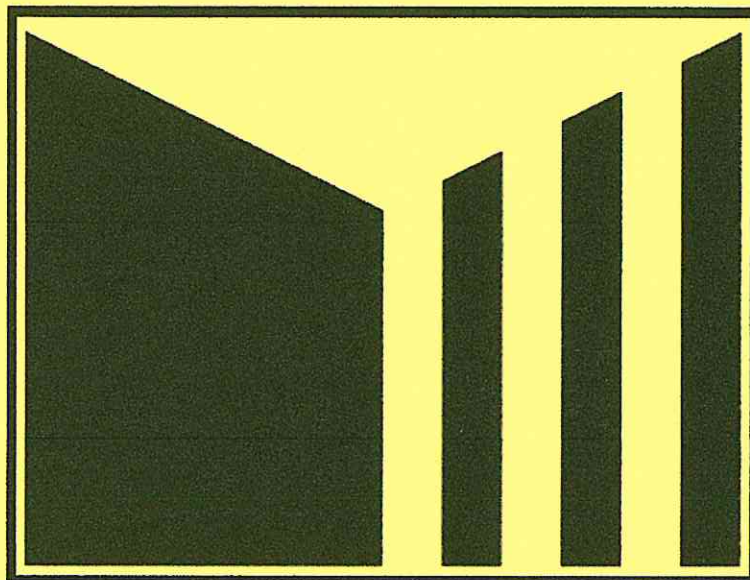


# MONTROSE MANAGEMENT DISTRICT

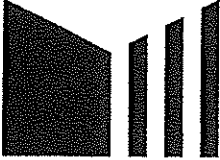


Agenda and Agenda Materials  
Meeting of the Board of Directors

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May 12, 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, May 12, 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

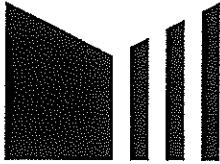
1. Determine quorum; call to order.
2. Approve minutes of meeting held April 14, 2014.
3. Receive public comments.
4. Receive and affirm updated board nominee list for submission to Mayor, City of Houston.
5. Receive District's monthly Assessment Collection Reports and Billing and Assessment Summaries, Lawsuit and Arbitration Status Details, and Delinquent Assessment Reports.
6. Receive and consider District's monthly financial report, including; pay invoices.
7. Receive Executive Director's Monthly Report on District initiatives;
  - a. Consider agreements to hire content writers for the website.
  - b. Consider approval of agreement with Sentri-Force for mobile camera services.
8. 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.
9. Reconvene in Open Session and authorize appropriate action by legal counsel related to Item 10 on the agenda.
10. Announcements.
11. Adjourn.



Executive Director

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's Executive Director at (713) 5951200 at least three business days prior to the meeting so that the appropriate arrangements can be made.

## 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, May 12, 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 April 14, 2014.
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MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

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

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2. Approve minutes of meeting held April 14, 2014.

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

**April 14, 2014**

**DETERMINE QUORUM; CALL TO ORDER.**

The Board of Directors of Montrose Management District held a regular meeting, open to the public on Monday, April 14, 2014, at 12:00 p.m. at 401 Branard Street, 2nd Floor, Room 106, Houston, Texas 77006, inside the boundaries of the District, 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 - <i>vacant</i>
Position 4 - Cassie Stinson, <i>Secretary</i>	Position 12 - Brad Nagar, <i>Ass't Secretary</i>
Position 5 - Lane Llewellyn	Position 13 - <i>vacant</i>
Position 6 - <i>vacant</i>	Position 14 - <i>vacant</i>
Position 7 - <i>vacant</i>	Position 15 - <i>vacant</i>
Position 8 - Robert Jara	

and all were present with the exception of Directors Thorpe and Hubbard, thus constituting a quorum. Also present were Bill Calderon, Susan Hill, Josh Hawes, Linda Clayton and Gretchen Larson, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell & Giuliani; Pat Hall, Equi-Tax; Ray Lawrence, Lawrence & Associates; Felicia Alexander, Municipal Accounts. Others attending the meeting were Dennis Beedon, Montrose Business Ambassador; Victor Beserra, HPD; Daphne Scarbrough, Richmond Avenue Coalition; Jack Valinski, City of Houston; Barbara Quintanilla, Montrose Proper; and Zach Castillo and Annalee Chene, both with ASE Security. Chairman Wynn called the meeting to order at 12:00 p.m.

**APPROVE MINUTES OF MEETING HELD MARCH 10, 2014.**

Upon a motion duly made by Director Mitchmore, and being seconded by Director Grover, the Board voted unanimously to approve the Minutes of the March 10, 2014, meeting as presented.

**RECEIVE PUBLIC COMMENTS.**

There were no public comments.

**RECEIVE AND AFFIRM UPDATED BOARD NOMINEE LIST FOR SUBMISSION TO MAYOR, CITY OF HOUSTON.**

This item was tabled and will be rescheduled for next month's Board meeting.

**RECEIVE DISTRICT'S MONTHLY ASSESSMENT COLLECTION REPORTS AND BILLING AND ASSESSMENT SUMMARIES, LAWSUIT AND ARBITRATION STATUS DETAILS, AND DELINQUENT ASSESSMENT REPORTS.**

Ms. Hall presented the Monthly Assessment Collection Reports included in the Board agenda materials. She reported 91% collected for the east side with no uncertified properties. She reviewed the top 10 payers and top 10 delinquent report and stated there was 81 unsettled accounts. She reported 94% collected for the west side and no uncertified properties. She reviewed the top 10 payers and top 10 delinquent report and stated there were 107 unsettled accounts. Upon a motion duly made by Director Nagar, and being seconded by Director Llewellyn, the Board voted unanimously to accept the Report as presented.

**RECEIVE AND CONSIDER DISTRICT'S MONTHLY FINANCIAL REPORT, INCLUDING PAY INVOICES.**

Ms. Alexander presented the Monthly Financial Report and went over invoices, included in the Board agenda materials. Upon a motion duly made by Director Llewellyn, and being seconded by Director Mitchmore, the Board voted unanimously to accept the Financial Report and approved payment of invoices as presented.

**RECEIVE AND CONSIDER DISTRICT'S 2013 ANNUAL FINANCIAL REPORT FROM McCALL GIBSON SWEDLUND BARFOOT PLLC.**

The audit was tabled until next month's Board meeting. No action required.

**CONSIDER AND TAKE ACTION ON THE FOLLOWING ADMINISTRATIVE MATTERS:**

- a. Resolution Establishing Office and Regular Meeting Places and Posting Place for Notice of Board of Directors Meetings of Montrose Management District;
- b. Resolution Adopting Policies for Capitalization and Depreciation of District Assets;
- c. Resolution Establishing a Public Information Coordinator;
- d. Resolution Establishing a Record Management Program and Designating a Records Management Officer;
- e. Resolution Establishing District Reimbursement Policy for Directors Expenses;
- f. Resolution Approving District Seal;
- g. Board Member Nomination Process and Appointment Procedures; and
- h. Administrative Policies and Procedures Manual.

Mr. Lord explained agenda items 8.a. through d., included in the Board agenda materials, and answered questions. Upon a motion duly made by Director Mitchmore, and being seconded by Director Nagar, the Board voted unanimously to approve agenda items 8.a. through d. as presented.

**RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT ON DISTRICT INITIATIVES.**

Mr. Calderon reported there was a meeting after the Board meeting today on the Cultural Designation Project and everyone was welcome to attend. He reported the Recycling event was scheduled for April 26th from 10 a.m. to 2 p.m. at the H-E-B on W. Alabama. He reported one of

the branded bike racks had been damaged during shipping and had been sent back for replacement. He reported on the status of the permits from the City for placement of the District's banner sign and indicated it was probably going to be near the end of July. He stated the banner signs would not be ordered until permits were received. He reported on the status of the proposed lighting and scheme for the bridge. He stated the esplanade adoption application for Richmond/Lubbock Road was being processed and should be approved approximately May 1st. He stated he had received a proposal from a landscape company for the mulching and would bring to Board for approval. He stated he would have an update next month for a new vendor on the security cameras. He stated the Economic Development Committee was scheduling a breakfast on May 6th. Mr. Lawrence explained experts representing developers and brokers were invited to the breakfast. The breakfast would be helpful in receiving guidance for retail development in the District. Ms. Stinson stated they wanted to hear from the experts on how to preserve the unique character of the District. Mr. Lawrence stated hearing from the experts on their advice would be a helpful guidance for the next business development luncheon geared towards retail. There was discussion on the parking applications.

**CONSIDER MARKETING COMMITTEE RECOMMENDATIONS ON ADOPTION OF THE MARKETING PLAN FOR THE DISTRICT.**

Mr. Calderon presented the proposed Marketing Plan for the District, included in the Board agenda materials. He stated the biggest increase was on staffing, including increasing hours of the Business Ambassador, as well as an increase in social media. Ms. Llewellyn explained the increase for the social media would focus on providing locale mapping and historical information on the website and media links. Mr. Calderon pointed out on page 7 of the Marketing Plan new programs were being added including, Brand Development, Concierge Program and Marketing Tool Kit. Upon a motion duly made by Director Llewellyn, and being seconded by Director Stinson, the Board voted unanimously to approve the Marketing Plan as presented.

**CONSIDER APPROVAL OF CONTRACT WITH AMBER AMBROSE.**

**CONSIDER APPROVAL OF CONTRACT WITH NIKKI METZGAR.**

Mr. Calderon explained both writer's contracts, included in the Board agenda materials, and answered questions. Ms. Stinson moved to amend the Contracts so that the Contract had a term and cancellation clause. Dr. Mitchmore asked that these items be tabled. He stated the District was spending too much on social media and the material was being directed toward the wrong areas of the District. Mr. Nagar stated the website needs to change daily.

The Contracts were tabled and sent back to Committee for recommendations for solutions to provide more diversity in representation of the businesses in the District.

**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.**

**RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION BY LEGAL COUNSEL RELATED TO ITEM 10 ON THE AGENDA.**

An executive session was not called.

**ANNOUNCEMENTS.**

Dr. Mitchmore announced he had published his first book "The Gift of a Life Smile". He stated he was having a fundraiser for Give Back a Smile Foundation and to celebrate the launch of the book on May 1, 2014, 6 pm – 9 pm at Tradition Bank and everyone was invited. Josh Hawes announced he was stepping down as Director of Services.

**ADJOURN.**

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 1:10 p.m.



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Secretary



MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

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

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4. Receive and affirm an updated board nominee list for submission to the Mayor, City of Houston.

## **Board Nominees To Be Submitted to City Council for Approval:**

### **For Terms Expiring June 1, 2017**

Position 1	Claude Wynn
Position 2	Dana Thorpe
Position 3	Randy Mitchmore
Position 4	Cassie Stinson
Position 5	Lane Llewellyn
Position 9	Kathy Hubbard
Position 10	Michael Grover
Position 11	Bobby Heugel
Position 12	Brad Nagar

### **For Terms Expiring June 1, 2015**

Position 6	Robert Jara
Position 7	Ryan Haley
Position 8	Steve Madden
Position 13	Dan Leverett
Position 14	Todd Edwards
Position 15	Randall Ellis

### **Basic Qualifications for the Board**

#### **Texas Local Government Code Section 375.063:**

To be qualified to serve as a director, a person must be at least 18 years old and:

- (1) A resident of the district;
- (2) An owner of property in the district;
- (3) An owner of stock, whether beneficial or otherwise, of a corporate owner of property in the districts;
- (4) An owner of a beneficial interest in a trust that owns property in the district; or
- (5) An agent, employee, or tenant of a person covered by Subdivision (2), (3,) or (4).

### **Additional Qualifications**

**None.**

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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AGENDA MEMORANDUM

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

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5. 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  
April 2014  
BILLING AND COLLECTION SUMMARY  
FISCAL YEAR  
01/01/14 - 12/31/14**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2013	0.12500	\$509,573.53	\$465,974.43	\$43,599.10	91%
2012	0.12500	\$431,732.28	\$426,312.19	\$5,420.09	99%
2011	0.12500	\$410,039.70	\$409,270.90	\$768.80	99%
2010	0.12500	\$402,221.57	\$402,184.07	\$37.50	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	829.79	417,104.91
2012 Assessment Collected	-431.50	1,086.14
2011 Assessment Collected	-598.32	-997.75
2010 Assessment Collected	0.00	313.75
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
Penalty & Interest	84.32	2,505.59
Overpayments	0.00	20,475.50
CAD Lawsuits	645.35	977.67
CAD Corrections	598.32	1,311.50
Collection Fees	0.00	591.49
Court Fees	0.00	0.00
<b>Total Revenue</b>	<b>1,127.96</b>	<b>443,368.80</b>
Overpayments Presented for Refund	668.04	22,165.77
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2013:	411,421,228	Uncertified:	0
ASSESSED VALUE FOR 2012:	345,694,982	Uncertified:	0
ASSESSED VALUE FOR 2011:	328,053,447	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	402,184.07	
2011	0.12500	337,500	320,625	409,270.90	
2012	0.12500	337,500	320,625	426,312.19	
2013	0.12500	337,500	320,625	\$465,974.43	
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

April 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 1990 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	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	VARIOUS COMMERCIAL	8,337,163	10,391.61
	0140670000005 0140670000006 0140670000009 0180340000001 0180340000002 0180340000003 0180340000011 0140660000004 0180340000012 0261510000020 0261510000021 0261510000027 0442130000001 0140680000009	925 HYDE PARK BLVD 77006 809 HYDE PARK BLVD 77006 925 HYDE PARK BLVD 77006 1002 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			

MONTROSE DISTRICT EAST ZONE

April 2014

TOP TEN ASSESSMENT PAYERS

POST RICHMOND LP 4401 NORTHSIDE PKWY NW STE 800 ATLANTA GA 30327-3093	1309010010001	RICHMOND AVE 77006	MULTI - FAMILY	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 BULD LP 3815 MONTROSE BULD STE 211 HOUSTON TX 77006-4666	1222280020001 1222280010001	3820 ROSELAND ST 77006 3815 MONTROSE BLVD 77006	OFFICE BUILDINGS	4,066,066	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

April 2014

TOP TEN DELINQUENTS

PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
MORTGAGE RECOVERY FUND 3939 LTD 2701 WESTHEIMER RD UNIT 13N HOUSTON TX 77098-1237	92 132 698 001 0001	3939 MONTROSE BLVD 77006	SHOPPING CENTER	2013	4,500.00
SPUR APARTMENTS LLC 1525 MARYLAND ST HOUSTON TX 77006-1875	92 008 259 000 0003	219 W ALABAMA ST 32 77006	MULTI-FAMILY	2012 - 2013	2,562.54
4310 YOAKUM PARTNERS HIP 4310 YOAKUM BLVD HOUSTON TX 77006-5818	92 026 135 000 0014	530 LOVETT BLVD 77006	SINGLE-FAMILY	2013	2,511.16
COOKS CORNER LLC 8201 KEMPWOOD DR HOUSTON TX 77055-1044	92 026 206 001 0001	817 WESTHEIMER RD 77006	VACANT	2013	1,847.79
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 - 2013	1,736.56
ELMORE JERRY 9225 KATY FWY STE 250 HOUSTON TX 77024-1584	92 052 155 001 0006	1409 MONTROSE BLVD 77019	RETAIL	2013	1,733.27
MOENCH FAMILY LTD PRISP 5209 CHENEVERT ST HOUSTON TX 77004-5916	92 125 149 001 0001	503 WESTHEIMER RD 77006	RETAIL	2013	1,559.56
SPARTAN REAL ESTATE LLC 1000 JACKSON BLVD HOUSTON TX 77006-1928	92 018 046 000 0028	1000 JACKSON BLVD 77006	COMMERCIAL WAREHOUSE	2012 - 2013	1,530.16
YOSHIDA NAOMITSU & MAEMI 3210 EL DORADO BLVD MISSOURI CITY TX 77459-3012	92 030 245 000 0014	4412 MONTROSE BLVD 77006	RESTAURANT	2013	1,492.50
VALLE FANCISCO G 815 RICHMOND AVE HOUSTON TX 77006	92 014 150 000 0015	815 RICHMOND AVE 77006	COMMERCIAL	2012 - 2013	1,481.30

**Harris County Improvement District No. 6 / East Montrose  
Lawsuit and Arbitration Status Summary as of 4/11/2014**

Jur 930

**Summary**

For Tax Years 2007-2013, for the period of June 2009 through March 2014

**Settled**

464,928,741	Original value of <b>Settled</b> accounts as of 4/11/2014
134	Number of <b>Settled</b> accounts as of 4/11/2014
43,275,901	Reduction in value of <b>Settled</b> accounts
<b>9.31%</b>	Average % reduction in value of <b>Settled</b> accounts

**Unsettled**

168,626,916	Original value of <b>Unsettled</b> accounts as of 4/11/2014
74	Number of <b>Unsettled</b> accounts as of 4/11/2014

.125 Tax rate per \$100 valuation

<b>\$19,620</b>	Estimated reduction in assessment on 74 Unsettled accounts, based on <b>9.31%</b> average
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**MONTROSE DISTRICT WEST ZONE  
ASSESSMENT COLLECTION REPORT  
April 2014  
BILLING AND COLLECTION SUMMARY  
FISCAL YEAR  
01/01/14 - 12/31/14**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2013	0.12500	\$1,158,633.43	\$1,104,520.36	\$54,113.07	95%
2012	0.12500	\$974,369.35	\$966,588.67	\$7,780.68	99%
2011	0.12500	\$884,093.43	\$880,694.71	\$3,398.72	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	17,741.06	1,039,845.17
2012 Assessment Collected	187.59	-1,457.85
2011 Assessment Collected	0.00	558.85
2010 Assessment Collected	0.00	407.50
Penalty & Interest	1,856.79	6,603.26
Overpayments	47.50	19,433.35
CAD Lawsuits	135.42	5,763.98
CAD Corrections	0.00	0.00
Collection Fees	47.64	1,208.71
Court Fees	0.00	0.00
<b>Total Revenue</b>	<b>20,016.00</b>	<b>1,072,362.97</b>
Overpayments Presented for Refund	141.98	25,156.27
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2013:	<b>927,005,727</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2012:	<b>780,200,137</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2011:	<b>707,274,316</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2010:	<b>694,570,294</b>	Uncertified:	<b>0</b>

Assessment Collection Account: Compass Bank, Account No. 2530962086

**ASSESSMENT PLAN PROJECTIONS**

YEAR	MAX RATE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE @ 10%
2010	0.12500	868,216	824,805	\$866,482.73	
2011	0.12500	884,093	839,889	\$880,694.71	
2012	0.12500	974,369	925,651	\$966,588.67	
2013	0.12500	1,158,633	1,100,702	\$1,104,520.36	
2014	0.12500		0		
2015	0.12500		0		
2016	0.12500		0		
		<b>3,885,312</b>	<b>3,691,046</b>		<b>388,531</b>

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

April 2014

## TOP TEN ASSESSMENT PAYERS

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

# MONTROSE DISTRICT WEST ZONE

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

MONTROSE DISTRICT WEST ZONE

April 2014

TOP TEN DELINQUENT ACCOUNTS

PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
5020 INVESTMENTS LTD 5020 MONTROSE BLVD FL 9 HOUSTON TX 77006-6550	94 036 024 000 0003	5020 MONTROSE BLVD 77006	OFFICE BUILDINGS	2013	6,931.03
MCELROY VALERIE & JOHN P O BOX 540101 HOUSTON TX 77254-0101	94 059 173 000 0003	1223 WAUGH DR 77019	COMMERCIAL BUILDING	2011 - 2013	3,121.50
KNA SPRINGFIELD VENTURE 550 WAUGH DR HOUSTON TX 77019-2002	94 044 255 000 0020	2030 WESTHEIMER RD 77019	RETAIL	2013	2,894.83
LEVEL HEADED CHOW LLC 4721 N MAIN ST STE Q HOUSTON TX 77009-4400	94 026 198 000 0005	3414 GRAUSTARK ST #8 77006	MULTI - FAMILY	2010 - 2013	2,713.95
FORTUNES PLAYGROUND LLC 1355 W GRAY ST HOUSTON TX 77019-4019	94 052 355 000 0004	1355 W GRAY ST 77019	MEDICAL OFFICES	2013	2,549.44
EISEMANN MAUDE 5455 JOHN DREAPER DR HOUSTON TX 77056-4230	94 010 167 000 0030	1116 W GRAY ST 77019	COMMERCIAL VACANT	2010 - 2013	2,004.75
YELUNG INSTITUTE LLC 1103 BANKS ST HOUSTON TX 77006-6113	94 124 782 001 0001	1103 BANKS ST 77006	SURGICAL CENTER	2013	1,906.25
BISHOP JOAN 1547 WAVERLY ST HOUSTON TX 77008-4148	94 033 193 000 0005	120 PORTLAND ST #1 77002	COMMERCIAL	2012 - 2013	1,576.16
SAFOS CHRIST 3838 GRENNOCH LN HOUSTON TX 77025-2408	94 056 125 000 0013	2009 COLQUITT ST #16 77098	MULTI - FAMILY	2012 - 2013	1,541.16
KNA PARTNERS 550 WAUGH DR HOUSTON TX 77019-2002	94 026 174 000 0001	1111 WESTHEIMER RD 77006	RETAIL	2013	1,425.00

**Harris County Improvement District No. 11**  
**Lawsuit and Arbitration Status Summary as of 4/11/2014**

Jur 939

**Summary**

For Tax Years 2010-2013, for the period of September 2010 through March 2014

**Settled**

653,179,177	Original value of <b>Settled</b> accounts as of 4/11/2014
194	Number of <b>Settled</b> accounts as of 4/11/2014
40,164,486	Reduction in value of <b>Settled</b> accounts
<b>6.15%</b>	Average % reduction in value of <b>Settled</b> accounts

**Unsettled**

214,295,483	Original value of <b>Unsettled</b> accounts as of 4/11/2014
105	Number of <b>Unsettled</b> accounts as of 4/11/2014

.125 Tax rate per \$100 valuation

<b>\$16,471</b>	Estimated reduction in assessment on 105 Unsettled accounts, based on <b>6.15%</b> average
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**PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.**  
**DELINQUENT ASSESSMENT SUMMARY REPORT**  
**MONTROSE DISTRICT**  
**May 12, 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 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*  
Gamru Properties Ltd. \$667.06, 506 Sul Ross St.-0082700000005  
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

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Office: 713-802-6965 (Direct Line)

Mobile: 713-824-1290

Fax: 713-862-1429

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

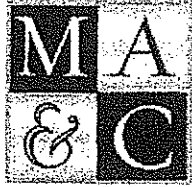
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**AGENDA MEMORANDUM**

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

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



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

## Montrose Management District

### Bookkeeper's Report

May 12, 2014



Montrose Management District  
Cash Flow Report - Checking Account  
As of May 12, 2014

Num	Name	Memo	Amount	Balance
BALANCE AS OF 4/15/2014				\$6,285.88
<b>Receipts</b>				
	Voided Ck# 3258 - Shepherd Inv. LP		572.54	
	Interest		9.37	
	Wire Transfer		30,000.00	
	Wire Transfer		90,000.00	
<b>Total Receipts</b>				120,581.91
<b>Disbursements</b>				
4047	Wilbanks & Wilbanks PC	VOID: Assessment Refund	0.00	
4074	Verizon Wireless	Cell Phone Expense	(160.16)	
4100	Morteya Jannatifar	Reissue Ck# 4047 - Assessment Refund	(638.71)	
4126	Bankcard Center	Credit Card Expenses	(1,778.61)	
4127	Aaron M Day	Security Expense	(1,662.10)	
4128	Adalberto R Ramos	Security Expense	(655.79)	
4129	Brian M Alms	Security Expense	(1,269.73)	
4130	Chad J Wall	Security Expense	(1,163.44)	
4131	John E Obenhaus	Security Expense	(1,429.12)	
4132	Joseph C Mabasa	Security Expense	(2,294.60)	
4133	Juan Arroyo	Security Expense	(1,876.23)	
4134	Lee T Jaquarya	Security Expense	(2,393.74)	
4135	Leon Laureano.	Security Expense	(1,811.25)	
4136	Mandy Arroyo.	Security Expense	(1,645.68)	
4137	Ricardo Gonzales	Security Expense	(549.66)	
4138	Richard J Bass	Security Expense	(595.66)	
4139	Sean M Blevins	Security Expense	(873.64)	
4140	Todd L Thibodaux	Security Expense	(1,132.32)	
4141	Victor Beserra.	Security Expense / Coordinator Fee	(4,272.27)	
4142	DEJ Real Estate Investments GR	Assessment Refund	(148.85)	
4143	Memorial Trails Apartments Inc.	Assessment Refund	(79.50)	
4144	Shepherd Inv LP	Reissue Ck# 3258 - Assessment Refund	(572.54)	
4145	Total Health Care Svc LLC	Assessment Refund	(22.69)	
4146	UST Realty Company	Assessment Refund	(352.00)	
4147	Veritas Tide Partners LP	Assessment Refund	(47.50)	
4148	W R Brinkoeter	Assessment Refund	(65.00)	
4149	West Gray 1900 Ltd	Assessment Refund	(94.48)	
4150	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
4151	ALLY	Vehicle Lease	(938.00)	
4152	Blank Rome LLP	Legal Fees	(212.50)	
4153	Cracked Fox	Graphic Design & Marketing Services	(2,500.00)	
4154	Dennis C. Beedon	Business Ambassador Program Services	(2,898.96)	
4155	e-Vision 1 Productions, LLC	MMD Video Archive	(3,850.00)	
4156	Equi-Tax, Inc.	Tax Services	(1,393.12)	
4157	Gandy Squared Lighting Design	Bridge Lighting Design	(11,020.00)	
4158	Greater East End Management District	Graffiti Abatement Services	(5,120.00)	
4159	Harris County Treasurer	Legal Fees	(5,069.45)	
4160	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(18,742.34)	
4161	HBDGR Enterprises, LLC	Recycling Event	(227.50)	
4162	Houston Arts Alliance	Syndication Services - Pmt 9 of 12	(250.00)	
4163	Lawrence & Associates	Economic Development	(1,000.00)	
4164	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(1,693.49)	
4165	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Coll	(911.43)	

Montrose Management District  
**Cash Flow Report - Checking Account**  
 As of May 12, 2014

Num	Name	Memo	Amount	Balance
<b>Disbursements</b>				
4166	Primer Grey	Website Maintenance	(2,000.00)	
4167	Shooter and Lindsey, Inc.	Landscape Maintenance	(1,053.00)	
4168	Tawny Tidwell	Social Media Consulting Services	(3,500.00)	
4169	Mr. Dirt of Texas	Street Sweeping Expense	(12,443.00)	
4170	Bankcard Center	Credit Card Expenses	0.00	
4171	Comcast	Office Expenses	0.00	
4172	Verizon Wireless	Cell Phone Expense	0.00	
4173	ASE Security Solutions, LLC	Mobile Camera Program	(3,450.00)	
Wire	Texas Workforce Commission	Quarterly SUTA Taxes	(1,763.00)	
Wire	United States Treasury	Monthly Payroll Taxes - April	(7,118.36)	
<b>Total Disbursements</b>				<u>(115,939.42)</u>
<b>BALANCE AS OF 5/12/2014</b>				<u><u>\$10,928.37</u></u>

**Montrose Management District**

**Account Balances**

As of May 12, 2014

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Fund: Operating</b>					
<b>Certificates of Deposit</b>					
ICON BANK (XXXX8032)	11/06/2013	05/12/2014	0.32 %	50,000.00	East Zone
GREEN BANK (XXXX0169)	12/12/2013	06/10/2014	0.30 %	50,000.00	East Zone
GREEN BANK (XXXX0143)	02/10/2014	07/10/2014	0.20 %	50,000.00	East Zone
GREEN BANK (XXXX0311)	03/10/2014	08/07/2014	0.20 %	50,000.00	East Zone
GREEN BANK (XXXX0210)	03/20/2014	09/16/2014	0.30 %	50,000.00	West Zone
POST OAK BANK (XXXX0889)	04/10/2014	10/07/2014	0.30 %	50,000.00	East Zone
POST OAK BANK (XXXX0897)	04/10/2014	10/07/2014	0.30 %	50,000.00	West Zone
ICON BANK (XXXX5538)	05/05/2014	11/01/2014	0.32 %	50,000.00	West Zone
<b>Money Market Funds</b>					
COMPASS BANK-PREMIER (XXXX2019)	03/20/2012		0.15 %	482,464.34	(East Zone) Tax
COMPASS BANK-PREMIER (XXXX2086)	03/20/2012		0.15 %	956,267.60	(West Zone) Tax
<b>Checking Account(s)</b>					
TRADITION BANK (XXXX9069)			0.25 %	10,928.37	Checking Account
<b>Totals for Operating Fund:</b>				<b>\$1,849,660.31</b>	
<b>Grand total for Montrose Management District:</b>				<b>\$1,849,660.31</b>	

Montrose Management District  
**Summary of Pledged Securities**  
As of May 12, 2014

Financial Institution: COMPASS BANK-PREMIER		
Total CDs, MM:	\$1,438,731.94	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$1,670,318.68	Investment Policy Received: Yes
Ratio of pledged securities to investments:	140.51 %	
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:	\$10,928.37	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**  
April 2014

Sources of Funds	Apr 14	Budget	\$ Over Budget	% of Budget	Jan - Apr 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110 - Assessments	(200.03)	1,243.35	(1,443.38)	(16.09%)	466,376.57	456,592.54	9,784.03	102.14%	515,377.28
14112 - Assessment Refunds	525.51	720.00	(194.49)	72.99%	482.41	2,880.00	(2,397.59)	16.75%	8,640.00
14310 - Penalties & Interest	84.32	666.67	(582.35)	12.65%	2,505.59	2,666.64	(161.05)	93.96%	8,000.00
14370 - Interest Earned on Temp. Invest	90.79	16.00	74.79	567.44%	238.60	64.00	194.60	404.06%	192.00
14380 - Interest	3.00	2.67	0.33	112.36%	12.77	10.64	2.13	120.02%	32.00
14390 - Ending FY 2013 Fund Balance	28,046.58	28,046.58	0.00	100.0%	112,186.32	112,186.32	0.00	100.0%	336,558.96
<b>Total Sources</b>	<b>28,550.17</b>	<b>30,695.27</b>	<b>(2,145.10)</b>	<b>93.01%</b>	<b>581,822.26</b>	<b>574,400.14</b>	<b>7,422.12</b>	<b>101.29%</b>	<b>868,800.24</b>
Uses of Funds									
Business Development									
16124 - Marketing & Public Rel Director	966.40	1,011.87	(45.47)	95.51%	3,865.60	4,047.48	(181.88)	95.51%	12,142.44
16125 - Marketing & Public Relations	4,026.04	7,808.00	(3,781.96)	51.56%	25,293.62	31,232.00	(5,938.38)	80.99%	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	460.00	1,064.00	(604.00)	43.23%	1,456.30	4,256.00	(2,799.70)	34.22%	12,768.00
16140 - Web Site Main./Host/I.T.	53.77	240.00	(186.23)	22.4%	53.77	960.00	(906.23)	5.6%	2,880.00
16141 - GIS Services	201.84	320.00	(118.16)	63.08%	645.84	1,280.00	(634.16)	50.46%	3,840.00
<b>Total Business Development</b>	<b>5,708.05</b>	<b>10,443.87</b>	<b>(4,735.82)</b>	<b>54.66%</b>	<b>31,315.13</b>	<b>41,775.48</b>	<b>(10,460.35)</b>	<b>74.96%</b>	<b>125,336.44</b>
Mobility & Transportation									
17001 - Transportation Inv. Contract	0.00	1,600.00	(1,600.00)	0.0%	0.00	6,400.00	(6,400.00)	0.0%	19,200.00
17010 - Engineering Services	0.00	2,666.67	(2,666.67)	0.0%	0.00	10,666.68	(10,666.68)	0.0%	32,000.04
17020 - Bridge Lighting Maint	5,475.20	0.00	5,475.20	100.0%	16,207.37	0.00	16,207.37	100.0%	0.00
17030 - Mobility Projects	0.00	3,466.67	(3,466.67)	0.0%	564.85	13,866.68	(13,301.83)	4.07%	41,600.04
<b>Total Mobility &amp; Transportation</b>	<b>5,475.20</b>	<b>7,733.34</b>	<b>(2,258.14)</b>	<b>70.8%</b>	<b>16,772.22</b>	<b>30,933.36</b>	<b>(14,161.14)</b>	<b>54.22%</b>	<b>92,800.08</b>
Project Staffing & Admin									
16150 - Admin & Management	673.90	700.00	(26.10)	96.27%	2,695.60	2,800.00	(104.40)	96.27%	8,400.00
16160 - Reimbursable Expenses	83.36	426.67	(343.31)	19.54%	465.96	1,706.68	(1,240.72)	27.3%	5,120.04
16170 - Reimbursable Mileage	203.05	133.33	69.72	152.29%	882.87	533.32	349.55	165.54%	1,599.96
16180 - Postage, Deliveries	16.21	34.67	(18.46)	46.76%	61.01	138.68	(77.67)	43.99%	416.04
16190 - Printing & Reproduction	387.80	186.67	201.13	207.75%	1,060.70	746.68	314.02	142.06%	2,240.04
16200 - Public Notices, Advertising	0.00	213.33	(213.33)	0.0%	0.00	853.32	(853.32)	0.0%	2,559.96
16210 - Project Management	1,497.65	1,310.40	187.25	114.29%	5,990.60	5,241.60	749.00	114.29%	15,724.80
16215 - Director Of Services	2,157.00	2,258.48	(101.48)	95.51%	8,628.00	9,033.92	(405.92)	95.51%	27,101.76
16220 - Legal Services	1,649.42	640.00	1,009.42	257.72%	9,130.47	2,560.00	6,570.47	356.66%	7,680.00
16250 - Bookkeeping	439.60	416.00	23.60	105.67%	2,116.40	1,664.00	452.40	127.19%	4,992.00
16260 - Assess Data Mgmt & Billing Svcs	445.80	586.67	(140.87)	75.99%	2,963.44	2,346.68	616.76	126.28%	7,040.04
16270 - Office Supplies	0.00	80.00	(80.00)	0.0%	0.00	320.00	(320.00)	0.0%	960.00
16280 - Other	12.40	16.00	(3.60)	77.5%	49.12	64.00	(14.88)	76.75%	192.00
16290 - Office Lease Space	387.93	416.00	(28.07)	93.25%	1,551.72	1,664.00	(112.28)	93.25%	4,992.00

Montrose Management District  
Revenue & Expenditures East Zone  
April 2014

	Apr 14	Budget	\$ Over Budget	% of Budget	Jan - Apr 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
16291 · Office Equipment	0.00	106.67	(106.67)	0.0%	58.08	426.68	(368.60)	13.61%	1,280.04
16340 · Auditing Fees	0.00	1,120.00	(1,120.00)	0.0%	2,755.25	1,120.00	1,635.25	246.0%	3,520.00
16530 · Insurance & Surety Bond	0.00	0.00	0.00	0.0%	3,035.59	4,800.00	(1,764.41)	63.24%	4,800.00
Total Project Staffing & Admin	7,954.12	8,644.89	(690.77)	92.01%	41,444.81	36,019.56	5,425.25	115.06%	98,618.68
Security and Public Safety									
15415 · Vehicle Maint. & Operations	300.16	1,013.33	(713.17)	29.62%	2,366.42	4,053.32	(1,686.90)	58.38%	12,159.96
15420 · Contract Public Safety Services	9,032.00	9,458.67	(426.67)	95.49%	36,801.28	37,834.68	(1,033.40)	97.27%	113,504.04
15425 · Mobile Camera Program	1,077.55	800.00	277.55	134.69%	5,342.33	3,200.00	2,142.33	166.95%	9,600.00
15430 · Cell Phone	64.09	48.00	16.09	133.52%	326.93	192.00	134.93	170.28%	576.00
16100 · Store Front Equipment	0.00	56.67	(56.67)	0.0%	0.00	226.68	(226.68)	0.0%	680.04
16102 · Public Safety Equipment	26.00	133.33	(107.33)	19.5%	104.00	533.32	(429.32)	19.5%	1,599.96
16110 · Graffiti Abatement	1,638.40	1,600.00	38.40	102.4%	6,968.40	6,400.00	568.40	108.88%	19,200.00
16115 · Nuisance Abatement	0.00	1,400.00	(1,400.00)	0.0%	0.00	5,600.00	(5,600.00)	0.0%	16,800.00
Total Security and Public Safety	12,138.20	14,510.00	(2,371.80)	83.65%	51,909.36	58,040.00	(6,130.64)	89.44%	174,120.00
Visual Improvements & Cultural									
16212 · Beautification Design & Install	1,990.88	9,715.20	(7,724.32)	20.49%	8,105.44	38,860.80	(30,755.36)	20.86%	116,582.40
16213 · Landscape Maintenance	1,053.00	2,500.00	(1,447.00)	42.12%	3,159.00	10,000.00	(6,841.00)	31.59%	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	3,043.88	12,215.20	(9,171.32)	24.92%	11,264.44	48,860.80	(37,596.36)	23.05%	149,782.40
Total Uses	34,319.45	53,547.30	(19,227.85)	64.09%	152,705.96	215,629.20	(62,923.24)	70.82%	640,647.60
Net Ordinary Revenue	(5,769.28)	(22,852.03)	17,082.75	25.25%	429,116.30	358,770.94	70,345.36	119.61%	228,152.64
Planned Reserves	(5,769.28)	(22,852.03)	17,082.75	25.25%	429,116.30	358,770.94	70,345.36	119.61%	228,152.64

**Montrose Management District**  
**Revenue & Expenditures West Zone**  
April 2014

Sources of Funds	Apr 14	Budget	\$ Over Budget	% of Budget	Jan - Apr 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110-1 - Assessments,	17,928.65	12,944.18	4,984.47	138.51%	1,104,028.86	977,564.83	126,464.03	112.94%	1,095,176.72
14112-1 - Assessment Refunds,	(619.52)	1,530.00	(2,149.52)	(40.49%)	(6,245.46)	6,120.00	(12,365.46)	(102.05%)	18,360.00
14310-1 - Penalties & Interest,	1,856.79	1,416.67	440.12	131.07%	6,603.26	5,666.64	936.62	116.53%	17,000.00
14370-1 - Interest Earned on Temp. Inves	178.28	34.00	144.28	524.35%	448.04	136.00	312.04	325.44%	408.00
14380-1 - Interest,	6.37	5.67	0.70	112.35%	27.12	22.64	4.48	119.79%	68.00
14390-1 - Ending FY 2013 Fund Balance,	34,225.08	34,225.08	0.00	100.0%	136,900.32	136,900.32	0.00	100.0%	410,700.96
<b>Total Sources</b>	<b>53,575.65</b>	<b>50,155.60</b>	<b>3,420.05</b>	<b>106.82%</b>	<b>1,241,762.14</b>	<b>1,126,410.43</b>	<b>115,351.71</b>	<b>110.24%</b>	<b>1,541,713.68</b>
<b>Uses of Funds</b>									
<b>Business Development</b>									
16124-1 - Marketing & Public Rel Dir	2,045.10	2,150.22	(105.12)	95.11%	8,180.40	8,600.88	(420.48)	95.11%	25,802.64
16125-1 - Marketing & Public Relation	8,569.45	16,592.00	(8,022.55)	51.65%	53,707.59	66,368.00	(12,660.41)	80.92%	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	1,026.10	2,261.00	(1,234.90)	45.38%	3,134.80	9,044.00	(5,909.20)	34.66%	27,132.00
16140-1 - Web Site Main./Host/I.T.,	78.75	510.00	(431.25)	15.44%	78.75	2,040.00	(1,961.25)	3.86%	6,120.00
16141-1 - GIS Services,	428.91	680.00	(251.09)	63.08%	1,372.41	2,720.00	(1,347.59)	50.46%	8,160.00
<b>Total Business Development</b>	<b>12,148.31</b>	<b>22,193.22</b>	<b>(10,044.91)</b>	<b>54.74%</b>	<b>66,473.95</b>	<b>88,772.88</b>	<b>(22,298.93)</b>	<b>74.88%</b>	<b>266,318.64</b>
<b>Mobility &amp; Transportation</b>									
17001-1 - Transportation Inv. Contract,	0.00	3,400.00	(3,400.00)	0.0%	0.00	13,600.00	(13,600.00)	0.0%	40,800.00
17010-1 - Engineering Services,	0.00	5,666.67	(5,666.67)	0.0%	0.00	22,666.68	(22,666.68)	0.0%	68,000.04
17020-1 - Bridge Lighting Maint,	11,634.80	0.00	11,634.80	100.0%	34,440.65	0.00	34,440.65	100.0%	0.00
17030-1 - Mobility Projects,	0.00	7,366.67	(7,366.67)	0.0%	1,200.30	29,466.68	(28,266.38)	4.07%	88,400.04
<b>Total Mobility &amp; Transportation</b>	<b>11,634.80</b>	<b>16,433.34</b>	<b>(4,798.54)</b>	<b>70.8%</b>	<b>35,640.95</b>	<b>65,733.36</b>	<b>(30,092.41)</b>	<b>54.22%</b>	<b>197,200.08</b>
<b>Project Staffing &amp; Admin</b>									
16150-1 - Admin & Management	1,426.10	1,487.50	(61.40)	95.87%	5,704.40	5,950.00	(245.60)	95.87%	17,850.00
16160-1 - Reimbursable Expenses,	177.13	906.67	(729.54)	19.54%	989.44	3,626.68	(2,637.24)	27.28%	10,880.04
16170-1 - Reimbursable Mileage,	431.49	283.33	148.16	152.29%	1,876.12	1,133.32	742.80	165.54%	3,399.96
16180-1 - Postage, Deliveries	34.47	73.67	(39.20)	46.79%	129.66	294.68	(165.02)	44.0%	884.04
16190-1 - Printing & Reproduction	824.07	396.67	427.40	207.75%	2,253.89	1,586.68	667.21	142.05%	4,760.04
16200-1 - Public Notices, Advertising	0.00	453.33	(453.33)	0.0%	0.00	1,813.32	(1,813.32)	0.0%	5,439.96
16210-1 - Project Management	3,171.51	2,784.60	386.91	113.9%	12,686.04	11,138.40	1,547.64	113.9%	33,415.20
16215-1 - Director Of Services	4,564.67	4,799.27	(234.60)	95.11%	18,258.68	19,197.08	(938.40)	95.11%	57,591.24
16220-1 - Legal Services,	3,505.03	1,360.00	2,145.03	257.72%	19,354.17	5,440.00	13,914.17	355.78%	16,320.00
16250-1 - Bookkeeping,	935.40	884.00	51.40	105.81%	4,498.60	3,536.00	962.60	127.22%	10,608.00
16260-1 - Assess Data Mgmt & Billing Svc	947.32	1,246.67	(299.35)	75.99%	6,297.31	4,986.68	1,310.63	126.28%	14,960.04
16270-1 - Office Supplies,	0.00	170.00	(170.00)	0.0%	0.00	680.00	(680.00)	0.0%	2,040.00
16280-1 - Other,	15.10	34.00	(18.90)	44.41%	59.38	136.00	(76.62)	43.66%	408.00
16290-1 - Office Lease Space,	812.07	884.00	(71.93)	91.86%	3,248.28	3,536.00	(287.72)	91.86%	10,608.00

Montrose Management District  
Revenue & Expenditures West Zone  
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	Apr 14	Budget	\$ Over Budget	% of Budget	Jan - Apr 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
16291-1 · Office Equipment.	0.00	226.67	(226.67)	0.0%	122.88	906.68	(783.80)	13.55%	2,720.04
16340-1 · Auditing Fees.	0.00	2,380.00	(2,380.00)	0.0%	5,844.75	2,380.00	3,464.75	245.58%	7,480.00
16530-1 · Insurance & Surety Bond.	0.00	0.00	0.00	0.0%	6,450.63	10,200.00	(3,749.37)	63.24%	10,200.00
Total Project Staffing & Admin	16,844.36	18,370.38	(1,526.02)	91.69%	87,774.23	76,541.52	11,232.71	114.68%	209,564.56
Security and Public Safety									
15415-1 · Vehicle Maint. & Operations.	637.84	2,153.33	(1,515.49)	29.62%	5,028.66	8,613.32	(3,584.66)	58.38%	25,839.96
15420-1 · Contract Public Safety Service	19,575.41	20,099.67	(524.26)	97.39%	77,923.98	80,398.68	(2,474.70)	96.92%	241,196.04
15425-1 · Mobile Camera Program.	2,277.45	1,700.00	577.45	133.97%	11,288.21	6,800.00	4,488.21	166.0%	20,400.00
15430-1 · Cell Phone.	136.20	102.00	34.20	133.53%	694.72	408.00	286.72	170.28%	1,224.00
16101-1 · Public Safety Training.	0.00	26.67	(26.67)	0.0%	0.00	106.68	(106.68)	0.0%	320.04
16102-1 · Public Safety Equipment.	54.08	283.33	(229.25)	19.09%	216.32	1,133.32	(917.00)	19.09%	3,399.96
16110-1 · Graffiti Abatement.	3,481.60	3,400.00	81.60	102.4%	14,791.60	13,600.00	1,191.60	108.76%	40,800.00
16115-1 · Nuisance Abatement.	0.00	2,975.00	(2,975.00)	0.0%	0.00	11,900.00	(11,900.00)	0.0%	35,700.00
Total Security and Public Safety	26,162.58	30,740.00	(4,577.42)	85.11%	109,943.49	122,960.00	(13,016.51)	89.41%	368,880.00
Visual Improvements & Cultural									
16212-1 · Identification Design & Install	4,230.62	20,644.80	(16,414.18)	20.49%	17,224.06	82,579.20	(65,355.14)	20.86%	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	4,230.62	20,644.80	(16,414.18)	20.49%	17,224.06	82,579.20	(65,355.14)	20.86%	254,537.60
Total Uses	71,020.67	108,381.74	(37,361.07)	65.53%	317,056.68	436,586.96	(119,530.28)	72.62%	1,296,500.88
Net Ordinary Revenue	(17,445.02)	(58,226.14)	40,781.12	29.96%	924,705.46	689,823.47	234,881.99	134.05%	245,212.80
Planned Reserves	(17,445.02)	(58,226.14)	40,781.12	29.96%	924,705.46	689,823.47	234,881.99	134.05%	245,212.80



Montrose Management District  
Revenue & Expenditures Total Zone  
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Sources of Funds	Apr 14	Budget	\$ Over Budget	% of Budget	Jan - Apr 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14100-1 - Assessments	17,928.65	12,944.18	4,984.47	138.51%	1,104,028.86	977,564.63	126,464.03	112.94%	1,095,176.72
14100 - Assessments	(200.03)	1,243.35	(1,443.38)	(16.09%)	466,376.57	456,592.54	9,784.03	102.14%	515,377.28
14102-1 - Assessment Refunds	(619.52)	1,530.00	(2,149.52)	(60.49%)	(6,245.46)	6,120.00	(12,365.46)	(102.05%)	18,360.00
14102 - Assessment Refunds	525.51	720.00	(194.49)	72.99%	482.41	2,880.00	(2,397.59)	16.75%	8,640.00
14300-1 - Penalties & Interest	1,856.79	1,416.67	440.12	131.07%	6,603.26	5,666.64	936.62	116.53%	17,000.00
14300 - Penalties & Interest	84.32	666.67	(582.35)	(87.36%)	2,505.59	2,666.64	(161.05)	93.96%	8,000.00
14370-1 - Interest Earned on Temp. Invest	178.28	34.00	144.28	524.35%	448.04	136.00	312.04	329.44%	408.00
14370 - Interest Earned on Temp. Invest	90.79	16.00	74.79	567.44%	258.60	64.00	194.60	404.06%	192.00
14380-1 - Interest	6.37	5.67	0.70	112.35%	27.12	22.64	4.48	119.79%	68.00
14380 - Interest	3.00	2.67	0.33	112.36%	12.77	10.64	2.13	120.02%	32.00
14390-1 - Ending FY 2013 Fund Balance	34,225.08	34,225.08	0.00	100.00%	136,900.32	136,900.32	0.00	100.00%	410,700.96
14390 - Ending FY 2013 Fund Balance	28,046.58	28,046.58	0.00	100.00%	112,186.32	112,186.32	0.00	100.00%	336,558.96
Total Sources	84,125.82	80,850.87	3,274.95	101.58%	1,823,564.40	1,700,810.57	122,753.83	107.25%	2,410,513.92
Uses of Funds									
Business Development									
15124-1 - Marketing & Public Rel Dir	2,045.10	2,150.22	(105.12)	95.11%	8,180.40	8,600.68	(420.48)	95.11%	25,802.64
15124 - Marketing & Public Rel Director	966.40	1,011.87	(45.47)	95.51%	3,805.60	4,047.48	(241.88)	95.51%	12,142.44
15125-1 - Marketing & Public Relations	8,569.45	16,592.00	(8,022.55)	51.65%	53,707.59	66,368.00	(12,660.41)	80.92%	195,104.00
15125 - Marketing & Public Relations	4,036.04	7,808.00	(3,781.96)	51.56%	25,293.62	31,232.00	(5,938.38)	80.95%	93,696.00
15131-1 - Web Site Development	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
15131 - Web Site Development	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
15133-1 - Economic Development Service	1,026.10	2,261.00	(1,234.90)	45.38%	3,134.80	9,044.00	(5,909.20)	34.66%	27,132.00
15133 - Economic Development Services	460.00	1,064.00	(604.00)	43.23%	1,456.30	4,256.00	(2,799.70)	34.22%	12,708.00
15140-1 - Web Site Maint./Host/I.T.	78.75	540.00	(461.25)	15.44%	78.75	2,940.00	(1,961.25)	3.86%	6,120.00
15140 - Web Site Maint./Host/I.T.	53.77	240.00	(186.23)	22.4%	53.77	960.00	(906.23)	5.6%	2,880.00
15141-1 - GIS Services	428.91	680.00	(251.09)	63.08%	1,372.41	2,720.00	(1,347.59)	50.46%	8,160.00
15141 - GIS Services	201.84	320.00	(118.16)	63.08%	645.84	1,280.00	(634.16)	50.46%	3,840.00
Total Business Development	17,856.36	32,637.09	(14,780.73)	54.71%	97,789.08	130,548.36	(32,759.28)	74.91%	391,645.08
Mobility & Transportation									
17001-1 - Transportation Inv. Contract	0.00	3,400.00	(3,400.00)	0.0%	0.00	13,600.00	(13,600.00)	0.0%	40,800.00
17001 - Transportation Inv. Contract	0.00	1,600.00	(1,600.00)	0.0%	0.00	6,400.00	(6,400.00)	0.0%	19,200.00
17010-1 - Engineering Services	0.00	5,666.67	(5,666.67)	0.0%	0.00	22,666.68	(22,666.68)	0.0%	68,000.04
17010 - Engineering Services	0.00	2,666.67	(2,666.67)	0.0%	0.00	10,666.68	(10,666.68)	0.0%	32,000.04
17020-1 - Bridge Lighting Maint.	11,634.80	0.00	11,634.80	100.0%	34,440.65	0.00	34,440.65	100.0%	0.00
17020 - Bridge Lighting Maint	5,475.20	0.00	5,475.20	100.0%	16,207.37	0.00	16,207.37	100.0%	0.00
17030-1 - Mobility Projects	0.00	7,366.67	(7,366.67)	0.0%	1,200.30	29,466.68	(28,266.38)	4.07%	86,400.04
17030 - Mobility Projects	0.00	3,466.67	(3,466.67)	0.0%	564.88	13,866.68	(13,301.83)	4.07%	41,000.04
Total Mobility & Transportation	17,110.00	24,166.68	(7,056.68)	70.8%	52,413.17	96,666.72	(44,253.55)	54.22%	290,000.16
Project Staffing & Admin									
16150-1 - Admin & Management	1,426.10	1,487.50	(61.40)	95.87%	5,704.40	5,950.00	(245.60)	95.87%	17,850.00
16150 - Admin & Management	673.90	700.00	(26.10)	96.27%	2,695.60	2,800.00	(104.40)	96.27%	8,400.00
16160-1 - Reimbursable Expenses	177.13	906.67	(729.54)	19.54%	989.44	3,626.68	(2,637.24)	27.28%	10,880.04
16160 - Reimbursable Expenses	83.36	426.67	(343.31)	19.54%	465.96	1,706.68	(1,240.72)	27.3%	5,120.04
16170-1 - Reimbursable Mileage	431.49	283.33	148.16	152.29%	1,876.12	1,133.32	742.80	165.54%	3,599.96
16170 - Reimbursable Mileage	203.05	133.33	69.72	152.29%	882.87	533.32	349.55	165.54%	1,599.96
16180-1 - Postage, Deliveries	34.47	73.67	(39.20)	46.79%	129.66	294.68	(165.02)	44.0%	894.04
16180 - Postage, Deliveries	16.21	34.67	(18.46)	46.76%	61.01	118.68	(57.67)	43.99%	416.04
16190-1 - Printing & Reproduction	824.07	396.67	427.40	207.75%	2,253.89	1,586.68	667.21	142.05%	4,760.04
16190 - Printing & Reproduction	387.80	186.67	201.13	207.75%	1,060.70	746.68	314.02	142.05%	2,240.04
16200-1 - Public Notices, Advertising	0.00	453.33	(453.33)	0.0%	0.00	1,813.32	(1,813.32)	0.0%	5,439.96
16200 - Public Notices, Advertising	0.00	213.33	(213.33)	0.0%	0.00	853.32	(853.32)	0.0%	2,559.96
16210-1 - Project Management	3,171.51	2,784.60	386.91	113.9%	12,686.84	11,138.40	1,547.64	113.9%	33,415.20
16210 - Project Management	1,497.65	1,310.40	187.25	114.29%	5,990.60	5,241.60	749.00	114.29%	15,724.80

Montrose Management District  
Revenue & Expenditures Total Zone  
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	Apr 14	Budget	\$ Over Budget	% of Budget	Jan - Apr 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
16215-1 - Director Of Services	4,504.67	4,799.27	(234.69)	95.11%	18,258.68	19,197.08	(938.40)	95.11%	57,591.24
16215 - Director Of Services	2,157.00	2,256.48	(101.48)	95.51%	8,628.00	9,033.92	(405.92)	95.51%	27,101.76
16220-1 - Legal Services	3,505.03	1,360.00	2,145.03	257.72%	19,354.17	5,440.00	13,914.17	355.78%	16,320.00
16220 - Legal Services	1,449.42	640.00	1,009.42	257.72%	9,130.47	2,560.00	6,570.47	356.66%	7,680.00
16230-1 - Bookkeeping	935.40	884.00	51.40	105.81%	4,498.00	3,536.00	962.00	127.22%	10,608.00
16230 - Bookkeeping	439.60	416.00	23.60	105.67%	2,116.40	1,664.00	452.40	127.19%	4,992.00
16260-1 - Assets Data Mgmt & Billing Svc	947.32	1,246.67	(299.35)	75.99%	6,297.31	4,986.68	1,310.63	126.28%	14,560.04
16260 - Assets Data Mgmt & Billing Svc	445.80	586.67	(140.87)	75.99%	2,963.44	2,346.68	616.76	126.28%	7,040.04
16270-1 - Office Supplies	0.00	170.00	(170.00)	0.0%	0.00	680.00	(680.00)	0.0%	2,040.00
16270 - Office Supplies	0.00	80.00	(80.00)	0.0%	0.00	320.00	(320.00)	0.0%	960.00
16280-1 - Other	15.10	34.00	(18.90)	44.11%	59.38	136.00	(76.62)	43.66%	408.00
16280 - Other	12.40	16.00	(3.60)	77.5%	49.12	64.00	(14.88)	76.5%	192.00
16290-1 - Office Lease Space	812.07	884.00	(71.93)	91.86%	3,246.28	3,536.00	(287.72)	91.86%	10,608.00
16290 - Office Lease Space	387.93	416.00	(28.07)	93.25%	1,551.72	1,664.00	(112.28)	93.25%	4,992.00
16291 - Office Equipment	0.00	226.67	(226.67)	0.0%	122.88	906.68	(783.80)	13.55%	2,720.04
16340-1 - Auditing Fees	0.00	106.67	(106.67)	0.0%	58.08	426.68	(368.60)	13.61%	1,280.04
16340 - Auditing Fees	0.00	2,380.00	(2,380.00)	0.0%	5,844.75	2,380.00	3,464.75	245.58%	7,480.00
16530-1 - Insurance & Surety Bond	0.00	1,120.00	(1,120.00)	0.0%	2,755.25	1,120.00	1,635.25	246.0%	3,520.00
16530 - Insurance & Surety Bond	0.00	0.00	0.00	0.0%	6,450.63	10,200.00	(3,749.37)	63.24%	10,200.00
16600 - Payroll Expenses	2,539.29	3,200.00	(660.71)	79.35%	10,077.06	4,800.00	(1,764.41)	63.24%	4,800.00
Total Project Staffing & Admin	27,537.77	30,215.27	(2,677.50)	90.48%	139,897.00	125,501.08	14,395.92	111.6%	346,583.24
Security and Public Safety									
15415-1 - Vehicle Maint. & Operations	637.84	2,153.33	(1,515.49)	29.62%	5,028.66	8,613.32	(3,584.66)	58.38%	25,839.96
15415 - Vehicle Maint. & Operations	300.16	1,013.33	(713.17)	29.62%	2,366.42	4,053.32	(1,686.90)	58.38%	12,159.96
15420-1 - Contract Public Safety Services	19,575.41	20,099.67	(524.26)	97.39%	77,923.98	80,398.68	(2,474.70)	96.92%	241,196.04
15420 - Contract Public Safety Services	9,932.00	9,458.67	473.33	95.49%	36,861.28	37,854.68	(993.40)	97.27%	113,504.04
15425-1 - Mobile Camera Program	2,277.45	1,700.00	577.45	134.09%	11,288.21	6,800.00	4,488.21	166.0%	20,400.00
15425 - Mobile Camera Program	1,077.55	800.00	277.55	134.69%	5,342.33	3,200.00	2,142.33	166.95%	9,600.00
15430-1 - Cell Phone	136.20	102.00	34.20	133.53%	694.72	408.00	286.72	170.28%	1,224.00
15430 - Cell Phone	64.09	48.00	16.09	133.52%	326.93	192.00	134.93	170.28%	576.00
16100 - Store Front Equipment	0.00	56.67	(56.67)	0.0%	0.00	226.68	(226.68)	0.0%	680.04
16101-1 - Public Safety Training	0.00	26.67	(26.67)	0.0%	0.00	106.68	(106.68)	0.0%	320.04
16102-1 - Public Safety Equipment	54.08	283.33	(229.25)	19.09%	216.32	1,133.32	(917.00)	19.09%	3,399.96
16102 - Public Safety Equipment	26.00	133.33	(107.33)	19.5%	104.00	533.32	(429.32)	19.5%	1,599.96
16110 - Graffiti Abatement	3,481.60	3,400.00	81.60	102.4%	14,791.60	13,600.00	1,191.60	108.76%	40,800.00
16110 - Graffiti Abatement	1,638.40	1,600.00	38.40	102.4%	6,968.40	6,400.00	568.40	108.88%	19,200.00
16115 - Nuisance Abatement	0.00	2,975.00	(2,975.00)	0.0%	0.00	11,900.00	(11,900.00)	0.0%	35,700.00
16115 - Nuisance Abatement	0.00	1,400.00	(1,400.00)	0.0%	0.00	5,600.00	(5,600.00)	0.0%	16,800.00
Total Security and Public Safety	38,300.78	45,250.00	(6,949.22)	84.64%	161,852.85	181,000.96	(19,147.15)	89.42%	543,000.00
Visual Improvements & Cultural									
16212-1 - Identification Design & Install	4,210.62	20,644.80	(16,434.18)	20.40%	17,224.06	82,579.20	(65,355.14)	20.86%	247,737.60
16212 - Identification Design & Install	1,970.88	9,715.20	(7,744.32)	20.40%	8,103.44	38,860.80	(30,757.36)	20.86%	116,582.40
16213 - Landscape Maintenance	1,053.00	2,500.00	(1,447.00)	42.12%	3,159.00	10,000.00	(6,841.00)	31.59%	30,000.00
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	7,274.50	32,660.00	(25,385.50)	22.14%	28,488.50	131,440.00	(102,951.50)	21.67%	404,320.00
16421-1 - Collection Expense - West Zone									
Total Uses	47.64	165,120.04	(165,072.40)	65.36%	481,649.31	665,016.16	(183,366.85)	72.43%	1,975,548.48
Net Ordinary Revenue	(25,801.23)	(84,278.17)	(58,476.94)	30.61%	1,341,935.09	1,035,794.41	306,140.68	129.50%	434,965.44
Planned Reserves	(25,801.23)	(84,278.17)	(58,476.94)	30.61%	1,341,935.09	1,035,794.41	306,140.68	129.50%	434,965.44





**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: 04/17/2014

LEGAL DESCRIPTION

DEJ REAL ESTATE INVESTMENTS GR  
PO BOX 27356  
HOUSTON TX 77227-7356

LT 10 BLK 3  
WESTMORELAND

201 EMERSON ST 20

MONTROSE MD EAST

ACCOUNT NUMBER: 92/037/031/000/0010  
TAX YEAR: 2013  
REF No.: 0884353

Date Processed: 04/17/2014  
RECEIPT NUMBER: 92130356  
DEPOSIT BATCH No.: RP140417

**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 2013 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 101-13-00292

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 \$148.85.

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

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

Very truly yours,

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



**Equi-Tax Inc.**  
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/08/2014

LEGAL DESCRIPTION

MEMORIAL TRAILS APARTMENTS INC  
9601 KAY FWY STE 475  
HOUSTON TX 77024

LTS 1 2 & 11 & TRS 3A 8B 9 &  
10 BLK 20  
LOCKHART CORNER & HARTZLA

3808 STANFORD ST 8

MONTROSE MD EAST

ACCOUNT NUMBER: 92/023/076/000/0001  
TAX YEAR: 2012  
REF No.: 0884298

Date Processed: 04/08/2014  
RECEIPT NUMBER: 92000198  
DEPOSIT BATCH No.: RP140408

**NOTICE OF CHANGE IN TAX LIABILITY**

We have been notified by the Central Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2012 tax year.

The explanation of the change is:

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

☐ Account Deleted  
☐ Rendition Penalty Waived  
☒ Other: CAUSE 2012-12523

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 \$79.50.

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



**MUNICIPAL ACCOUNTS & CONSULTING, L.P.**

RECEIVED  
APR 25 2014

Municipal Accounts & Consulting

March 31, 2014

Shepherd Inv. LP  
1800 Post Oak Blvd  
Houston, TX 77056

Our records show that we, Montrose Management District, are holding unclaimed property that may belong to you. We also have not had direct contact with you since 11/12/2012. The check or identifying number for the \$ 572.54 we are holding is Nbr. 3258 and the item is dated 11/12/2012.

Under Texas state law, we may be required to deliver this property to the Texas Comptroller of Public Accounts, on or before July 1, 2013 if the property is not claimed. Please complete the information below and return this letter to:

Montrose Management District  
c/o Municipal Accounts & Consulting, LP  
1300 Post Oak Blvd. Ste 1600  
Houston, TX 75961

no later than 05/31/2014, so that we may meet our unclaimed property reporting obligations. Please do not forget to sign and date your response.

☒ I am entitled to the above referenced property.

Please issue a new check and mail to the following address:

Montrose Management Services  
1800 Post Oak Blvd  
14 BLVD PLACE SUITE 400  
HOUSTON TX 77056

☐ I am not entitled to the above referenced funds or these funds have already been paid to me.

☐ I am aware of these funds and choose not to claim them at the present time.

Owner Signature [Signature]

Date Signed 4-16-14

Your response is appreciated. Please contact us at (713)366-3065 if you have any questions.

Sincerely,

Felecia Alexander  
Montrose Management District



**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: 03/25/2014

TOTAL HEALTH CARE SVC LLC  
808 LOVETT BLVD  
HOUSTON TX 77006-3906

LTS 19 & 20 & TR 21A BLK 26  
MONTROSE

808 LOVETT BLVD 14

MONTROSE MD EAST

ACCOUNT NUMBER: 92/026/152/000/0019  
TAX YEAR: 2012  
RRP No.: 0883891

Date Processed: 03/25/2014  
RECEIPT NUMBER: 92000276  
DEPOSIT BATCH No.: RP140325

**NOTICE OF CHANGE IN TAX LIABILITY**

We have been notified by the Central Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2012 tax year.

The explanation of the change is:

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

☐ Account Deleted  
☐ Rendition Penalty Waived  
☒ Other: CAUSE 2012-58599

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 \$22.69.

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

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

Very truly yours,

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





**Equi-Tax Inc.**  
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/01/2014

**LEGAL DESCRIPTION**

EST REALTY COMPANY  
C/O UNIV OF ST THOMAS-ATIN PRE  
3800 MONTROSE BLVD  
HOUSTON TX 77006-4626

LTS 1 2 3 6 & 7 & TRS 4A 8A  
14A 15A & 16A BLK 3B  
MONTROSE

4100 MONTROSE BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/026/164/000/0027  
TAX YEAR: 2012  
REF No.: 0883906

Date Processed: 04/01/2014  
RECEIPT NUMBER: 92000298  
DEPOSIT BATCH No.: RF140401

**NOTICE OF CHANGE IN TAX LIABILITY**

We have been notified by the Central Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2012 tax year.

The explanation of the change is:

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

- ☐ Account Deleted  
☒ Rendition Penalty Waived  
☒ Other: CAUSE 2012-02305

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 \$352.00.

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



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

MONTROSE MD WEST  
DATE: 04/09/2014  
TAX YEAR: 2013

OVERPAYMENT: 547.50  
DEPOSIT BATCH NO.: 94-240  
RECEIPT NUMBER: 13116913

OWNER NAME: BRUN STREET LLC

CHECK NO.: 36508

ACCOUNT NUMBER: 94/053/146/000/0011

DATE OF PAYMENT: 03/31/2014

PAID BY: 905366

LEGAL DESCRIPTION

VERITAS TITLE PARTNERS LP  
2415 W ALABAMA SUITE 203  
HOUSTON TX 77098

LTS 11 & 12 BLK 57  
HILLCREST

2007 BRUN ST 16

DISTRICT NAME  
MONTROSE MD WEST

OVERPAYMENT AMOUNT  
47.50

REASON: paid may amount with March postmark

AMOUNT OF CHECK: 1,318.13

CHECK NO: 36508

AMOUNT APPLIED: 1,270.63

Ref No.: 13015188 PD MAY

DIFFERENCE: 47.50

COMPLETED BY: [Signature]

DATE: 4-9

Refund payable to:

Address:

City: Itc275 op

State:

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: 04/17/2014

**LEGAL DESCRIPTION**

BRINKOETER W R  
742 S JEFFERSON ST  
LA GRANGE TX 78945-3229

LT 10 & TR 9E BLK 5  
AVONDALE

2703 MASON ST 16

MONTROSE MD EAST

ACCOUNT NUMBER: 92/004/136/000/0009  
TAX YEAR: 2013  
REF No.: 0884352

Date Processed: 04/17/2014  
RECEIPT NUMBER: 92130005  
DEPOSIT BATCH No.: RF140417

**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 2013 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 10113-000163

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 \$65.00.

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

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

Very truly yours,

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



**Equi-Tax Inc.**  
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/08/2014

**LEGAL DESCRIPTION**

WEST GRAY 1900 LTD  
PO BOX 1970  
BELLAIRE TX 77402-1970

TRS 7A & 22  
ABST 696 O SMITH

1945 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0167  
TAX YEAR: 2013  
REF No.: 0884302

Date Processed: 04/08/2014  
RECEIPT NUMBER: 94130402  
DEPOSIT BATCH No.: RF140408

**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 2013 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 10113-000340

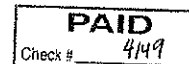
This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$94.48.

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





PO BOX 330602  
BLOOMINGTON, MN 55436-0602

THE MONTROSE MANAGEMENT  
PO BOX 22167  
HOUSTON, TX 77227

84 07 411 9202 97693 8 00093800 1 7 4

STATEMENT TOTAL	\$938.00
-----------------	----------

PAYMENT PROCESSING CENTER  
PO BOX 78234  
PHOENIX, AZ 85062-8234

84 07 411 9202 97693 8 00093800 1 7 4

Do not send cash or post dated checks. All checks will be deposited upon receipt. Make checks payable to ALLY.  
Return the above portion with your payment to the Payment Processing Center address above.

Questions? Visit allyauto.com or call 888-925-2559 (ALLY)



#### Account Summary

Account Number (Description)	Next Payment Due Date	Next Payment Amount	Next Payment Due Date	Next Payment Amount	Next Payment Due Date	Next Payment Amount	TOTAL
61160027001 14-SEP GRAND CHERK 10-SEP JAGS C22299	09/13/14	\$102.25	09/13/14	\$102.25	09/13/14	\$102.25	\$102.25
Payments Remaining: 32							
SCHEDULED END DATE: 01/12/17							
TOTALS		\$102.25					\$102.25

Account Number (Description)	Next Payment Due Date	Next Payment Amount	Next Payment Due Date	Next Payment Amount	Next Payment Due Date	Next Payment Amount	TOTAL
61160027001 14-SEP GRAND CHERK 10-SEP JAGS C22299	09/13/14	\$489.00	09/13/14	\$489.00	09/13/14	\$489.00	\$489.00
Payments Remaining: 33							
SCHEDULED END DATE: 01/12/17							
TOTALS		\$489.00		\$366.75			\$855.75

#### STATEMENT TOTAL

Statement reflects payment(s) received through: 04/23/14

#### Additional Payment Options:

**Automatic Payments:** Allow your payment to be conveniently transferred from your checking or savings account to Ally. Please visit allyauto.com for more information.

**Online Payments:** Register for Ally Online Services at allyauto.com, add your account, then schedule one-time payments at your convenience.

**Other Payment Options:** To hear available options call 888-925-2559. A third party service provider fee may apply.



BLANK ROME LLP  
COUNSELORS AT LAW

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:  
MATTER NO.  
INVOICE NO.

APRIL 03, 2014  
139016-00601 02752  
1388397

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 MARCH 31, 2014

DATE	DESCRIPTION	TIMEKEEPER	HOURS	AMOUNT
03/31/14	ATTENTION TO PREPARATION OF AUDIT LETTER RESPONSE	B ABRAMS	0.30	127.50
	TOTAL SERVICES		\$	127.50

#### CURRENT INVOICE TOTAL

\$ 127.50

#### TIME AND FEE SUMMARY

TIMEKEEPER	RATE	HOURS	FEES
DARRY ABRAMS	425.00	0.30	127.50
TOTALS		0.30	\$ 127.50



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

BLANK ROME LLP  
COUNSELORS AT LAW

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: MAY 05, 2014  
MATTER NO. 139016-00601 02752  
INVOICE NO. 1388397

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
04/03/14	1388397	127.50	0.00	127.50
BALANCE FORWARD				\$ 127.50
FOR LEGAL SERVICES RENDERED THROUGH 04/30/14				\$ 85.00
CURRENT INVOICE TOTAL				\$ 85.00
TOTAL AMOUNT DUE				\$ 212.50

REMITTANCE



WIRE	MAIL
BANK NAME: Citizest Bank ADDRESS: Philadelphia, PA ACCOUNT TITLE: Blank Rome LLP ACCOUNT NUMBER: 6238669136 ABA NUMBER: 036076150 (Domestic) SWIFT CODE: CTZIUS33 (International)	Blank Rome LLP Attn: Cash Receipts One Logan Square 130 North 18th Street Philadelphia, PA 19103-6998

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



hello! you have an invoice from:

Cracked Fox  
14715 Carriage Park Dr. Humble, TX 77396  
eRoan@CrackedFox.com c: +1 713.364.4012 www.CrackedFox.com

Date	Invoice No.	Terms
05/01/14	441	Net 30
Payments/Credits		Balance Due
\$0.00		\$2,500.00

#### Bill To:

Montrose Management District  
Attn: Gretchen Larson  
5029 Montrose Blvd., Suite 311  
Houston, TX

Item	Description	Quantity	Rate	Amount
Design	Design HEB Bicycle event flyer, web/print, cover, emails to battery	2.3	75.00	172.50
Design	Design banners for april recycle event	1.2	75.00	90.00
Design	Design flyer WAMM Membership Social	2	75.00	150.00
Design	Design ppt for community meeting on Cultural Designation	9	75.00	675.00
Design	Design Presentation Board for Uno De Mayo/Mitchmore	2	75.00	150.00
Design	Presentation Board for Tradition sponsorship	2	75.00	150.00
1	Branding, Marketing and Research including logo quality assurance in usage and recreation of logos used in district print collateral	3	75.00	225.00
2	Editing, proof reading, and checking for website, information/hyperlink integrity	2	75.00	150.00
3	Meetings, Correspondence, Phone Calls, and Invoicing	3.5	75.00	262.50
4	Photography: editing/color correction, airbrushing, cropping etc.; for use in web and print collateral; Captioning and Keywording of galleries for district usage and external search engines. Archiving district images to external harddrives, websites, and DVDs for backup. Providing licensing, stock photography, and partner requests and print requests.	6	75.00	450.00
5	Social media: Facebook/Twitter/Pinterest/Instagram	3	75.00	225.00
	Total			

Thank you for your business



hello! you have an invoice from:

**Cracked Fox**  
14715 Carriage Park Dr. Humble, TX 77396  
e:Roan@CrackedFox.com c: +1 713.364.4012 www.CrackedFox.com

Date	Invoice No.	Terms
05/01/14	441	Net 30
Payments/Credits	Balance Due	
\$0.00	\$2,500.00	

Bill To:

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

Item	Description	Quantity	Rate	Amount
0	updates, photographs, posting, tagging, creation of cover photos, Backup monitoring of Facebook, with response and interaction with visitors requests/questions, Print and Web resolution creation of files in proper formats for distribution to printers, web developers, partners and staff.	1	75.00	300.00
Subtotal	Subtotal for all work completed for the month of March, \$3,000.00		0.00	0.00
Discount	Discount provided for District to remain at retainer rate of \$2,500		-500.00	-500.00
<b>PAID</b> Check # 4153				
<b>Total</b>				<b>\$2,500.00</b>

Thank you for your business

Page 2

Dennis C Beeson  
39 Justice Park Drive  
Apt 801  
Houston Texas 77019

## INVOICE

Montrose District  
5020 Montrose Blvd.  
Suite 311  
Houston Texas 77006

Invoice # 052014  
Invoice Date 05/01/2014  
Due Date 05/31/2014

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 amount Paid	\$2400.00
	Balance Due	\$2,400.00

**PAID**  
Check # 4154

C:\Users\Roan\Documents\Business Ambassadors\Expense Report\Expense Report

Date	Description	Business Purpose	Amount	Other Expenses	Bill to District
1-4-14	Montrose Business visits	Business Ambassador contacts	24		Y
2-4-14	Montrose Business visits	Business Ambassador contacts	26		Y
3-4-14	Montrose Business visits	Business Ambassador contacts	22		Y
4-4-14	Montrose Business visits	Business Ambassador contacts	10		Y
7-4-14	Montrose Business visits	Business Ambassador contacts	20		Y
8-4-14	Montrose Business visits	Business Ambassador contacts	24		Y
10-4-14	Montrose Business visits	Business Ambassador contacts	17		Y
11-4-14	Montrose Business visits	Business Ambassador contacts	15		Y
13-4-14	Montrose Business visits	Business Ambassador contacts	15		Y
15-4-14	Montrose Business visits	Business Ambassador contacts	21		Y
16-4-14	Montrose Business visits	Business Ambassador contacts	15		Y
18-4-14	Montrose Business visits	Business Ambassador contacts	21		Y
21-4-14	Montrose Business visits	Business Ambassador contacts	20		Y
23-4-14	Montrose Business visits	Business Ambassador contacts	16		Y
25-4-14	Montrose Business visits	Business Ambassador contacts	12		Y
26-4-14	Montrose Business visits	Business Ambassador contacts	40		Y
28-4-14	Montrose Business visits	Business Ambassador contacts	20		Y
28-4-14	Montrose Business visits	Business Ambassador contacts	28		Y
4-23-14	Montrose Business visits	Business Ambassador contacts	438		Y
<b>TOTAL</b>					<b>438</b>
<b>Subtotal</b>					<b>272.47</b>
<b>Other Expenses (0)</b>					<b>201.43</b>
<b>Expenses billed to District (0)</b>					<b>0</b>
<b>Expenses not billed to District (0)</b>					<b>468.80</b>
<b>Amount Billed to District</b>					<b>468.80</b>
<b>TOTAL</b>					<b>468.80</b>

**PAID**  
Check # 4154



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

## INVOICE

Date: May 1, 2014  
Invoice # 24

For: May 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 MAY 2014	1.00	2500.00	\$ 2,500.00
AV Equipment -whole set-MMD Meeting Apr 14	1.00	400.00	\$ 400.00
AV Equipment -whole set-MMD Safety Meeting Apr 21	1.00	400.00	\$ 400.00
AV Equipment -whole set-Biz Workshop & MIXER Apr 24	1.00	400.00	\$ 400.00
Photo Coverage -Biz Workshop Apr 24	2.00	75.00	\$ 150.00
Tax exemption			
<b>SUBTOTAL</b>			<b>\$ 3,850.00</b>
<b>NO SALES TAX @ 8.25%</b>			
<b>OTHER</b>			
<b>TOTAL</b>			<b>\$ 3,850.00</b>

**PAID**  
Check # 4155

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

THANK YOU FOR YOUR BUSINESS!

# Equi-Tax Inc.

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

<b>BILL TO</b>
The Montrose District Hawes Hill Calderon I.L.P. PO Box 22167 Houston TX 77227-2167

## Invoice

DATE	INVOICE #
5/1/2014	46688



May 1, 2014

Invoice # MBRDG-05

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:  
Construction Documents \$6,815.00

Reimbursable Expenses:  
N/A

Total Amount Due: \$6,815.00

Please remit to:

Gandy2 Lighting Design  
1824 Spring Street, #201  
Houston, TX 77007

Thank You!

<b>PAID</b>
Check # 4156

DESCRIPTION	AMOUNT
Roll Management, Billing and Collections	1,393.12
<div style="text-align: right;"> <b>Total</b> \$1,393.12         </div>	



May 1, 2014

Invoice # MSLC-03

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

Re: Montrose Management District Signage Lighting and Controls Design

Lighting Design:  
Design Development \$4,205.00

Reimbursable Expenses:  
N/A

Total Amount Due: \$4,205.00

Please remit to:

Gandy2 Lighting Design  
1824 Spring Street, #201  
Houston, TX 77007

Thank You!

<b>PAID</b>
Check # 4157



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

## Invoice

Date	Invoice No.
04/30/2014	9-69
Terms	Due Date
Net 30	05/31/2014

Amount Due	Enclosed
\$5,120.00	

Please detach this portion and retain with your payment.

Date	Service	Activity	Quantity	Rate	Amount
04/03/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 19	8	80.00	640.00
04/07/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 19	8	80.00	640.00
04/10/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 23	8	80.00	640.00
04/14/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 17	8	80.00	640.00
04/17/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 30	8	80.00	640.00
04/21/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 26	8	80.00	640.00
Continue to the next page					

<b>PAID</b>
Check # 4158



Date	Service	Activity	Quantity	Rate	Amount
04/24/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 30	8	80.00	640.00
04/28/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 27	8	80.00	640.00
Total Sites Abated: 191			Total		\$5,120.00

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



REMIT PAYMENT TO:  
Harris County Treasurer  
Orlando Sanchez  
1901 Preston, Room 652  
Houston, Texas 77002

Invoice / Statement No.: AH007238  
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
05/01/14	JUN '14: ATTORNEY SERVICE	5,069.45
<div style="text-align: center;">             RECEIVED            MAY 06 2014            Municipal Accounts            &amp; Consulting         </div>		

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 #141  
Harris County, Texas (REV.3.07)

05/06/2014 15:56 Hawes, Bill, Calderon LLP

FAJ281 888 6374

P.002/011

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 #: 43014682  
Date: 5/1/2014

Page: 1

DATE	DESCRIPTION	AMOUNT
	Professional Consulting, Project Management & Administrative & Mgmt, Marketing & PR Mgmt, Services Mgmt April 2014	\$16,503.33
	GIS Mapping, P. Horton	\$630.75
	Reimbursable expenses as follows:	
4/9/2014	Harris County Clerk 4/14/2014	\$9.00
	Verizon - 4/20 - 5/19, 2014	\$49.30
	Verizon - J. Hawes - 4/20 - 5/19, 2014	\$101.11
	Verizon - J. Hawes - 4/20 - 5/19, 2014	\$49.39
4/1/2014	Hour Messenger	\$19.34
	Mileage, O. Larson	\$176.00
	Mileage, R. Hill	\$39.89
	Mileage, B. Calderon	\$152.42
	In house copies 6015 @ .15 each + 28 sets @ \$1.00 each	\$930.25
	In house postage	\$4.87
	In house color copies 154 @ .50 each	\$77.00
<div style="text-align: center;">             PAID            Check # 4160         </div>		
Sales Tax:		\$0.00
Total Amount:		\$18,742.34
Amount Applied:		\$0.00
Balance Due:		\$18,742.34

Terms: C.O.D.

HBDGR Enterprises, LLC  
9449 Briar Forest Drive  
#2415  
Houston, TX 77063

## Invoice

Date	Invoice #
4/24/2014	2049

Bill To
Montrose Management District Gretchen Larson 5020 Montrose Blvd. Ste. 311 Houston, TX 77006

Description	Quantity	Price Each	Amount
Set up / Take Down - Delivery and Removal to HBDGR Storage Facility	1	100.00	100.00
Weekend Surcharge	1	\$0.00	\$0.00
Mileage - 50 miles @ .55/mile	50	0.55	27.50
HB Staffing Hours	4	12.50	50.00
HB Recycling Event			
<div style="text-align: center;">             PAID            Check # 4161         </div>			
Phone #	Fax #	E-mail	Total
713-410-0704	832-553-7695	accounting@hbdgr.com	\$227.50
Payments			\$0.00
Job Total Balance			\$227.50

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

# INVOICE

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

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

TO:  
GRECHEM LARSON  
DIRECTOR OF MARKETING  
Montrose Management District  
c/o HawesHickCalderson LLP  
9610 Long Point Road, Suite 100  
Houston, TX 77055  
RE: ARTSHOUND SYNOICATION

FROM:  
Syndication Services August 12<sup>th</sup>, 2013 through August 12, 2014

May 1, 2014

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

DESCRIPTION	AMOUNT
Annual Artshound Syndication License Fee for agreed upon Zip Codes (77006, 77098, 77015)*	\$ 3,000.00
* Maybe be modified to include up to five additional zip codes throughout the year, as per agreement.	
Monthly payment	
TOTAL	\$ 3,000.00

**PAID**  
Check # 4162

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!

# INVOICE

Description	Amount
Professional fees:	
Services as contract Director of Economic Development for April, 2014.	\$1,000.00
Total amount due	\$1,000.00

**PAID**  
Check # 4163

Thank you,  
Ray C. Lawrence



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

# Invoice

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

Date	Invoice #
5/1/2014	35434

Description	Amount
Monthly Bookkeeping	1,000.00
Prepare Unclaimed Property Report	120.00
Delivery of documents	10.00
Advance services to Directors	50.00
Additional time for Board Meeting	60.00
Preparation of additional purposes	15.00
Preparation and maintenance of Quarterly Investments Report	287.50
Delivery	12.71
Delivery	8.77
Postage	46.08
Copies	50.25
Mileage	7.84
Mileage	7.84
Document Storage & Retention Service	7.50
Total Reimbursable Expenses	140.99
Total	\$1,693.49

**PAID**  
Check # 4164

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

DATE	11/03/2014
TIME	3/13/2014
USER	1

# Bill to:

Montrose Management District W (HCID 11)  
c/o Ego-Tax Inc.  
P.O. Box 73100  
Houston, Texas 77273

Description	Amount
Professional Services rendered in the collection of delinquent taxes, penalties and interest February, 2014.	\$430.09
Total	\$430.09

**PAID**  
Check # 4165

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

INVOICE#	IVC00020801
Type	000
Date	3/12/2014
Page	1

Bill to:

Montrose Management District E (HCID 8)  
c/o Equi-Tax Inc.  
P.O. Box 73109  
Houston TX 77273

Professional Services rendered in the collection of delinquent taxes, penalties and interest February, 2014.		\$287.03
<b>PAID</b> Check # 4165		
		\$287.03

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

INVOICE#	IVC00021092
Type	000
Date	4/22/2014
Page	1

Bill to:

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

Professional Services rendered in the collection of delinquent taxes, penalties and interest March, 2014.		\$166.67
<b>PAID</b> Check # 4165		
		\$166.67

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

INVOICE#	IVC00021447
Type	000
Date	4/30/2014
Page	1

Bill to:

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

Professional Services rendered in the collection of delinquent taxes, penalties and interest April, 2014.		\$47.54
<b>PAID</b> Check # 4165		
		\$47.54

PRIMERGREY

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

Invoice ID: 1874  
Issue Date: 04/23/2014  
Due Date: 04/30/2014  
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
			<b>Amount Due</b>	<b>\$2,000.00</b>

<b>PAID</b> Check # 4166
-----------------------------

# INVOICE



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

INVOICE NUMBER 9165  
INVOICE DATE April 25, 2014

TERMS Net 30  
ATTN: Job No. 1681014

Tawny Tidwell  
305 Stratford Apt. 16  
Houston TX 77066

Montrose Management District  
Gretchen Larson  
5020 Montrose Blvd. #300  
Houston TX 77008

Invoice # 000008  
Invoice Date May 7, 2014  
Amount Due \$3,500.00 USD

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 April 2014	1,053.00	\$1,053.00
	Thank you!		
		SUBTOTAL	1,053.00
		TAX	0.00
		FREIGHT	
		PAY TIES 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

**PAID**

Check # 4167

THANK YOU FOR YOUR BUSINESS!

Task	Time Entry Notes	Rate	Hours	Line Total
Time	(Social Media Management 03/01/14 to 04/30/14)	25.00	140	3,500.00

Total 3,500.00  
Amount Paid -0.00  
Amount Due \$3,500.00 USD

This invoice was sent using **FTVBOOKS**

**PAID**

Check # 4168

## PAYMENT STUB

To Pay Your Invoice Online  
Go to <https://hawnydavid.freshbooks.com/code> and enter the code Lc2wvFT63GvGD4.

Tawny Tidwell  
305 Stratford Apt. 16  
Houston TX 77066

Client Montrose Management District  
Invoice # 9000008  
Invoice Date May 7, 2014  
Amount Due \$3,500.00 USD  
Amount Enclosed

Mr Ditt of Texas (Houston)  
3669 Eastex Freeway  
Houston, TX 77025  
Phone (713)473-2700 Fax (713)473-2701

INVOICE# 44X00146  
INV DATE 04/30/14  
ACCOUNT# 229281  
DUE DATE UPON RECEIPT

Please remit top portion with payment

MONTROSE MGMT DISTRICT  
P O BOX 22167  
HOUSTON, TX 77227

AMOUNT YOU ARE PAYING  
Phone#

AMOUNT 6,221.50

SERVICE ADDRESS: MONTROSE  
MONTROSE (HOUSTON, TX)

DATE	DESCRIPTION	AMOUNT
04/05/14	LOCATION: MONTROSE	
04/05/14	44X00146 SWEEPING-FLAT SWEEP FLAT RATE 04/05/14	776.00
04/05/14	MAIN LANES	
04/10/14	ORDER/TICKET #00012682	
04/10/14	44X00146 SWEEPING-FLAT SWEEP FLAT RATE 04/10/14	332.50
04/10/14	ADDITIONAL LANES:	
04/10/14	BKE LANES, BKE RT, W GRAY ST	
04/10/14	ORDER/TICKET #00012683	
04/22/14	44X00146 SWEEPING-FLAT SWEEP FLAT RATE 04/22/14	776.00
04/22/14	MAIN LANES	
04/22/14	ORDER/TICKET #00012783	
04/23/14	44X00146 SWEEPING-FLAT SWEEP FLAT RATE 04/23/14	332.50
04/23/14	ADDITIONAL LANES:	
04/23/14	BKE LANES, BKE RT, W GRAY ST	
04/23/14	ORDER/TICKET #00012783	
04/30/14	44X00146 1 ADMIN FEE ADMIN FEE 04/30/14	4.50

**PAID**

Check # 4169

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

PLEASE NOTE THAT YOUR ACCOUNT HAS A PAST DUE BALANCE

INV# 44X00146	CURRENT 6,221.50	30 DAY 6,221.50	60 DAY	90 DAY	DATE 04/30/14
ACC# 229281					PAGE 1 OF 1

PLEASE PAY THIS AMOUNT 6,221.50



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

**Bill To:**

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

Invoice Date	Invoice #
5/1/2014	1684

**INVOICE**

**Service Location:**

Empire Cafe  
1732 Westheimer Rd.  
Houston, Texas 77098

PLEASE PAY THIS AMOUNT \$720.00  
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	Terms		Due Date		Service Dates	
	Net 30		5/31/2014		05/01/2014-05/31/2014	
Description	Quantity		Unit Price		Amount	
Standard MSU IP System (Monthly fee)	1		600.00		600.00	
Wireless Remote Viewing (Monthly Fee)	1		120.00		120.00	
Subtotal						\$720.00
Sales Tax (0.0%)						\$0.00
Total						\$720.00
Payments/Credits						\$0.00
Balance Due						\$720.00

Pay online at: <https://ipn.intuit.com/dqcz4p6v>



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

Billing Inquiries? Call 877-411-6625

Thank you for your business!



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

**Bill To:**

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

Invoice Date	Invoice #
2/26/2014	1571

**INVOICE**

**Service Location:**

Amel Bar & Refuge  
1424 Westheimer Rd.  
Houston, TX 77006

PLEASE PAY THIS AMOUNT \$65.00  
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	Terms		Due Date		Service Dates	
	Net 30		3/28/2014		2/26/2014	
Description	Quantity		Unit Price		Amount	
Data Retrieval per Customer's request on: 2/25/2014 Per Officer Victor Besterro Delivered to Arsen Officer David Amel on 2/26/2014	1		65.00		65.00	
Subtotal						\$65.00
Sales Tax (0.0%)						\$0.00
Total						\$65.00
Payments/Credits						\$0.00
Balance Due						\$65.00

Pay online at: <https://ipn.intuit.com/w9achid>



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

Billing Inquiries? Call 877-411-6625

Thank you for your business!



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

**Bill To:**

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

Invoice Date	Invoice #
5/1/2014	1680

**INVOICE**

**Service Location:**

Amel Bar & Refuge  
1424 Westheimer Rd.  
Houston, TX 77006

PLEASE PAY THIS AMOUNT \$720.00  
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.

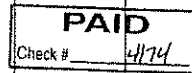
Have E-Mail? Please write it here: \_\_\_\_\_

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

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Description	Terms		Due Date		Service Dates	
	Net 30		5/31/2014		05/01/2014-05/31/2014	
Description	Quantity		Unit Price		Amount	
IP MSU (Monthly Fee)	1		600.00		600.00	
Wireless Remote Viewing (Monthly Fee)	1		120.00		120.00	
Subtotal						\$720.00
Sales Tax (0.0%)						\$0.00
Total						\$720.00
Payments/Credits						\$0.00
Balance Due						\$720.00

Pay online at: <https://ipn.intuit.com/ledipst5v>



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

Billing Inquiries? Call 877-411-6625

Thank you for your business!



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

**Bill To:**

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

Invoice Date	Invoice #
5/1/2014	1681

**INVOICE**

**Service Location:**

Aulazone  
2301 Montrose  
Houston, TX 77006

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	Terms		Due Date		Service Dates	
	Net 30		5/31/2014		05/01/2014-05/31/2014	
Description	Quantity		Unit Price		Amount	
Standard MSU (Monthly Fee)	1		425.00		425.00	
Standard Remote Viewing Integration (Monthly Fee)	1		150.00		150.00	
Subtotal						\$575.00
Sales Tax (0.0%)						\$0.00
Total						\$575.00
Payments/Credits						\$0.00
Balance Due						\$575.00

Pay online at: <https://ipn.intuit.com/ds5v992f>



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!

Bill To:  
Monroze Management District  
Josh Hawes  
P.O. Box 22167  
Houston, TX 77227-2167

Invoice Date	Invoice #
5/1/2014	1682

## INVOICE

## Service location:

Barnaby's Cafe  
414 W. Gray  
Houston, TX 77019  
USA

PLEASE PAY THIS AMOUNT \$720.00  
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

Terms	Due Date	Service Dates
Net 30	5/31/2014	05/01/2014-05/31/2014

Description	Quantity	Unit Price	Amount
IP ASU - 4 IP Cameras and 1 Digital NVR (Monthly Fee)	1	600.00	600.00
Wireless Remote Viewing (Monthly Fee)	1	120.00	120.00

PAID

Check # 4174

Pay online at: <https://ipn.intuit.com/cm8idbj6>

There will be a \$15 CHARGE for ALL RETURNED CHECKS	Subtotal	\$720.00
\$25.00 FEE WILL BE ASSESSED ON ALL UNPAID BALANCES AFTER DUE DATE.	Sales Tax (0.0%)	\$0.00
	Total	\$720.00
	Payments/Credits	\$0.00
	Balance Due	\$720.00

Billing Inquiries? Call 877-411-6625

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 MOBILE

Invoice Date	Invoice #
5/1/2014	1683

## INVOICE

## Service location:

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

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

Terms	Due Date	Service Dates	
net 30	5/31/2014	05/01/2014-05/31/2014	
Description	Quantity	Unit Price	Amount
Standard ASU (Monthly fee)	1	500.00	500.00
Wireless Remote Viewing (Monthly Fee)	1	150.00	150.00
<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>PAID</b>            Check # <u>4174</u> </div>			
Pay online at: <a href="https://ipn.intuit.com/vm8czt5v">https://ipn.intuit.com/vm8czt5v</a>			
THERE WILL BE A \$15 CHARGE FOR ALL RETURNED CHECKS		Subtotal	
\$25.00 FEE WILL BE ASSIGNED ON ALL UNPAID BALANCES AFTER DUE DATE		\$650.00	
		Sales Tax (0.0%)	
		\$0.00	
		Total	
		\$650.00	
		Payments/Credits	
		\$0.00	
		Balance Due	
		\$650.00	

Billing Inquiries? Call 877-441-6625

Billing Inquiries? Call 877-411-6625

Thank you for your business!

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

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

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7. Receive the Executive Director's Monthly Report on District initiatives.
  - a. Consider agreements to hire content writers for the website
  - b. Consider approval of an agreement with Senti-Force for mobile camera services

# MONTROSE MANAGEMENT DISTRICT

## SERVICE PLAN

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### MONTHLY REPORT

APRIL 13 – MAY 9, 2014

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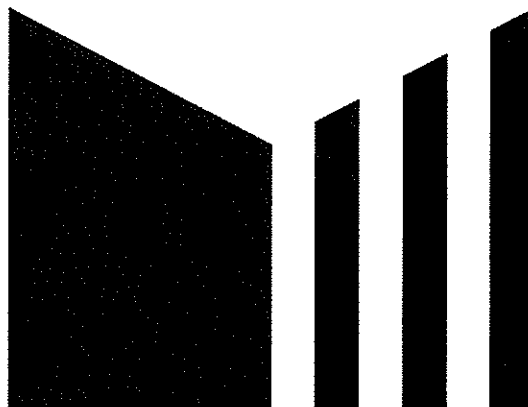
#### COMMITTEE ACTIVITY

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#### STAFF ACTIVITY

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## COMMITTEE ACTIVITY

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

The committee met on April 23, 2014.

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

The committee met on May 7.

### **Recycling Sub-Committee**

The recycling committee will meet again in October.

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

The Mobility and Visual Improvements Committee met on April 21, 2104.

### **Public Safety Committee**

The Public Safety Committee met on May 9, 2014...

### **Finance Committee**

The Finance Committee met on May 5 and reviewed District invoices and the Delinquent Assessment Report. The committee recommended the approval of District invoices.

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## STAFF ACTIVITY

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APRIL 13 – MAY 7, 2014

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

The marketing and business relations committee met on May 7 and a copy of the minutes from the meeting are included in the May board packet.

The third and final workshop in the spring series was held April 24. This workshop focused on social media as well as other business tools such as quick books, accounting and more. This workshop had the highest attendance of the three. The fall series is slated to take place in August, September and October.

Staff worked with the website team to make corrections and updates to the district website and business directory database. Work was also completed for the May e-newsletter as well as postcards and materials for upcoming events.

### Recycling

The bi-annual recycling event was held at HEB on Saturday, April 26 from 10:00 to 2:00. Tradition Bank once again sponsoring the document shredding and Comupcycle sponsored the electronics recycling. Interstate Batteries was also on hand to assist with battery recycling. Over 5,000 pounds of waster were kept out of our landfills!

### Business Ambassador Program

The Business Ambassadors completed 57 visits this month as well assisted with planning for the April 24 business workshop, planning for upcoming May 23 CDD business mixer, and other assignments as directed by the Executive Director and staff.

### Cultural District Designation

The application is moving closer to finalization. Staff estimates that the marketing committee will have for review on May 21.

### Social Media

[See social media report attached.](#)

Three month recapped stats:	<u>February</u>	<u>March</u>	<u>April</u>
Twitter Followers:	2,682	2,882	3,075
Facebook Likes:	1,242	1,313	1,407

### 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 continues their work with the City of Houston on approval of the locations. A preliminary estimate for the signage had been provided and will be updated upon final decisions on the lighting bars to be used.

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. A meeting with TX DOT is scheduled for 5/8/14 to review options for wiring, placement of controllers, and light fixture fastening to the bridge structures. This will be an in the field meeting at one or several of the bridges to determine what will work best.

The City Parks department has approved adopt an esplanade applications previously submitted, and the District now is responsible for maintenance of the same.

### **Safety and Security Committee**

The committee will meet on 5/9/14 to receive updates and consider proposal from Senti-Force for mobile cameras.

### **Economic Development Committee**

The committee met and discussed logistics and details associated with the real estate briefing breakfast to be held on 5/6. The event was held and deemed a success. Of significance in discussions was the concurrence with parking and mobility priorities that the District had already recognized. Comments shared also revolved around the tenancy challenges, costs of real estate, and the limitations that those variables were having on the District's development overall.

# Montrose District Social Media Report April 2014

## Twitter

New Followers: 235

Total Followers: 3,075



### 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.

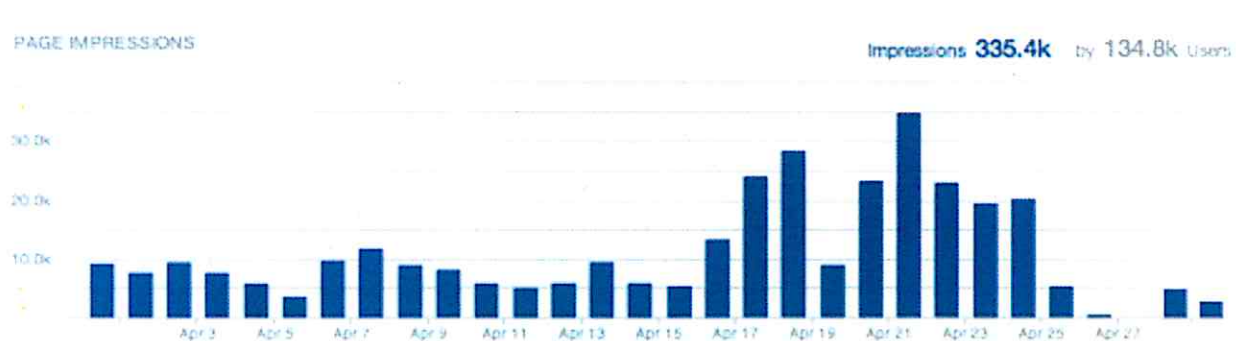
## Facebook

New Likes: 101

Total Likes: 1,407

Impressions: 335.4k by 134.8k Individual Users

*Impressions in March: 108.0k by 61.1k Indiv. Users*



### Top 5 Posts:

Business Workshops Ad Campaign	66.9k
First Bike Rack Photo	2.6k
Sunday Streets HTX	2.5k
HP Top Ten Patios List	2.3k
Michelle Obama Visits Trinit	1.6k

## Social Media

### TWITTER:

Number of total tweets from Apr 01-Apr 30 :	163
Increase in Followers for April 2014:	235
<b>Total Followers:</b>	<b>3,075</b>

### FACEBOOK:

Total number of 'likes':	1407
(Up from 1313 in March 2014)	

Total page views this month:	335.4k by 134.8k Indiv. Users
Total page views in March:	108.0k by 61.6k Indiv. Users

### Top 5 Posts:

Business Workshops Ad Campaign	66.9k
First Bike Rack Photo	2.6k
Sunday Streets HTX	2.5k
HP Top Ten Patios List	2.3k
Michelle Obama Visits Triniti	1.6k

### Three month recapped:

	February	March	April
Twitter Followers:	2682	2882	3075
Facebook Likes:	1242	1313	1407

# SENTRIFORCE

**a view from above**

## **Montrose Management District - Raven Proposal (Revised)**

**Prepared For**

Bill Calderon

Montrose Management District

**Created By**

W. Loch Cook

SENTRIFORCE

713-742-6000

[lcCook@sentriforce.com](mailto:lcCook@sentriforce.com)

<http://www.sentriforce.com>



## Pricing

# SENTRIFORCE

## Installation Cost

Name/Description	Price	Qty	Subtotal
RAVEN Installation	\$500.00 / Per Service	5	
Installation of RAVEN System. Includes all networking, wired and wireless, installation and configuration of RAVEN Video Console to customer Internet service for remote access.			\$2,500.00
Subtotal:			\$2,500.00

## Monthly Fee

Name/Description	Price	Qty	Subtotal
RAVEN	\$350.00 / Month	5	
RAVEN Video Recording System. Unit equipped with 4 Fixed IR Cameras, Strobe Lights. Unit connects through wireless to RAVEN Monitoring Station - Monthly Fee			\$1,750.00 / Month
RAVEN Monitoring Station	\$150.00 / Month	1	
Monitoring Station, Required. Consolidate viewing of all your units on this dedicated PC. Great for Guard Station, Leasing Office, Owner's Office, etc. Can be placed anywhere where there is high-speed internet access - Monthly Fee			\$150.00 / Month
Subtotal:			\$1,900.00 / Month

Total cost:	\$2,500.00
	+ \$1,900.00 / Month
Tax (8.25 %):	\$206.25
	+ \$156.75 / Month
<b>Grand total:</b>	<b>\$2,706.25</b>
	<b>+ \$2,056.75 / Month</b>

6611 Portwest Dr., #100, Houston, Texas, 77024

## RAVEN Agreement

# SENTRIFORCE

May 7, 2014

1. This Agreement is made between **NETWORK OUTFITTERS, Inc. dba SentiForce** referred to as "**SentiForce**" located at 6611 Portwest Dr, Suite 100, Houston Texas, 77024 and Montrose Management District hereinafter referred to as "**Customer**" located at: Montrose Management District - Raven Proposal (Revised), facility and 5020 Montrose, Suite 311, Houston, TX, 77006 for billing and legal notices.
2. SentiForce agrees to provide equipment "SYSTEM" as listed on SECURITY CAMERA SURVEILLANCE SYSTEM PROPOSAL "PROPOSAL" during the term of this Agreement.
3. Customer Agrees to pay: \$1,900.00 / Month, plus applicable tax, for ongoing lease and maintenance of equipment payable monthly, with the prorated first month in advance commencing from the date that SentiForce signs off that the installation of the equipment is completed. In addition, Customer agrees to pay a one-time NRC (non-recurring charge) of \$2,500.00, plus applicable tax, for initial installation of all equipment upon signing of Agreement.
4. **Term:** This Agreement shall be a month to month agreement. Customer shall pay a \$0.00 removal fee per unit if contract cancelled prior to agreed term. If during the term of this agreement Customer desires to re-locate a unit to another location, there will be a one-time re-location fee of \$500.00, provided that 110v power is available within 10 feet of the desired installation location. If power does not exist within 10 feet, SentiForce will provide Customer with a quote from an electrician to run the power to the unit. As an alternative, Customer may, provide such power within 10 feet of the install point at Customer's cost.
5. **Customer's Duties & Responsibilities:** Customer agrees to not tamper with, damage, misuse, remove or otherwise interfere with the SYSTEM nor permit the same to be done, and to indemnify and pay to SentiForce the cost for repair or replacement as a result of any damage to, or the loss of, the SYSTEM, except for damage or loss caused by SentiForce or acts of God, and Customer agrees to maintain, repair, service and/or to assure the operation of any other property, SYSTEM or device of Customer, or of others, to which the SYSTEM may be attached or connected.
6. **Privacy:** Customer authorizes and gives permission to SentiForce to record and monitor video, audio, and other data communications and SentiForce has the right to use this recorded material. SentiForce is also authorized to forward these recordings to any police, law enforcement, insurance or any other party. SentiForce will provide third party verification to police or insurance authorities unless specifically instructed not to in writing.
7. **Payments, Delinquencies:** Customer is to be billed monthly for SERVICES and payment shall be due prior to month SERVICES are rendered. Interest shall accrue on all amounts past due at the maximum rate permitted by law. All payments shall be due and payable at SentiForce's office set forth. If an attorney is employed to collect any amount due SentiForce, Customer agrees to pay SentiForce's reasonable attorney fees and costs incurred. If SERVICES are discontinued because of Customer's past due balance, and if Customer desires to have the monitoring service reactivated, Customer agrees to pay in advance to SentiForce a reconnect charge to be determined by SentiForce. In addition, SentiForce may require Customer to pay a deposit to be applied against any other delinquencies. Customer grants SentiForce the right of setoff relative to any monies due by Customer to SentiForce.
- 8.1 **Default Terminations:** In the event (i) Customer fails to pay SENTRYFORCE any amount due for the SYSTEM or SERVICES, (ii) Customer fails to comply with any of the terms and conditions hereof, (iii) Customer makes an assignment for the benefit of creditors, (iv) an order for relief is entered against Customer under any chapter of the Federal Bankruptcy Code, as amended, (v) a receiver or trustee is appointed for all or substantially all of the assets of the Customer, or (vi) there is a dissolution or termination of existence of Customer, SENTRYFORCE may pursue any one or more of the following remedies which are cumulative and nonexclusive: (a) Suspend or cancel this Agreement and take possession of all equipment which has not been fully paid for, delivered or installed at Customer's premises, (b) Terminate all service subscribed for hereunder by giving five (5) days written notice to Customer and recover all amounts then due to SENTRYFORCE, (c) Recover from Customer the total unpaid balance for the SERVICES, (d) Pursue any other remedy at law or equity now or hereafter existing, (e) The above remedies are cumulative and exercise of one does not preclude the exercise of another. 8.2: Upon termination of this Agreement, SENTRYFORCE shall have the right to enter Customer's premises for the purpose of removing any device or other material in which SENTRYFORCE has a right of title or ownership. Such entry and removal shall be accomplished at a reasonable time, with notice, without breach of the peace, and in a workmanlike manner.
- 9.1 **Limited Warranty** SentiForce warrants the SYSTEM should it become defective or in the event any repairs shall be required. If a SYSTEM requires repairs or replacement, SentiForce shall provide such service and shall have the SYSTEM working within three (3) business days after being notified during business hours (Monday-Friday 7:00 A.M to 4:00 P.M.). In the event the SYSTEM is not working within such time frame, SentiForce shall credit Customer 1/30<sup>th</sup> of the monthly charge for the SYSTEM for each day after three (3) business days that the SYSTEM is not working. Force Majeure Condition: SentiForce will not be liable for any delay or failure in performance of any part of this Agreement caused by a Force Majeure Condition, including but not limited to, acts of the United States of America or any state, territory, or political subdivision thereof, acts of God or a public enemy, fires, floods, labor disputes such as strikes and lockouts,



freight embargoes, earthquakes, volcanic actions, wars, civil disturbances, utility disruptions, or other causes beyond the reasonable control of SentiForce claiming excusable delay or other failure to perform. **9.2 SENTRIFORCE MAKES NO OTHER EXPRESS WARRANTIES. SENTRIFORCE DOES NOT REPRESENT NOR WARRANT THAT THE SYSTEM MAY NOT BE COMPROMISED OR CIRCUMVENTED; OR THAT THE SYSTEM WILL PREVENT ANY LOSS BY BURGLARY, HOLDUP, FIRE OR OTHERWISE, OR THAT THE SYSTEM WILL IN ALL CASES PROVIDE THE PROTECTION FOR WHICH IT WAS INSTALLED. THIS WARRANTY DOES NOT COVER ANY DAMAGE TO MATERIAL OR EQUIPMENT CAUSED BY LIGHTNING, POWER SURGES, ACTS OF GOD, INTRUSION, ACCIDENT, MISUSE, NEGLIGENCE BY CUSTOMER, CUSTOMER'S FAILURE TO CLOSE OR LOCK A PROTECTED ACCESS, FIRE, THEFT, VANDALISM, WATER DAMAGE, ATTEMPTED UNAUTHORIZED REPAIR SERVICE, MODIFICATION OR IMPROPER REPAIR BY ANYONE OTHER THAN SENTRIFORCE OR IF FOR ANY REASON SENTRIFORCE DETERMINES THAT SUCH SYSTEM OR ANY PARTS THEREOF ARE NOT OPERATING PROPERLY AS A RESULT OF CAUSES OTHER THAN POOR WORKMANSHIP OR DEFECTIVE MATERIALS. SENTRIFORCE SHALL NOT BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. ALL IMPLIED WARRANTIES, INCLUDING THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE LIMITED IN DURATION. 9.3 SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS AND DO NOT ALLOW THE EXCLUSION OR THE LIMITATION FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. SO THE ABOVE LIMITATIONS OR EXCLUSIONS MAY NOT APPLY TO YOU, THIS WARRANTY GIVES YOU SPECIFIC RIGHTS AND YOU MAY ALSO HAVE OTHER RIGHTS WHICH MAY VARY FROM STATE TO STATE.**

**10.1 Limitations of Liability** It is understood and agreed that SentiForce is not an insurer of loss of life, personal injury or property loss or damage; that insurance, if any, shall be obtained by the Customer; that the payments provided for herein are based solely on the value of the SERVICES as purchased and sub-scribed for hereunder; that SentiForce makes no guaranty or warranty, including any implied warranty or merchantability or fitness that the SYSTEM or SERVICES supplied will avert or prevent occurrences or the consequences there from which the SYSTEM or Service is designed to detect or avert. **10.2 Customer understands and agrees that if SentiForce should be found liable for loss or damage due from the failure of the SYSTEM to properly perform or the failure of SentiForce to perform any of its obligations or to provide any of the SERVICES subscribed for herein, or the failure of any service or equipment of SentiForce in any respect whatsoever, CUSTOMER HEREBY AGREES THAT SENTRIFORCE'S LIABILITY SHALL BE PAID AND RECEIVED AS LIQUIDATED DAMAGES AND NOT AS A PENALTY, AND TOTAL DAMAGES SHALL NOT EXCEED 10% OF THE ANNUAL SERVICE CHARGE PAYMENT CONTRACTED FOR HEREIN OR FIVE HUNDRED DOLLARS (\$500.00), WHICHEVER IS THE LESSER, AND THIS LIABILITY SHALL BE EXCLUSIVE, AND THAT PROVISIONS OF THIS SECTION SHALL APPLY IF LOSS OR DAMAGE, IRRESPECTIVE OF CAUSE OR ORIGIN, RESULTS DIRECTLY OR INDIRECTLY, TO PERSONS OR PROPERTY, FROM PERFORMANCE OR NON-PERFORMANCE OF THE OBLIGATIONS IMPOSED BY THIS AGREEMENT, OR FROM NEGLIGENCE, GROSS NEGLIGENCE, FAILURE TO PERFORM DUTIES UNDER THIS CONTRACT, ACTIVE OR OTHERWISE, OF SENTRIFORCE, ITS AGENTS, ASSIGNS OR EMPLOYEES.**

**11. Third Party Indemnification:** In the event any person not a party to this agreement shall make claim or file any lawsuit against SentiForce for any reason relating to SentiForce's duties and obligations pursuant to this Agreement, including, but not limited to, the design, installation, maintenance, operation or non-operation of the SYSTEM, or the providing of monitoring or extended maintenance SERVICES, Customer agrees to indemnify, defend and hold SentiForce harmless from any and all such claims and lawsuits. Including the payment of all damages, expenses, costs and attorney fees, whether such claims be based upon alleged intentional conduct, active or passive negligence, or strict or product liability on the part of SentiForce, its agents, or employees.

**12. Entire Agreement; Modification; Waiver:** This writing is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms hereof. This Agreement supersedes all prior representations, understandings, or agreements of the parties, written or oral, and shall constitute the sole terms and conditions of sale for all equipment and SERVICES. This Agreement can be modified only by a writing signed by the parties or their duly authorized agent. No waiver of a breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach.

**CUSTOMER ACKNOWLEDGES THAT SENTRIFORCE CANNOT AND DOES NOT GUARANTEE TO STOP CRIMINAL ACTIVITY. WE CAN HOWEVER HELP DETER AND REDUCE CRIME BY INSTALLING SENTRIFORCE EQUIPMENT.**

Customer acknowledges and agrees by signing this Agreement that Customer has read and consents and agrees to the terms and provisions hereof and as the sole agreement between the parties. **Installation shall be complete within 10 business days upon signature of Agreement, depending upon weather conditions.**

Joel Moore

President & CEO

SENTRIFORCE

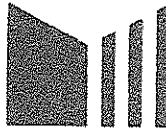
Signed by:

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Montrose Management District

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Date



## MEMORANDUM

TO: Montrose District Board of Directors  
FROM: District Executive Director  
DATE: April 21, 2014  
SUBJECT: Mobility and Visual Improvements Committee Meeting Minutes

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The Mobility and Visual Improvements Committee met on Monday, April 21 at 9:00 a.m. at Tradition Bank, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

Montrose District Board & Committee Members present were: Claude Wynn.

Staff and vendors present: Executive Director Bill Calderon, Business Ambassador Dennis Beedon and Cathleen Lynch of Kudela and Weinheimer, Landscape and Architecture.

### THE COMMITTEE CONSIDERED THE FOLLOWING:

Receive updates from Walter P. Moore on:

- SPA application with City of Houston.
- Follow up on District "C" CIP meeting and discussion with city public works staff on overall infrastructure study.

Received additional updates on:

- Bridge Lighting plans.
- District branding signage from K&W/Gandy; city permits technical issues on lighting.
- Branded bike rack project; authorize purchase of bike racks.
- Esplanades adoption with City of Houston.

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

Walter P Moore representative was not present, update to be done next meeting

Lance Gandy to update Bridge Lighting progress at next meeting.

Cathleen Lynch reported cost for branding signage and it was agreed to proceed with Project at this time.

Mr. Beedon updated the committee on the progress of the bike rack installations noting that the first installation was taking place at 530 p.m. this afternoon. He also stated that the property where Light bulbs Unlimited was located if selected for bike rack installation would require extra funding due to the set up required

Updates on esplanades was deferred.

There being no further business, the meeting was adjourned at 10:25.

## Memorandum

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TO: Montrose Management District Board of Directors  
FROM: District Executive Director  
DATE: April 23, 2014  
SUBJECT: Business & Economic Development Committee Meeting Minutes

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The Business & Economic Development Committee of the Montrose Management District held its April meeting on Wednesday, April 23, 2014 in Suite 201 of Tradition Bank, 5020 Montrose Blvd., Houston, TX 77006. Committee members attending were Chairman Claude Wynn, Ryan Haley, Charlie Norris, Jason Ezer and Martin Lew. Ray Lopez attended as a guest. Staff present were executive director Bill Calderon and Ray Lawrence. The meeting was called to order at 12:11 PM.

### **Approval of Minutes**

Minutes of the April 2 meeting of the committee were approved as written.

### **Retail Advisory Panel Workshop**

Primary aspects of this event were agreed to as follows:

**Participants.** Ray Lawrence distributed a list of 10 developer and broker participants (attached) that had been recruited for the workshop.

**Arrangements.** Committee member Lana Llewellyn has made arrangements for the breakfast to be held at Canopy Restaurant, 3939 Montrose Blvd. from 7:30 to 9:00 AM Tuesday, May 6.

**Staff Support.** Ray Lawrence will serve as moderator for the discussion. Bill Calderon indicated that he would arrange with Gretchen Larson for someone to register the participants and take notes of the key comments offered during the workshop. Tent name signs for the participants have already been made by the District marketing staff.

**Discussion Guide.** Ray Lawrence passed out a proposed discussion guide and moderator notes to help guide the workshop discussion. The committee approved the discussion guide as drafted. Several comments were made regarding the third topic in the moderator notes – Development/Marketing Options. Ryan Haley suggested two questions should be added: What do the participants like / don't like about the District and what do they want to see happen in Montrose? With regard to the possibility of holding weekly street markets in Montrose, several members pointed out that there were several farmers' markets already being staged – including the one in Rice Village on Tuesdays and that the same vendors seemed to participate in all of them. The new "Houston Streets" program that will close 10 blocks of Westheimer to vehicular traffic once a month was also mentioned.

## **Developer Project Economics**

Claude Wynn asked that “Costs Related to City Policies and Procedures” and “Parking Facility Costs” be added to the moderator notes. Regarding the latter, one or two members asked if there was any possibility that a TIRZ could be created in the near future to facilitate the financing of one or more structured parking garages. Bill Calderon stated that there was some indication that the City might be opening up the application path for new TIRZs near to mid-term.

The committee agreed that the principal objective of the retail workshop should be to obtain some creative, innovative ideas on how new retail can be done and what the Montrose District can do to help make it happen.

## **Announcements**

Ray Lawrence stated that he had been interviewed by PKF Consulting which conducted a market study for a proposed 5-story, 50 room boutique hotel at the northeast corner of Welch & Spann, just outside the District. Discussion of recently rumored boutique hotel projects in the District followed, with no assurance that anything on this front was likely to occur soon.

## **Adjournment**

The meeting was adjourned at 1:05 PM.

## **Discussion Guide**

### **RETAIL ADVISORY PANEL MAY 6, 2014**

1. Background/Situation Analysis (District)
2. Actual Need for New Retail (Panel)
3. Development/Marketing Options (Panel)
4. Developer Project Economics (Panel)
5. Infrastructure Issues (Panel & District)
6. What the Montrose District can do to help (Panel)
7. Wrap-Up (District)

## **Moderator Notes**

### **RETAIL ADVISORY PANEL**

**May 6, 2014**

#### **Background/Situation Analysis (District)**

- Major multi-family upscale apartment projects completed or under construction
- High-rise apartment projects planned 2015-2020
- Demographic profile of new residents
- Scarce availability of land and high prices
- Older apartments still providing good returns. Only offered at high prices
- Retail developers at competitive disadvantage to multi-family developers
- Lack of parking along major streets, limited parking on older improved properties
- Growing traffic congestion
- Poor condition of infrastructure – streets and sidewalks
- Uncertainty regarding effects on bus ridership of METRO System Reimagining Plan expected to be announced May 8
- Uncertain date of Richmond rail construction
- Historic preference for small independent retailers vs. national chains
- Sensitivities of longtime single-family residents of the District
- Wide spacing of many existing retail/restaurant/bar businesses

#### **Actual Need for New Retail (Panel)**

- Adequacy of existing retail
- Proximity to Upper Kirby, Rice Village, other
- Gaps to be filled

#### **Development/Marketing Options (Panel)**

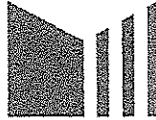
- Parts of multi-use redevelopment projects
- Parts of major mixed-use projects
- Development or redevelopment of underutilized improved properties by retail developers who sell air rights to office or multi-family developers
- Redevelopment of existing aging retail properties
- Weekly Montrose street market with large number of vendors. (Example: State Street, Santa Barbara)
- Other

#### **Developer Project Economics (Panel)**

- Cost of land in Montrose, including improvements as applicable
- Demolition costs
- Construction costs (soft costs & hard costs)
- Rents required

#### **Infrastructure Issues (Panel & District)**

#### **What the Montrose District can do to help (Panel)**



MEMORANDUM

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**TO: MONTROSE DISTRICT BOARD OF DIRECTORS**  
**FROM: DISTRICT EXECUTIVE DIRECTOR**  
**DATE: MAY 5<sup>TH</sup>, 2014**  
**SUBJECT: FINANCE COMMITTEE MEETING MINUTES**

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Meeting called to order by Kathy Hubbard at 10:10 a.m.

Attending:

Bill Calderon, Executive Director Montrose Management District

Claude Wynn, Chairman of the Board, Montrose Management District

Dennis Beedon, Business Ambassador, Montrose Management District

Assessment Accounts Status:

Representative from Perdue Brandon not in attendance update to be done next meeting.

The committee agreed that they be given additional updates from Perdue Brandon at their June meeting.

Discussion/Agreement Approval of Vendor invoices:

Upon conclusion of the discussion, the consensus of the committee was to pay all invoices as presented by staff for payment.

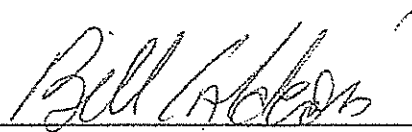
Adjourn:

There being no further discussion, the meeting was adjourned by Chair Kathy Hubbard at 11:10 a.m.



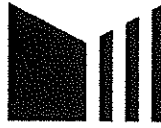
MONTROSE MANAGEMENT DISTRICT  
FINANCE COMMITTEE MEETING AGENDA  
MAY 5, 2014

- 1.) CALL MEETING TO ORDER
- 2) RECEVE REPORT FROM PERDUE BRANDON ON DELINQUENT TAX COLLECTIONS/  
LAW SUIT STATUS AND RECOMMENDATIONS
- 3) REVIEW INVOICES/ CONSIDER RECOMMENDATION TO FULL BOARD FOR APPROVAL  
AND PAYMENT OF INVOICES
- 4) ANNOUNCEMENTS
- 5) ADJOURN



BILL CALDERON  
EXECUTIVE DIRECTOR





## MEMORANDUM

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TO: Montrose District Board of Directors  
FROM: District Executive Director  
DATE: May 12, 2014  
SUBJECT: Marketing and Business Relations Committee Meeting Minutes

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The Marketing and Business Relations Committee met on Wednesday, May 7 at 12:00 p.m. at Tradition Bank, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

Montrose District Board & Committee Members present were: 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 and Rachel Flores from Primer Grey.

### **THE COMMITTEE CONSIDERED THE FOLLOWING:**

#### **Website enhancements and updates**

Executive Director Calderon stated that all of the fixes needed to the website had been made with the exception of the business directory however, that was slated to be complete by Monday. He discussed with the committee that the mapping system was being taken away and a searchable database was being created instead. He noted that the database would be regularly updated by the BA's when they completed their visits and then also a bi-annual review against other databases as well. He also noted that a reconfiguration of the home page was also underway and should be ready for launch shortly.

#### **Consider professional writers agreements.**

Executive Director Calderon informed the committee that he had met with Claudia Kolker and after a lengthy conversation stated that he thought she was an ideal writer to add to the mix for content creation. He stated that Amber Ambrose was still being recommended to be brought on as well and her focus would be food, dining, entertainment. He stated that Claudia's focus would be in weaving together the more traditional economic development news of the District and development in the Montrose generally. He stated that Claudia had also requested to work with an editor, Mitchell Shields. He stated that he had also visited with Mr. Shield's and recommended that he be brought on as well to complete the content creation component of the website. Upon conclusion of the discussion the committee stated that agreed with next steps and recommended that the agreements be forwarded to the board at the May meeting.

#### **Renewal of MDBA Membership**

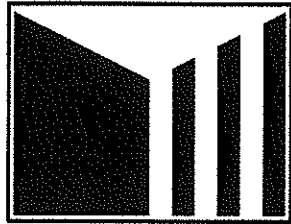
The committee stated that supported renewal of the membership in the MDBA.

#### **Cultural District Designation Application**

Executive Director Calderon updated the committee on progress of the application noting that it would be returned to the committee for review on May 21. Staff also noted that there would be a mixer on May 23 from 6 to 8 at the Art League to inform the community that the application was complete and what the next steps would be once the designation was received.

#### **Adjourn**

There being no further business to discuss the meeting adjourned at 1:45 p.m.



## **MONTROSE MANAGEMENT DISTRICT**

### **Cleanup Update**

May 2013 meeting of the Board of Directors

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

**1840 Colquitt** – Thank you for your request or comment. Your Tracking Number is: 101001360549.

**4326 Jack** – Thank you for your request or comment. Your Tracking Number is: 101001360553.

**3615 Montrose** - Thank you for your request or comment. Your Tracking Number is: 101001360556.

**1514 Taft** - Thank you for your request or comment. Your Tracking Number is: 101001360557.

**313 W. Polk** - Thank you for your request or comment. Your Tracking Number is: 101001360559.

**1106 Gross** - Thank you for your request or comment. Your Tracking Number is: 101001360562.

**1210 Peveto** - Thank you for your request or comment. Your Tracking Number is: 101001360565.

**1215 Joe Annie** – Thank you for your request or comment. Your Tracking Number is: 101001360569.

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● *After multiple mailings, some getting lost and never received, and mailing the document merging HCID #6 and HCID #11 to form the Montrose Management District to the State tax office in Austin, Staff finally found a contact in the Harris County Tax Office to process the District's request for exempt license plates for the two new leased SUVs for the Police Storefront. Staff picked up the plates at the Tax Office at 1001 Preston on April 16 and delivered them to the storefront the same day.*

## NEW CONSTRUCTION and DEMOLITIONS IN PROGRESS



## New construction beginning at Richmond & Dunlavy

[illegible]

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

# Diversity, changes mark Montrose area

Cultural attractions, central location makes community a hot market, mixing townhomes with single-family residences



Photo by Jimmy Loyd

Montrose District's Chairman Claude Wynn and Ambassador Marie Cortes Matte use promotional materials to publicize the district, which includes restaurants, museums and distinctive buildings such as Cecil's Pub, background.



Defining Montrose, longtime resident Claude Wynn said, can be a little tricky.

"I constantly describe Montrose as something that has occurred, and continues to occur, organically," said Wynn, chairman of the Montrose Management District. "Some people talk about diversity, but there's an energy here.

"It's like the blind men touching an elephant. One feels the trunk. One feels the tummy. One feels the tail. The music business Montrose has is one aspect. The dining is another. The arts are another. Montrose is a wonderful, wonderful tapestry. It is a lot of things to a lot of people."

The actual Montrose neighborhood is fairly small, said Mike Spear, a broker associate with Martha Turner Sotheby's International Realty, but the part of town considered the Montrose area is much larger.

The Montrose neighborhood, developed by John Wiley Link in 1911, is bounded roughly by West Gray to the north, U.S. 59 to the south, Shepherd to the west and Smith on the east.

But the part of town considered the Montrose area encompasses multiple neighborhoods including Cherryhurst, East Montrose, Fairview, Hyde Park, Mandell Place and Winlow Place, among others.

Spear, who lives in Montrose, started working in the area 25 years ago.

"It's changed dramatically since then," Spear said. "You're seeing a lot more of the patio homes and townhomes now."

Montrose has longtime residents who've lived in the area for decades, Spear said, and some of them strongly prefer traditional single-family home structures. But builders are catering to a different population.

"With the economy in Houston one of the strongest in the nation, you have a lot of young people moving here, and they like the townhome/patio home product," Spear said.

Young homebuyers are drawn to the luxurious kitchens, bathrooms and master bedrooms that townhomes and patio homes offer.

Homebuyers have the option of renovating existing cottages and bungalows in Montrose, Spear said, but many of those homes have space restrictions.

As for area townhome prices, older ones in the Montrose market generally are in the \$300,000 to \$375,000 range Spear said, and new ones can sell for from \$900,000 to the \$1 million range.

"I never thought I'd see a million-dollar home in Montrose, but here we are," Spear said.

High-end apartment complexes are developing in the area, too, he added.

"Traffic in Montrose is a nightmare now, but that's an indication of the growth."

For those selling in Montrose, the area is experiencing the hot sellers' market prevalent throughout most of Houston, and it applies to traditional single-family houses, townhomes and patio homes.

"There's such a low inventory; things are selling in days," Spear said.

"The last four properties in Montrose I put on the market all had multiple offers within days."

Some of the things that make Montrose stand out for homebuyers is its central location and proximity to downtown Houston and other city centers.

"And culturally, it always has been a hot spot," Spear said.

Montrose is home to art galleries, pawn shops, upscale restaurants, street cafes and bars and such iconic Houston institutions as the University of St. Thomas, the Rothko Chapel and the High School for Performing and Visual Arts.

Montrose museums include the Museum of Fine Arts, Houston; Contemporary Arts Museum Houston; and the Menil Collection.

"There's a certain stability to that," Wynn said. "There are businesses that are hot, but the public is fickle and often moves on to the next hot thing."

Link and his company, Houston Land Corp., incorporated wide boulevards with curbs and landscaping into the neighborhood, along with shade trees.

"You can't create Montrose without the ingredient of a lot of time that has to be baked in," Wynn said.



Welcome to the latest from the Montrose District. If we've emailed you in error or maybe your inbox is too full, you can [unsubscribe here](#).



MONTROSE  
DISTRICT



## NEW IN MONTROSE BISCUIT: BEDDING, LINENS, & HOME DECOR

When one thinks of a biscuit, certain mouth-watering adjectives come to mind: it's warm, it's crisp, and it's fluffy. It may be the ultimate comfort food, and that level of comfort and "hominess" is what designer Bailey McCarthy... [READ MORE »](#)



Dolce Vita Day Spa  
2503-B S. Shepherd  
[FIND OUT MORE »](#)



Barnaby's Cafe  
604 Fairview  
[FIND OUT MORE »](#)



## Uno De Mayo Brings Smiles

On Thursday, May 1 Dr. Randy Mitchmore of Life Smiles Dentistry held a "Give Back a Smile" event at Tradition Bank at 5020 Montrose Blvd. The Give Back a Smile (GBAS) program was launched on May 27, 1999. Since then, AACD member dentists, dental laboratories, and other dental professionals have volunteered their time and expertise pro bono, to restore the damaged smiles of more than 1,300 survivors of intimate partner violence for a total dollar value of more than \$13 million. [READ MORE »](#)



## UPCOMING EVENTS

### 05.10 Blues BBQ & Beer - The Houston Galveston Institute Annual FUNdraiser

An Abrams House Concert featuring barbecue, Saint Arnold's beer, and amazing live blues music! Performers include Trudy Lynn and Juke Joint with Eugene Moody. There will be a raffle with many prizes, including a 3-month Silver Membership to Foundation Room at House of Blues! All proceeds benefit HGI's counseling programs. [Get Tickets](#)

### 05.127 Family Day: Skin & Bones, 4 Hours of Drawing • 12PM-4PM

Discover your alter ego at Skin and Bones, 4 Hours of Drawing. This month's Family Day is a drawing extravaganza based on the colorful cartoon-style drawings of artist Trenton Doyle Hancock. Inspired by the Mound Series and the adventures of Torpedoboy, kids and parents will create mythologies of their own and construct worlds around those narratives using pencil and paper. [Learn More](#)

## #montrose



[@hotpinkhouston](#) via [instagram](#)

[#empirecafe](#) [#empirecafehouston](#)

[#coffeehouse](#) [#montrose](#)

[#houstonhideaway](#) [#houston](#)

[#houstontx](#)

## won't you be my neighbor

### LifeSmiles @ 1722 W Alabama

Dr. Randy Mitchmore, DDS

1722 W Alabama | Houston, TX | 77006 | [Contact](#)

### Bobbitt Glass Company @ 807 Fairview

Window Repair, Frameless Glass

1953 Montrose | Houston, TX | 77006 | [Contact](#)

## First Bike Rack Installed!



The first of the new bike racks are in! You can now park your wheels at:

### Soap & Candle

3224 Yoakum  
Houston, TX 77006

Connect and Share: