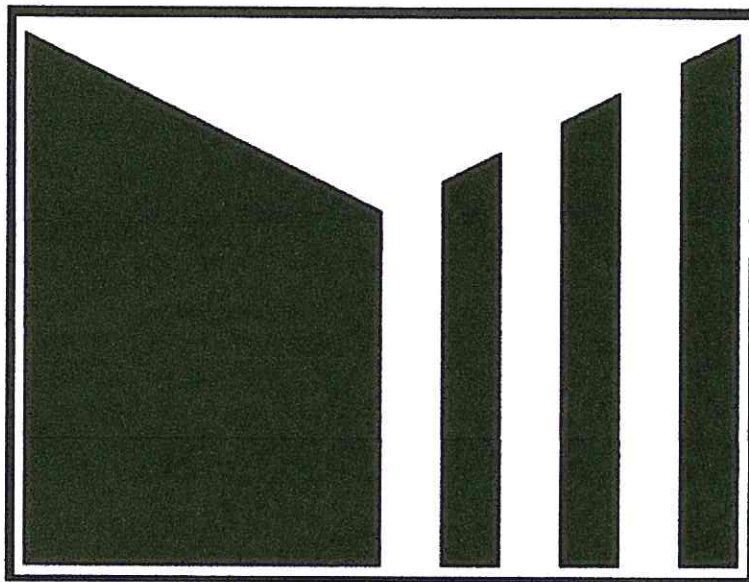


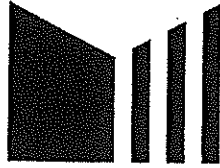
MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

February 10, 2014

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, February 10, 2014, 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 January 13, 2013.
3. Receive public comments.
4. Conduct annual review and approve resolution regarding the Investment Policy and List of Qualified Broker/Dealers of Montrose Management District.
5. Accept annual disclosure statements for Investment Officer and Bookkeeper.
6. Receive District's monthly Assessment Collection Reports and Billing and Assessment Summaries, Lawsuit and Arbitration Status Details, and Delinquent Assessment Reports.
7. Receive and consider District's monthly financial report, including; pay invoices.
8. Receive Executive Director's Monthly Report on District initiatives.
9. 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.
10. Reconvene in Open Session and authorize appropriate action by legal counsel related to Item 9 on the agenda.
11. Announcements.
12. Adjourn.



Bill Calhoun

Executive Director

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 January 13, 2014.

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

January 13, 2014

Determine quorum; call to order.

The Board of Directors of the Montrose Management District held a meeting on Monday, January 13, 2014, at 12:00 noon at 401 Branard Street, 2nd Floor, Room 106, Houston, TX 77006, inside the boundaries of the District, and open to the public. Assistant Secretary Nagar called the meeting to order at 12:07 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: Vacant
Position 8: Robert Jara	

and all of the above were present, except Directors Wynn, Mitchmore, Stinson, and Heugel, thus constituting a quorum. Also present at the meeting were Bill Calderon, Susan Hill, Josh Hawes, Gretchen Larson, all of Hawes Hill Calderon, L.L.P.; Ray Lawrence, Lawrence & Associates; Clark Lord, Bracewell & Guiliani, L.L.P.; Patricia Hall, Equi-Tax, Inc.; Brian Toland, McCall Gibson Swedlund & Barfoot PLLC; and Darrell Hawthorne and Felecia Alexander, Municipal Accounts and Consulting, L.P. Others present were Daphne Scarbrough, Richmond Avenue Coalition; Eugene Nosad, Avondale Associatoin; Jack Valinski, Mayor's Citizens Assistance Office; Joseph Le, Harris County Precinct One; Dennis Beedon, District Business Ambassador; Tawny Tidwell, District Social Media Consultant; and Officer Victor Beserra, Houston Police Department.

Approve minutes of meeting held December 9, 2013.

Upon a motion made by Director Grover and being seconded by Director Llewellyn, the board voted to approve the minutes of November 11, 2013, as presented.

Receive public comments.

There were no public comments.

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

Ms. Alexander reviewed the financial statements included in the board agenda materials. Mr. Calderón confirmed that the Finance Committee reviewed the report and

invoices and recommended approval. 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.

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

Mr. Calderón reviewed the terms of the proposed agreement with Mark M. Burton PLLC to prepare financial reports to be submitted to the District's independent auditor. Upon motion made by Director Hubbard, seconded by Director Llewellyn, the board voted to approve the proposed agreement as presented.

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

Mr. Brian Toland reviewed his firm's proposal and responded to questions and comments from the board with regard to various preparatory documents required for their execution. Upon motion made by Director Hubbard, seconded by Director Grover, the board voted unanimously to approve the auditor's proposal as presented.

Receive Executive Director's Report on District Initiatives.

Mr. Calderón presented the Service Plan report, offering highlights of activities noted in the written report contained in the board agenda materials. Director Llewellyn commented on the application for designation as a cultural district, which Mr. Calderón confirmed has been submitted. Mr. Calderón congratulated Director Robinson on his election to Houston City Council. Director Robinson then tendered his resignation from the board in compliance with state law prohibiting dual office holding. He added that he will submit a formal letter of resignation to the Board Chairman. He also announced that he plans to continue to be active in the District's activities as a citizen and that Mayor Parker has appointed him to serve as Vice Chair of the City's Quality of Life Committee. Council Member Ellen Cohen chairs that committee.

HPD Officer Victor Beserra presented the public safety report, noting that total arrests have declined over the past three months, a trend he hopes will continue. Burglaries of motor vehicles continues to be an issue but incidences are not increasing.

Ms. Larson distributed a copy of the December 2013 Montrose District Newsletter, a copy of which is attached to these minutes as Exhibit A. She then reported highlights of public events held in the District during December.

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

Ms. Hall provided an overview of each of the reports. No action was required.

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 same.

Reconvene in Open Session and authorize appropriate action by legal counsel related to Item 11 on the agenda.

An executive session was not called.

Announcements

There were no announcements.

Adjourn.

There being no further business to come before the Board, Assistant Secretary Nagar adjourned the meeting at 12:31 p.m.



Secretary, Board of Directors
Montrose Management District

List of Exhibits:

Exhibit A:

[December 13 newsletter edition]

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. Conduct an annual review and approve a resolution regarding the Investment Policy and List of Qualified Broker/Dealers for the Montrose Management District.

**RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY AND
LIST OF QUALIFIED BROKER/DEALERS OF MONTROSE MANAGEMENT
DISTRICT**

WHEREAS, Montrose Management District (the "District"), has been legally created and operates pursuant to the general laws of the State applicable to municipal management districts; and

WHEREAS, the Public Funds Investment Act, Chapter 2256, Government Code, as amended, requires the Board of Directors of the District to, at least annually, review its investment policy; and

WHEREAS, the Board of Directors has convened on this date at a meeting open to the public to conduct the District's annual review of its Investment Policy, which includes an amended list of qualified broker/dealers attached to the policy; Now, Therefore,

WHEREAS, the District has determined not to amend the Authority's Investment Policy or list of qualified broker/dealers that are authorized to engage in investment transactions with the District dated April 8, 2013; Now, therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MONTROSE MANAGEMENT DISTRICT THAT:

Section 1: The Board hereby conducted the annual review of the District's Amended Investment Policy, containing a list of qualified broker/dealers, dated April 8, 2013, attached hereto as Exhibit A and confirms that same shall remain in effect until modified by action of the Board of Directors.

Section 2: The provisions of this Resolution shall be effective as of the date of adoption and shall remain in effect until modified by action of the Board of Directors.

PASSED AND APPROVED THIS 10th day of February 2014.

Chair

ATTEST:

Secretary

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

1. The Board of Directors of Montrose Management District convened in regular session on the 10th day of February 2014, at the regular meeting place thereof, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice-Chairman
Cassie Stinson	Secretary
Kathy Hubbard	Treasurer
Brad Nagar	Assistant Secretary
Dana Thorpe	Director
Robert Jara	Director
Michael Grover	Director
Robert Heugel	Director
Lane Llewellyn	Director

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

**RESOLUTION ADOPTING AN AMENDED INVESTMENT POLICY AND AN
AMENDED LIST OF QUALIFIED BROKER/DEALERS OF MONTROSE
MANAGEMENT DISTRICT**

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

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED on the 10th day of February 2014.



Secretary, Board of Directors

EXHIBIT A

AMENDED INVESTMENT POLICY – April 8, 2013

**RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY AND
LIST OF QUALIFIED BROKER/DEALERS OF MONTROSE MANAGEMENT
DISTRICT**

WHEREAS, Montrose Management District (the "District"), has been legally created and operates pursuant to the general laws of the State applicable to municipal management districts; and

WHEREAS, the Public Funds Investment Act, Chapter 2256, Government Code, as amended, requires the Board of Directors of the District to, at least annually, review its investment policy; and

WHEREAS, the Board of Directors has convened on this date at a meeting open to the public to conduct the District's annual review of its Investment Policy, which includes an amended list of qualified broker/dealers attached to the policy; Now, Therefore,

WHEREAS, the District has determined not to amend the Authority's Investment Policy or list of qualified broker/dealers that are authorized to engage in investment transactions with the District dated April 9, 2012; Now, therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MONTROSE MANAGEMENT DISTRICT THAT:

Section 1: The Board hereby conducted the annual review of the District's Amended Investment Policy, containing a list of qualified broker/dealers, dated April 9, 2012, attached hereto as Exhibit A and confirms that same shall remain in effect until modified by action of the Board of Directors..

Section 2: The provisions of this Resolution shall be effective as of the date of adoption and shall remain in effect until modified by action of the Board of Directors.

PASSED AND APPROVED THIS 8th day of April 2013.

Chair

ATTEST:

Secretary



**RESOLUTION ADOPTING AN AMENDED INVESTMENT POLICY AND AN
AMENDED LIST OF QUALIFIED BROKER/DEALERS OF MONTROSE
MANAGEMENT DISTRICT**

WHEREAS, Montrose Management District (the "District"), has been legally created and operates pursuant to the general laws of the State applicable to municipal management districts; and

WHEREAS, the Public Funds Investment Act, Chapter 2256, Government Code, as amended, requires the Board of Directors of the District to, at least annually, review its investment policy; and

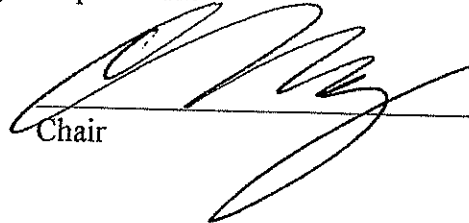
WHEREAS, the Board of Directors has convened on this date at a meeting open to the public to conduct the District's annual review of its Investment Policy, which includes an amended list of qualified broker/dealers attached to the policy; Now, Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MONTROSE MANAGEMENT DISTRICT THAT:


Section 1: The Board of Directors of the District has conducted the District's annual review of its Investment Policy, and hereby adopts the Amended Investment Policy dated April 9, 2012, with an amended list of qualified broker/dealers attached to the policy, attached hereto as Exhibit "A", which shall remain in effect until modified by action of the Board of Directors.

Section 2: The provisions of this Resolution shall be effective as of the date of adoption and shall remain in effect until modified by action of the Board of Directors.

PASSED AND APPROVED THIS 9th day of April 2012.


Chair

ATTEST:


Secretary

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS

§

COUNTY OF HARRIS

§

§

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

1. The Board of Directors of Montrose Management District convened in regular session on the 9th day of April 2012, at the regular meeting place thereof, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board to-wit:

Claude Wynn	Chairman
Randy Mitchmoore	Vice-Chairman
Cassie Stinson	Secretary
Kathy Hubbard	Treasurer
Brad Nagar	Assistant Secretary
Dana Thorpe	Director
Dennis Murland	Director
Robert Jara	Director
Michael Grover	Director
Tammy Manning	Director
David Robinson	Director
Randall Ellis	Director
Lane Llewellyn	Director
Bobby Heugel	Director

and all of said persons were present, except Directors ^{Hubbard,} ~~Manning,~~ ~~Ellis~~, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

**RESOLUTION ADOPTING AN AMENDED INVESTMENT POLICY AND AN
AMENDED LIST OF QUALIFIED BROKER/DEALERS OF MONTROSE
MANAGEMENT DISTRICT**

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

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

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

SIGNED AND SEALED on the 9th day of April 2012.

(SEAL)



Cassie B. Stinson
Secretary, Board of Directors

EXHIBIT A

AMENDED INVESTMENT POLICY – April 9, 2012

INVESTMENT POLICY

This Investment Policy (the "Policy") is adopted by the Board of Directors of Montrose Management District (the "District") pursuant to Chapter 2256 of the Texas Government Code and Chapter 49 of the Texas Water Code, effective as of April 9, 2012.

ARTICLE I PURPOSE

Section 1.01. Purpose.

This Policy with respect to District investments has been adopted to establish the principles and criteria by which the funds of the District should be invested and secured and to comply with various provisions of Texas law relating to the investment and security of public funds (the "Investment Laws"). As of the date of the adoption of this Policy, the following laws are applicable to the investment of the District's funds: Chapter 49, Texas Water Code; Chapter 2256, Texas Government Code; Chapter 791, Texas Government Code; Chapter 2257, Texas Government Code; and Chapter 404.101 *et seq.*, Texas Government Code. The Investment Laws generally provide the minimum criteria for the authorized investment and security of the District's funds and require the District to adopt rules to ensure the investment of District funds in accordance with such laws. This Policy will specify the scope of authority of District Officials who are responsible for the investment of District funds.

ARTICLE II DEFINITIONS

Section 2.01. Definitions.

Unless the context requires otherwise, the following terms and phrases used in this Policy shall mean the following:

- A. The term "Authorized Collateral" means any means or method of securing the deposit of District funds authorized by Chapter 2257, Texas Government Code.
- B. The term "Authorized Investment" means any security which the District is authorized to invest under Chapter 2256, Texas Government Code.
- C. The term "Board" means the Board of Directors of the District.
- D. The term "Collateral" means any means or method of securing the deposit of District funds under Article IV hereof.
- E. The term "Collateral Act" means Chapter 2257, Texas Government Code, as amended from time to time.

- F. The term "Director" means a person appointed to serve on the Board of Directors of the District.
- G. The term "District Officials" means the Investment Officer, District Directors, officers, employees, and persons and business entities engaged in handling the investment of District funds.
- H. The term "Employee" means any person employed by the District, but does not include independent contractors or professionals hired by the District as outside consultants, such as the District bookkeeper or the District's financial advisor.
- I. The term "FDIC" means the Federal Deposit Insurance Corporation or any successor entity.
- J. The term "Investment Act" means Chapter 2256, Texas Government Code, as amended from time to time.
- K. The term "Investment Officer(s)" means the Director(s) or Employee(s) of the District appointed from time to time by the Board or independent contractor(s) or a person with whom the District has contracted to invest and reinvest the funds of the District held in its various accounts.

ARTICLE III INVESTMENT OFFICER

Section 3.01. Investment Officer.

From time to time, the District shall appoint one or more of its Directors or Employees or contract with a person to serve as Investment Officer(s) to handle the investment of District funds. The Investment Officer(s) shall be responsible for investing District funds in accordance with this Policy. The Investment Officer(s) shall invest the District's funds, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived, with all investment decisions to be governed by the following objectives in order of priority: (a) preservation and safety of principal; (b) liquidity; and (c) yield.

Section 3.02. Training.

The Investment Officer(s) shall attend training sessions and receive the number of hours of instruction as required by the Investment Laws. The District bookkeeper shall also attend the same number and type of investment training sessions as those required for the Investment Officer(s).

Section 3.03. Reporting by the Investment Officer and District Officials.

Not less than quarterly and within a reasonable time after the end of the period reported, the Investment Officer and District Officials shall prepare and submit to the Board a written report of the investment transactions for all funds of the District for the preceding reporting period. The report must (1) describe in detail the investment position of the District on the date of the report, (2) be prepared jointly by all the Investment Officers of the District, if the District appoints more than one, (3) be signed by all Investment Officers and District Officials who prepare the report, (4) contain a summary statement of each pooled fund group that states the beginning market value for the reporting period, ending market value for the period, and fully accrued interest for the reporting period, (5) state the book value and the market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested, (6) state the maturity date of each separately invested asset that has a maturity date, (7) state the District fund for which each individual investment was acquired, and (8) state the compliance of the investment portfolio as it relates to this Policy and the Investment Act.

Section 3.04. Assistance with Certain Duties of the Investment Officer.

The Board hereby authorizes and directs the District's Bookkeeper and any other District Officials requested by the Investment Officer to assist the Investment Officer(s) with any of his duties, including but not limited to the following:

- A. Presenting a copy of the Policy to any person or business organization seeking to sell an investment to the District and obtaining the necessary written certification from such seller referred to in this section;
- B. Handling investment transactions;
- C. Preparing and submitting to the Board the written report of all investment transactions for the District as required by this section;
- D. Researching investment options and opportunities;
- E. Obtaining written depository pledge agreements as required herein;
- F. Obtaining safe-keeping receipts from the Texas financial institution which serves as a depository for pledged Collateral; and
- G. Reviewing the market value of the District's investments and of the Collateral pledged to secure the District's funds.

ARTICLE IV
PROCEDURES FOR INVESTMENT OF DISTRICT MONIES

Section 4.01. Qualified Broker/Dealers

A list of the qualified broker/dealers with whom the District may engage in investment transactions is attached hereto as Exhibit "A."

Section 4.02. Disclosures of Relationships with Entities Offering to Enter into Investment Transactions with the District.

The Investment Officer(s) and the District Officials shall disclose in writing (a) any "personal business relationship" with a business organization offering to engage in an investment transaction with the District and (b) any relationship within the second degree by affinity or consanguinity, as determined by Chapter 573, Texas Government Code, to any individual seeking to sell an investment to the District, as required by the Investment Act. The existence of a "personal business relationship" shall be determined in accordance with the Investment Act. Such disclosure statement shall be filed with the Board and the Texas Ethics Commission.

Section 4.03. Certifications from Sellers of Investments.

The Investment Officer(s) or the District Officials shall present this Policy to any person or business organization offering to engage in an investment transaction with the District and obtain the certificate that such potential seller has reviewed the Policy as provided in the Investment Act. This certificate shall be in a form acceptable to the District and shall state that the potential seller has received and reviewed the Policy and has acknowledged that the potential seller has implemented reasonable procedures and controls in an effort to preclude investment transactions with the District that are not authorized by this Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the District's entire portfolio or requires an interpretation of subjective investment standards. Neither the Investment Officer nor the District Officials shall purchase or make any investment from a potential seller that has not delivered to the District this required certification. A form of certificate acceptable to the District is attached hereto as Exhibit "B."

Section 4.04. Solicitation of Bids for Certificates of Deposit.

Bids for certificates of deposit may be solicited orally, in writing, electronically or in any combination of those methods.

Section 4.05. Settlement Basis.

All purchases of investments, except investment in investment pools or in mutual funds, shall be made on a delivery versus payment basis. The safekeeping entity for all District investments and for all Collateral pledged to secure District funds shall be one approved by the Investment Officer(s).

Section 4.06. Monitoring of the Market Value of Investments and Collateral.

The Investment Officer(s), with the help of such District Officials as needed, shall determine the market value of each investment and of all Collateral pledged to secure deposits of District funds at least quarterly and at a time as close as practicable to the closing of the reporting period for investments. Such values shall be included on the investment report. The following methods shall be used:

- A. Certificates of deposit shall be valued at their face value plus any accrued but unpaid interest.
- B. Shares in money market mutual funds and investment pools shall be valued at par plus any accrued but unpaid interest.
- C. Other investment securities with a remaining maturity of one year or less may be valued in any of the following ways:
 - (1) the lower of two bids obtained from securities broker/dealers for such security;
 - (2) the average of the bid and asked prices for such investment security as published in The Wall Street Journal or The New York Times;
 - (3) the bid price published by any nationally recognized security pricing service; or
 - (4) the market value quoted by the seller of the security or the owner of such Collateral.
- D. Other investment securities with a remaining maturity greater than one year shall be valued at the lower of two bids obtained from securities broker/dealers for such security, unless two bids are not available, in which case the securities may be valued in any manner provided in 4.06(c) hereof.

Section 4.07. Monitoring the Rating Changes in Investments.

Consistent with the Investment Act, an Investment Officer shall monitor all investments that require a minimum rating under subchapter A of the Investment Act such that any such investment that does not have the minimum rating shall no longer constitute an Authorized Investment. Such investments that do not have the required minimum rating shall be liquidated within thirty (30) days of the investment's failure to maintain the required minimum rating.

ARTICLE V
PROVISIONS APPLICABLE TO ALL FUNDS

Section 5.01. Provisions Applicable to All Fund Groups.

A. All funds of the District shall be invested only in accordance with this Policy and shall comply with any additional requirements imposed by Bond Resolutions of the District and applicable state law or federal tax law, including the Investment Laws.

B. The Board, by separate resolution, may provide that the District's bookkeeper may with-draw or transfer funds from and to accounts of the District only in compliance with this Policy.

C. No fund groups shall be pooled for the purposes of investment, e.g. the funds in the Operating Account and in the Capital Projects (Construction) Account shall not be commingled or pooled for purposes of investment.

Section 5.02. Policy of Securing Deposits of District Funds -- Applicable to All Deposited District Funds.

A. The District recognizes that FDIC (or its successor) insurance is available for District funds deposited at any one Texas Financial Institution (including branch banks) only up to the maximum FDIC insurance limit (including accrued interest) for each of the following: (i) demand deposits, (ii) time and savings deposits, and (iii) deposits made pursuant to an indenture or pursuant to law in order to pay bondholders or noteholders. It is the policy of the District that all deposited funds in each of the District's accounts shall be insured by the FDIC, or its successor, and to the extent not insured, shall be secured by Collateral pledged to the extent of the fair market value of the principal amount deposited plus accrued interest as required by the Collateral Act.

B. If it is necessary for the District's depositories to pledge Collateral to secure the District's deposits, (1) the Collateral pledge agreement must be in writing, (2) the Collateral pledge agreement must be approved by the depository's board of Directors or loan committee, (3) the depository's approval of the Collateral pledge agreement must be reflected in the minutes of the meeting of the depository's board or loan committee approving same, and (4) the Collateral pledge agreement must be kept in the official records of the depository. The depository must provide to the Investment Officer or District Officials with written proof of the depository's approval of the pledge agreement as required herein in a form acceptable to the District. A signed or certified copy of the minutes of the meeting of the depository's board or loan committee reflecting the approval of the Collateral pledge agreement or other written documentation of such approval acceptable to the Investment Officer will be accepted. It is the preference of the Board that all requirements of this section be met prior to the deposit of any District funds in such financial institution when a pledge of Collateral is required; however, the Board recognizes that compliance with this preference might not be practicable due to time constraints for making a deposit. In such event, the Board directs the Investment Officer and District Officials to proceed diligently to have such agreement approved and documented to

assure protection of the District's funds. If the decision is made to forego the protection of a Collateral pledge agreement with any depository, the District bookkeeper shall be responsible for maintaining the balance of deposit(s) in such depository plus any accrued but unpaid interest at or below FDIC insurance levels.

C. Collateral pledged by a depository shall be held in safekeeping at an independent third party institution, and the District bookkeeper shall obtain safe-keeping receipts from the Texas financial institution or the safekeeping institution that reflect that Collateral as allowed by this Investment Policy and in the amount required was pledged to the District. Principal and accrued interest on deposits in a financial institution shall not exceed the FDIC's, or its successor's, insurance limits or the market value of the Collateral pledged as security for the District's deposits. It shall be acceptable for the bookkeeper to periodically receive interest on deposits to be deposited to the credit of the District if needed to keep the amount of the funds under the insurance or Collateral limits. It is the preference of this Board that there be no sharing, splitting or cotenancy of Collateral with other secured parties or entities; however, in the event that a depository cannot accommodate this preference due to the denominations of the securities to be pledged, the Board directs the Investment Officer and District Officials to obtain appropriate protections in the pledge agreement with the depository to assure that the Collateral is liquidated and the funds distributed appropriately to all parties with a security interest in such Collateral. The District bookkeeper shall monitor the pledged Collateral to assure that it is pledged only to the District, review the fair market value of the Collateral to ensure that the District's funds are fully secured, and report periodically to the Investment Officer and the Board regarding the Collateral.

D. The District's funds deposited in any Texas financial institution, to the extent that they are not insured, may be secured in any manner authorized by law for the District as such law is currently written or as amended in the future. As of the date of this Agreement, the following securities are authorized to serve as Collateral under the Collateral Act:

- (1) Surety bonds;
- (2) An obligation that in the opinion of the Attorney General of the United States is a general obligation of the United States and backed by its full faith and credit;
- (3) A general or special obligation that is (a) payable from taxes, revenues, or a combination of taxes and revenues and (b) issued by a state or political or governmental entity, agency, instrumentality or subdivision of the state, including a municipality, an institution of higher education as defined by Section 61.003, Education Code, a junior college, a district created under Article XVI, Section 59, of the Texas Constitution, and a public hospital;
- (4) A fixed-rate collateralized mortgage obligation that has an expected weighted average life of 10 years or less and does not constitute a "high-risk mortgage security" under the Collateral Act;

- (5) A floating-rate collateralized mortgage obligation that does not constitute a "high-risk mortgage security" under the Collateral Act; or
- (6) A letter of credit issued by a federal home loan bank; or
- (7) A security in which a public entity may invest under the Investment Act. As of the date of this Agreement, the following are the securities in which a public entity may invest under the Investment Act and, therefore, may be used as Collateral:
 - (a) Obligations of the United States, including letters of credit, of the United States or its agencies and instrumentalities;
 - (b) Direct obligations of the State of Texas or its agencies and instrumentalities;
 - (c) Collateralized mortgage obligations directly issued by a federal agency or instrumentality or the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;
 - (d) Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the United States or the State of Texas or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States;
 - (e) Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;
 - (f) Certificates of deposit issued by a depository institution that has its main or a branch office in the State and that are guaranteed by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund or its successor, or that are secured by the obligations in which the District may invest under the Investment Act, or that are secured in other manner and amount provided by law for deposits of the District;
 - (g) Certificates of deposit made in accordance with the following conditions:
 - (1) the funds are invested by an investing entity through a broker that has its main office or a branch in this state and is selected from a list adopted by the District, or through a depository institution selected by the District;
 - (2) the broker or the depository institution selected by the District under subdivision (1) arranges for the deposit of funds in certificates of deposit in one or more federally insured depository institutions, wherever located

for the account of the District; (3) the full amount of principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and (4) the investing entity appoints the depository institution selected by the investing entity under subdivision (1), an entity described by Section 2257.041(d) of the Collateral Act, or a clearing broker-dealer registered with the Securities and Exchange Commission and operating pursuant to Securities and Exchange Commission Rule 15c3-3 (17 C.F.R. Section 240.15c3-3) as custodian for the investing entity with respect to the certificates of deposit issued for the account of the investing entity;

- (h) Repurchase agreements that comply with the Investment Act;
- (i) Bankers' acceptances that comply with the Investment Act;
- (j) Commercial paper that complies with the Investment Act;
- (k) No-load money market mutual funds that comply with the Investment Act;
- (l) No-load mutual funds that comply with the Investment Act; and
- (m) Guaranteed investment contracts that comply with the Investment Act.

Notwithstanding anything to the contrary provided above, the following may not be used as Collateral and are not authorized as investments for the District under the Investment Act:

- (a) Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
- (b) Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;
- (c) Collateralized mortgage obligations that have a final stated maturity date of greater than 10 years other than those listed in Section 5.02.D.4 and 5.02.D.5 above; or
- (d) Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Section 5.03 Diversification.

The Investment Officer may invest up to 100% of the funds of the District in any investment instrument authorized in this Policy.

ARTICLE VI
AUTHORIZED INVESTMENTS

Section 6.01. Authorized Investments.

Unless specifically prohibited by law or elsewhere by this Policy, District monies in any of its fund groups may be invested and reinvested only in the following types of investments:

- A. Obligations, including letters of credit, of the United States or its agencies and instrumentalities;
- B. Direct obligations of the State of Texas or its agencies and instrumentalities;
- C. Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;
- D. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the State of Texas or the United States or their respective agencies and instrumentalities;
- E. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;
- F. Certificates of deposit issued by a state or national bank domiciled in Texas, or a savings bank domiciled in Texas, or a state or federal credit union domiciled in Texas that is guaranteed or insured by the Federal Deposit Insurance Corporation or the national Credit Union Share Insurance Corporation or its successor; and secured by obligations that are authorized under the Investment Act;
- G. In addition to the authority to invest funds in the manner in Section 6.01(F) above, an investment in certificates of deposit made in accordance with the following conditions is an authorized investment: the funds are invested by an investing entity through a broker that has its main office or a branch in this state and is selected from a list adopted by the District, or through a depository institution selected by the District; (2) the broker or the depository institution selected by the District under subdivision (1) arranges for the deposit of funds in certificates of deposit in one or more federally insured depository institutions, wherever located for the account of the District; (3) the full amount of principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and (4) the investing entity appoints the

depository institution selected by the investing entity under subdivision (1), an entity described by Section 2257.041(d) of the Collateral Act, or a clearing broker-dealer registered with the Securities and Exchange Commission and operating pursuant to Securities and Exchange Commission Rule 15c3-3 (17 C.F.R. Section 240.15c3-3) as custodian for the investing entity with respect to the certificates of deposit issued for the account of the investing entity;

- H. Repurchase agreements that comply with the Investment Act;
- I. Bankers' acceptances that comply with the Investment Act;
- J. Commercial paper that complies with the Investment Act;
- K. No-load money market mutual funds that comply with the Investment Act;
- L. No-load mutual funds that comply with the Investment Act; and
- M. TexPool, TexStar, and Texas Cooperative Liquid Assets Securities System Trust ("Texas CLASS"), investment pools, provided that they comply with the Investment Act.

Section 6.02. Prohibited Investments.

Notwithstanding anything to the contrary stated herein, no funds of the District may be invested in the following or in any other type of investment prohibited by the Investment Act or other applicable law:

- A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal (CO's);
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest (PO's);
- C. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and
- D. Collateralized mortgage obligations the interest rate of which are determined by an index that adjusts opposite to the changes in the market index (inverse floaters).

ARTICLE VII
INVESTMENT STRATEGIES

Section 7.01. Strategy Applicable to All Funds.

The District's general investment strategy for all fund groups shall be to invest such monies from such fund groups so as to accomplish the following objectives, which are listed in the order of importance:

- A. Understanding of the suitability of the investment to the financial requirements of the District;
- B. Preservation and safety of principal;
- C. Liquidity;
- D. Marketability of the investment if the need arises to liquidate the investment before maturity;
- E. Diversification of the investment portfolio; and
- F. Yield.

Section 7.02. Investment Strategy for all Funds.

All District funds shall be invested to meet the requirements of the District and shall not be invested for longer than two (2) years.

ARTICLE VIII
MISCELLANEOUS

Section 8.01. Annual Review.

The District shall review this Investment Policy at least annually and adopt a resolution confirming the continuance of the Investment Policy without amendment or adopt an Amended Investment Policy.

Section 8.02. Superseding Clause.

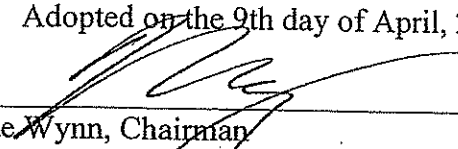
This Policy supersedes any prior policies adopted by the Board of Directors regarding investment or securitization of District Funds.

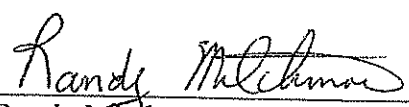
Section 8.03. Open Meeting.

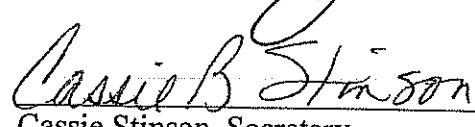
The Board officially finds, determines and declares that this Investment Policy was reviewed, carefully considered, and adopted at a regular meeting of the Board, and that a sufficient written notice of the date, hour, place and subject of this meeting was posted at a place

readily accessible and convenient to the public within the District and on a bulletin board located at a place convenient to the public in Harris County for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting had been open to the public as required by law at all times during which this Policy was discussed, considered and acted upon. The Board further ratifies, approves and confirms such written notice and the contents and posting thereof.

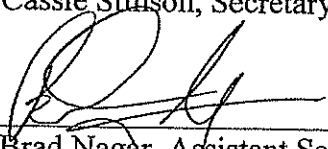
Adopted on the 9th day of April, 2012.

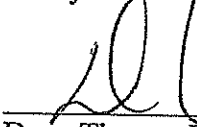

Claude Wynn, Chairman



Randy Mitchmore, Vice Chairman

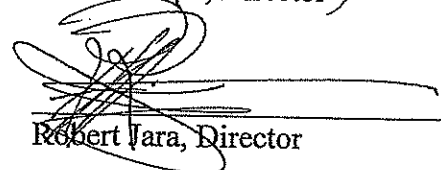

Cassie Stinson, Secretary



Kathy Hubbard, Treasurer

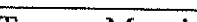

Brad Nagar, Assistant Secretary

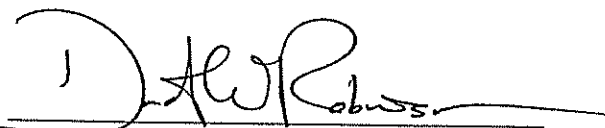

Dana Thorpe, Director



Dennis Murland, Director


Robert Jara, Director


Michael Grover, Director


Tammy Manning, Director


David Robinson, Director


Randall Ellis, Director


Lane Llewellyn, Director

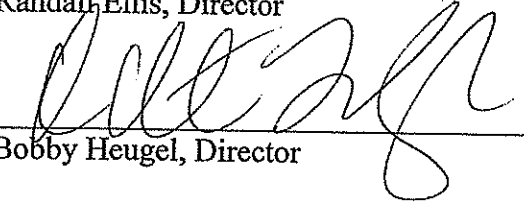

Bobby Heugel, Director

EXHIBIT A
LIST OF AUTHORIZED BROKER/DEALERS

Allegiance Bank of Texas	Metro Bank, N.A.
Trustmark National Bank	Midkiff & Stone Capital Group, Inc.
Amegy Bank, N.A.	MidSouth Bancorp, Inc.
Bank of America, N.A.	Moody National Bank
Bank of Houston	Morgan Keegan & Co., Inc.
Bank of Texas, N.A.	Morgan Stanley
BBVA Compass Bank	New First National Bank
Beal Bank, s.s.b.	Northwest Investment Services, Inc.
Capital Bank	Omni Bank, N.A.
Capital Markets Group, Inc.	Patriot Bank
Capital One Financial Corp.	Plains State Bank
Central Bank	Post Oak Bank
Chase Investments Services Corp.	Preferred Bank
Chasewood Bank (Inc)	Prosperity Bank/Prosperity Bancshares, Inc.
Coastal Securities, Inc.	Prudential Securities Group, Inc.
Comerica Bank	Raymond James & Associates, Inc.
Commercial State Bank	RBC Capital Markets
Community State Bank	Regions Bank
Crosby State Bank	Morgan Stanley Smith Barney
Edward Jones	Security State Bank
Encore Bank	Southwest Securities, Inc.
Enterprise Bank	State Bank of Texas
First Bank	State Street Bank & Trust Co.
First Bank of Conroe	Sterling Bank/Sterling Bancshares, Inc.
First Bank of Texas	Sun America Securities, Inc.
First Bank & Trust Company (Inc)	Tex Star Investment Pool
First Choice Bank	Texas Capital Bank, N.A.
First Community Bank	Texas CLASS
First National Bank Bastrop	Texas Citizens Bank
First Southwest Company	Texas Community Bank
First National Bank	Texas First Bank
First National Bank of Texas	Texas Independent Bank
FiServ Investor Services, Inc.	Texas Savings Bank, s.s.b.
Frost Bank	Texas State Bank

Green Bank	Texpool/Texpool Prime
Herring National Bank	The Bank of River Oaks
Hometown Bank, N.A.	Tradition Bank
Houston Community Bank, N.A.	Tri-Star Financial
International Bank of Commerce	Trustmark National Bank
Ironstone Bank	UBS Financial Services, Inc.
JP Morgan Chase Bank, N.A.	Union Planters Bank
JP Morgan Securities Inc.	Unity National Bank
Legacy Texas Bank	Wachovia Bank, N.A.
Legg Mason	Wallis State Bank
LOGIC (Local, Gov't. Investment Cooperative)	Wells Fargo Bank, N.A.
Lone Star Bank, s.s.b.	Wells Fargo Brokerage Services, LLC
Lone Star Investment Pool	Westbound Bank
LPL Financial Services	Whitney National Bank
Main Street Bank	Woodforest National Bank
Memorial City Bank	
Merchants Bank, N.A.	
Merrill Lynch & Co., Inc.	

Exhibit "B"

CERTIFICATE OF COMPLIANCE FROM SELLERS OF INVESTMENTS AS REQUIRED
BY THE PUBLIC FUNDS INVESTMENT ACT

To: Montrose Management District (the "District")

From: _____,

[Name of the person offering or the
"qualified representative of the business
organization" offering to engage in an
investment transaction with the District]

[Office such person holds]

of _____ (the "Business Organization")
[name of financial institution, business organization or investment pool]

Date: _____, 2012

In accordance with the provisions of Chapter 2256 of the Texas Government Code, I hereby certify that:

1. I am an individual offering to enter into an investment transaction with the District or a "qualified representative" of the Business Organization offering to enter an investment transaction with the District, as applicable, as such terms are used in the Public Funds Investment Act, Chapter 2256, Texas Government Code, and that I meet all requirements under such act to sign this Certificate.
2. I or the Business Organization, as applicable, anticipate selling to the District investments that comply with the District's Investment Policy and the Investment Act (collectively referred to herein as the "Investments") **dated April 9, 2012** (the "Investment Policy").
3. I or a registered investment professional that services the District's account, as applicable, have received and reviewed the Investment Policy, which the District has represented is the complete Investment Policy of the District now in full force and effect. The District has further acknowledged that I or the Business Organization, as applicable, may rely upon the Investment Policy until the District provides me or the Business Organization, as applicable, with any amendments to or any newly adopted form of the Investment Policy.
4. I or the Business Organization, as applicable, have/has implemented reasonable procedures and controls in an effort to preclude investment transactions between the District and me or the Business Organization, as applicable, that are not authorized by the Investment

Policy, except to the extent that this authorization is dependent upon an analysis of the District's entire portfolio or requires an interpretation of subjective investment standards.

5. I or the Business Organization, as applicable, have/has reviewed or will review prior to sale, the terms, conditions and characteristics of the investments to be sold to the District and determined (i) that each of the Investments is an authorized investment for local governments under the Investment Act and (ii) each of the Investments is an authorized investment under the Investment Policy. The Business Organization makes no representation as to whether any limits on the amount of District monies to be invested in the Investments exceeds or in any way violates the Investment Policy.
6. The Business Organization makes no representations or guarantees regarding the prudence, reasonableness or adequacy of the Investment Policy.
7. The Business Organization has attached hereto, for return to the District, or will provide a prospectus or disclosure document for each of the Investments other than certificates of deposit and direct obligations of the United States.

By: _____
Name: _____
Title: _____

Investments other than certificates of deposit are not FDIC insured, are not deposits or other obligations of me, the Business Organization or any of its affiliates, and are subject to investment risks, including possible loss of the principal amount invested.

EXHIBIT A

AMENDED INVESTMENT POLICY – April 9, 2012

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

1. The Board of Directors of Montrose Management District convened in regular session on the 8th day of April 2013, at the regular meeting place thereof, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board to-wit:

Claude Wynn	Chairman
Randy Mitchmoore	Vice-Chairman
Cassie Stinson	Secretary
Kathy Hubbard	Treasurer
Brad Nagar	Assistant Secretary
Dana Thorpe	Director
Robert Jara	Director
Michael Grover	Director
David Robinson	Director
Randall Ellis	Director
Lane Llewellyn	Director
Bobby Heugel	Director

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

RESOLUTION ADOPTING AN AMENDED INVESTMENT POLICY AND AN AMENDED LIST OF QUALIFIED BROKER/DEALERS OF MONTROSE MANAGEMENT DISTRICT

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

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED on the 8th day of April 2013.



Randy Melchman DDS
Secretary, Board of Directors
Vice Chairman

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 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
January 2014
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/14 - 12/31/14**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2013	0.12500	\$508,718.85	\$281,921.96	\$226,796.89	55%
2012	0.12500	\$432,201.01	\$426,422.78	\$5,778.23	99%
2011	0.12500	\$410,638.02	\$409,555.47	\$1,082.55	99%
2010	0.12500	\$402,221.57	\$401,870.32	\$351.25	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
2013 Assessment Collected	233,052.44	233,052.44
2012 Assessment Collected	1,196.73	1,196.73
2011 Assessment Collected	-713.18	-713.18
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
Penalty & Interest	307.42	307.42
Overpayments	13,977.61	13,977.61
CAD Lawsuits	118.16	118.16
CAD Corrections	713.18	713.18
Collection Fees	324.46	324.46
Court Fees	0.00	0.00
Total Revenue	248,976.82	248,976.82
Overpayments Presented for Refund	2,746.19	2,746.19
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2013:	410,785,211	Uncertified:	1,079,884
ASSESSED VALUE FOR 2012:	346,069,977	Uncertified:	0
ASSESSED VALUE FOR 2011:	328,532,103	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	401,870.32	
2011	0.12500	337,500	320,625	409,555.47	
2012	0.12500	337,500	320,625	426,422.78	
2013	0.12500	337,500	320,625	\$281,921.96	
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

January 2014

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	62,800,000	78,500.00
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	14,054,250	17,567.81
4203 MONTROSE LTD 3810 W ALABAMA HOUSTON TX 77027-5204	1277520010001	4203 MONTROSE BLVD 77006	OFFICE BUILDING	9,716,385	12,145.48
RIVERSIDE CPI LLC & REALTY CTR MANAGEMENT INC 1980 S BUNDY DR STE 100 LOS ANGELES CA 90025	0370370010001	220 W ALABAMA ST 131 77006	MULTI - FAMILY	8,357,357	10,446.70
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 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 2602 CROCKER ST 77006 2605 GRANT ST 77006 805 PACIFIC ST 77006 810 PACIFIC ST 77006 810 HYDE PARK BLVD 77006	VARIOUS COMMERCIAL	8,337,163	10,391.61

MONTROSE DISTRICT EAST ZONE

January 2014						
TOP TEN ASSESSMENT PAYERS						
		RICHMOND AVE 77006	MULTI - FAMILY			
POST RICHMOND LP 4401 NORTHSIDE PKWY NW STE 800 ATLANTA GA 30327-3093	1309010010001				10,030,448	9,239.10
WALGREENS 03157 % TAX DEPT STOP NO 75 300 WILMOT RD DEERFIELD IL 60015-4614	1179390010001	3317 MONTROSE BLVD 77006	RETAIL PHARMACY		5,825,000	7,281.25
4119 MONTROSE LIMITED 4200 MONTROSE BLVD HOUSTON TX 77006-4963	1207680010001	4119 MONTROSE BVD 77006	OFFICE BUILDINGS		4,526,228	5,657.79
3815 MONTROSE BVL D LP 3815 MONTROSE BVL D STE 211 HOUSTON TX 77006-4666	1222280020001 1222280010001	3820 ROSELAND ST 77006 3815 MONTROSE BLVD 77006	OFFICE BUILDINGS		4,066,056	5,082.57
102 104 GREENWICH ST MANHATTA % RICHMOND MONTROSE CVS LP 1 CVS DR WOONSOCKET RI 02895-6146	1258090010001	1003 RICHMOND AVE 77006	RETAIL PHARMACY		3,843,472	4,804.34

MONTROSE DISTRICT EAST ZONE

January 2014						
TOP TEN DELINQUENTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
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	
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	
HARRIS DWAYNE & PAULA D 315 W ALABAMA ST STE 200 HOUSTON TX 77006-5177	92 008 260 000 0013	315 W ALABAMA ST 77006	OFFICE BUILDINGS	2012	814.89	
HAGERTY THOMAS & VERONICA C/O HAGERTY ADVERTISING GROUP 3611 MONTROSE BLVD HOUSTON TX 77006-4691	92 026 156 000 0016	3611 MONTROSE BLVD #3 77006	COMMERCIAL	2012	775.10	
SPARTAN REAL ESTATE LLC 1000 JACKSON BLVD HOUSTON TX 77006-1928	92 018 046 000 0028	1000 JACKSON BLVD 77006	COMMERCIAL WAREHOUSE	2012	717.66	
FOLGADO FRANCO A 4310 MOUNT VERNON ST APT 8 HOUSTON TX 77008-5841	92 030 247 000 0013	4310 MOUNT VERNON ST 8 77006	MULTI-FAMILY	2011 - 2012	696.94	
GARZA PROPERTIES 2206 HAZARD ST STE 15 HOUSTON TX 77019-6559	92 014 150 000 0015	815 RICHMOND AVE 77006	COMMERCIAL	2012	675.88	
GAMRU PROPERTIES LTD 501 SUL ROSS ST HOUSTON TX 77006-5030	92 008 270 000 0005	506 SUL ROSS ST #11 77006	MULTI-FAMILY	2012	667.06	
COSA BELLA LTD 2321 MCDUFFIE ST HOUSTON TX 77019-6527	92 018 034 000 0009	1009 MISSOURI ST 77006	COMMERCIAL	2012	581.72	
IANNUCCI DIANE 327 WESTHEIMER RD HOUSTON TX 77006-3129	92 004 141 000 0026	327 WESTHEIMER RD 77006	COMMERCIAL	2012	372.97	

Harris County Improvement District No. 6
Lawsuit and Arbitration Status Summary as of 12/6/2013

Jur 930

Summary

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

Settled

431,419,289	Original value of Settled accounts as of 12/6/2013
117	Number of Settled accounts as of 12/6/2013
42,362,509	Reduction in value of Settled accounts
9.82%	Average % reduction in value of Settled accounts

Unsettled

192,186,663	Original value of Unsettled accounts as of 12/6/2013
69	Number of Unsettled accounts as of 12/6/2013

.125 Tax rate per \$100 valuation

\$23,589	Estimated reduction in assessment on 69 Unsettled accounts, based on 9.82% average
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**MONTROSE DISTRICT WEST ZONE
ASSESSMENT COLLECTION REPORT
January 2014
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/14 - 12/31/14**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2013	0.12500	\$1,156,693.22	\$490,523.84	\$666,169.38	42%
2012	0.12500	\$975,079.97	\$965,058.99	\$10,020.98	99%
2011	0.12500	\$884,247.53	\$880,548.63	\$3,698.90	99%
2010	0.12500	\$868,215.84	\$866,482.73	\$1,733.11	99%

Current Month Activity

Revenue:	<u>Current Month</u>	<u>Year to Date</u>
2013 Assessment Collected	425,848.65	425,848.65
2012 Assessment Collected	-2,987.53	-2,987.53
2011 Assessment Collected	412.77	412.77
2010 Assessment Collected	407.50	407.50
Penalty & Interest	644.70	644.70
Overpayments	1,099.99	1,099.99
CAD Lawsuits	4,373.88	4,373.88
CAD Corrections	0.00	0.00
Collection Fees	564.31	564.31
Court Fees	0.00	0.00
Total Revenue	430,364.27	430,364.27
Overpayments Presented for Refund	5,473.87	5,473.87
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2013:	925,453,574	Uncertified:	584,355
ASSESSED VALUE FOR 2012:	780,768,630	Uncertified:	0
ASSESSED VALUE FOR 2011:	707,397,590	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	\$866,482.73	
2011	0.12500	884,248	840,035	\$880,548.63	
2012	0.12500	975,080	926,326	\$965,058.99	
2013	0.12500	1,156,693	1,098,859	\$490,523.84	
2014	0.12500		0		
2015	0.12500		0		
2016	0.12500		0		
		3,884,237	3,690,025		388,424

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

January 2014

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
WEINGARTEN REALTY INVESTORS	0442250000001	2005 W GRAY ST 77019	VARIOUS COMMERCIAL	65,415,796	81,769.74
0591-001	0442250000170	1953 W GRAY ST 77019			
P O BOX 924133	0442250000169	1953 W GRAY ST 77019			
HOUSTON TX 77292-4133	0442250000168	2028 W GRAY ST 77019			
	0442250000145	2001 W GRAY ST 77019			
	0442250000110	2020 W GRAY ST 77019			
	0442250000105	2010 W GRAY ST 77019			
	0442250000005	2002 W GRAY ST 77019			
	0442250000002	1950 W GRAY ST 77019			
	0442250000171	2017 W GRAY ST 77019			
FINGER FSC MONTROSE LTD	1215190010001	4899 MONTROSE BLVD 187 77006	MULTI - FAMILY	59,817,107	74,771.38
99 DETERING ST STE 200					
HOUSTON TX 77007-8259					
US REIF WESTHEIMER APARTMENTS TX LLC	1286390010001	2001 WESTHEIMER RD 244 77098	MULTI - FAMILY	40,600,000	50,750.00
1270 SOLDIERS FIELD RD					
BRIGHTON MA 02135-1003					
4310 DUNLAVY LLC	1286480010001	4310 DUNLAVY ST 236 77006	MULTI - FAMILY	37,180,166	46,475.21
101 BERKSHIRE ST	0660870040002	4403 WOODHEAD ST 16 77098			
BELLAIRE TX 77401-5309	0660870040001	4403 WOODHEAD ST 77098			
	0660870020006	4315 WOODHEAD ST 8 77098			
ANBIL IL-R O L P	0730810030011	1505 W CLAY ST 77019	SHOPPING CENTER	36,544,543	45,680.68
105 TOWN CENTER RD STE 10	1170070010001	1422 W GRAY ST 77019			
KING OF PRUSSIA PA 19406-2394	1170070020001	1414 WAUGH DR 77019			
	0730810030007	1521 W CLAY ST 77019			
TEXAS ABERCROMBIE FAMILY INT LTD	1327190010001	0 W ALABAMA ST 77098	SUPERMARKET	25,505,202	31,881.50
730 N POST OAK RD STE 110	1327190010002	1701 W ALABAMA ST 77098			
HOUSTON TX 77024-3854					
WEST GRAY RESIDENTIAL LP	1335700010001	1340 W GRAY ST 77019	MULTI - FAMILY	19,179,417	23,974.27
C/O THE HANOVER CO EARL MALLEY					
5847 SAN FELIPE ST STE 3600					
HOUSTON TX 77057-3263					

MONTROSE DISTRICT WEST ZONE

January 2014					
TOP TEN ASSESSMENT PAYERS					
SHEPHERD INV LP	04426000000001	2075 WESTHEIMER RD 77098	SHOPPING CENTER	15,899,000	19,873.75
1800 POST OAK BLVD					
6 BLVD PLACE STE 400					
HOUSTON TX 77056					
5020 INVESTMENTS LTD	03602400000003	5020 MONTROSE BLVD 77006	OFFICE BUILDING	15,725,000	19,656.25
5959 RICHMOND AVE STE 440					
HOUSTON TX 77057-6325					
WEINGARTEN REALTY INVESTORS	0442250000173	2030 W GRAY ST 77019	SHOPPING CENTER	15,307,574	19,134.47
0591-001					
P O BOX 924133					
HOUSTON TX 77292-4133					

MONTROSE DISTRICT WEST ZONE

January 2014						
TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
MCLEROY 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	94 026 188 000 0005	3414 GRAUSTARK ST #8 77006	MULTI - FAMILY	2010 - 2012	1,945.21	
EISEMANN MAUDE 5455 JOHN DREAPER DR HOUSTON TX 77056-4230	94 010 167 000 0030	1116 W GRAY ST 77019	COMMERCIAL VACANT	2010 - 2012	1,392.19	
HOUSTON DISPLAY SIGN CO 9102 MAHONING DR HOUSTON TX 77074-2512	94 018 002 000 0001	1200 WESTHEIMER RD 77006	COMMERCIAL	2012	837.50	
BISHOP JOAN 1547 WAVERLY ST HOUSTON TX 77008-4148	94 033 193 000 0005	120 PORTLAND ST #1 77002	COMMERCIAL	2012	754.70	
BARRERA LUCINA ESPARZA 2008 WOODHEAD ST HOUSTON TX 77019-6216	94 052 277 000 0002	1639 DUNLAVY ST 77019	COMMERCIAL	2012	716.09	
VRABEL DUSAN 4222 RICHMOND AVE HOUSTON TX 77027-6846	94 052 229 000 0009	1505 WESTHEIMER RD 77006	COMMERCIAL	2011 - 2012	699.35	
SAFOS CHRIST 3838 GRENNOCH LN HOUSTON TX 77025-2408	94 056 125 000 0013	2009 COLQUITT ST #16 77098	MULTI - FAMILY	2012	628.35	
LEAL ALFRED G 4114 PLACID STREAM CT HOUSTON TX 77059-4010	94 018 008 000 0003	1211 HYDE PARK BLVD 77006	COMMERCIAL	2011 - 2012	626.78	
IMAGEPRO INC 2024 RICHMOND AVE HOUSTON TX 77098-3424	94 056 125 000 0019	2024 RICHMOND AVE 77098	OFFICE BUILDINGS	2010	622.50	

Harris County Improvement District No. 11
Lawsuit and Arbitration Status Summary as of 12/6/2013

Jun 939

Summary					
For Tax Years 2010 & 2012, for the period of September 2010 through November 2013					
Settled					
	Original value of Settled accounts as of 12/6/2013				
	Number of Settled accounts as of 12/6/2013				
	Reduction in value of Settled accounts				
	Average % reduction in value of Settled accounts				
	<table><tr><td>492,153,866</td></tr><tr><td>155</td></tr><tr><td>27,626,717</td></tr><tr><td>5.61%</td></tr></table>	492,153,866	155	27,626,717	5.61%
492,153,866					
155					
27,626,717					
5.61%					
Unsettled					
	Original value of Unsettled accounts as of 12/6/2013				
	Number of Unsettled accounts as of 12/6/2013				
	<table><tr><td>367,466,502</td></tr><tr><td>129</td></tr></table>	367,466,502	129		
367,466,502					
129					
<hr/>					
	.125 Tax rate per \$100 valuation				
	<table><tr><td>\$25,784</td></tr></table> Estimated reduction in assessment on 129 Unsettled accounts, based on 5.61% average	\$25,784			
\$25,784					

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT SUMMARY REPORT
MONTROSE DISTRICT
February 10, 2014

Amounts shown are 2012 base assessment unless indicated. Account numbers and addresses for Montrose District-West Zone are noted in *italics*.

Suit pending:

Valerie & John McElroy 11-12 assessments \$1,961.36, *1223 Waugh Dr.-0591730000003*
Level Headed Chow LLC (was Charles L. & Siriluck Baird) 10-12 assessments \$1,945.21, *3414 Graustark St.-0261980000005*
Heirs of Maude Eisemann 10-12 assessments \$1,392.19, *1116 W. Gray St.-0101670000030*
Upstairs Downstairs LLC 10-12 assessments \$985.64, 609 Colquitt St.-0230620000013
KFC National Management (assessment roll lists Donvein Cao & Nancy Nguyen) 07-10 assessments \$118.75, Block 1, Tracts 15 A & 16 A (north 10 ft. Lots 15 & 16) on Taft St.-0560410000001

Bankrupt, claim filed:

Diane Iannucci dba Sacred Heart Studio, Inc. \$372.97, 327 Westheimer Rd.-0041410000026

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



Carl O. Sandin

PerdueBrandonFielderCollins&Mott LLP 
ATTORNEYS AT LAW

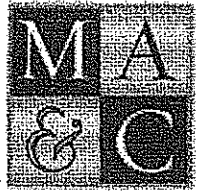
Email: csandin@pbfcml.com
Office: 713-802-6965 (Direct Line)
Mobile: 713-824-1290
Fax: 713-862-1429

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

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



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District

Bookkeeper's Report

February 10, 2014

Montrose Management District
Cash Flow Report - Checking Account
As of February 10, 2014

Num	Name	Memo	Amount	Balance
BALANCE AS OF 1/14/2014				\$9,777.50
Receipts				
	Wire Transfer		30,000.00	
	Wire Transfer		100,000.00	
Total Receipts				130,000.00
Disbursements				
3942	Bankcard Center	Credit Card Expenses	(694.20)	
3943	Charles Nicholas Promotional Products	Clothing Expense	(978.75)	
3944	Cracked Fox	Graphic Design & Marketing Services	(2,500.00)	
3945	Victor Beserra.	To Reimb Patrol Expenses	(760.00)	
3946	River Oaks Chrysler	Vehicle Leases	(938.00)	
3947	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
3948	Fleet Safety Equipment, Inc.	Patrol Vehicle Equipment Installation	(2,703.54)	
3949	Aaron M Day	Security Expense	(1,658.23)	
3950	Adalberto R Ramos	Security Expense	(829.06)	
3951	Brian M Alms	Security Expense	(953.06)	
3952	Chad J Wall	Security Expense	(1,128.44)	
3953	John E Obenhaus	Security Expense	(2,092.89)	
3954	Joseph C Mabasa	Security Expense	(2,294.86)	
3955	Juan Arroyo	Security Expense	(1,414.42)	
3956	Lee T Jaquarya	Security Expense	(2,063.18)	
3957	Leon Laureano.	Security Expense	(1,464.55)	
3958	Mandy Arroyo.	Security Expense	(1,724.95)	
3959	Ricardo Gonzales	Security Expense	(529.66)	
3960	Richard J Bass	Security Expense	(920.06)	
3961	Todd L Thibodeaux	Security Expense	(1,579.97)	
3962	Victor Beserra.	Security Expense	(4,267.23)	
3963	Borrell Leo J & H Judy	Assessment Refund	(100.16)	
3964	Follensby Corp N V	Assessment Refund	(86.25)	
3965	Houchnis Apartment Trust	Assessment Refund	(50.00)	
3966	Memorial Trails Apartments Inc.	Assessment Refund	(18.00)	
3967	Muhaxhiri Jetson & Hoxha Blini	Assessment Refund	(937.50)	
3968	Pacifica Foundation Inc.	Assessment Refund	(713.18)	
3969	Portsmouth Apartments Ltd	Assessment Refund	(29.84)	
3970	Weingarten Realty Investors	Assessment Refund	(507.81)	
3971	Weingarten Realty Investors	Assessment Refund	(152.76)	
3972	Weingarten Realty Investors	Assessment Refund	(306.18)	
3973	Weingarten Realty Investors	Assessment Refund	(209.30)	
3974	Weingarten Realty Investors	Assessment Refund	(747.34)	
3975	Weingarten Realty Investors	Assessment Refund	(855.14)	
3976	Weingarten Realty Investors	Assessment Refund	(527.43)	
3977	Weingarten Realty Investors	Assessment Refund	(951.83)	
3978	Paul T. Barr	Assessment Refund	(1,049.99)	
3979	Zlato LLC	Assessment Refund	(977.35)	
3980	ASE Security Solutions, LLC	Mobile Camera Program	(1,504.55)	
3981	Blank Rome LLP	Legal Fees	(297.50)	
3982	Bracewell & Giuliani LLP	Legal Fees - General Counsel	(1,381.05)	
3983	Deborah Quinn Hensel	Writing and Photography Expense	(1,500.00)	
3984	Dennis C. Beedon	Buisness Ambassador Program Services	(2,911.80)	
3985	e-Vision 1 Productions, LLC	MMD Video Archive	(5,700.00)	
3986	Equi-Tax, Inc.	Tax Services	(6,474.51)	

Montrose Management District
Cash Flow Report - Checking Account
As of February 10, 2014

Num	Name	Memo	Amount	Balance
Disbursements				
3987	Gandy Squared Lighting Design	Bridge Lighting Design	(6,960.00)	
3988	Greater East End Management District	Graffiti Abatement Services	(5,760.00)	
3989	Harris County Treasurer	Legal Fees	(5,069.45)	
3990	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(18,694.35)	
3991	Houston Arts Alliance	Syndication Services - Pmt 6 of 12	(250.00)	
3992	Kudela & Weinheimer	District Identity Marker	(2,440.05)	
3993	Magoo's Print Shop	Marketing Expenses	(542.87)	
3994	Marie Heleas Cortes-Matte	Business Ambassador Program Services	(3,593.60)	
3995	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(2,068.79)	
3996	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Coll	(881.01)	
3997	Primer Grey	Website Maintenance	(2,000.00)	
3998	Shooter and Lindsey, Inc.	Landscape Maintenance	(1,053.00)	
3999	SMC Logistics	Street Lights	(350.00)	
4000	Tawny Tidwell	Social Media Consulting Services	(2,500.00)	
4001	Minuteman Press - Post Oak	Newsletter Expense	(1,554.70)	
4002	Bankcard Center	Credit Card Expenses	0.00	
Wire	United States Treasury	Monthly Payroll Taxes - January	(8,918.10)	
Total Disbursements				<u>(123,320.44)</u>
BALANCE AS OF 2/10/2014				<u><u>\$16,457.06</u></u>

Montrose Management District

Account Balances

As of February 10, 2014

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
GREEN BANK (XXXXX0143)	08/13/2013	02/10/2014	0.30 %	50,000.00	East Zone
GREEN BANK (XXXXX0311)	09/10/2013	03/10/2014	0.30 %	50,000.00	East Zone
GREEN BANK (XXXXX0210)	09/10/2013	03/20/2014	0.30 %	50,000.00	West Zone
POST OAK BANK (XXXXX0889)	10/12/2013	04/10/2014	0.30 %	50,000.00	East Zone
POST OAK BANK (XXXXX0897)	10/12/2013	04/10/2014	0.30 %	50,000.00	West Zone
ICON BANK (XXXXX7935)	11/06/2013	05/05/2014	0.32 %	50,000.00	West Zone
ICON BANK (XXXXX8032)	11/06/2013	05/12/2014	0.32 %	50,000.00	East Zone
GREEN BANK (XXXXX0169)	12/12/2013	06/10/2014	0.30 %	50,000.00	East Zone
Money Market Funds					
COMPASS BANK-PREMIER (XXXXX2019)	03/20/2012		0.20 %	422,883.24	(East Zone) Tax
COMPASS BANK-PREMIER (XXXXX2086)	03/20/2012		0.20 %	609,538.74	(West Zone) Tax
Checking Account(s)					
TRADITION BANK (XXXXX9069)			0.25 %	16,457.06	Checking Account
Totals for Operating Fund:				\$1,448,879.04	
Grand total for Montrose Management District:				\$1,448,879.04	

Montrose Management District
Summary of Pledged Securities

As of February 10, 2014

Financial Institution: COMPASS BANK-PREMIER		
Total CDs, MM:	\$1,032,421.98	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$978,002.81	Investment Policy Received: Yes
Ratio of pledged securities to investments:	124.99 %	
Financial Institution: GREEN BANK		
Total CDs, MM:	\$200,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: 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: TRADITION BANK (Depository Bank)		
Total CDs, MM, and Checking Accounts:	\$16,457.06	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
January 2014

Sources of Funds	Jan 14	Budget	\$ Over Budget	% of Budget	Jan 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
1410 • Assessments	233,535.99	296,637.49	(63,101.50)	78.73%	233,535.99	296,637.49	(63,101.50)	78.73%	515,377.28
1412 • Assessment Refunds	12,871.95	720.00	12,151.95	1,787.77%	12,871.95	720.00	12,151.95	1,787.77%	8,640.00
14310 • Penalties & Interest	307.42	666.63	(359.21)	46.12%	307.42	666.63	(359.21)	46.12%	8,000.00
14370 • Interest Earned on Temp. Invest	0.00	16.00	(16.00)	0.0%	0.00	16.00	(16.00)	0.0%	192.00
14380 • Interest	0.00	2.63	(2.63)	0.0%	0.00	2.63	(2.63)	0.0%	32.00
14390 • Ending FY 2013 Fund Balance	28,046.58	28,046.58	0.00	100.0%	28,046.58	28,046.58	0.00	100.0%	336,558.96
Total Sources of Funds	274,761.94	326,089.33	(51,327.39)	84.26%	274,761.94	326,089.33	(51,327.39)	84.26%	868,800.24
Uses of Funds									
Business Development									
16124 • Marketing & Public Rel Director	966.40	1,011.87	(45.47)	95.51%	966.40	1,011.87	(45.47)	95.51%	12,142.44
16125 • Marketing & Public Relations	7,718.51	7,808.00	(89.49)	98.85%	7,718.51	7,808.00	(89.49)	98.85%	93,696.00
16130 • Publication	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
16131 • Web Site Development	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
16135 • Economic Development Services	0.00	1,064.00	(1,064.00)	0.0%	0.00	1,064.00	(1,064.00)	0.0%	12,768.00
16140 • Web Site Main./Host/I.T.	0.00	240.00	(240.00)	0.0%	0.00	240.00	(240.00)	0.0%	2,880.00
16141 • GIS Services	276.00	320.00	(44.00)	86.25%	276.00	320.00	(44.00)	86.25%	3,840.00
Total Business Development	8,960.91	10,443.87	(1,482.96)	85.8%	8,960.91	10,443.87	(1,482.96)	85.8%	125,326.44
Mobility & Transportation									
17001 • Transportation Inv. Contract	0.00	1,600.00	(1,600.00)	0.0%	0.00	1,600.00	(1,600.00)	0.0%	19,200.00
17010 • Engineering Services	0.00	2,666.67	(2,666.67)	0.0%	0.00	2,666.67	(2,666.67)	0.0%	32,000.04
17020 • Bridge Lighting Maint	1,577.60	0.00	1,577.60	100.0%	1,577.60	0.00	1,577.60	100.0%	0.00
17030 • Mobility Projects	0.00	3,466.67	(3,466.67)	0.0%	0.00	3,466.67	(3,466.67)	0.0%	41,600.04
Total Mobility & Transportation	1,577.60	7,733.34	(6,155.74)	20.4%	1,577.60	7,733.34	(6,155.74)	20.4%	92,800.08
Project Staffing & Admin									
16150 • Admin & Management	673.90	700.00	(26.10)	96.27%	673.90	700.00	(26.10)	96.27%	8,400.00
16160 • Reimbursable Expenses	158.32	426.67	(268.35)	37.11%	158.32	426.67	(268.35)	37.11%	5,120.04
16170 • Reimbursable Mileage	269.95	133.33	136.62	202.47%	269.95	133.33	136.62	202.47%	1,599.96
16180 • Postage, Deliveries	22.08	34.67	(12.59)	63.69%	22.08	34.67	(12.59)	63.69%	416.04
16190 • Printing & Reproduction	247.96	186.67	61.29	132.83%	247.96	186.67	61.29	132.83%	2,240.04
16200 • Public Notices, Advertising	0.00	213.33	(213.33)	0.0%	0.00	213.33	(213.33)	0.0%	2,559.96
16240 • Project Management	1,497.65	1,310.40	187.25	114.29%	1,497.65	1,310.40	187.25	114.29%	15,724.80
16245 • Director Of Services	2,157.00	2,258.48	(101.48)	95.51%	2,157.00	2,258.48	(101.48)	95.51%	27,101.76
16220 • Legal Services	2,035.50	640.00	1,395.50	318.05%	2,035.50	640.00	1,395.50	318.05%	7,680.00
16250 • Bookkeeping	385.60	416.00	(30.40)	92.69%	385.60	416.00	(30.40)	92.69%	4,992.00
16260 • Assess Data Mgmt & Billing Svcs	439.79	586.67	(146.88)	74.98%	439.79	586.67	(146.88)	74.98%	7,040.04
16270 • Office Supplies	0.00	80.00	(80.00)	0.0%	0.00	80.00	(80.00)	0.0%	960.00
16280 • Other	1.92	16.00	(14.08)	12.0%	1.92	16.00	(14.08)	12.0%	192.00
16290 • Office Lease Space	387.93	416.00	(28.07)	93.25%	387.93	416.00	(28.07)	93.25%	4,992.00

Montrose Management District
Revenue & Expenditures East Zone
January 2014

	Jan 14	Budget	\$ Over Budget	% of Budget	Jan 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
16291 · Office Equipment	0.00	106.67	(106.67)	0.0%	0.00	106.67	(106.67)	0.0%	1,280.04
16340 · Auditing Fees	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	3,520.00
16530 · Insurance & Surety Bond	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	4,800.00
Total Project Staffing & Admin	8,277.60	7,524.89	752.71	110.0%	8,277.60	7,524.89	752.71	110.0%	98,618.68
Security and Public Safety									
15415 · Vehicle Maint. & Operations	1,231.22	1,013.33	217.89	121.5%	1,231.22	1,013.33	217.89	121.5%	12,159.96
15420 · Contract Public Safety Services	9,819.44	9,458.67	360.77	103.81%	9,819.44	9,458.67	360.77	103.81%	113,504.04
15425 · Mobile Camera Program	1,089.05	800.00	289.05	136.13%	1,089.05	800.00	289.05	136.13%	9,600.00
15430 · Cell Phone	64.91	48.00	16.91	135.23%	64.91	48.00	16.91	135.23%	576.00
16100 · Store Front Equipment	0.00	56.67	(56.67)	0.0%	0.00	56.67	(56.67)	0.0%	680.04
16102 · Public Safety Equipment	0.00	133.33	(133.33)	0.0%	0.00	133.33	(133.33)	0.0%	1,599.96
16110 · Graffiti Abatement	1,848.40	1,600.00	248.40	115.53%	1,848.40	1,600.00	248.40	115.53%	19,200.00
16115 · Nuisance Abatement	0.00	1,400.00	(1,400.00)	0.0%	0.00	1,400.00	(1,400.00)	0.0%	16,800.00
Total Security and Public Safety	14,053.02	14,510.00	(456.98)	96.85%	14,053.02	14,510.00	(456.98)	96.85%	174,120.00
Visual Improvements & Cultural									
16212 · Beautification Design & Install	0.00	9,715.20	(9,715.20)	0.0%	0.00	9,715.20	(9,715.20)	0.0%	116,582.40
16213 · Landscape Maintenance	1,053.00	2,500.00	(1,447.00)	42.12%	1,053.00	2,500.00	(1,447.00)	42.12%	30,000.00
16216 · Holiday Design & Install	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	3,200.00
Total Visual Improvements & Cultural	1,053.00	12,215.20	(11,162.20)	8.62%	1,053.00	12,215.20	(11,162.20)	8.62%	149,782.40
Total Uses	33,922.13	52,427.30	(18,505.17)	64.7%	33,922.13	52,427.30	(18,505.17)	64.7%	640,647.60
Net Ordinary Revenue	240,839.81	273,662.03	(32,822.22)	88.01%	240,839.81	273,662.03	(32,822.22)	88.01%	228,152.64
Planned Reserves	240,839.81	273,662.03	(32,822.22)	88.01%	240,839.81	273,662.03	(32,822.22)	88.01%	228,152.64

Montrose Management District
Revenue & Expenditures West Zone
January 2014

Sources of Funds	Jan 14	Budget	\$ Over Budget	% of Budget	Jan 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110-1 · Assessments.	423,681.39	681,313.29	(257,631.90)	62.19%	423,681.39	681,313.29	(257,631.90)	62.19%	1,095,176.72
14112-1 · Assessment Refunds.	(4,323.88)	1,530.00	(5,853.88)	(282.61%)	(4,323.88)	1,530.00	(5,853.88)	(282.61%)	18,360.00
14310-1 · Penalties & Interest.	644.70	1,416.63	(771.93)	45.51%	644.70	1,416.63	(771.93)	45.51%	17,000.00
14370-1 · Interest Earned on Temp. Inves	0.00	34.00	(34.00)	0.0%	0.00	34.00	(34.00)	0.0%	408.00
14380-1 · Interest.	0.00	5.63	(5.63)	0.0%	0.00	5.63	(5.63)	0.0%	68.00
14390-1 · Ending FY 2013 Fund Balance.	34,225.08	34,225.08	0.00	100.0%	34,225.08	34,225.08	0.00	100.0%	410,700.96
Total Sources of Funds	454,227.29	718,524.63	(264,297.34)	63.22%	454,227.29	718,524.63	(264,297.34)	63.22%	1,541,713.68
Uses of Funds									
Business Development									
16124-1 · Marketing & Public Rel Dir	2,045.10	2,150.22	(105.12)	95.11%	2,045.10	2,150.22	(105.12)	95.11%	25,802.64
16125-1 · Marketing & Public Relation	16,379.22	16,592.00	(212.78)	98.72%	16,379.22	16,592.00	(212.78)	98.72%	199,104.00
16130-1 · Publications	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
16131-1 · Web Site Development.	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
16135-1 · Economic Development Service	0.00	2,261.00	(2,261.00)	0.0%	0.00	2,261.00	(2,261.00)	0.0%	27,132.00
16140-1 · Web Site Main./Host/I.T.,	0.00	510.00	(510.00)	0.0%	0.00	510.00	(510.00)	0.0%	6,120.00
16141-1 · GIS Services.	586.50	680.00	(93.50)	86.25%	586.50	680.00	(93.50)	86.25%	8,160.00
Total Business Development	19,010.82	22,193.22	(3,182.40)	85.66%	19,010.82	22,193.22	(3,182.40)	85.66%	266,318.64
Mobility & Transportation									
17001-1 · Transportation Inv. Contract.	0.00	3,400.00	(3,400.00)	0.0%	0.00	3,400.00	(3,400.00)	0.0%	40,800.00
17010-1 · Engineering Services.	0.00	5,666.67	(5,666.67)	0.0%	0.00	5,666.67	(5,666.67)	0.0%	68,000.04
17020-1 · Bridge Lighting Maint.	3,352.40	0.00	3,352.40	100.0%	3,352.40	0.00	3,352.40	100.0%	0.00
17030-1 · Mobility Projects.	0.00	7,366.67	(7,366.67)	0.0%	0.00	7,366.67	(7,366.67)	0.0%	88,400.04
Total Mobility & Transportation	3,352.40	16,433.34	(13,080.94)	20.4%	3,352.40	16,433.34	(13,080.94)	20.4%	197,200.08
Project Staffing & Admin									
16150-1 · Admin & Management	1,426.10	1,487.50	(61.40)	95.87%	1,426.10	1,487.50	(61.40)	95.87%	17,850.00
16160-1 · Reimbursable Expenses.	336.43	906.67	(570.24)	37.11%	336.43	906.67	(570.24)	37.11%	10,880.04
16170-1 · Reimbursable Mileage.	573.64	283.33	290.31	202.46%	573.64	283.33	290.31	202.46%	3,399.96
16180-1 · Postage, Deliveries	46.93	73.67	(26.74)	63.7%	46.93	73.67	(26.74)	63.7%	884.04
16190-1 · Printing & Reproduction	526.89	396.67	130.22	132.83%	526.89	396.67	130.22	132.83%	4,760.04
16200-1 · Public Notices, Advertising	0.00	453.33	(453.33)	0.0%	0.00	453.33	(453.33)	0.0%	5,439.96
16210-1 · Project Management	3,171.51	2,784.60	386.91	113.9%	3,171.51	2,784.60	386.91	113.9%	33,415.20
16215-1 · Director Of Services	4,564.67	4,799.27	(234.60)	95.11%	4,564.67	4,799.27	(234.60)	95.11%	57,591.24
16220-1 · Legal Services.	4,276.11	1,360.00	2,916.11	314.42%	4,276.11	1,360.00	2,916.11	314.42%	16,320.00
16250-1 · Bookkeeping.	819.40	884.00	(64.60)	92.69%	819.40	884.00	(64.60)	92.69%	10,608.00
16260-1 · Assess Data Mgmt & Billing Svc	934.55	1,246.67	(312.12)	74.96%	934.55	1,246.67	(312.12)	74.96%	14,960.04
16270-1 · Office Supplies.	0.00	170.00	(170.00)	0.0%	0.00	170.00	(170.00)	0.0%	2,040.00
16280-1 · Other.	4.08	34.00	(29.92)	12.0%	4.08	34.00	(29.92)	12.0%	408.00
16290-1 · Office Lease Space.	812.07	884.00	(71.93)	91.86%	812.07	884.00	(71.93)	91.86%	10,608.00

Montrose Management District
Revenue & Expenditures West Zone
January 2014

	Jan 14	Budget	\$ Over Budget	% of Budget	Jan 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
16291-1 · Office Equipment.	0.00	226.67	(226.67)	0.0%	0.00	226.67	(226.67)	0.0%	2,720.04
16340-1 · Auditing Fees.	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	7,480.00
16530-1 · Insurance & Surety Bond.	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	10,200.00
Total Project Staffing & Admin	17,492.38	15,990.38	1,502.00	109.39%	17,492.38	15,990.38	1,502.00	109.39%	209,564.56
Security and Public Safety									
15415-1 · Vehicle Maint. & Operations.	2,616.36	2,153.33	463.03	121.5%	2,616.36	2,153.33	463.03	121.5%	25,839.96
15420-1 · Contract Public Safety Service	20,570.67	20,099.67	471.00	102.34%	20,570.67	20,099.67	471.00	102.34%	241,196.04
15425-1 · Mobile Camera Program.	2,293.45	1,700.00	593.45	134.91%	2,293.45	1,700.00	593.45	134.91%	20,400.00
15430-1 · Cell Phone.	137.93	102.00	35.93	135.23%	137.93	102.00	35.93	135.23%	1,224.00
16101-1 · Public Safety Training.	0.00	26.67	(26.67)	0.0%	0.00	26.67	(26.67)	0.0%	320.04
16102-1 · Public Safety Equipment.	0.00	283.33	(283.33)	0.0%	0.00	283.33	(283.33)	0.0%	3,399.96
16104-1 · Graffiti Abatement.	3,911.60	3,400.00	511.60	115.05%	3,911.60	3,400.00	511.60	115.05%	40,800.00
16115-1 · Nuisance Abatement.	0.00	2,975.00	(2,975.00)	0.0%	0.00	2,975.00	(2,975.00)	0.0%	35,700.00
Total Security and Public Safety	29,530.01	30,740.00	(1,209.99)	96.06%	29,530.01	30,740.00	(1,209.99)	96.06%	368,880.00
Visual Improvements & Cultural									
16212-1 · Identification Design & Install	0.00	20,644.80	(20,644.80)	0.0%	0.00	20,644.80	(20,644.80)	0.0%	247,737.60
16216-1 · Holiday Design & Install.	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	6,800.00
Total Visual Improvements & Cultural	0.00	20,644.80	(20,644.80)	0.0%	0.00	20,644.80	(20,644.80)	0.0%	254,537.60
Total Uses	69,385.61	106,001.74	(36,616.13)	65.46%	69,385.61	106,001.74	(36,616.13)	65.46%	1,296,500.88
Net Ordinary Revenue	384,841.68	612,522.89	(227,681.21)	62.83%	384,841.68	612,522.89	(227,681.21)	62.83%	245,212.80
Planned Reserves	384,841.68	612,522.89	(227,681.21)	62.83%	384,841.68	612,522.89	(227,681.21)	62.83%	245,212.80

Monroe Management District
Revenue & Expenditures Total Zone
January 2014

Sources of Funds	Jan 14	Budget	\$ Over Budget	% of Budget	Jan 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14100-1. Assessments.	423,681.39	681,313.29	(257,631.90)	62.19%	423,681.39	681,313.29	(257,631.90)	62.19%	1,085,176.72
14110 - Assessments	233,535.99	296,637.49	(63,101.50)	78.73%	233,535.99	296,637.49	(63,101.50)	78.73%	515,377.28
14124 - Assessment Refunds.	(4,323.88)	1,530.00	(5,853.88)	(382.61%)	(4,323.88)	1,530.00	(5,853.88)	(382.61%)	38,360.00
1412 - Assessment Refunds	12,871.95	720.00	12,151.95	1,787.77%	12,871.95	720.00	12,151.95	1,787.77%	8,640.00
14300-1. Penalties & Interest.	644.70	1,416.63	(771.93)	45.51%	644.70	1,416.63	(771.93)	45.51%	17,090.00
14310 - Penalties & Interest	307.42	566.63	(259.21)	46.12%	307.42	566.63	(259.21)	46.12%	8,000.00
14370-1. Interest Earned on Temp. Inves	0.00	34.00	(34.00)	0.0%	0.00	34.00	(34.00)	0.0%	408.00
14370 - Interest Earned on Temp. Invest	0.00	16.00	(16.00)	0.0%	0.00	16.00	(16.00)	0.0%	192.00
14380-1. Interest.	0.00	5.63	(5.63)	0.0%	0.00	5.63	(5.63)	0.0%	68.00
14380 - Interest	0.00	2.63	(2.63)	0.0%	0.00	2.63	(2.63)	0.0%	32.00
14390-1. Ending FY 2013 Fund Balance.	34,225.08	34,225.08	0.00	100.0%	34,225.08	34,225.08	0.00	100.0%	410,700.96
14390 - Ending FY 2013 Fund Balance	28,046.58	28,046.58	0.00	100.0%	28,046.58	28,046.58	0.00	100.0%	336,558.96
Total Sources of Funds	728,980.23	1,044,613.96	(315,634.73)	69.79%	728,980.23	1,044,613.96	(315,634.73)	69.79%	2,410,513.92
Uses of Funds									
Business Development									
16024-1. Marketing & Public Rel Dir	2,045.10	2,150.22	(105.12)	95.11%	2,045.10	2,150.22	(105.12)	95.11%	25,802.64
16024 - Marketing & Public Rel Director	966.40	1,011.87	(45.47)	95.51%	966.40	1,011.87	(45.47)	95.51%	12,142.44
16025-1. Marketing & Public Relations	16,370.22	16,592.00	(221.78)	98.72%	16,370.22	16,592.00	(221.78)	98.72%	199,104.00
16025 - Marketing & Public Relations	7,718.51	7,808.00	(89.49)	98.85%	7,718.51	7,808.00	(89.49)	98.85%	93,696.00
16031-1. Web Site Development.	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
16031 - Web Site Development	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
16035-1. Economic Development Service	0.00	2,261.00	(2,261.00)	0.0%	0.00	2,261.00	(2,261.00)	0.0%	27,132.00
16035 - Economic Development Services	0.00	1,064.00	(1,064.00)	0.0%	0.00	1,064.00	(1,064.00)	0.0%	12,768.00
16040-1. Web Site Main./Host/I.T..	0.00	510.00	(510.00)	0.0%	0.00	510.00	(510.00)	0.0%	6,120.00
16040 - Web Site Main./Host/I.T.	0.00	240.00	(240.00)	0.0%	0.00	240.00	(240.00)	0.0%	2,880.00
16041-1. GIS Services.	586.50	680.00	(93.50)	86.25%	586.50	680.00	(93.50)	86.25%	8,160.00
16041 - GIS Services	276.00	320.00	(44.00)	86.25%	276.00	320.00	(44.00)	86.25%	3,840.00
Total Business Development	27,971.73	32,637.09	(4,665.36)	85.71%	27,971.73	32,637.09	(4,665.36)	85.71%	391,645.08
Mobility & Transportation									
17001-1. Transportation Inv. Contract.	0.00	3,400.00	(3,400.00)	0.0%	0.00	3,400.00	(3,400.00)	0.0%	40,800.00
17001 - Transportation Inv. Contract	0.00	1,600.00	(1,600.00)	0.0%	0.00	1,600.00	(1,600.00)	0.0%	10,200.00
17009-1. Engineering Services.	0.00	5,666.67	(5,666.67)	0.0%	0.00	5,666.67	(5,666.67)	0.0%	68,000.04
17009 - Engineering Services	0.00	2,666.67	(2,666.67)	0.0%	0.00	2,666.67	(2,666.67)	0.0%	32,000.04
17020-1. Bridge Lighting Maint.	3,352.40	0.00	3,352.40	100.0%	3,352.40	0.00	3,352.40	100.0%	0.00
17020 - Bridge Lighting Maint	1,577.60	0.00	1,577.60	100.0%	1,577.60	0.00	1,577.60	100.0%	0.00
17030-1. Mobility Projects.	0.00	7,366.67	(7,366.67)	0.0%	0.00	7,366.67	(7,366.67)	0.0%	88,400.04
17030 - Mobility Projects	0.00	3,466.67	(3,466.67)	0.0%	0.00	3,466.67	(3,466.67)	0.0%	41,600.04
Total Mobility & Transportation	4,930.00	24,166.68	(19,236.68)	20.4%	4,930.00	24,166.68	(19,236.68)	20.4%	290,000.16
Project Staffing & Admin									
16150-1. Admin & Management	1,426.10	1,487.50	(61.40)	95.87%	1,426.10	1,487.50	(61.40)	95.87%	17,850.00
16150 - Admin & Management	673.90	700.00	(26.10)	96.27%	673.90	700.00	(26.10)	96.27%	8,400.00
16160-1. Reimbursable Expenses.	336.43	906.67	(570.24)	37.11%	336.43	906.67	(570.24)	37.11%	10,880.04
16160 - Reimbursable Expenses	156.32	426.67	(268.35)	37.11%	156.32	426.67	(268.35)	37.11%	5,120.04
16170-1. Reimbursable Mileage.	573.64	283.33	290.31	202.46%	573.64	283.33	290.31	202.46%	3,990.96
16170 - Reimbursable Mileage	269.95	133.33	136.62	202.47%	269.95	133.33	136.62	202.47%	1,599.96
16180-1. Postage, Deliveries	46.93	73.67	(26.74)	63.74%	46.93	73.67	(26.74)	63.74%	884.04
16180 - Postage, Deliveries	22.08	54.67	(32.59)	63.69%	22.08	54.67	(32.59)	63.69%	416.04
16190-1. Printing & Reproduction	526.89	396.67	130.22	132.83%	526.89	396.67	130.22	132.83%	4,760.04
16190 - Printing & Reproduction	247.96	186.67	61.29	132.83%	247.96	186.67	61.29	132.83%	2,240.04
16200-1. Public Notices, Advertising	0.00	453.33	(453.33)	0.0%	0.00	453.33	(453.33)	0.0%	5,419.96
16200 - Public Notices, Advertising	0.00	213.33	(213.33)	0.0%	0.00	213.33	(213.33)	0.0%	2,559.96
16210-1. Project Management	3,171.51	2,784.60	386.91	113.9%	3,171.51	2,784.60	386.91	113.9%	33,415.20
16210 - Project Management	1,497.65	1,310.40	187.25	114.29%	1,497.65	1,310.40	187.25	114.29%	15,724.88

Montrose Management District
Revenue & Expenditures Total Zone
January 2014

	Jan 14	Budget	\$ Over Budget	% of Budget	Jan 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
16215-1 - Director Of Services	4,564.67	4,799.27	(234.60)	95.11%	4,564.67	4,799.27	(234.60)	95.11%	57,591.24
16215 - Director Of Services	2,157.00	2,253.48	(96.48)	95.51%	2,157.00	2,253.48	(96.48)	95.51%	27,101.76
16220-1 - Legal Services	4,276.11	1,360.00	2,916.11	314.42%	4,276.11	1,360.00	2,916.11	314.42%	16,320.00
16220 - Legal Services	2,035.50	640.00	1,395.50	318.05%	2,035.50	640.00	1,395.50	318.05%	7,680.00
16250-1 - Bookkeeping	819.40	884.00	(64.60)	92.69%	819.40	884.00	(64.60)	92.69%	10,608.00
16250 - Bookkeeping	385.60	416.00	(30.40)	92.69%	385.60	416.00	(30.40)	92.69%	4,992.00
16260-1 - Assess Data Mgmt & Billing Sys	934.55	1,246.67	(312.12)	74.96%	934.55	1,246.67	(312.12)	74.96%	14,960.04
16260 - Assess Data Mgmt & Billing Sys	439.75	386.67	(46.88)	74.96%	439.75	386.67	(46.88)	74.96%	7,040.04
16270-1 - Office Supplies	0.00	170.00	(170.00)	0.0%	0.00	170.00	(170.00)	0.0%	2,040.00
16270 - Office Supplies	0.00	80.00	(80.00)	0.0%	0.00	80.00	(80.00)	0.0%	960.00
16280-1 - Other	4.08	34.00	(29.92)	12.0%	4.08	34.00	(29.92)	12.0%	408.00
16280 - Other	1.92	16.00	(14.08)	12.0%	1.92	16.00	(14.08)	12.0%	192.00
16290-1 - Office Lease Space	812.07	884.00	(71.93)	91.86%	812.07	884.00	(71.93)	91.86%	10,608.00
16290 - Office Lease Space	357.93	416.00	(58.07)	91.23%	357.93	416.00	(58.07)	91.23%	4,992.00
16291-1 - Office Equipment	0.00	226.67	(226.67)	0.0%	0.00	226.67	(226.67)	0.0%	2,720.04
16291 - Office Equipment	0.00	106.67	(106.67)	0.0%	0.00	106.67	(106.67)	0.0%	1,280.04
16340-1 - Auditing Fees	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	7,480.06
16340 - Auditing Fees	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	3,520.00
16350-1 - Insurance & Surety Bond	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	10,200.00
16350 - Insurance & Surety Bond	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	4,800.00
16600 - Payroll Expenses	2,208.84	3,260.00	(991.16)	69.00%	2,208.84	3,260.00	(991.16)	69.00%	38,400.00
Total Project Staffing & Admin	27,978.82	26,715.27	1,263.55	104.73%	27,978.82	26,715.27	1,263.55	104.73%	316,583.24
Security and Public Safety									
15415-1 - Vehicle Maint. & Operations	2,616.36	2,153.33	463.03	121.5%	2,616.36	2,153.33	463.03	121.5%	25,839.96
15415 - Vehicle Maint. & Operations	1,231.22	1,013.33	217.89	121.5%	1,231.22	1,013.33	217.89	121.5%	12,159.96
15420-1 - Contract Public Safety Service	20,570.67	20,599.67	(28.99)	102.34%	20,570.67	20,599.67	(28.99)	102.34%	241,196.04
15420 - Contract Public Safety Service	9,819.44	9,458.67	360.77	103.81%	9,819.44	9,458.67	360.77	103.81%	113,594.04
15425-1 - Mobile Camera Program	2,293.45	1,700.00	593.45	134.91%	2,293.45	1,700.00	593.45	134.91%	20,400.00
15425 - Mobile Camera Program	1,009.05	800.00	209.05	126.13%	1,009.05	800.00	209.05	126.13%	9,600.00
15430-1 - Cell Phone	137.03	102.00	35.03	135.23%	137.03	102.00	35.03	135.23%	1,224.00
15430 - Cell Phone	64.91	48.00	16.91	135.23%	64.91	48.00	16.91	135.23%	576.00
16100 - Store Front Equipment	0.00	56.67	(56.67)	0.0%	0.00	56.67	(56.67)	0.0%	680.04
16101-1 - Public Safety Training	0.00	26.67	(26.67)	0.0%	0.00	26.67	(26.67)	0.0%	320.04
16102-1 - Public Safety Equipment	0.00	283.33	(283.33)	0.0%	0.00	283.33	(283.33)	0.0%	3,399.96
16102 - Public Safety Equipment	0.00	133.33	(133.33)	0.0%	0.00	133.33	(133.33)	0.0%	1,599.96
16110-1 - Graffiti Abatement	3,911.60	3,400.00	511.60	115.05%	3,911.60	3,400.00	511.60	115.05%	40,800.00
16110 - Graffiti Abatement	1,848.40	1,600.00	248.40	115.53%	1,848.40	1,600.00	248.40	115.53%	19,200.00
16115-1 - Nuissance Abatement	0.00	2,975.00	(2,975.00)	0.0%	0.00	2,975.00	(2,975.00)	0.0%	35,700.00
16115 - Nuissance Abatement	0.00	1,400.00	(1,400.00)	0.0%	0.00	1,400.00	(1,400.00)	0.0%	16,800.00
Total Security and Public Safety	43,583.03	45,250.00	(1,666.97)	96.32%	43,583.03	45,250.00	(1,666.97)	96.32%	543,000.00
Visual Improvements & Cultural									
16212-1 - Identification Design & Install	0.00	20,644.80	(20,644.80)	0.0%	0.00	20,644.80	(20,644.80)	0.0%	247,737.60
16212 - Beautification Design & Install	0.00	9,715.20	(9,715.20)	0.0%	0.00	9,715.20	(9,715.20)	0.0%	116,582.40
16213 - Landscape Maintenance	1,053.00	2,500.00	(1,447.00)	42.12%	1,053.00	2,500.00	(1,447.00)	42.12%	30,600.00
16216-1 - Holiday Design & Install	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	6,800.00
16216 - Holiday Design & Install	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	3,200.00
Total Visual Improvements & Cultural	1,053.00	32,860.00	(31,807.00)	3.21%	1,053.00	32,860.00	(31,807.00)	3.21%	484,320.00
16421-1 - Collection Expense - West Zone									
Total Uses	105,516.58	161,629.04	(56,112.46)	65.28%	105,516.58	161,629.04	(56,112.46)	65.28%	1,975,548.48
Net Ordinary Revenue	623,472.65	882,984.92	(259,512.27)	70.61%	623,472.65	882,984.92	(259,512.27)	70.61%	434,965.44
Planned Reserves	623,472.65	882,984.92	(259,512.27)	70.61%	623,472.65	882,984.92	(259,512.27)	70.61%	434,965.44



Fleet Safety Equipment, Inc.
5858 Waltrip
Houston, TX 77057

Quote

Date	Estimate #
1/17/2014	30054

Name / Address
Montrose Management District Parcel

Qty	Item	Description	Your Cost	Total
8	AVN2RB	DUAL AVENGER SUPER-LED RED/BLU	211.9425	1,695.54
2	INSTALL-SMAL	Small install kit	29.00	58.00
10	INSTALL	INSTALLATION SERVICE FOR THE ABOVE ITEMS BY FLEET SAFETY AT FLEET SAFETY. CUSTOMER IS RESPONSIBLE FOR THE TRANSPORTATION OF VEHICLE TO AND FROM FLEET SAFETY EQUIPMENT. This is for 2 vehicles plus customer applied Equipment	95.00	950.00
This Quote is Good for 10 Days			Subtotal	\$2,703.54
			Sales Tax (8.25%)	\$0.00
			Total	\$2,703.54
Phone #	Fax #	E-mail	Web Site	
866-829-8900	713-228-8904	dflandon@fleetsafety.com	www.fleetsafety.com	

PAID
Check # 3948



Officer Payroll Report

Print to PDF

Jan-14					
Jan-14	Alms, Brian	24.00	\$43.00	\$1,032.00	\$0.00
Jan-14	Arroyo, Juan	40.00	\$43.00	\$1,720.00	\$0.00
Jan-14	Arroyo, Mandy	52.00	\$43.00	\$2,236.00	\$0.00
Jan-14	Bass, Richard	24.00	\$43.00	\$1,032.00	\$0.00
Jan-14	Beserra, Victor	35.00	\$43.00	\$1,505.00	\$3,500.00
Jan-14	Day, Aaron	51.00	\$43.00	\$2,193.00	\$0.00
Jan-14	Gonzales, Ricardo	15.00	\$43.00	\$645.00	\$0.00
Jan-14	Jaquarys, Lee	65.00	\$43.00	\$2,795.00	\$0.00
Jan-14	Lauriano, Leon	43.00	\$43.00	\$1,849.00	\$0.00
Jan-14	Mabasa, Joseph	73.00	\$43.00	\$3,139.00	\$0.00
Jan-14	Obenhaus, John	66.00	\$43.00	\$2,838.00	\$0.00
Jan-14	Ramos, Adalberto	24.00	\$43.00	\$1,032.00	\$0.00
Jan-14	Thibodeaux, Todd	45.00	\$43.00	\$1,935.00	\$0.00
Jan-14	Wall, Chad	33.00	\$43.00	\$1,419.00	\$0.00
Period Total		14	\$25,370.00	\$3,500.00	\$28,870.00
Grand Total		14	\$25,370.00	\$3,500.00	\$28,870.00

PAID
Check # 3949 - 3962

Saturday, February 01, 2014

Page 1 of 1



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: 281.444.3948 fax 281.444.8304

DATE: 01/06/2014

BORRILL, LEO J & H JUDY
3819 DRAKE ST
HOUSTON TX 77005-1119

TRS 3 & 27 BLK 2
ROSSMOYNE

4314 YOAKUM BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/030/246/000/0003
TAX YEAR: 2012
REF No.: 0883010

Date Processed: 01/06/2014
RECEIPT NUMBER: 92000326
DEPOSIT BATCH No.: RP140106

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: Change 2012-62464

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 \$100.16.

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

PAID
Check # 3963



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: 281.444.3948 fax 281.444.8304

DATE: 01/06/2014

POLLNBERG CORP N V
1502 Augusta Dr, Ste 314
Houston, TX 77057

TRS 20 & 21
ABST 696 O SMITH

1947 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0163
TAX YEAR: 2012
REF No.: 0883019

Date Processed: 01/06/2014
RECEIPT NUMBER: 94000400
DEPOSIT BATCH No.: RP140106

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: Change 2012-62421

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 \$86.25.

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

PAID
Check # 3964

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

MONTEROSE MD WEST
DATE: 01/27/2014
TAX YEAR: 2013

OVERPAYMENT: \$50.00
DEPOSIT BATCH NO.: 94-220
RECEIPT NUMBER: 94130338

OWNER NAME: HOUGHNIS APARTMENT TRUST

CHECK NO.: 1342

ACCOUNT NUMBER: 94/038/245/000/0003

DATE OF PAYMENT: 01/27/2014

PAID BY:

LEGAL DESCRIPTION

HOUGHNIS APARTMENT TRUST
1210 MIRAMAR ST
HOUSTON TX 77006-5812

TRS 3 & 4A BLK 10
CHERRYHURST

1412 WESTHEIMER RD

DISTRICT NAME OVERPAYMENT AMOUNT
MONTEROSE MD WEST 50.00

REASON: Overpayment

AMOUNT OF CHECK: 388.35 CHECK NO: 1342
AMOUNT APPLIED: 338.35 Ref No.: HOUGHNIS APARTME

DIFFERENCE: 50.00

COMPLETED BY: [Signature] DATE: 1-27

Refund payable to:

Address:

City: Itc275 op State: TX Zip: 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: 01/06/2014

MEMORIAL TRAILS APARTMENTS INC
9601 KATY FWY STE 475
HOUSTON TX 77024-1347

TRS 8 9A & 10A BLK 20
LOCKHART CONNOR & BARZIZA

819 W ALABAMA ST

MONTEROSE MD EAST

ACCOUNT NUMBER: 92/023/076/000/0008
TAX YEAR: 2012
REF No.: 0883008

Date Processed: 01/06/2014
RECEIPT NUMBER: 92000199
DEPOSIT BATCH NO.: RF140106

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 ☐ Account Deleted
☐ Exemption(s) Added ☐ Rendition Penalty Waived
☐ Account was Prorated ☒ Other: Cause 2012-0002

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 \$18.00.

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

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

Very truly yours,

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



**** SECOND PAYMENT NOTICE ****

MONTEROSE MD EAST
DATE: 01/15/2014
TAX YEAR: 2013

OVERAGE AMOUNT: \$937.50
DEPOSIT BATCH NO.: 92-314
RECEIPT NUMBER: 92130427

OWNER NAME: MUHAXHIRE JETON

CHECK NO.: 4371

ACCOUNT NUMBER: 92/057/034/000/0007

DATE OF PAYMENT: 01/14/2014

PAID BY:

LEGAL DESCRIPTION

MUHAXHIRE JETON
BOXHA BLIND
250 THUNDERCOVE PL
SPRING TX 77381

LTS 7 & 8 & TR 9B BLK 4
ALDEN PLACE

509 W CLAY ST 8

DISTRICT NAME OVERPAYMENT AMOUNT
MONTEROSE MD EAST 937.50
Amount of Refund: 937.50

AMOUNT OF CHECK: 937.50 CHECK NO: 4371

AMOUNT APPLIED: .00 Ref No.:

DIFFERENCE: 937.50

COMPLETED BY: [Signature] DATE: 1-15

FIRST PAYMENT RECEIVED FROM: 010155 M&T BANK

DATE PAID: 12/31/2013 DEPOSIT# 13FAM061

CHECK#

Check # 3917

DISPOSITION OF OVERPAYMENT

REFUND TO: Clay Apartments DATE: 1-26

Address: 14 Stickley Ct

Address:

City: The Woodlands State: TX Zip: 77382

APPLIED TO ACCT# DATE:



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: 01/06/2014

PACIFICA FOUNDATION INC
419 LOVETT BLVD
HOUSTON TX 77066-4018

LTS 5 & TR 4 BLK 11
MONTEROSE

419 LOVETT BLVD

MONTEROSE MD EAST

ACCOUNT NUMBER: 92/026/137/000/0004
TAX YEAR: 2011
REF No.: 0883009

Date Processed: 01/06/2014
RECEIPT NUMBER: 11103296
DEPOSIT BATCH NO.: RF140106

NOTICE OF CHANGE IN TAX LIABILITY

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

The explanation of the change is:

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

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 \$713.18.

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

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

Very truly yours,

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





Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service: 281.444.3946 fax 281.440.8304

DATE: 01/15/2014

PORTSMOUTH APARTMENTS LTD
7547 INWOOD DR
HOUSTON TX 77063-1801

LT 25 & TR 26A BLK 1
RICHMOND PLACE

1930 PORTSMOUTH ST 13

MONTROSE MD WEST

ACCOUNT NUMBER: 94/057/121/000/0025
TAX YEAR: 2011
REF No.: 0883036

Date Processed: 01/15/2014
RECEIPT NUMBER: 94000701
DEPOSIT BATCH No.: RF140115

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 2011-44873

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 \$29.84.

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

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

Very truly yours,

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



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service: 281.444.3946 fax 281.440.8304

DATE: 01/06/2014

Weingarten Realty Investors
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston TX 77042

TR 4 5 & 21
ABST 696 O SMITH

1950 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0002
TAX YEAR: 2012
REF No.: 0883016

Date Processed: 01/06/2014
RECEIPT NUMBER: 94000368
DEPOSIT BATCH No.: RF140106

NOTICE OF CHANGE IN TAX LIABILITY

620736

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 2012-45694

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 \$507.81.

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



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service: 281.444.3946 fax 281.440.8304

DATE: 01/06/2014

Weingarten Realty Investors
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston TX 77042

TR 16
ABST 696 O SMITH

2001 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0105
TAX YEAR: 2012
REF No.: 0883017

Date Processed: 01/06/2014
RECEIPT NUMBER: 94000394
DEPOSIT BATCH No.: RF140106

NOTICE OF CHANGE IN TAX LIABILITY

620736

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 2012-45694

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 \$152.75.

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



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service: 281.444.3946 fax 281.440.8304

DATE: 01/06/2014

Weingarten Realty Investors
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston TX 77042

TR 10 (IMPS ONLY)
(LAND*0442250000001)
ABST 696 O SMITH

2001 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0145
TAX YEAR: 2012
REF No.: 0883018

Date Processed: 01/06/2014
RECEIPT NUMBER: 94000399
DEPOSIT BATCH No.: RF140106

NOTICE OF CHANGE IN TAX LIABILITY

620736

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 2012-45694

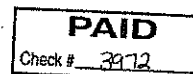
This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$306.18.

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

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

Very truly yours,

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





Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 73109, Houston, Texas 77273
Customer Service: 281.444.3948 fax 281.440.8304

DATE: 01/06/2014

Weingarten Realty Investors
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston TX 77042

TR 2
ABST 696 O SMITH
2028 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0168
TAX YEAR: 2012
REF No.: 0883020

Date Processed: 01/06/2014
RECEIPT NUMBER: 94000403
DEPOSIT BATCH No.: RP140106

NOTICE OF CHANGE IN TAX LIABILITY

630736

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 2012-45194

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 \$209.30.

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

PAID

Check # 3973



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: 281.444.3948 fax 281.440.8304

DATE: 01/06/2014

Weingarten Realty Investors
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston TX 77042

TR 3
ABST 696 O SMITH
1964 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0169
TAX YEAR: 2012
REF No.: 0883021

Date Processed: 01/06/2014
RECEIPT NUMBER: 94000404
DEPOSIT BATCH No.: RP140106

NOTICE OF CHANGE IN TAX LIABILITY

630736

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 2012-45194

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 \$747.34.

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

PAID

Check # 3974



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: 281.444.3948 fax 281.440.8304

DATE: 01/06/2014

Weingarten Realty Investors
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston TX 77042

TR 9
ABST 696 O SMITH
1953 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0170
TAX YEAR: 2012
REF No.: 0883022

Date Processed: 01/06/2014
RECEIPT NUMBER: 94000405
DEPOSIT BATCH No.: RP140106

NOTICE OF CHANGE IN TAX LIABILITY

630736

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 2012-45194

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 \$855.14.

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

PAID

Check # 3975



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: 281.444.3948 fax 281.440.8304

DATE: 01/06/2014

Weingarten Realty Investors
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston TX 77042

TR 11 12 & 13A
ABST 696 O SMITH
2017 GRAY

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0171
TAX YEAR: 2012
REF No.: 0883023

Date Processed: 01/06/2014
RECEIPT NUMBER: 94000406
DEPOSIT BATCH No.: RP140106

NOTICE OF CHANGE IN TAX LIABILITY

630736

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 2012-45194

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 \$527.43.

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

PAID

Check # 3976



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

DATE: 01/06/2014

Weingarten Realty Investors
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston TX 77042

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

TR 1
ABST 596 O SMITH

2030 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0173
TAX YEAR: 2012
REF No.: 0883024

Date Processed: 01/06/2014
RECEIPT NUMBER: 94000407
DEPOSIT BATCH No.: RF140106

NOTICE OF CHANGE IN TAX LIABILITY 620736

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 0012-1994

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 \$951.83.

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
JAN 21 2014

www.equitaxinc.com

DATE: 01/15/2014

CORRELIC COMMERCIAL REAL ES
1 CORRELIC DR
ROANOKE TX 76262

LEGAL DESCRIPTION

LTS 9 & 10-6 TR 7 BIK 57
MONTROSE

3407 GRAUSTEAK ST 17



MONTROSE MD WEST
ACCOUNT NUMBER: 94/026/193/000/0007
TAX YEAR: 2013
REF No.: 022652270

OVERAGE AMOUNT: \$1,045.99
DATE OF PAYMENT: 01/14/2014
RECEIPT NUMBER: 94130159
DEPOSIT BATCH No.: 94-211

Dear Taxpayer:

We have received your payment on the above referenced account. This account has been paid for the tax year listed above by: PAUL T. BIRN.

Please verify the description of this 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: PAUL T. BIRN

Address: 802 WESTBROOK DRIVE

City: AUSTIN

State: TEXAS

Zip: 78746

Signature: [Signature]

Date:

Name (print): PAUL T. BIRN

Title: 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



**** SECOND PAYMENT NOTICE ****

MONTROSE MD EAST
DATE: 01/15/2014
TAX YEAR: 2013

OWNER NAME: ZLATO LLC

ACCOUNT NUMBER: 92/030/246/000/0021

PAID BY:

ZLATO LLC
1411 HAWTHORNE ST
HOUSTON TX 77006-3711

OVERAGE AMOUNT: \$977.35
DEPOSIT BATCH NO.: 92-313
RECEIPT NUMBER: 92230327

CHECK NO.: 1644

DATE OF PAYMENT: 12/31/2013

LEGAL DESCRIPTION

LTS 21 & 22 BLK 2
ROSSMOYNE

4321 MOUNT VERNON ST 16

DISTRICT NAME OVERPAYMENT AMOUNT
MONTROSE MD EAST 977.35
Amount of Refund: 977.35

AMOUNT OF CHECK: 977.35 CHECK NO.: 1644

AMOUNT APPLIED: .00 Ref No.:

DIFFERENCE: 977.35

COMPLETED BY: [Signature] DATE: 1-15

FIRST PAYMENT RECEIVED FROM: 575422 UNION BANK

DATE PAID: 12/31/2013 DEPOSIT# 13LRR059

CHECK# Check # 3979

DISPOSITION OF OVERPAYMENT

REFUND TO: Zlato LLC DATE:

Address: P.O. Box 164625

Address:

City: Houston State: TX Zip: 77266

APPLIED TO ACCT# DATE:



SECURITY SOLUTIONS, LLC
P.O. Box 750924
Houston, Texas 77275-0924
Phone: 877.411.MOBL(6625) Fax: 713.944.9827

Bill To:

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

Invoice Date	Invoice #
2/6/2014	1558

Service Location:

Empire Cafe
1732 Westheimer Rd
Houston, Texas 77058

PLEASE PAY \$1,504.55

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	
Due at installation		2/6/2014		02/06/2014-03/05/2014	
Description	Quantity	Unit Price	Amount		
EMI for video line Above Ground per ft. Installation (One-Time Fee)	45	2.99	134.55		
IP MSU Installation (One Time Fee)	1	400.00	400.00		
Electrician Fee: Replaced GFI & added power source connection on roof top (One-Time Fee)	1	250.00	250.00		
Standard MSU IP System (Monthly fee)	1	600.00	600.00		
Wireless Remote Viewing (Monthly Fee)	1	120.00	120.00		
PAID		CHECK # 3980			
Pay online at: https://ipn.intuit.com/736h259c					
THERE WILL BE A \$15 CHARGE FOR ALL RETURNED CHECKS		Subtotal		\$1,504.55	
\$25.00 FEE WILL BE ASSESSED ON ALL UNPAID BALANCES AFTER DUE DATE.		Sales Tax (0.0%)		\$0.00	
		Total		\$1,504.55	
		Payments/Credits		\$0.00	
		Balance Due		\$1,504.55	

Billing Inquiries? Call 877-411-6525

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!

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: JANUARY 14, 2014
MATTER NO. 139016-00601 02752
INVOICE NO. 1364759

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

DATE	INVOICE	AMOUNT	CREDITS	BALANCE
12/03/13	1353153	564.03	0.00	564.03
BALANCE FORWARD				\$ 564.03
FOR LEGAL SERVICES RENDERED THROUGH 12/31/13				\$ 297.50
CURRENT INVOICE TOTAL				\$ 297.50
TOTAL AMOUNT DUE				\$ 861.53



WIRE		MAIL
BANK NAME:	Wells Fargo Bank, N.A.	Blank Rome LLP
ADDRESS:	Philadelphia, PA 19103	Lockbox # 8586
ACCOUNT TITLE:	Blank Rome LLP	P.O. Box 8500
ACCOUNT NUMBER:	2800610161050	Philadelphia, PA 19178-8500
ABA NUMBER:	111000248 (Domestic)	
SWIFT CODE:	WFBHUS63 (International)	

PENNSYLVANIA NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA OHIO TEXAS 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: JANUARY 14, 2014
MATTER NO. 139016-00601 02752
INVOICE NO. 1364759

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 DECEMBER 31, 2013

DATE	DESCRIPTION	TIMEKEEPER	HOURS	AMOUNT
12/09/13	TELEPHONE CALL FROM B. CALDERON REGARDING UPDATING BOARD ON STATUS OF PENDING APPEAL; REVIEW APPELLATE DEADLINES AND STATUS; TELEPHONE CONFERENCE WITH BOARD IN EXECUTIVE SESSION REGARDING APPELLATE STATUS	B ABRAMS	0.50	212.50
12/12/13	RECEIPT OF AG CORRESPONDENCE TO COURT OF APPEALS REGARDING LACK OF INTENT TO PARTICIPATE IN APPEAL	B ABRAMS	0.10	42.50
12/13/13	FORWARD TO CLIENT LETTER FROM AG REGARDING NON-PARTICIPATION IN PENDING APPEAL	B ABRAMS	0.10	42.50
TOTAL SERVICES			\$	297.50

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

MONTROSE MANAGEMENT DISTRICT
FILE NUMBER: 139016-00601

PAGE NUMBER: 2
INVOICE NO. 1364759
JANUARY 14, 2014

CURRENT INVOICE TOTAL
TIME AND FEE SUMMARY

\$ 297.50

TIMEKEEPER	RATE	HOURS	FEES
BARRY ABRAMS	425.00	0.70	297.50
TOTALS		0.70	\$ 297.50

Bracewell & Giuliani LLP

ATTORNEYS AT LAW

P. O. Box 848568
Dallas, TX 75284-8568
713 223-2300
FAX 713 74-1024827

Remittance Page

January 10, 2014
051914
INVOICE NO: 21568834
04674

Client: Montrose Management District
Matter: General Counsel
Matter No: 051914.00001

Please Remit Total Balance Due

\$1,381.05

Please Return this Remittance Page with Your Payment

WIRE TRANSFER INFORMATION

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



INDEX

7030 Concho
Houston, Texas 77074
Phone 832-372-5383 or 832-452-5776

DATE: February 1, 2014
INVOICE # 02012014MMD
FOR: Newsletter writing
and photography

Bill To:

Montrose Management District
401 Branard, Suite 106
Houston, Texas 77006

DESCRIPTION	AMOUNT
Writing and photography for Montrose Management District newsletter, website and social media January, February and March @ \$500 per month	\$1,500
<div data-bbox="284 655 485 728" style="border: 1px solid black; padding: 10px; text-align: center;"> <p>PAID</p> <p>Check # <u>3983</u></p> </div>	
TOTAL	\$ 1,500.00

Make all checks payable to Deborah Quinn Hensel
If you have any questions concerning this invoice, contact Ms Deborah Quinn Hensel at 832-372-5383

THANK YOU FOR YOUR BUSINESS!

Dennis C Beeson
39 Justice Park Drive
Apt 801
Houston Texas 77092

INVOICE

Montrose District
5020 Montrose Blvd.
Suite 311
Houston Texas 77006

Invoice #	022014
Invoice Date	02/01/2014
Due Date	02/28/2014

Item	Description	Unit Price	Quantity	Amount
Service	Business Ambassador Contract Agreement	2,400.00	1.00	2,400.00

NOTES: Market Research Survey information gathered via Survey Format
by day to day visit's to Montrose Business locations

	Subtotal	\$
	Total	\$2400.00
	amount Paid	0.00
	Balance Due	\$2,400.00

PAID
Check # 3984



ev1pro.com
e-Vision 1 Productions, LLC
2522 Palo Pingo Dr.
Houston, TX 77080
Phone 713-703-1811

INVOICE

Date: January 1, 2014
Invoice # 20

For: Jan 2014 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 JANUARY 2014	1.00	2500.00	\$ 2,500.00
Christmas Lights/contest photos/ 1 day- Dec 10 2013	1.00	700.00	\$ 700.00
Tax exemption			
	SUBTOTAL	\$	3,200.00
	NO SALES TAX @ 8.25%		
	OTHER		
	TOTAL	\$	3,200.00

PAID

Check # 3985

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

THANK YOU FOR YOUR BUSINESS

Jeron, 445

EXPENSE REPORT

[illegible]

PAID
Check # 3984



ev1pro.com
e-Vision 1 Productions, LLC
2522 Palo Pinto Dr.
Houston, TX 77060
Phone 713-703-4811

INVOICE

Date: February 1, 2014
Invoice # 21

For: Feb 2014 Video
Development

To:
Gretchen Lanon
Director of Economic Development
Montrose Management District
5020 Montrose, suite 311
Houston, TX 77005
(713) 595-1215

DESCRIPTION	QTY	RATE	AMOUNT
MMD Video Development for FEBRUARY 2014	1.00	2500.00	\$ 2,500.00
Tax exemption			
SUBTOTAL			\$ 2,500.00
NO SALES TAX @ 8.25%			
OTHER			
TOTAL			\$ 2,500.00



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 #
2/1/2014	46230

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

DESCRIPTION	AMOUNT
Roll Management, Billing and Collections	1,393.12
<div>PAID</div> <div>Check # 3986</div>	
Total \$1,393.12	



Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
2/1/2014	46293

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

DESCRIPTION	AMOUNT
Assessment Year 2013	
Supplemental Hearing: November 7, 2013	77.91
Mail Notices: 49 First Class	
Prepare Documents and Attend Meeting /East / West	1,120.00
<div>PAID</div> <div>Check # <u>3886</u></div>	
Total	
	\$1,197.91



Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
2/1/2014	46294

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

DESCRIPTION	AMOUNT
Computer Charges for 1652 Items	826.00
Postage, Supplies and Handling	2,676.24
Return Envelopes	132.16
Postal Service Fee - Address Correction	16.80
Annual Records Retention Storage	232.28
<div>PAID</div> <div>Check # <u>3986</u></div>	
Total	

\$3,883.48





February 3, 2014

Invoice # M8RDG-02

Mr. Bill Calderon
Executive Director
Montrose Management District
5020 Montrose, Suite 311
Houston 77006
713.724.4460
bcalderon@montrosedistrict.org

Re: Montrose Management District Bridge Lighting Design

Lighting Design:

Schematic Design and Site Documentation Phases \$ 6,960.00

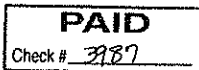
Reimbursable Expenses:
N/A

Total Amount Due: \$ 6,960.00

Please remit to:

Gandy2 Lighting Design
1824 Spring Street, #241
Houston, TX 77007

Thank You!



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

Invoice

Date	Invoice No.
01/31/2014	9-66
Terms	Due Date
Net 30	02/28/2014

Bill To
Harris County Improvement District #6
Bill Calderon, Executive Director
HCID #6 (Montrose)
P.O. Box 22164-2167
Houston, TX 77227

Amount Due	Enclosed
\$5,760.00	

Date	Service	Activity	Quantity	Rate	Amount
01/03/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 18	8	80.00	640.00
01/06/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 26	8	80.00	640.00
01/09/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 19	8	80.00	640.00
01/13/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 25	8	80.00	640.00
01/16/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 29	8	80.00	640.00
01/20/2014	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

Date	Service	Activity	Quantity	Rate	Amount
01/23/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 14	8	80.00	640.00
01/27/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 22	8	80.00	640.00
01/30/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 32	8	80.00	640.00
Total Sites Abated: 205			Total		\$5,760.00



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.: AH006792

Customer No.: V00071086

INVOICE

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

Amount Due: 5,069.45

Amount Paid:

(Please detach and mail this top portion with payment)

DATE	DESCRIPTION	AMOUNT
02/03/14	MAR'14: ATTORNEY FEES	5,069.45



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 #31
Harris County, Texas (REV.3/07)

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

Invoice

Bill To:

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

Invoice #: 43014623
Date: 2/12/2014

Page: 1

DATE	DESCRIPTION	AMOUNT
12/19/2013 1/23/2014	Professional Consulting, Project Management & Administrative & Mgmt, Marketing & PR Mgmt, Services Mgmt, January 2014	\$16,502.33
	GIS Mapping P. Horton	\$150.00
	GIS Mapping P. Horton	\$712.50
	Reimbursable expenses as follows:	
12/17/2014 1/8/2014 12/5/2013 1/13/2014	Hour Messenger Harris County Clerk 1/13/2014 City of Houston 1/6 of invoice City of Houston 1/6 of invoice Varison - 1/20 - 3/19, 2014 Varison - J. Hawes - 1/20 - 3/19, 2014 Varison - J. Hawes - 7/20 - 3/19, 2014 Mileage, R. Hill Oct Mileage, R. Hill Jan 2014 Mileage, O. Larson Dec Mileage, O. Larson Jan Mileage, J. Hawes Dec Mileage, J. Hawes Jan	\$18.85 \$9.00 \$0.25 \$0.25 \$51.85 \$49.88 \$101.11 \$28.69 \$143.31 \$123.15 \$178.18 \$122.04 \$149.16
	In house copies 1996 @ .15 each + 29 sets @ \$1.00 each	\$328.40
	In house postage	\$2.40
	In house color copies 304 @ .50 each	\$152.00
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> PAID Check # 3992 </div>		Sales Tax:
		Total Amount:
		Amount Applied:
		Balance Due:
		\$0.00
		\$18,694.35
		\$0.00
		\$18,694.35

Terms: C.O.D.

Houston Arts Alliance
3201 Allen Parkway, Suite 250
Houston, Texas 77019
Phone 713-527-9330 Fax 713-630-5210

INVOICE

INVOICE#: ARTSHOUND 8-13-1
DATE: AUGUST 21, 2013

TO:
GRETCHEN LARSON
DIRECTOR OF MARKETING
Montrose Management District
c/o Hawes Hill Calderon LLP
9510 Long Point Road, Suite 300
Houston, TX 77055
RE: ARTSHOUND SYNDICATION

FOR:
Syndication Services August 12th, 2013 through August 12, 2014

DESCRIPTION	AMOUNT
Annual Artshound Syndication License Fee for agreed upon Zip Codes (77006, 77098, 77019)	\$ 3,000.00
* Maybe be modified to include up to five additional zip codes throughout the year, as per agreement.	
monthly payment	
2013-2014	
2014-2015	
TOTAL	\$ 3,000.00

PAID
Check # 3991

Make all checks payable to Houston Arts Alliance
Payment may be distributed annually or in monthly installments, as per agreement.
If you have any questions concerning this invoice, contact Reginald French, Chief Operating Officer, 713-527-9330

Thank you for your business!

7155 Old Katy Road, Suite 270
Houston, Texas 77024
713.859.0887
713.859.0906 (fax)
www.kwtexas.com

Invoice #: 16908
Invoice Date: 1/10/2014
Billing Period: 12/1/2013 - 12/31/2013
Project #: MON-351
Project Name: Montrose District - District
Kendy Marker Extra Services

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

INVOICE

FEES

Phase	Contract Amount	% Complete	Prior Billings	This Invoice
Construction Documentation	\$9,500.00	33%	\$760.00	\$2,375.00
	\$9,500.00		\$760.00	\$2,375.00

REIMBURSABLE EXPENSES

Date	Vendor Name	Vendor Invoice #	Amount
12/3/2013	License Fee	Centerpoint En	\$57.50
12/31/2013	Plot Stop		\$7.55
			\$65.05

Total Amount Due This Invoice: \$2,440.05

PAYMENTS OUTSTANDING

Invoice #	Invoice Date	Fees	Expenses	Paid to Date	Balance Due
16908	12/18/2013	\$760.00	\$0.00	\$0.00	\$760.00
		\$760.00	\$0.00	\$0.00	

PAID
Check # 3992

Total Past Due Amount: \$760.00

Total Current + Past Due Amount: \$3,200.05

WORK PERFORMED THIS PERIOD

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

- Attended project committee meeting
- Conducted meeting with area lighting consultant to review marker design, lighting and fiber optic coordination
- Assembled private utility files into electronic site plan
- Updated electronic site plan with COH utilities

Thank You!

MAGOO'S
PrintShop
a fun place for quality printing

INVOICE for email

Date	Invoice #
1/31/2014	14-1109

Bill To:

Montrose District
Email Invoice
PO Box 22167
Houston, TX 77066

P.O. Number	Customer Contact	Rep	Account #	Terms
	Gretchen Larson			Net 10 Days
BC-CC	1000 of 2 names	Business Cards - Beeson & Cortes		144.00
Shipping	1 each	UPS Shipping		8.87
				Total
				\$152.87

PAID
Check # 3993



INVOICE for email

Date	Invoice #
2/5/2014	14-2005

Bill To:

Montrose District
Email Invoice
PO Box 22167
Houston, TX 77066

P.O. Number	Customer Contact	Rep	Account #	Terms
	Greichen Larson			Net 10 Days
Banners	2 each	Montrose Recycling Day Banners		390.00
				PAID Check # 3993
Thank you for choosing Magoo's! EIN# 90-0544930				Total \$390.00

Magoo's PrintShop, Inc. * Certified WBE / HUB
16637 West Hardy, Suite E * Houston, Texas 77060 * magoosprintshop.com
281.875.6000 * Fax 281.875.6048 * Toll Free 866.890.0022 * Toll Free Fax 888.890.0022

INVOICE

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

INVOICE # 014
DATE: 1/31/14

Bill To:
Names: Montrose Distict.org
Address: 5020 Montrose Ste. 311
City, State ZIP: Houston, Texas 77006
Phone: (832) 388-8218

For:
February 2014 Business Ambassador Program
Services

DESCRIPTION	AMOUNT
Description of services provided: *Visit Montrose Business and fill out surveys *Attend weekly & monthly meetings for Montrose District as needed *Help organize Montrose events and workshops as needed (set up & clean up from 5 pm-8 pm) *Drop off and pick up materials as needed *Attend Recycling Committee Meetings, as needed *Attend events at Montrose area businesses as needed *Pass News Letters and Postcards for events *5 hrs. per week of office work (organizing data, writing reports and sending emails)	\$2,400
PAID Check # 3994	
Make all checks payable to Marie Helen Cortés If you have any questions concerning this invoice, Contact Marie at Phone: (832) 388-8218	
TOTAL	\$2,400

Marie Cortes		January 2014		Montrose District		Bill to Dist.
Date	Destination	Purpose	Miles Driven	Item	Amount	(Y/N)
2-Jan	Visit Businesses/Drop off NL & Postcard		20			Y
3-Jan	B. A. Meeting/Visit Businesses		19			Y
8-Jan	Drop off Nto participants/Visit businesses		28			Y
9-Jan	Visit Businesses/Drop off NL & Postcard		18			Y
10-Jan	Visit Businesses		16			Y
13-Jan	Board meeting		15			Y
15-Jan	Visual Improvements/visits		30			Y
17-Jan	Visit Businesses/Drop off NL & Postcard		19			Y
21-Jan	Visit Businesses/Photo Ctr. Business Mixer		20			Y
22-Jan	Visit Businesses		25			Y
23-Jan	Gratifi remodeling/visits		22			Y
27-Jan	Business visits		16			Y
28-Jan	Business visits		15			Y
				Phone allow	\$ 45.00	Y
			263		\$ 45.00	
I certify that the above expenses were incurred and paid by me.						
Attach receipts of purchase		Signature		Date		
		Amount Billed to District		\$ 193.60		
		Total Reimbursement		\$ 193.60		

PAID
Check # 3994

INVOICE

Marie Helena Cortés
P.O. Box 7981
Pasadena, TX 77508
Phone: (832) 388-8218

INVOICE # 0812
DATE: 1/31/14

Bill To:
Names: Montrose Distict.org
Address: 5020 Montrose Ste. 311
City, State ZIP: Houston, Texas 77006
Phone:

For:
Consulting Services for the Montrose Cultural Designation

DESCRIPTION	AMOUNT
Consulting Services for the Montrose Cultural Designation	
Payment 3	
LOI was turned in January 14 th , 2014	\$1,000
Make all checks payable to Marie H. Cortés If you have any questions concerning this invoice, Contact Marie Elena at Phone: (832) 388-8218	
PAID Check # 3994	
TOTAL	\$1,000



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District
1500 Post Oak Blvd., Suite 1600
Houston, TX 77056

Invoice

Date	Invoice #
2/1/2014	32573

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

INVOICE	IVC00020025
DATE	1/7/2014
PAGE	1

Bill to:

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

Description	Amount
Monthly Bookkeeping	1,000.00
Year end audit	120.00
Preparation of additional payables	60.00
Delivery of documents	10.00
Correspondence with auditor	15.00
Preparation of 1099's and 1096 tax forms	240.00
Additional time for Board Meeting	15.00
Prepared Formal Audit Request/Copied Pledged Securities	35.00
Preparation and maintenance of Quarterly Report	250.00
Mileage	7.95
Postage	25.24
Copies	82.40
Annual Charge for Checks, W-2's, 1099's, W-3's & 1096's Tax Forms	170.70
Document Storage & Retention Service	7.50
Total Reimbursable Expenses	293.79
PAID Check # 3995	
Total	\$2,068.79

Professional Services rendered in the collection of delinquent taxes, penalties and interest December, 2013.	\$119.39
PAID Check # 3996	
	\$119.39

200 River Pointe • Suite 240 • Conroe, Texas 77304 • Phone: 936.756.1644 • Fax: 936.756.1844
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 150 • AUSTIN, TEXAS 78759 • 512.782.2400 • fax 512.795.9968
1500 Post Oak Blvd. • Suite 1600 • Houston, Texas 77056 • Phone: 713.631.4539 • Fax: 713.629.6859

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

INVOICE	IVC00020023
DATE	1/7/2014
PAGE	1

Bill to:

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

PRIMERGREY

From: Primergrey, Inc.
2119 Dales St.
Unit C
Houston, TX 77003

Invoice ID: 1795
Issue Date: 01/23/2014
Due Date: 01/30/2014
Subject: Monthly Web Maintenance, Content, and Email Retainer

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

Professional Services rendered in the collection of delinquent taxes, penalties and interest December, 2013.	\$781.62
PAID Check # 3996	
	\$781.62

PAID
Check # 3997

INVOICE



Shooter and Lindsey, Inc.
P.O. Box 516
Katy, TX 77492
281-391-3607 Fax: 281-392-5245

INVOICE NUMBER 0066
INVOICE DATE January 20, 2014

TERMS Net 30
ATTN: Vanessa Aviles
Job No. 1681014

SOLD TO:
Name Harris County Improvement District # 6
Address P.O. Box 22167
City, State, ZIP Houston, TX 77227-2167
Re: Montrose Boulevard Esplanades

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Monthly maintenance January 2014	1,053.00	\$1,053.00
	Thank you!		
<div style="border: 1px solid black; padding: 5px; text-align: center;"> PAID Check # 3998 </div>		SUBTOTAL	1,053.00
		TAX	0.00
		FREIGHT	
		PAY THIS AMOUNT	\$1,053.00
Sales Tax Rate: 0.00%			

MAKE ALL CHECKS PAYABLE TO:
Shooter and Lindsey, Inc.
Attn: Accounts Receivable
P.O. Box 516
Katy, TX 77492

THANK YOU FOR YOUR BUSINESS!

smc
Logistics
13107 James Ln.
Suffield, TX 77477

Phone # 832 633-5155

smclogistics@yahoo.com

1/23/2014 258

BILL TO:
Montrose District
Josh Hayes
5020 Montrose, suite 311
Houston, TX 77006

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
10	Survey of burned out street lights January 2014 Montrose District	35.00	\$350.00
<div style="border: 1px solid black; padding: 5px; text-align: center;"> PAID Check # 3999 </div>		SUBTOTAL	350.00
		TAX	0.00
		FREIGHT	
		PAY THIS AMOUNT	\$350.00
Sales Tax Rate: 0.00%			
We appreciate your prompt payment.			Total \$350.00



Tawny Tidwell

Invoice

Montrose Management District
5020 Montrose Blvd. Ste. 311
Houston, TX 77006
Date 1/27/14

INVOICE NUMBER: 005
TERMS: 30 Days

306 Stratford St. #16
Houston, TX 77006
T 918.638.0062
lhw@smc.com

Description	Quantity	Unit Price	Cost
Social Media Consulting Services	100hrs	\$ 25.00	\$ 2,500.00
		Total	\$ 2,500.00

Please remit payment for services within ten (10) days of receipt.

Sincerely yours,
Tawny Tidwell

PAID
Check # 4000

POST OAK 713.623.0703 | MUSEUM & MEDICAL DIST. 713.942.8889
for 713.623.4290 | 50 Briar Hollow Lane, Suite 180 West, Houston, TX 77027
www.printheouston.com

Minuteman Press - Post Oak
50 Briar Hollow Lane, Suite 180 West
Houston, TX 77027
713.623.0703 / Fax: 713.623.4290
www.printheouston.com / E-mail: car@printheouston.com

INVOICE

Invoice Number: 20368
Invoice Date: 1/31/2014

Bill To: Montrose District
Montrose District
5020 Montrose Blvd. Suite 331
Houston TX 77006

Ship To: Montrose District
Gretchen Larson
5020 Montrose Blvd. Suite 331
Houston TX 77006

THANK YOU! THANK YOU! THANK YOU!
We appreciate your business from the bottom of our hearts!

Description	Price
10,000 Burglary of a Motor Vehicle Brochure (Job 33310)	\$1,554.70
Invoice Total	\$1,554.70
Balance Due	\$1,554.70

Thank you!

PAID
Check # 4001

Terms: 50% Deposit, COD

Make check payable to MINUTEMAN PRESS - POST OAK.
Please remit to 4212 San Felipe Rd., PMB #396, Houston, TX 77027-2902



Click here to enable desktop notifications for Hawes Hill

0312-70-105 - LPAFA - US 59 Lighting

Catherine McCreight

Bill:

Re: Local Cash Payment Due

I have received the fully executed Local Project Advance Funding Agreement financial system and obtain authorization from the Federal Highway Administration federal charges. To do this, I need your first deposit as identified in Attachment A.

Please submit a check in the amount of \$8,000.00 made payable to the Fund. Also, please reference your project number: 0312-70-105 on the check correctly to your project.

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

Have a great weekend.

Catherine McCreight, MBA
Sr. Transportation Planner
TxDOT - Houston District

7600 Washington Avenue | Houston, Texas 77007
P.O. Box 1386 | Houston, Texas 77251-1386

Phone: 713.802.5812
Cellular: 832.654.5365
e-mail: catherine.mcCreight@txdot.gov



SECURITY SOLUTIONS, LLC
P.O. Box 750924
Houston, Texas 77275-0924
Phone: 877.411.MOBL(6625) Fax: 713.944.6627

Invoice Date	Invoice #
2/1/2014	1543

Service Location:

Autozone
2301 Montrose
Houston, TX 77006

Bill To:

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

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

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

Have E-Mail? Please write it here:

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

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Description	Quantity	Unit Price	Amount
Standard MSU (Monthly fee)	1	425.00	425.00T
Standard Remote Viewing Integration (Monthly Fee)	1	150.00	150.00T
Pay online at: https://pn.intuit.com/f6vd6v4z			
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!



SECURITY SOLUTIONS, LLC
P.O. Box 750924
Houston, Texas 77275-0924
Phone: 877.411.MOBL(6625) Fax: 713.944.6627

Invoice Date	Invoice #
2/1/2014	1544

Service Location:

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

INVOICE

Bill To:

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

PLEASE PAY THIS AMOUNT \$650.00
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

Description	Quantity	Unit Price	Amount
Standard MSU (Monthly fee)	1	500.00	500.00T
Wireless Remote Viewing Integration (Monthly Fee)	1	150.00	150.00T
Pay online at: https://pn.intuit.com/3dgtkzgc5			
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



SECURITY SOLUTIONS, LLC
P.O. Box 750924
Houston, Texas 77275-0924
Phone: 877.411.MOBL(6625) Fax: 713.944.6627

Invoice Date	Invoice #
2/1/2014	1545

Service Location:

Uchi
904 Westheimer Rd
Houston, TX 77006

INVOICE

Bill To:

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

PLEASE PAY THIS AMOUNT \$687.50
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

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/b744x8g7			
Subtotal			\$687.50
Sales Tax (0.0%)			\$0.00
Total			\$687.50
Payments/Credits			\$0.00
Balance Due			\$687.50

Billing Inquiries? Call 877-411-6625

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

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

MONTROSE MANAGEMENT DISTRICT

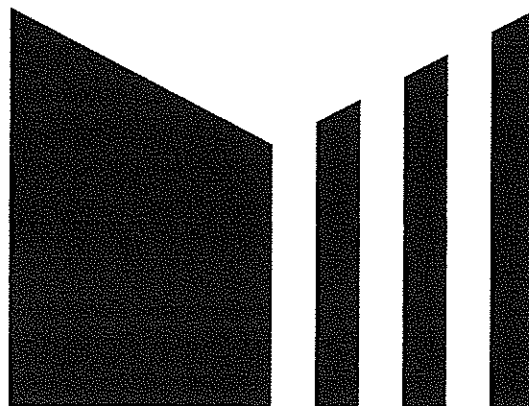
SERVICE PLAN

MONTHLY REPORT

JANUARY 13 – FEBRUARY 10, 2014

COMMITTEE ACTIVITY

STAFF ACTIVITY



COMMITTEE ACTIVITY

Business and Economic Development Committee

The committee met on January 22.

Marketing and Business Relations Committee

This committee met on January 22.

Recycling Sub-Committee

The recycling committee meets twice a year in April and October.

Mobility and Visual Improvements Committee

The Mobility and Visual Improvements Committee met on January 20.

Public Safety Committee

The Public Safety Committee met on January 10.

Finance Committee

The Finance Committee met on February 3 and reviewed District invoices and the Delinquent Assessment Report. The committee recommended the approval of District invoices.

STAFF ACTIVITY

JANUARY 13 – FEBRUARY 10, 2014

Marketing and Business Relations Committee

At their monthly marketing and business relations committee meeting the committee discussed the project work plan and marketing tactics plan and provided feedback to staff. The plan will be reviewed again at the February meeting and is proposed to go to the board for final approval in March.

On-going projects and planning continued throughout the reporting period. The business workshops have been set. They will occur on February 27, March 27 and April 24. A postcard designed for the event for use at our website and social media will be distributed throughout area businesses. We also completed work for the monthly February e-newsletter and several other postcards and articles for upcoming events.

Business Ambassador Program

The Business Ambassadors distributed 75 “Lock, Hide, Store” signs to area businesses. The business ambassador visits continue to be well received by the businesses. They have become a resource for the business community on a variety of subjects related to district services. They conducted 85 completed visits this month as well assisted with final planning for the business workshops, setup of business mixer schedule, a survey of area hotels as a part of the marketing outreach program and other assignments as directed by the Executive Director and staff.

Social Media

See social media report attached.

Three month recapped stats:	<u>November</u>	<u>December</u>	<u>January</u>
Twitter Followers:	2,242	2,340	2,481
Facebook Likes:	483	1,145	1,158

Other

Staff is continuing working with area business on locations for the branded bike rack program. In addition, we are working on final details regarding the cultural district designation LOI and other projects and programs in support of District outreach.

Highlights

- Board Member Stinson to be featured speaker at February 27 Business Workshop Seminar series.
- Business Mixers will be changed to quarterly events this year with the first one slated for March 27.
- The Cultural District Designation LOI as reported at last meeting has been received by the Texas Arts Commission. Planning for Phase 2 which is the application process has begun. A full report will be presented to the Marketing and Business Relations committee at their February meeting.

Mobility and Visual improvements committee

The committee meet and was briefed by Kudela & Weinheimer on the status of their work with the city to approve locations for placement of the District’s banner sign, whose completion is pending final adjustments to the lighting for the sign. K&W recommended that the locational work for the signs be completed and approved with the City prior to placing an order for the manufacture of the signs.

The committee also received an update from Gandy Squared on two assignments. The re-drawing of the architectural plans for the bridges is nearly completed and will enable their work on design of the lighting scheme for the bridges. Costs estimates for proposed lighting were shared, with Gandy advising that the grant amount may limit the amount of lighting that can be used. The committee discussed and recommended that the consultant come back with a best case lighting recommendation, understanding that the costs may be higher than the grant amount. A meeting with TxDOT staff on the proposed plans will also be scheduled in order to get their input early on the proposed lighting designs.

The City Parks department continues their work to process the application for esplanade adoptions submitted in November.

Safety and Security Committee updates

The committee at the last meeting recommended the leasing of two vehicles, which leases were approved by the board at the last meeting. Vehicles were secured the same day of the last board meeting, have been equipped with lights and radios, and are now in use.

Priority areas for targeting additional resources were discussed in order to mitigate BMVs and spikes in crime in the area around the Westheimer Curve.

The committee also recommended seeking alternative providers for the mobile camera service. Staff are currently investigating options.

Economic Development Committee Update

The committee received a recap on ED activities in 2013, and discussed priorities for the 2014 calendar year. Included will be two real estate forums, and focus on updating the data base used for communicating the Real Estate professionals. A recommendation was also received to expand the outreach to real estate professionals and site consultants on both coasts.

Finally, a recommendation was made to explore what could be done with the District web site to increase its utilization....with the possible use of consultants to expand utilization through search engine optimization.



MEMORANDUM

TO: Montrose District Board of Directors
FROM: District Executive Director
DATE: February 10, 2014
SUBJECT: Marketing and Business Relations Committee Meeting Minutes

The Marketing and Business Relations Committee met on Wednesday, January 22 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, Claude Wynn, and Robert Jara.

Staff and vendors present: Marketing Director Gretchen Larson, Executive Director Bill Calderon, Business Ambassadors Dennis Beedon and Marie Cortes, Social Media Strategist Tawny Tidwell, Chris Valdez, Rachel Flores and Carra Sykes from Primer Grey the District web specialists.

THE COMMITTEE CONSIDERED THE FOLLOWING:

Review of the 2014 marketing projects and tactics plans:

The committee reviewed the plan and provided feedback to staff. The creative team answered general question of the committee as it related to new projects and programs recommended for 2014. Upon conclusion of the discussions staff stated that they would make final revisions to the plan based upon committee feedback and return to them at the February meeting.

The committee was also update on:

a. Business Ambassador Program

BA's Dennis Beedon and Marie Cortes updated the committee on recent visits and answered questions of the committee. The committee stated that they were pleased with the great work and all the positive feedback they were receiving from the community on the program.

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

Staff stated that a full report of next steps, which is the application process, would be ready for review at the February meeting.

Adjourn

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



MEMORANDUM

TO: District Executive Director
FROM: Marketing and Business Development Director
DATE: February 5, 2014
SUBJECT: Lock, Hide, Store Sign Distribution

A total of 75 signs have been distributed to area businesses to date:

Barnaby's - three locations - 6
Niko Niko's - 3
HEB - 2, but would like more.
Anvil, Blacksmith and Hay Merchant - 6
Lightbulbs Unlimited - 2

Chocolate Bar - 2
Cuchara - 2
Midtown Bar and Grill - 3
Downtown Radiator - 2
Soap and Candle - 2
Paulie's - 2
Theo's - 2
Empire Café - 3
Chelsea's - 10

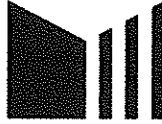
Alira - 2
BJ Antiques - 2
Agora - 2
Solutions for Hair - 2
El Real - 2
Copy.Com - 2
Lil Biggs - 2
Half Price Books - 2

The Flats - 2
Angie Dinh, DDS - 2
Montrose Proper Art - 2
713 Tattoo - 2
Jr's Bar n Grill - 2
Montrose Mine - 2

BUS. AMBASS. VISITS

SEPT. TO DEC. 2013





MEMORANDUM

TO: District Executive Director
FROM: Marketing and Business Development Director
DATE: February 5, 2014
SUBJECT: Hotel Recon

As we discussed Business Ambassador Beedon has visited hotels within a 3-mile radius of the District to explore whether the hotels would be interested in providing a shopping/dinning of the Montrose to their guests. Below are the hotels visited to date and Ambassador Beedon will update us further at our bi-monthly staff meeting on February 5. We can also discuss if this information is for the board – executive director report – or only a report to the marketing and business relations committee.

- 1) Best Western-Yes
915 West Dallas
713.571.7733
Manager: Ms. Amita
- 2) Athens Hotel and Suites- Not Interested at all
1308 Clay Street
713.739.1960
Manager: Bill Anderson
- 3) Courtyard by Marriott- Yes
916 Dallas (downtown)
832.366.1600
Manager: Marissa Carlin
- 4) Best Western- Yes
6700 Main
713.522.2811
Manager: Perez Ahmed
- 5) Courtyard by Marriott - Yes
7702 Main Street
713.668.4500
Manager: Tom Mozer
- 6) Courtyard by Marriott - Yes
2929 West Park Drive
713.661.5669
Manager: Diane Fernandez

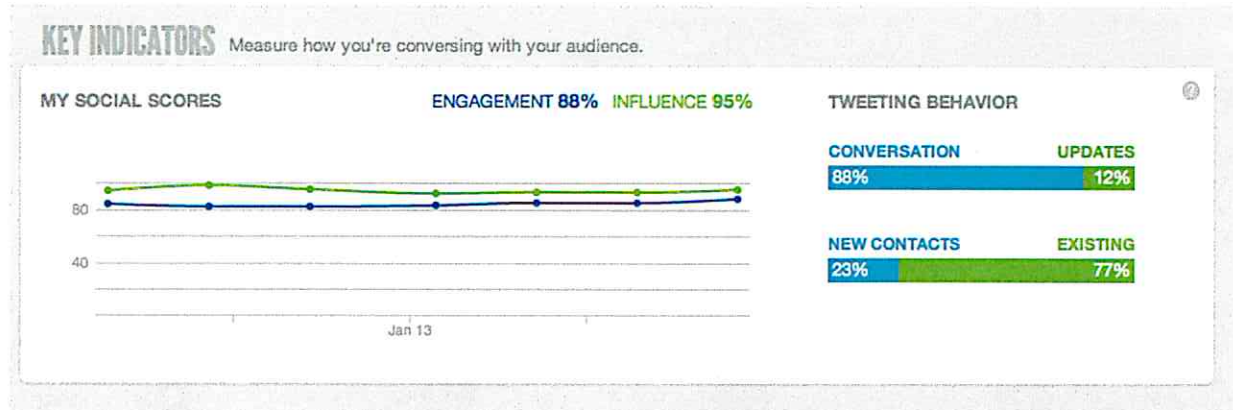
- 7) Crown Plaza -Yes
1700 Smith Street
713.739.8800
Manager: Anna Fausto
- 8) Double Tree Downtown-Yes
400 Dallas
713.759.0202
Manager: Anthony Giraldo
- 9) Crown Plaza River Oaks -Yes
2712 Southwest Freeway
713.523.8448
Manager: Roxanne at Front desk
- 10) Double Tree Greenway- Yes
6 E Greenway
713.629.1200
Manager: Garrott or Alicia
- 11) Drury Inn Galleria -NO not interested
1615 West Loop
713.963.0700
Front Desk Manager
- 12) Embassy Suites -Yes
1515 Dallas Street
713.739.9100
Front Desk Manager
- 13) Four Seasons- Yes
1300 Lamar
713.650.1300
Front Desk Manager
- 14) Hilton of the Americas -Yes
1600 Lamar
713.739.8000
Front Desk Manager
- 15) Lancaster Hotel -Yes
701 Texas Ave
713.228.9500
Front Desk Manager

Montrose District Social Media Report January 2014

Twitter

New Followers: 175

Total Followers: 2,481



Interactive Stats (above):

Engagement: Conversing with people on Twitter who talk about our content.

New Contacts: People talking to the District or sharing the District's content for the first time.

Facebook

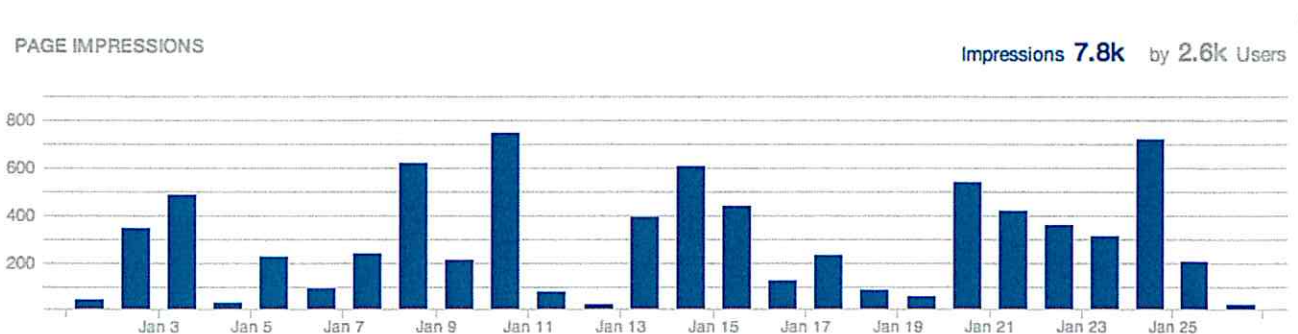
New Likes: 13

Total Likes: 1,158

Impressions: 7.8k by 2.6k Individual Users

Impressions in Nov.: 45.7k by 30.0k Individual Users*

** The results of a small promotional Facebook Ads campaign*



Top 5 Posts:

Swamplot Article about Mercantile Coffee	203
Photo of Gratifi's New Mural	188
Article on Siphon Coffee	170
Photo Album of Gratifi's Re-Opening	166
DayTripper Houston Video feat. Montrose	143

Social Media

TWITTER:

Number of total tweets from Jan 01-Jan 26 :	135
Increase in Followers for January 2014:	175
Total Followers:	2,481

FACEBOOK:

Total number of 'likes': **1158**
(Up from 1145 in December 2013)

Total page views this month:	7.8k by 2.6k Indiv. Users
Total page views in Dec 2013:	45.7k by 30.0k Indiv. Users

Top 5 Posts (measured in Reach):

Swamplot Article about Mercantile Coffee	203
Photo of Gratifi's New Mural	188
Article on Siphon Coffee	170
Photo Album of Gratifi's Re-Opening	166
DayTripper Houston Video feat. Montrose	143

Three month recapped:

	November	December	January
Twitter Followers:	2242	2340	2481
Facebook Likes:	483	1145	1158

Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: January 22, 2014
SUBJECT: Business & Economic Development Committee Meeting Minutes

The Business & Economic Development Committee of the Montrose Management District held its first meeting of the new year on Wednesday, January 22, 2014 in the second floor conference room of Tradition Bank, 5020 Montrose Blvd., Houston, TX 77006. Committee members attending were Claude Wynn, Dana Thorpe, Charlie Norris, Jason Ezer, Martin Lew and Ryan Haley. Pamela Anders, Pamela Anders Real Estate LP, attended as a guest. Staff present were Bill Calderon, Ray Lawrence and Dennis Beedon. The meeting was called to order at 12:08 PM.

Review of 2013 Accomplishments

Ray Lawrence presented a brief summary (attached) of the committee's activities in 2013 as a basis for the subsequent discussion of committee plans for the first half of 2014. Chairman Claude Wynn commented favorably on both the November Real Estate Forum Luncheon held at La Colombe d'Or and the District brochure which is now in print for broad distribution. He also mentioned that the Brookings Institution had recently evaluated a number of central city areas such as the Montrose District in terms of infill development, reuse and creative concepts taking place in many cities of the U.S. and was about to undertake a 12-18 month study of Houston together with the Texas Medical Center. Mr. Wynn expressed the belief that the entire business field will be largely shaped by real estate trends in coming years.

Next Step in Economic Development Planning for the District

Various members of the committee offered the following observations:

- Most properties in suitable locations for retail are priced out of reach in terms of retail development feasibility.
- Only major players like PMRG and Hanover are likely to be able to undertake significant new development.
- The District should not go after major credit retailers that historically have not been well accepted in Montrose.
- Looking at the 10-12 key intersections, redevelopment is severely constrained in many cases by the shallow depth of properties.
- There may be several very wealthy families that may want to place their art collections in the District which would further enhance the District's cultural orientation and reputation.
- There must be major focus on the issue of parking. Water P. Moore is tracking the issue. A Parking Management District will be created. Alternative means of financing are being considered. Parking demand for various types of businesses in the District exceed City of Houston estimates. The Mobility Committee is handling this issue.

- In view of the publicity that Montrose is receiving nationwide, the committee should consider promoting the District to investors and developers outside the Houston area. They could even be invited to future real estate luncheons.
- The committee should identify specific industries or types of users that would complement the long term vision for the District, including art and music.
- Since bus and in the future rail transportation is so important to future development/redevelopment in the District, the committee should invite METRO board member Christof Spieler to come back for an update on METRO's plans. METRO chairman, Gilbert Garcia, as well.

Planning for Spring Retail Luncheon

Due to time constraints, discussion of this topic will be deferred until the February meeting.

Recent Development of Interest

The announcement by Hanover to redevelop the 3400 Montrose site was discussed. David Ott has been invited to make a presentation on the 30-story apartment project to either the committee or the board once plans are finalized.

Martin Lew discussed his property at 1715 Westheimer, former site of Der Rosenkavalier. The building has been demolished. Temporary land use is as a parking area for eight food trucks that are top rated by Zagat. He plans to ring the site with art works by a well-known contemporary artist after which he will donate them to a non-profit organization. Mid-term he wants to develop the site in some type of artistic and/or culinary use that will attract national attention.

Adjournment

The meeting was adjourned at 12:22 PM. The next meeting of the committee is scheduled for February 26.

SUMMARY OF 2013 ACTIVITIES

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

January

- 29-page packet of population, demographic and economic data completed and presented.
- List of commercial properties for sale completed and distributed. Source: LoopNet.
- 12/11/12 Kimley-Horn Inner West Loop Mobility Study distributed and discussed.

February

- Presentation by Christof Spieler: Overview of METRO's financial status, capital projects under construction and planning efforts underway.

March

- Preliminary report completed and distributed pertaining to 31 vacant land or improved properties in the District. Conclusion: Low number and small sizes indicate majority of new projects will have to come from redevelopment.
- TCR management interviewed and details obtained regarding new 270 unit apartment project on Richmond. Article prepared and included in newsletter.

April

- Lane, Jason and Ray tour District to identify underutilized properties that appear to be candidates for redevelopment. Map prepared, discussed and amended.

May

- Ryan presents overview of new 80,000 SF Campanile South office project being developed by Hansen Partners. Article describing project prepared for newsletter.
- Revised maps of vacant and underutilized properties prepared, distributed and discussed.
- Map showing six historic districts (of 19 total in Houston) distributed.
- Interim visioning session held to gauge the types of development and redevelopment that could take place over next 10 – 20 years.

June

- First draft of comprehensive District brochure with sections devoted to new development, who we are, District profile and district strengths completed and presented.

July

- Draft of brochure reviewed with Ryan suggesting addition of section on retail trade area for Montrose retail.
- Planning started for Fall Real Estate Forum Luncheon to be held in the District.

August

- Date and format for Fall Real Estate Forum Luncheon set. Invitation lists developed. Lists and information on event forwarded to marketing committee and staff for design and distribution of invitations.

September

- Final details of Fall Real Estate Luncheon and brochure design discussed.
- 2014 committee budget discussed. Decision made to hold two real estate related luncheons in 2014.
- Bill presents overview of District bike rack program.

November

- Fall Real Estate Forum with speakers from Trammell Crow Residential, HollidayFenoglioFowler and PMRG and approximately 150 attendees held on November 12 at the Grand Salon, La Colombe d'Or.
- Sponsors are Tradition Bank, Hansen Partners, PMRG and BoyarMiller.
- Reactions received from developers, brokers and others generally very positive.

December

- Several minor changes and corrections made to District brochure by staff.
- Printing of brochures for large distribution scheduled for January.

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

SUMMARY OF 2013 ACTIVITIES

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Montrose Management District

Mobility and Visual Improvements Committee Meeting

January 20, 2014

The Montrose Management District Public Mobility and Visual Improvements Committee held a meeting on Monday, January 20th, 2014, at 9:00 AM at 5020 Montrose #311 Houston, TX 77006.

Montrose Management District Board member present was Claude Wynn.
Staff members present were Bill Calderon, Josh Hawes and Tawny Tidwell.
Contractor present was Cathleen Lynch and Lance Gandy. Public present was Ted Bowen.

The Committee was called to order at 9:04 AM.

1. The committee received an update on District Identification Signage.

Actions to be taken:

- 26 locations are being reviewed.
- Encroachment applications are being reviewed for 5 of the locations.
- Utility drawings have been assembled with location surveys to follow.
- Current schedule is for 3-4 weeks for permitting and signatures.

2. The committee received an update on the branded bike rack project.

Actions to be taken:

- Locations have been set for first order.
- Delivery location of bike racks has been set.
- Bike racks are in production.

3. The committee received an update on bridge lighting project.

Actions to be taken:

- Project is progressing through TxDOT while Gandy Lighting Designs is working on remote control of signage lighting. Bridge fixtures will be budgeted at next committee meeting.

- 4. The committee discussed initiatives and strategy with regards to 311, Rebuild Houston & CIP.**

Actions to be taken:

- No actions recommended.

- 5. The committee discussed the WPM parking study.**

Actions to be taken:

- District and Walter P. Moore continue to meet with the city in regards to this project.
- A Public Hearing has been set for February 19th.

Adjourn 10:20AM

Montrose Management District

Security Committee Meeting

January 10, 2014

The Montrose Management District Public Safety and Security Committee held a meeting on Friday, January 10th, 2014, at 9:00 AM at The District Office 5020 Montrose Houston, TX 77006.

Montrose Management District Board member present was Brad Nagar.
Committee Members present were Bill Strothers and Jason Ginsburg.
Staff members present were Bill Calderon, Josh Hawes and Victor Beserra.

The Committee was called to order at 9:00 AM.

1. The committee received the District Activity Report for the month of December.

Actions to be taken:

- No action to be taken.

2. Discuss PIP report for the month of December.

Actions to be taken:

- No actions to be taken.

3. Receive report from Celina Vinson concerning nuisance abatement initiatives.

Actions to be taken:

- No actions to be taken.

4. Discuss mobile security cameras.

Actions to be taken:

- Remove Hollywood camera and move to Empire Café.
- Camera has been installed at Barnabys

Discuss options for new patrol vehicle.

Actions to be taken:

- Committee approves of leasing two vehicles.

Discuss Public Safety Issues in the District.

Actions to be taken:

- The Patrol Officers will continue to distribute Crime Prevention handouts. Parking issues along Taft will be examined in conjunction with Public Works and Parking Management.

Adjourn 10:00 AM

Shift Period: Jan-14
Total Hours Worked 590:00
Total Miles Driven 1,875

Crime Arrest Activity

Felony Arrests:	4
Misdemeanor Arrests:	52
Charges Filed:	6
Suspects in Jail:	67

Field Activity

Parking Tickets:	0
Citations:	3
BMV Report Cards:	584
Crime Prevention:	770

Patrol Activity

Calls for Service:	262
CIT Calls:	1
Incident Reports:	11
Accident Reports	0
Locations Checked:	1271

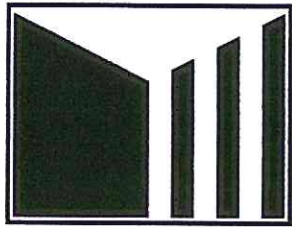
Warrants

Felony Warrants:	0
Misdemeanor Warrants:	0
City Warrants:	50
SETCIC Warrants:	18

Arrest Summary

Shift Period Jan-14

Charge	# of Arrests
Assault	2
Camping in City Park	1
City Warrants	12
Consumption of Alcohol at a Metro Bus Stop	6
Criminal Trespass	1
D.W.I.	1
Felony Theft	2
Loitering with the Intent to Commit Prostitution	1
Possession of a Controlled Substance	2
Possession of Drug Paraphernalia	1
Public Intoxication	24
Setcic Warrant	7
Soliciting Funds Within 8 Feet of a Gas Pump	2
Urinating in Public	5
Total Arrests	67



MONTROSE MANAGEMENT DISTRICT
Cleanup Update
February 2013 meeting of the Board of Directors

NEW CONSTRUCTION and DEMOLITIONS IN PROGRESS



New construction at the vacant lot located at Driscoll and Colquitt,
former site of continual illegal dumping



friends of
Mandell Park

Planting for the Future Campaign

January 9, 2014

Montrose District
Attn: Bill Calderon
5020 Montrose Blvd, Suite 311
Houston, Texas 77006

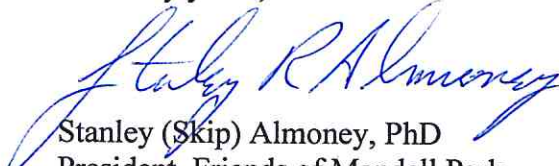
Dear Bill:


The Board of Directors of the Friends of Mandell Park thanks The Montrose District for the generous \$15,000.00 grant awarded to our organization. It is an honor to be the recipient of one of your grants. This gift from you reaffirms our commitment to creating an oasis of green in the busy Museum District.

These funds will be committed to our capital campaign, *Planting for the Future*, and used for improvements to and maintenance of Mandell Park. Your grant will be acknowledged via a plaque to be placed in the park when construction is completed. We look forward to beginning construction by the end of this month.

Finally, please accept our personal thanks for this financial support of Friends of Mandell Park and our efforts.

Sincerely yours,


Stanley (Skip) Almoney, PhD
President, Friends of Mandell Park


Marianne Jones
Chair, Capital Campaign

SRA:sra
Cc:file,MJ

A 501(c)(3) Corporation

PO Box 66551
Houston, Texas 77266-0551
713.524.4285
FoMandellPark@aol.com
www.friendsofmandellpark.org

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