Yahoo! US Local. Includes **Montrose Management** ...

[Montrose Properties \(Didsbury\) Ltd is a UK based South Ma](#)
www.montroseproperties.co.uk/

Montrose Properties is THE specialist letting agency in West Didsbury and name in the letting and **management** of residential property in south ... Contact Us - Tenant - About Us - Landlord

[Montrose Management District | Facebook](#)
<https://www.facebook.com/MontroseDistrict>

Montrose Management District Houston, TX. 308 likes · 17 talking about

montrose management district

[Web](#) [Images](#) [Maps](#) [Shopping](#) [More](#) [Search tools](#)

About 217,000 results (0.17 seconds)

[Montrose Management District:](#)
montrosedistrict.org/

From the desk of Bill Calderon, Executive Director, **Montrose Management** have wonderful news to share. I received a phone call from Terri Kaplan to Strategic Partners - PR & Marketing Plan - Our Staff - Committees

[Montrose District \(MontroseHTX\) on Twitter](#)
<https://twitter.com/MontroseHTX>

@MontroseHTX. Business Development • Public Safety • Transportation & Visual Improvement & Cultural Promotion • **Montrose Management District** You visited this page.

[Montrose Management District | Facebook](#)
<https://www.facebook.com/MontroseDistrict>

Montrose Management District, Houston, TX. 308 likes · 17 talking about

[Montrose District, Houston - Wikipedia, the free encyclopedia](#)
en.wikipedia.org/wiki/Montrose_District_Houston

The **Montrose District** is a management district located in Houston, Texas. The land is governed by the **Montrose Management District**.

[Two-thirds of controversial Montrose Management District](#)
www.texaswatchdog.org/.../montrose-management-district.../1322/
AUGUST 2012. The order of business was to discuss the Mont

Thanks.

Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: July 24, 2013
SUBJECT: Business & Economic Development Committee Meeting

The Business & Economic Development Committee of the Montrose Management District held its regular monthly meeting on Wednesday, July 24, 2013 in the second floor conference room of Tradition Bank, 5020 Montrose Blvd., Houston, TX 77006. Committee members attending were: Cassie Stinson, Lane Llewellyn, Charlie Norris, Ryan Haley, Jason Ezer and Steve Madden. Staff present were executive director Bill Calderon and Ray Lawrence. Johnna Carlson from Ted Poe's office attended as a guest. The meeting was called to order at 12:15.

Review of Montrose District Brochure Draft

Following the July meeting, Ryan Haley suggested adding a section that describes the market area served by Montrose retailers including Midtown, Upper Kirby, West University and River Oaks. Other members are requested to have any recommended additions or changes to Ray Lawrence by no later than August 7. A revised document and preliminary layout will be available by the next meeting.

Fall Real Estate Forum Luncheon

A fall real estate forum with the twin objectives of informing investors, developers, brokers and property owners about the history, services and benefits of the District, as well as opportunities available, is planned for the first half of November. Locations to be considered are La Colombe d'Or, St. Thomas auditorium and the Za Za Hotel. The committee agreed that Claude Wynn should give the welcome and make a brief presentation on the District to be followed by a panel of 3-4 speakers. A number of possible speakers were suggested, including Don Leverett of PMRG, Jill Jewett (Marvy Finger's daughter), Susan Hill with HFF, and David Ott with Hanover. Each will be contacted by committee members and staff to determine their interest and availability.

The event will be held on a Tuesday, Wednesday or Thursday, with registration and networking from 11:30 to 12:00 followed by a one hour program. Money is in the 2013 Budget for the event. However, it is hoped that a number of sponsors could be lined up to help support the luncheon that will be free for invited guests including local government officials. Charlie Norris indicated that Tradition Bank would be pleased to be a sponsor. It was hoped that Steve Zimmerman, whom Lane Llewellyn will contact, would be willing to become a sponsor by providing his banquet hall space at no cost.

Details for the event should be finalized by the August committee meeting.

Adjournment

The meeting was adjourned at 1:15. The next meeting of the committee is scheduled for August 28.

South Main Alliance/Main Street Coalition Present
Museum Walk/University Crossing/Main Street Project

Museum of Fine Arts, Houston
American General Conference Room
6 – 8 pm, Tuesday, August 13, 2013

The public is invited to a presentation hosted by City of Houston District D City Council Member Wanda Adams and the Museum of Fine Arts, Houston about design and implementation of wide-ranging projects to enhance the pedestrian realm.

Museum Walk improves sidewalks and crosswalks, installs pedestrian signs and pedestrian lighting and enhances landscaping on Bissonnet, Binz, Fannin and San Jacinto in the heart of the Museum District.

University Crossing provides a raised intersection at University and Main Streets and enhances crosswalks and pedestrian lighting and amenities from University to Dryden connecting from Main Street to METRORail on Fannin.

The Main Street project creates a landscaped median from Mecom Fountain to Cambridge Street, improves the plantings and irrigation on the Cravens Parkway enhances crossings and pedestrian amenities on the walkways adjacent to Main Street.

The ***Grand Gateway*** beautifies the historic entrance to Hermann Park from the Mecom Fountain to Sam Houston Monument and enhance pedestrian connectivity.

The American General Conference room is in the Audrey Beck Building located on the south east corner of Main Street and Binz. Parking is available in the MFAH surface lot adjacent to First Presbyterian Church and in the MFAH parking building entered from Binz between Fannin and San Jacinto Streets. Light refreshments will be provided.



WHAT'S HAPPENING...



IN THE COMMUNITY

August Business Mixer: Eleven XI

posted by **LENNY WILLIAMS** | July 26, 2013

MMD would like to extend a warm welcome to Eleven XI, a new Southern Coastal Cuisine Restaurant in Montrose. This beautiful new space on West Gray will play host for our August Business Mixer (August 22, 5:30 – 7:30). MMD will also have Kay Warhol of Richmond Rail educating local business owners about the potential [READ MORE](#)



CITY OF HOUSTON 311

Let the City of Houston know what is happening in your Montrose via the new 3-1-1 Mobile App.

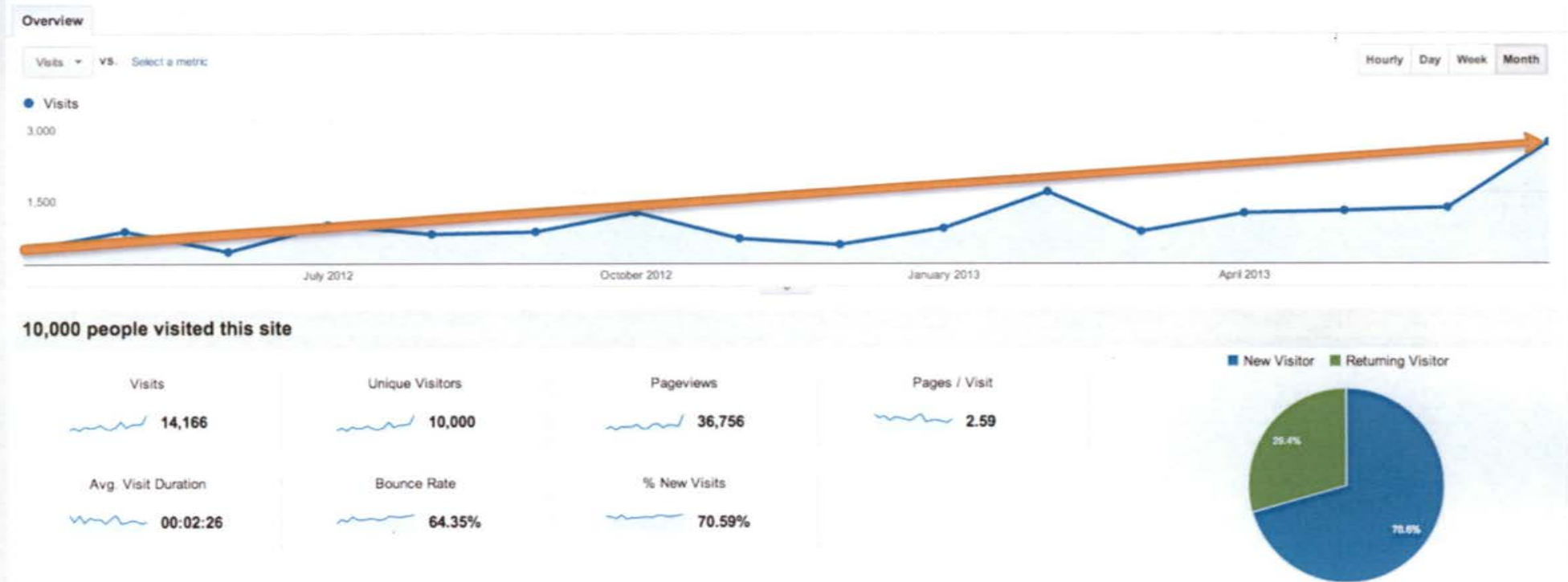


[LEARN MORE](#)

Web Traffic Analysis // 3Q13

www.montrosedistrict.org

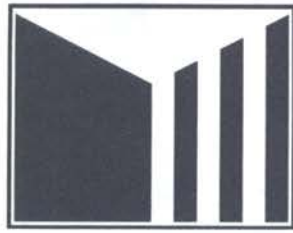
Aug 1, 2013 - Prepared By Chris Valdez, Primer Grey; Lenny Williams.



Website traffic is growing.

July 2012 vs July 2013 shows > 250% growth in monthly pageviews with 6,797 pageviews in July 2013 (vs 1,927 in 2012)

Unique Visitors (same Period): 2,133 (7/13); 647 (7/12)



MONTROSE MANAGEMENT DISTRICT

Cleanup Update

August 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:

1408 W. Alabama - Thank you for your request or comment. Your Tracking Number is: 101001078608.

1533 Indiana - Thank you for your request or comment. Your Tracking Number is: 101001078612.

1511 Fairview - Thank you for your request or comment. Your Tracking Number is: 101001078613.

401 Bomar - Thank you for your request or comment. Your Tracking Number is: 101001078618.

2119 Converse - Thank you for your request or comment. Your Tracking Number is: 101001078620.

4326 Jack - Thank you for your request or comment. Your Tracking Number is: 101001078624.

NEW CONSTRUCTION



Ongoing residential work in the 1800 block of Branard

● *Construction continues in the 500 block of W. Bell*



ILLEGAL DUMP SITES



Illegal dump in the vacant lot at Driscoll and Colquitt

*Staff has sent yet another letter to the owner of the lot asking they fence it off to stop the illegal dumping
Thank you for your request or comment. Your Tracking Number is: 101001078520.*

- *Streetlight down on the ground in the 2000 block of S. Shepherd, reported by Staff for repair*



Report Street Light Outages

Thank you for reporting street light outages. Please keep the tracking number listed below as this is the reference number we will use to report on the status of your requested repair if you choose to have feedback. If you do not choose to have feedback, Customer Service will need this reference number to locate your requested repair in our system. Average street light repairs should be completed within approximately 3 days. Extensive damage or underground cable failures could take from 2 - 4 weeks to repair.

Reported Street Light Outage Details:
Name: Roy Hill
Phone #: (713) 595-1200
Address: 9610 Long Point Houston, TX 77055
Email: rhill@hhcllp.com
Feedback Desired: Yes
Street Light 1 Details:
Light Number: 209222
Location Description: 2027 S. Shepherd, at vacant lot, hit and on ground
Address: 2027 S. Shepherd Houston, TX
Problem Description: Light Out
Tracking Number: 8130000992176
Received Date: 07/30/2013
Received Time: 14:57

- *A deep pothole at the intersection of Taft and W. Polk, reported by Staff for abatement*



Thank you for your request or comment. Your Tracking Number is: 101001078572.

[illegible]

Staff will continue to look for violations and other problems as they arise. Please call Roy Hill at 713-595-1207 or 713-724-2189 or send an e-mail to rhill@hhcllp.com if you see a possible violation that needs to be inspected.

Report Street Light Outages

Thank you for reporting street light outages. Please keep the tracking number listed below as this is the reference number we will use to report on the status of your requested repair if you choose to have feedback. If you do not choose to have feedback, Customer Service will need this reference number to locate your requested repair in our system. Average street light repairs should be completed within approximately 3 days. Extensive damage or underground cable failures could take from 2 - 4 weeks to repair.

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Phone #: (713) 595-1200

Address: 9610 Long Point
Houston, TX 77055

Email: rhill@hhcllp.com

Feedback Desired: Yes

Street Light 1 Details:

Light Number: 209222

Location Description: 2027 S. Shepherd, at vacant lot, hit and on ground

Address: 2027 S. Shepherd
Houston, TX

Problem Description: Light Out

Tracking Number: 8130000992176

Received Date: 07/30/2013

Received Time: 14:57

Street Light Outage Repair Status:

We have completed repair of the reported street light. Thank you again for reporting street light outages.

Status Date: 08/05/2013

Requestor Details:

Name: Roy Hill

Phone #: (713) 595-1200

Address: 9610 Long Point
Houston, TX 77055

Email: rhill@hhcllp.com

Street Light Details:

Light Number: 209222

Location Description: 2027 S. Shepherd, at vacant lot, hit and on ground

Address: 2027 S. Shepherd
Houston, TX

Tracking Number: 8130000992176

Received Date: 07/30/2013

Received Time: 14:57



Shift Period: Jul-13
Total Hours Worked 581:00
Total Miles Driven 1,915

Crime Arrest Activity

Felony Arrests:	6
Misdemeanor Arrests:	60
Charges Filed:	22
Suspects in Jail:	76

Field Activity

Parking Tickets:	1
Citations:	9
BMV Report Cards:	241
Crime Prevention:	125

Patrol Activity

Calls for Service:	284
CIT Calls:	2
Incident Reports:	21
Accident Reports	1
Locations Checked:	1027

Warrants

Felony Warrants:	5
Misdemeanor Warrants:	0
City Warrants:	36
SETCIC Warrants:	13

Arrest Summary

Shift Period Jul-13

Charge	# of Arrests
Aggravated Assault Deadly Weapon	1
Assault	1
City Warrants	11
Criminal Trespass	4
D.W.I.	1
Failure to Register as a Sex Offender	1
Indecency with a Child Warrant	1
Littering	1
Loitering with the Intent to Comitt Prostitution	9
Murder Warrant	1
Parole Violation	2
Possession of a Controlled Substance	2
Possession of Marijuana	1
Public Intoxication	31
Resisting Arrest	2
Runaway Warrant	1
Setcic Warrant	6
Theft	1
Total Arrests	77

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

9. Receive the Marketing and Business Relations Committee report and recommendations.
 - a. Consider an agreement with Houston Arts Alliance for specialized access to their events calendar database feed
 - b. Consider an agreement with Brittanie Shey for professional writing services

Staff note: The minutes of the committee meeting of July 24 are attached for review.

THE COMMITTEE CONSIDERED THE FOLLOWING ACTION ITEM(S):

The committee had no action items from the July meeting however, the attached two agreements are a part of the board approved action items from the July meeting.

Committee Recommendations:

N/A.

Fiscal Notes:

Funding for these two agreements of \$250 per month for the calendar feed and \$250 per month for the professional writers was approved at the July 8 BOD meeting.

STRATEGIC ALLIANCE AGREEMENT

This Strategic Alliance Agreement (the "Agreement"), is made as of this ____ day of August, 2013 (the "Effective Date"), by and between the Houston Arts Alliance, Inc., a Texas not for profit corporation (or "Alliance") and The Montrose Management District, a Texas municipal management district ("District") (each a "Party" and together the "Parties").

BACKGROUND:

WHEREAS, the Houston Arts Alliance owns Artshound.com, a comprehensive online arts and culture events calendar, and wishes to license its content to the District to promote arts and culture events on www.artshound.com.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Houston Arts Alliance and District hereby agree as follows:

1. License. Subject to the terms and conditions of this Agreement, Houston Arts Alliance hereby grants District during the term of this Agreement a license to use Artshound.com content. All rights in or to the platform and services other than the limited license rights granted above are expressly reserved and retained by the Houston Arts Alliance.

2. Website Content

2.1 Listings. Houston Arts Alliance agrees to provide accurate, edited content for a range of events including, but not limited to performing arts, visual arts, cultural, festivals, family attractions films, literary, workshops/conferences, job opportunities, venues and directory of cultural organizations. Additionally, Houston Arts Alliance will:

- Provide calendar of a modified feed of the following zip codes: 77006, 77098, 77019 from Artshound to District's calendar. Additional zip codes, up to five, may be added throughout the year.
- Provide administrative/technical support as needed from Artshound.com staff.
- Content may be all inclusive or selected at District's discretion.
- Artshound and HAA logos for use in online and collateral materials where calendar is referenced.

The District agrees to:

- Manage their own calendar and provide technical support once initial details are coordinated with Houston Arts Alliance.
- Artshound/HAA logo included on District's website (on calendar pages). Verbiage to be something similar to "The Artshound calendar in Partnership with Houston Arts Alliance."

- Artshound/Houston Arts Alliance logos on anything including print pieces, collateral, promotional items and e-blasts where calendar is promoted or referenced.

2.1 Branding. District will include on all pages where Houston Arts Alliance content is provided a 'Powered by Artshound' attribution.

3. Maintenance Fee. In addition to the consideration elsewhere specified in this Agreement, District will compensate the Houston Arts Alliance a \$250 monthly fee, to be paid on the 15th of each month of the Term.

4. Quality Control. District shall at all times provide service in accordance with the highest standards of professionalism and business practices, and in accordance with all applicable laws, rules and regulations and Houston Arts Alliance's standards. District agrees to provide the following disclosure link (<http://www.artshound.com/page/privacy>) where Artshound.com is referenced. Additionally the following disclaimer will be added to all classifieds listings: ☐ **Disclaimer:** Artshound.com assumes no responsibility for the accuracy or outcome of any classified listing. Please do not contact Artshound.com regarding any of the classified listings above."

5. Term and Termination.

5.1 Term. The term of this Agreement shall commence on the Effective Date and shall expire on the first anniversary of the Effective Date ("Term"), unless the Parties mutually agree to an extension or unless earlier terminated hereunder. The terms of this Agreement may be modified by written agreement by both Parties.

5.2.1 District Default. In the event of a District Default (as defined below), Houston Arts Alliance may terminate this Agreement by giving written notice to District, in which event this Agreement and any rights granted hereunder shall terminate on the date specified in such notice. The following events shall constitute a "District Default":

(a) breach of any representation, warranty or covenant of District contained in this Agreement, and, to the extent it can be cured, such breach shall not have been cured within 15 days after written notice thereof shall have been given to District by Houston Arts Alliance;

(b) Non payment of maintenance fee.

(c) Any material violation by District of a law, regulation or order of any governmental or administrative body applicable to District which does adversely affect the reputation of Houston Arts Alliance, including without limitation any violation of any securities or privacy law or regulation.

5.2.2 Houston Arts Alliance Default. In the event of a Houston Arts Alliance Default (as defined below), District may terminate this Agreement by giving written notice to Houston Arts Alliance, in which event this Agreement and any other rights granted hereunder shall terminate on the date specified in such notice. The following events shall constitute a "Houston Arts Alliance Default":

(a) Material breach of any representation, warranty or covenant of Houston Arts Alliance contained in this Agreement, and, to the extent it can be cured, such breach shall not have been cured within 15 days after written notice thereof shall have been given to Houston Arts Alliance by

District; or

(b) Any material violation by Houston Arts Alliance of a law, regulation or order of any governmental or administrative body applicable to Houston Arts Alliance which may adversely affect the reputation of District (including without limitation any violation of any securities or privacy law or regulation).

5.2.3 General. Either Party may terminate this Agreement for any reason upon thirty (30) days' written notice to the other Party. Upon the expiration or termination of the Agreement for any reason (a) all rights and licenses granted hereunder shall cease immediately; and (b) each Party shall promptly return to the other Party, or destroy and certify the destruction of, all Confidential Information (as hereinafter defined) of the other Party.

5.3 Survival. The following obligations of the parties will survive termination or expiration of this Agreement for a period of three (3) years: Sections 6, 7, 8, and 10 and any payment or reporting obligations of a party that accrue prior to such termination or expiration.

6. Representations and Warranties; Indemnification; Disclaimer

6.1 By Houston Arts Alliance. Houston Arts Alliance hereby represents and warrants to District that it has the authority required to enter into this Agreement according to its terms, and that the execution, delivery, and performance of this Agreement will not, with or without the giving of notice or the passage of time, or both, violate any provision of law, rule or regulation to which it is subject, or conflict with or result in a breach or default under any agreement or other instrument to which Houston Arts Alliance is a party or by which it may be bound. It owns all right, title and interest in, or otherwise possesses all permission, consents and licenses necessary to license the content and as set forth in this Agreement, including, without limitation, all necessary rights to the software, technology and other elements required in connection with the operation of the products and services offered hereunder; and Houston Arts Alliance will make reasonable commercial efforts to make sure that the content provided by in advertisements, if any, shall not infringe the copyright or other intellectual property rights of any third party, or contain knowingly libelous, slanderous or defamatory material. Houston Arts Alliance will use its best efforts to ensure the accuracy of all provided information or content for **Artshound.com**.

6.2 By District. District hereby represents and warrants to Houston Arts Alliance that: it has the authority required to enter into this Agreement according to its terms, and that the execution, delivery, and performance of this Agreement will not, with or without the giving of notice or the passage of time, or both, violate any provision of law, rule or regulation to which it is subject, or conflict with or result in a breach or default under any agreement or other instrument to which it is a party or by which it may be bound and it is and shall remain in compliance with all applicable laws and regulations with respect to its obligations under this Agreement.

6.3 Indemnification To the extent allowed by law, if a third party brings a claim, suit or action against either party hereto or its respective affiliates, directors, officers, employees or independent contractors (each, an "indemnified party" or collectively, the "indemnified parties") as a result of or arising from a breach by the other party to this Agreement (the "indemnifying party") of any representation, warranty, covenant or agreement contained in this Agreement, or arising out of the actions of the indemnifying party, including from breaches of any and all material contained within the Content, then the indemnifying party, at its expense, will defend such claim, suit or action, and will indemnify and hold harmless the indemnified parties, including the indemnified parties' parent, subsidiaries, affiliates, and their respective directors, officers, employees, representatives, agents and assigns, from and against any damages assessed, awarded, and/or fined in such claim, suit, or action by a court of competent

jurisdiction or pursuant to an arbitration proceeding, or any amounts due pursuant to a settlement of such claim, suit or action.

A party's obligation to indemnify the other party under this Agreement will be contingent on: (i) the indemnified party giving the indemnifying party prompt written notice of a claim, provided, however, that failure of a party to give prompt notice will not relieve the indemnifying party from its obligations under this Agreement unless the indemnifying party's ability to defend or the defense is materially prejudiced by such failure; (ii) the indemnified party not having waived any defense or compromising or settling any such claim. Upon receipt of notice of a claim from an indemnified party, the indemnifying party will, at its sole cost and expense, assume the defense of the claim using reputable and qualified counsel chosen by it; provided the indemnified party will have the right to make reasonable objections to the choice of such counsel. The indemnified party will be entitled to participate in the defense of such claim and to employ counsel at its own expense to assist in the handling of such claim. The indemnifying party will have the right to negotiate a settlement of the claim, subject to the indemnified party's prior written consent to the extent such settlement affects the rights or obligations of the indemnified party, which will not be unreasonably withheld or delayed. The indemnified party will provide the indemnifying party with such assistance, at the indemnifying party's expense, as may be reasonably requested by the indemnifying party in connection with any such defense, including, without limitation, providing the indemnifying party with such information, documents, records and reasonable access to the indemnified party as the indemnifying party may reasonably deem necessary. The indemnified party will reasonably assist the indemnifying party with the mitigation of any losses in connection with the indemnification obligations set forth in this Agreement.

6.4 Limited Warranties. EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, NEITHER PARTY MAKES ANY WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO (A) ITS RESPECTIVE WORLD WIDE WEBSITES, ITS DATABASES, OR THE FUNCTIONALITY, PERFORMANCE OR RESULTS OF USE THEREOF, OR (B) ANY CONTENT, SOFTWARE, USAGE STATISTICS, OR OTHER MATERIALS OR INFORMATION PROVIDED TO THE OTHER PARTY.

7. Limitation of Liability.

7.1 Limitation. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT, EXCEPT AS SET FORTH BELOW, NEITHER PARTY WILL BE LIABLE TO ANY OTHER PARTY (NOR TO ANY PERSON CLAIMING RIGHTS DERIVED FROM THE OTHER PARTY'S RIGHTS) FOR INCIDENTAL, INDIRECT, CONSEQUENTIAL, SPECIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND - INCLUDING LOST REVENUES OR PROFITS, LOSS OF BUSINESS OR LOSS OF DATA - ARISING OUT OF THIS AGREEMENT (INCLUDING WITHOUT LIMITATION AS A RESULT OF ANY BREACH OF ANY WARRANTY OR OTHER TERM OF THIS AGREEMENT), REGARDLESS OF WHETHER THE PARTY LIABLE OR ALLEGEDLY LIABLE WAS ADVISED, HAD OTHER REASON TO KNOW, OR IN FACT KNEW OF THE POSSIBILITY THEREOF.

7.2 Exclusions from Limitations. UNLESS AND THEN ONLY TO THE EXTENT THIS AGREEMENT EXPRESSLY STATES OTHERWISE, NOTHING IN THIS AGREEMENT SHALL EXCLUDE OR LIMIT EITHER PARTY'S LIABILITY FOR: (A) BREACH OF THE EXCLUSIVITY OBLIGATIONS CONTAINED IN THIS AGREEMENT, (B) BREACHES OF ANY CONFIDENTIALITY OBLIGATIONS CONTAINED IN THIS AGREEMENT, (C) INFRINGEMENT OR MISAPPROPRIATION OF THE OTHER PARTY'S INTELLECTUAL PROPERTY RIGHTS, OR

(D) AMOUNTS PAYABLE TO THIRD PARTIES PURSUANT TO THE PARTIES' INDEMNIFICATION OBLIGATIONS HEREUNDER.

8. Confidentiality.

8.1 Generally. Each Party will keep the specific terms of this Agreement confidential and not disclose any portion of them to any third party (other than to its attorneys, accountants, advisors and potential investors who are bound to keep such information confidential) without the other Party's prior written consent, except as required by law.

8.2 In connection with the negotiation and performance of this Agreement, a Party (the "Receiving Party") may receive or may have received information of the other Party (the "Disclosing Party") which is confidential or proprietary in nature, including without limitation information about a Party's products, databases, services, finances, marketing, competitors and future plans ("Confidential Information"). Subject to Section 8.3 below, information will be considered "Confidential Information" hereunder only if labeled "Confidential" or "Proprietary" or if the Receiving Party had reason to know of its confidential or proprietary status. The Receiving Party agrees that, during the Term of this Agreement and for a period of three (3) years thereafter, it will keep the Confidential Information in strictest confidence and protect such Confidential Information by similar security measures as it takes to protect its own Confidential Information of a similar nature, but in no event shall the Receiving Party take less than reasonable care with the Confidential Information of the Disclosing Party. The Receiving Party also agrees that it will not use any Confidential Information for any purpose other than in connection with the performance of its obligations under this Agreement. This Section is intended to cover information that may have been provided by one Party to the other prior to the execution of this Agreement as well as subsequent to its execution.

8.3 The term "Confidential Information" shall not include information which is or becomes generally available to the public without breach of this Agreement, is in the possession of the Receiving Party prior to its disclosure by the Disclosing Party, becomes available from a third party not in breach of any obligations of confidentiality, is independently developed by the Receiving Party, or is required to be disclosed by the Receiving Party pursuant to law, rule, regulation, subpoena or court order.

The Parties recognize that the disclosure or use of a Disclosing Party's Confidential Information by the Receiving Party in violation of the provisions of this Section may cause irreparable injury to the Disclosing Party; therefore, in the event either Party breaches the provisions of this section, the other Party, in addition to any other remedies it may have, shall be entitled to seek preliminary and permanent injunctive relief.

9. Publicity.

9.1 Press Release. Only upon the prior written consent of the other Party hereto, which will not be reasonably withheld, may Houston Arts Alliance and District issue any press release with respect to the subject matter of this Agreement or a business relationship between the Parties.

10. Miscellaneous.

10.1 Amendment and Modification. This Agreement may not be amended, modified or supplemented in any manner, whether by course of conduct or otherwise, except by an instrument in writing signed on behalf of each party and otherwise as expressly set forth herein.

10.2 Waiver. No failure or delay of any party in exercising any right or remedy hereunder

shall operate as a waiver thereof, nor shall any single or partial exercise of any such right or power, or any abandonment or discontinuance of steps to enforce such right or power, or any course of conduct, preclude any other or further exercise thereof or the exercise of any other right or power. The rights and remedies of the parties hereunder are cumulative and are not exclusive of any rights or remedies which they would otherwise have hereunder. Any agreement on the part of any party to any such waiver shall be valid only if set forth in a written instrument executed and delivered by a duly authorized officer on behalf of such party.

10.3 Notices. All notices and other communications hereunder shall be in writing and shall be deemed duly given by registered or certified mail, return receipt requested, postage prepaid, or via overnight delivery by a reputable carrier like UPS or Federal Express. All notices hereunder shall be delivered, if to District, to the address set forth below, or if to Houston Arts Alliance, to the addresses set forth below, or pursuant to such other instructions as may be designated in writing by the party to receive such notice:

Attention: Johnathan Glus
President & CEO
3201 Allen Parkway, Suite 250
Houston, Texas 77019
FAX: 713-630-5210

Attention: Bill Calderon
Executive Director
5020 Montrose, Suite 311
Houston, Texas 77006
FAX: 713-595-1295

10.4 Interpretation. When a reference is made in this Agreement to a Section, Schedule, Article or Exhibit such reference shall be to a Section, Schedule, Article or Exhibit of this Agreement unless otherwise indicated. The table of contents and headings contained in this Agreement or in any Exhibit are for convenience of reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement. All words used in this Agreement will be construed to be of such gender or number as the circumstances require. Any capitalized terms used in any Exhibit or Schedule but not otherwise defined therein shall have the meaning as defined in this Agreement. All Exhibits and Schedules annexed hereto or referred to herein are hereby incorporated in and made a part of this Agreement as if set forth herein. The word "including" and words of similar import when used in this Agreement will mean "including, without limitation", unless otherwise specified.

10.5 Entire Agreement. This Agreement and the delivered in connection herewith constitute the entire agreement, and supersede all prior written agreements, arrangements, communications and understandings and all prior and contemporaneous oral agreements, arrangements, communications and understandings among the parties with respect to the subject matter hereof and thereof.

10.6 No Third-Party Beneficiaries. Nothing in this Agreement, express or implied, is intended to or shall confer upon any other person other than the parties and their respective successors and permitted assigns any legal or equitable right, benefit or remedy of any nature under or by reason of this Agreement.

10.7 Governing Law. This Agreement and all disputes or controversies arising out of or relating to this Agreement or the transactions contemplated hereby shall be governed by, and construed in accordance with, the internal laws of the State of Texas, without regard to the laws of any other

jurisdiction that might be applied because of the conflicts of laws principles of the State of Texas.

10.8 Submission to Jurisdiction. Each of the parties agree that any legal action or proceeding arising out of or relating to this Agreement brought by the other party or its successors or assigns shall be brought and determined in the courts of the State of Texas, and each of the parties hereby submits to the exclusive jurisdiction of the aforesaid courts for itself and with respect to its property, generally and unconditionally, with regard to any such action or proceeding arising out of or relating to this Agreement and the transactions contemplated hereby. Each of the parties agrees not to commence any action, suit or proceeding relating thereto except in the courts described above in Texas, other than actions in any court of competent jurisdiction to enforce any judgment, decree or award rendered by any such courts in Texas.

10.9 Assignment; Successors. Neither this Agreement nor any of the rights, interests or obligations under this Agreement may be assigned or delegated, in whole or in part, by operation of law or otherwise, by either party without the prior written consent of the other party, and any such assignment without such prior written consent shall be null and void. Subject to the preceding sentence, this Agreement will be binding upon, inure to the benefit of, and be enforceable by, the parties and their respective successors and assigns. Consent for assignment may not be unreasonably withheld.

10.10 The parties agree that irreparable damage would occur in the event that any of the provisions of this Agreement were not performed in accordance with their specific terms or were otherwise breached. Accordingly, each of the parties shall be entitled to specific performance of the terms hereof, including an injunction or injunctions to prevent breaches of this Agreement and to enforce specifically the terms and provisions of this Agreement in the courts of the State of Texas, this being in addition to any other remedy to which such party is entitled at law or in equity. Each of the parties hereby further waives (a) any defense in any action for specific performance that a remedy at law would be adequate and (b) any requirement under any law to post security as a prerequisite to obtaining equitable relief.

10.11 Severability. Whenever possible, each provision or portion of any provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision or portion of any provision of this Agreement is held to be invalid, illegal or unenforceable in any respect under any applicable law or rule in any jurisdiction, such invalidity, illegality or unenforceability shall not affect any other provision or portion of any provision in such jurisdiction, and this Agreement shall be reformed, construed and enforced in such jurisdiction as if such invalid, illegal or unenforceable provision or portion of any provision had never been contained herein.

10.12 Counterparts. This Agreement may be executed in two or more counterparts, all of which shall be considered one and the same instrument and shall become effective when one or more counterparts have been signed by each of the parties and delivered to the other party.

10.13 Facsimile Signature. This Agreement may be executed by facsimile and/or scanned signature and either signature shall constitute an original for all purposes.

[Remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by their duly authorized representatives.

HOUSTON ARTS ALLIANCE

By: _____

Printed Name: _____

Title: _____

Date: _____

MONTROSE MANAGEMENT DISTRICT

By: _____

Printed Name: _____

Title: _____

Date: _____

FREELANCE WRITING CONTRACT

Parties and Assignment. This agreement (the "Agreement") is made and entered into as of the ____ day of _____, 2013 (the "Effective Date") by and between the Montrose Management District hereafter, referred to as Client and Brittney Shey (hereafter referred to as "Writer"). The agreement is in regards to professional freelance writing services to be performed at the direction of the Executive Director and Marketing Director as a part of the PR and marketing strategy of the District in accordance with their adopted project work plan.

In consideration of the mutual covenants made herein, the parties agree as follows:

Work. Writer agrees to produce written materials such as text and articles (the "Work") at the request of the Client for fees agreed upon in advance and turn in or deliver the Work by an agreed upon deadline. Writer agrees that she/he will be the sole author of the Work, which will be original work by Writer, free of plagiarism. Writer agrees to use reasonable care to ensure that all facts and statements in the Work are true and that the Work does not infringe upon any copyright, right of privacy, proprietary right, right of publicity or any other right of a third party. Writer agrees that Client has the right to edit the Work as it deems appropriate for publication, and that Writer will cooperate with Client in editing and otherwise reviewing the Work prior to publication. Writer will cooperate with Client if any complaints, claims or litigation should arise regarding the Work.

Confidentiality: Writer acknowledges that he/she may be furnished or may otherwise receive or have access to information which relates to the Client's past, present or future products, vendor lists, creative works, marketing strategies, pending projects and proposals, and other proprietary information which gives the Client an opportunity to acquire an advantage over its competitors who do not know or use it (the "Proprietary Information"). Writer agrees to preserve and protect the confidentiality of the Proprietary Information and all physical forms thereof, whether disclosed to Writer before this Agreement is signed or afterward. In addition, Writer shall not disclose or disseminate the Proprietary Information to any third party and shall not use the Proprietary Information for his or her own benefit or for the benefit of any third party. Without limiting the generality of the foregoing, Writer shall be prohibited from the Client or the Work with a representative of the press or media, either directly or indirectly, without the Client's express prior written approval.

Compensation. Client agrees to pay Writer one of the following: A flat fee of \$ 125.00 for every 500 word article requested by the Client. Writer will bill for half of the total estimated cost when Writer begins the Work and the rest upon completion. Writer will submit the final invoice for the Work upon receiving approval from Client. If Writer has not received any comments or revisions within a week of submitting a completed draft, Writer will send the invoice. Writer requires half of the total estimate cost up front before beginning a rush job if for a first-time client.

Writer requires a purchase order number or an initialized agreement before beginning Work. Incidental expenses such as long distance phone calls, postage, courier service, are absorbed by Writer. Mileage to special events or interviews is billed at the rate currently accepted by the IRS.

Writer is responsible for the payment of all federal, state and/or local taxes with respect to the services she performs for the Client as an independent contractor. The Client will not treat Writer as an employee for any purpose.

Client Approval. Client is responsible for written approval of work ordered (i.e., copy, design, photography, typesetting, and other services) required for the completion of the Work. This approval can be in the form of initials or facsimile.

Upon acceptance of the Work, client accepts responsibility for any further processes in which this work is used (i.e., film output, printing, etc.) Writer is not responsible for errors occurring in this work or projects related to this work after acceptance of the Work.

Changes. Any verbal or written changes made by Client to the scope of the Work following its initiation by Writer are subject to additional charges. Should such changes negate any part of the Work already completed at the time of the changes, Client accepts responsibility for payment of the completed work and all services related to it, in addition to charges for the change itself.

Cancellation. Upon written or verbal cancellation, Client is responsible for payment for all expenses incurred and any work done toward the completion of the project based on the percentage of project completed. Should Client cancel the project following its completion, Client is responsible for full payment as per the above estimate plus all other expenses incurred.

Bill Calderon, Executive Director
Montrose District

Brittanie Shey, Writer