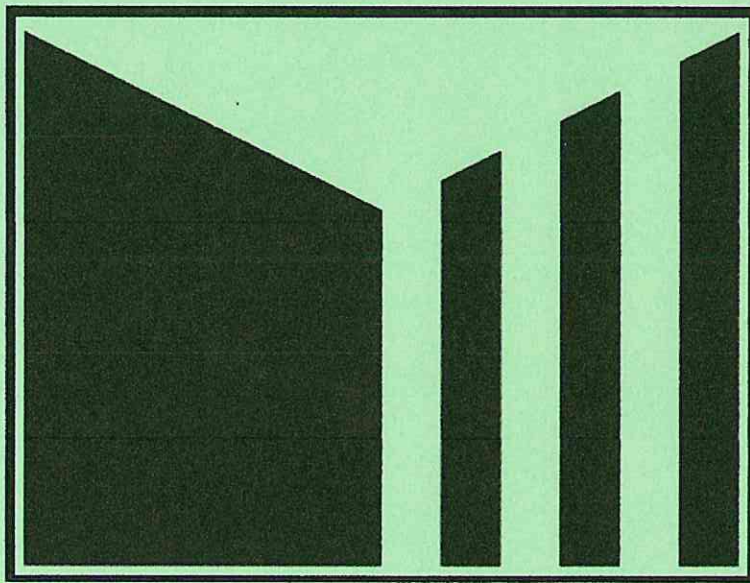


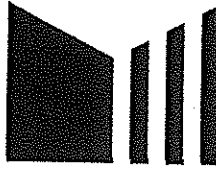
MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

June 9, 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, June 9, 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 May 12, 2014.
3. Receive public comments.
4. Receive District's monthly Assessment Collection Reports and Billing and Assessment Summaries, Lawsuit and Arbitration Status Details, and Delinquent Assessment Reports.
5. Receive and consider District's monthly financial report, including; pay invoices.
6. Receive audit report from McCall Gibson Swedlund Barfoot PLLC.
7. Receive Executive Director's Monthly Report on District initiatives.
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 8 on the agenda.
10. Announcements.
11. Adjourn.



Bill Gibson

Executive Director

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

2. Approve minutes of meeting held May 12, 2014.

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

May 12, 2014

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of Montrose Management District held a regular meeting, open to the public, on Monday, May 12, 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 Director Brad Nagar, thus constituting a quorum. Also present were Bill Calderon, Susan Hill, Linda Clayton, Gretchen Larson, Phillip Wagner and Eoles Whitaker, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell & Giuliani, Pat Hall, Equi-Tax; Ray Lawrence, Lawrence & Associates, and Felecia Alexander, Municipal Accounts. Others attending the meeting were Dennis C. Beedon, Montrose Business Ambassador; Chris Valdez, Primer Grey; Leah Wolfthal, with CM David Robinson's office; Daphne Scarbrough, Richmond Avenue Coalition; Joseph Le, HCPL, Ray Valdez and Eugene Nosad, both of Avondale Assoc.; Myra Johnson, Behringer Harvard Residential; and Tawny Tidwell. Chairman Wynn called the meeting to order at 12:05 p.m.

APPROVE MINUTES OF MEETING HELD APRIL 14, 2014.

Upon a motion duly made by Director Mitchmore, and being seconded by Director Llewellyn, the Board voted unanimously to approve the Minutes of the April 14, 2014, meeting as presented.

RECEIVE PUBLIC COMMENTS.

Ms. Myra Johnson with Behringer Harvard Residential introduced herself to the Board. She stated the company she worked for was building a new mid-rise apartment complex in the District and they were very active within communities they owned properties.

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

Mr. Calderon reviewed the Board Nominee List and reported there were no changes to the list with the exception of adding one nominee, Todd Edwards. There was a lengthy discussion

regarding Mr. Edwards and his qualifications. Director Mitchmore stated he would be an asset to the Board. Upon a motion duly made by Director Mitchmore, and being seconded by Director Llewellyn, the Board voted unanimously to affirm the updated Board Nominee List for submission to the Mayor, City of Houston.

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. She handed out a Quarterly Investment Report for January through March, 2014, a copy is attached as Exhibit A. Mr. Calderon noted the interest rate variation on the Certificate of Deposits and wanted to know whether there were any better rates available. Ms. Alexander stated she would check with the investment team to provide recommendations on receiving a better return. Chairman Wynn stated he would like recommendations by the next Board meeting. Upon a motion duly made by Director Hubbard, and being seconded by Director Llewellyn, the Board voted unanimously to accept the Monthly Financial Report and approved payment of invoices.

RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT ON DISTRICT INITIATIVES.

Mr. Calderon introduced Phillip Wagner and Eoles Whitaker, both with Hawes Hill Calderon. He reported Mr. Wagner would be working with the Montrose Management District as Director of Services.

Mr. Lawrence reported the business retail advisory workshop breakfast held May 6, 2014, went well and they had received a lot of input. Mr. Calderon reported the primary focus was infrastructure and parking issues. Mr. Calderon reported the Marketing Committee was working on the website addressing deficiency issues on website. He reported a searchable database has been added with over 2,000 businesses. He reported the issue of updated photos had been addressed and the website was more user friendly. He reported work would continue on improving the website. A flyer was handed out regarding a special Cultural Mixer scheduled May 23rd, to learn about the Cultural District Designation Application, a copy is attached as Exhibit B. Mr. Calderon reported the State generally takes about 90 days for approval. Ms. Larson reported the recycling event held April 26th went well and the next one was scheduled in October. Mr. Calderon reported the Mobility Committee continues to work on the banner signage. He reported he would have the final budget number in approximately one month. He reported the bridge lighting process continues. Mr. Calderon went over the Public Safety report, included in the Board agenda materials. He reported the final Special Parking Area Application had been submitted three weeks ago and they were waiting for a hearing to be scheduled. No action from the Board was required.

a. CONSIDER AGREEMENTS TO HIRE CONTENT WRITERS FOR THE WEBSITE.

Mr. Calderon reviewed the Agreements, included in the Board agenda materials, and answered questions. He reported the writers will bring additional content to the website and bring more awareness to the District. Ms. Stinson noted that under Claudia Kolker's contract they needed to specify "not to exceed more than one article per week" under the Compensation paragraph. Upon a motion duly made by Director Mitchmore, and being seconded by Director Llewellyn, the Board voted unanimously to approve the Agreements with Mitchell Shields and Amber Ambrose, as presented, and approved the Agreement

with Claudia Kolker with the specification under the Compensation paragraph "not to exceed more than one article per week."

b. CONSIDER APPROVAL OF AGREEMENT WITH SENTRI-FORCE FOR MOBILE CAMERA SERVICES.

Mr. Calderon reviewed the Contract with Senti-Force, included in the Board agenda materials, and answered questions. He reported there would be five mobile units in the District and they would be moved as needed. Upon a motion duly made by Director Llewellyn, and being seconded by Director Hubbard, the Board voted unanimously to approve the Contract with Senti-Force, as presented.

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 and 95% collected on the west side with no uncertified properties. She reported HCAD had not released the preliminary numbers for 2014. No action from the Board was required.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY TO DISCUSS LITIGATION, AND MATTERS RELATED TO 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.

A draft of the Audit was provided and will be on the Agenda next month for approval.

ADJOURN.

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 1:05 p.m.



Secretary

List of Exhibits:

Exhibit A Quarterly Investment Report, period ending March 31, 2014

Exhibit B Flyer on Special Cultural Mixer scheduled May 23, 2014

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

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

**MONTROSE DISTRICT EAST ZONE
ASSESSMENT COLLECTION REPORT
May 2014
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/14 - 12/31/14**

| YEAR | RATE | TOTAL LEVY | COLLECTIONS | RECEIVABLE | % COLLECTED |
|------|---------|--------------|--------------|-------------|-------------|
| 2013 | 0.12500 | \$507,607.35 | \$470,534.65 | \$37,072.70 | 93% |
| 2012 | 0.12500 | \$431,732.28 | \$426,377.81 | \$5,354.47 | 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 | 4,560.22 | 421,665.13 |
| 2012 Assessment Collected | 65.62 | 1,151.76 |
| 2011 Assessment Collected | 0.00 | -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 | 829.07 | 3,334.66 |
| Overpayments | 0.00 | 20,475.50 |
| CAD Lawsuits | 1,966.18 | 2,943.85 |
| CAD Corrections | 0.00 | 1,311.50 |
| Collection Fees | 136.67 | 728.16 |
| Court Fees | 0.00 | 0.00 |
| Total Revenue | 7,557.76 | 450,926.56 |
| Overpayments Presented for Refund | 598.32 | 22,764.09 |
| Overpayments Applied to Assessment | 0.00 | 0.00 |

| | | | |
|--------------------------|-------------|--------------|---|
| ASSESSED VALUE FOR 2013: | 409,848,289 | 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 | 426,377.81 | |
| 2013 | 0.12500 | 337,500 | 320,625 | \$470,534.65 | |
| 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

May 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 | 1269280010001 | 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 | 02616400000027 02616300000021 02616300000001 | 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 | 01406700000002 01402500000001 01402500000002 01402500000005 01406600000002 01406700000001 01406700000003 01406700000004 01406700000005 01406700000006 01406700000009 01803400000001 01803400000002 01803400000003 01803400000011 01406600000004 01803400000012 02615100000020 02615100000021 02615100000027 04421300000001 01406800000009 | 804 PACIFIC ST 77006 2302 GENESEE ST 12 77006 2308 GENESEE ST 77006 120 FAIRVIEW ST 77006 2401 GRANT ST 77006 802 PACIFIC ST 77006 808 PACIFIC ST 77006 811 PACIFIC ST 77006 925 HYDE PARK BLVD 77006 809 HYDE PARK BLVD 77006 925 HYDE PARK BLVD 77006 1002 CALIFORNIA ST 77006 1004 CALIFORNIA ST 77006 1004 CALIFORNIA ST 77006 1007 MISSOURI ST 77006 907 FAIRVIEW ST 77006 1005 MISSOURI ST 77006 2602 CROCKER ST 77006 2605 GRANT ST 77006 805 PACIFIC ST 77006 810 PACIFIC ST 77006 810 HYDE PARK BLVD 77006 | VARIOUS COMMERCIAL | 8,337,163 | 10,391.61 |

MONTROSE DISTRICT EAST ZONE

May 2014

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

MONTROSE DISTRICT EAST ZONE

| 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 | |
| ELMORE JERRY 9225 KATY FWY STE 250 HOUSTON TX 77024-1564 | 92 052 155 001 0006 | 1409 MONTROSE BLVD 77019 | RETAIL | 2013 | 1,733.27 | |
| 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 | 1,670.94 | |
| 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 5/9/2014**

Jur 930

Summary

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

Settled

| | |
|--------------|--|
| 464,928,741 | Original value of Settled accounts as of 5/9/2014 |
| 134 | Number of Settled accounts as of 5/9/2014 |
| 43,275,901 | Reduction in value of Settled accounts |
| 9.31% | Average % reduction in value of Settled accounts |

Unsettled

| | |
|-------------|--|
| 168,626,916 | Original value of Unsettled accounts as of 5/9/2014 |
| 74 | Number of Unsettled accounts as of 5/9/2014 |

.125 Tax rate per \$100 valuation

\$19,620 Estimated reduction in assessment on 74 Unsettled accounts,
based on **9.31%** average

**MONTROSE DISTRICT WEST ZONE
ASSESSMENT COLLECTION REPORT**

May 2014

BILLING AND COLLECTION SUMMARY

FISCAL YEAR

01/01/14 - 12/31/14

| YEAR | RATE | TOTAL LEVY | COLLECTIONS | RECEIVABLE | % COLLECTED |
|------|---------|----------------|----------------|-------------|-------------|
| 2013 | 0.12500 | \$1,154,322.61 | \$1,101,831.08 | \$52,491.53 | 95% |
| 2012 | 0.12500 | \$972,805.69 | \$965,025.01 | \$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 | -2,689.28 | 1,037,155.89 |
| 2012 Assessment Collected | -1,563.66 | -3,021.51 |
| 2011 Assessment Collected | 0.00 | 558.85 |
| 2010 Assessment Collected | 0.00 | 407.50 |
| Penalty & Interest | 137.06 | 6,740.32 |
| Overpayments | 0.00 | 19,433.35 |
| CAD Lawsuits | 5,883.48 | 11,647.46 |
| CAD Corrections | 0.00 | 0.00 |
| Collection Fees | 0.00 | 1,208.71 |
| Court Fees | 0.00 | 0.00 |
| Total Revenue | 1,767.60 | 1,074,130.57 |
| Overpayments Presented for Refund | 473.44 | 25,629.71 |
| Overpayments Applied to Assessment | 0.00 | 0.00 |

| | | | |
|--------------------------|--------------------|--------------|----------|
| ASSESSED VALUE FOR 2013: | 923,557,065 | Uncertified: | 0 |
| ASSESSED VALUE FOR 2012: | 778,949,208 | Uncertified: | 0 |
| ASSESSED VALUE FOR 2011: | 707,274,316 | Uncertified: | 0 |
| ASSESSED VALUE FOR 2010: | 694,570,294 | Uncertified: | 0 |

Assessment Collection Account: Compass Bank, Account No. 2530962086

ASSESSMENT PLAN PROJECTIONS

| YEAR | MAX RATE | PROJECTED LEVY | COLLECTIONS @ 95% | CUMULATIVE COLLECTIONS | 10 YEAR AVERAGE @ 10% |
|------|----------|------------------|-------------------|------------------------|-----------------------|
| 2010 | 0.12500 | 868,216 | 824,805 | \$866,482.73 | |
| 2011 | 0.12500 | 884,093 | 839,889 | \$880,694.71 | |
| 2012 | 0.12500 | 972,806 | 924,165 | \$965,025.01 | |
| 2013 | 0.12500 | 1,154,323 | 1,096,606 | \$1,101,831.08 | |
| 2014 | 0.12500 | | 0 | | |
| 2015 | 0.12500 | | 0 | | |
| 2016 | 0.12500 | | 0 | | |
| | | 3,879,438 | 3,685,466 | | 387,944 |

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

May 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 L P 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 |
| SHEPHERD INV LP 1800 POST OAK BLVD 6 BLVD PLACE STE 400 HOUSTON TX 77056 | 0442600000001 | 2075 WESTHEIMER RD 77098 | SHOPPING CENTER | 15,899,000 | 19,873.75 |

MONTROSE DISTRICT WEST ZONE

May 2014

| TOP TEN ASSESSMENT PAYERS | | | | | |
|--|----------------|--------------------------|-----------------|------------|-----------|
| 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

| May 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 | |
| YEUNG 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 5/9/2014**

Jun 939

Summary

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

Settled

| | |
|-------------|--|
| 691,767,858 | Original value of Settled accounts as of 5/9/2014 |
| 198 | Number of Settled accounts as of 5/9/2014 |
| 42,274,917 | Reduction in value of Settled accounts |
| 6.11% | Average % reduction in value of Settled accounts |

Unsettled

| | |
|-------------|--|
| 175,706,802 | Original value of Unsettled accounts as of 5/9/2014 |
| 101 | Number of Unsettled accounts as of 5/9/2014 |

.125 Tax rate per \$100 valuation

\$13,422 Estimated reduction in assessment on 101 Unsettled accounts,
based on **6.11%** average

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

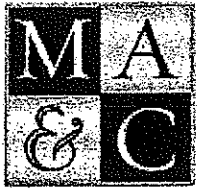
AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

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



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District

Bookkeeper's Report

June 9, 2014

Montrose Management District
Cash Flow Report - Checking Account
As of June 9, 2014

| Num | Name | Memo | Amount | Balance |
|--------------------------|---|---------------------------------------|-------------|-------------|
| BALANCE AS OF 05/13/2014 | | | | \$10,928.37 |
| Receipts | | | | |
| | Interest | | 7.63 | |
| | Wire Transfer | | 25,000.00 | |
| | Wire Transfer | | 90,000.00 | |
| Total Receipts | | | | 115,007.63 |
| Disbursements | | | | |
| 4170 | Bankcard Center | Credit Card Expenses | (2,230.07) | |
| 4172 | Verizon Wireless | Cell Phone Expense | (85.08) | |
| 4174 | Aaron M Day | Security Expense | (2,427.45) | |
| 4175 | Adalberto R Ramos | Security Expense | (864.05) | |
| 4176 | Brian M Alms | Security Expense | (635.37) | |
| 4177 | Chad J Wall | Security Expense | (443.53) | |
| 4178 | John E Obenhaus | Security Expense | (1,629.40) | |
| 4179 | Joseph C Mabasa | Security Expense | (2,969.23) | |
| 4180 | Juan Arroyo | Security Expense | (1,663.97) | |
| 4181 | Lee T Jaquarya | Security Expense | (2,393.73) | |
| 4182 | Leon Laureano. | Security Expense | (1,977.78) | |
| 4183 | Mandy Arroyo. | Security Expense | (1,479.14) | |
| 4184 | Ricardo Gonzales | Security Expense | (549.66) | |
| 4185 | Richard J Bass | Security Expense | (595.65) | |
| 4186 | Sean M Blevins | Security Expense | (1,310.44) | |
| 4187 | Todd L Thibodeaux | Security Expense | (1,309.87) | |
| 4188 | Victor Beserra. | Security Expense / Coordinator Fee | (4,427.24) | |
| 4189 | Amreit. | Assessment Refund | (432.50) | |
| 4190 | Bethea Legare H Trust | Assessment Refund | (598.32) | |
| 4191 | Giammalva Interests Ltd | Assessment Refund | (40.94) | |
| 4192 | 5020 Investments Ltd | Office Lease Expense | (1,200.00) | |
| 4193 | ALLY | Vehicle Lease | (938.00) | |
| 4194 | Blank Rome LLP | Legal Fees | (85.00) | |
| 4195 | Bracewell & Giuliani LLP | Legal Fees - General Counsel | (1,629.63) | |
| 4196 | Dennis C. Beedon | Business Ambassador Program Services | (2,658.17) | |
| 4197 | e-Vision 1 Productions, LLC | MMD Video Archive | (4,100.00) | |
| 4198 | Equi-Tax, Inc. | Tax Services | (1,393.12) | |
| 4199 | Gandy Squared Lighting Design | Bridge Lighting Design | (10,440.00) | |
| 4200 | Greater East End Management District | Graffiti Abatement Services | (5,760.00) | |
| 4201 | Harris County Treasurer | Legal Fees | (5,069.45) | |
| 4202 | HBDGR Enterprises, LLC | Storage Fees | (2,050.22) | |
| 4203 | Houston Arts Alliance | Syndication Services - Pmt 10 of 12 | (250.00) | |
| 4204 | Kudela & Weinheimer | District Identity Marker | (7,207.76) | |
| 4205 | Lawrence & Associates | Economic Development | (1,000.00) | |
| 4206 | Municipal Accounts & Consulting, L.P. | Bookkeeping Fees | (1,467.08) | |
| 4207 | Primer Grey | Website Maintenance | (2,000.00) | |
| 4208 | Shooter and Lindsey, Inc. | Landscape Maintenance | (2,106.00) | |
| 4209 | Tawny Tidwell | Social Media Consulting Services | (3,500.00) | |
| 4210 | United Graphics | Postcards | (45.00) | |
| 4211 | Walter P. Moore | West Montrose Mobility Study | (9,348.00) | |
| 4212 | Hawes Hill Calderon, LLP | Consulting & Admin Fee | (19,170.43) | |
| 4213 | Perdue Brandon, Fielder, Collins & Mott | Delinquent Tax Coll | (136.67) | |
| 4214 | Texas State Comptroller | Unclaimed Property - 3/1/12 - 2/28/13 | (1,613.00) | |
| 4215 | Verizon Wireless | Cell Phone Expense | 0.00 | |

Montrose Management District
Cash Flow Report - Checking Account
As of June 9, 2014

| Num | Name | Memo | Amount | Balance |
|--------------------------|------------------------|-----------------------|------------|--------------|
| Disbursements | | | | |
| Wire | United States Treasury | Monthly Payroll Taxes | (7,765.98) | |
| Total Disbursements | | | | (118,996.93) |
| BALANCE AS OF 06/09/2014 | | | | \$6,939.07 |

Montrose Management District

Account Balances

As of June 9, 2014

| Financial Institution (Acct Number) | Issue Date | Maturity Date | Interest Rate | Account Balance | Notes |
|--|---------------|------------------|------------------|-----------------------|------------------|
| Fund: Operating | | | | | |
| Certificates of Deposit | | | | | |
| 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 |
| ICON BANK (XXXX7732) | 05/12/2014 | 11/08/2014 | 0.32 % | 50,000.00 | East Zone |
| Money Market Funds | | | | | |
| COMPASS BANK-PREMIER (XXXX2019) | 03/20/2012 | | 0.15 % | 422,976.34 | (East Zone) Tax |
| COMPASS BANK-PREMIER (XXXX2086) | 03/20/2012 | | 0.15 % | 815,465.44 | (West Zone) Tax |
| Checking Account(s) | | | | | |
| TRADITION BANK (XXXX9069) | | | 0.25 % | 6,939.07 | Checking Account |
| Totals for Operating Fund: | | | | \$1,645,380.85 | |
| Grand total for Montrose Management District: | | | | \$1,645,380.85 | |

Montrose Management District
Summary of Pledged Securities
As of June 9, 2014

| | | |
|--|----------------|--|
| Financial Institution: COMPASS BANK-PREMIER | | |
| Total CDs, MM: | \$1,238,441.78 | 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: | 168.98 % | |
| 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: | \$8,552.07 | 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
May 2014

| Sources of Funds | May 14 | Budget | \$ Over Budget | % of Budget | Jan - May 14 | YTD Budget | \$ Over Budget | % of Budget | Annual Budget |
|--|------------------|------------------|-------------------|---------------|-------------------|-------------------|--------------------|----------------|-------------------|
| Sources of Funds | | | | | | | | | |
| 14110 - Assessments | 4,625.94 | 4,610.31 | 15.53 | 100.34% | 471,002.41 | 461,202.95 | 9,799.56 | 102.13% | 515,377.28 |
| 14112 - Assessment Refunds | 0.00 | 720.00 | (720.00) | 0.0% | 522.80 | 3,600.00 | (3,077.20) | 14.52% | 8,640.00 |
| 14310 - Penalties & Interest | 829.07 | 666.67 | 162.40 | 124.36% | 3,334.66 | 3,333.31 | 1.35 | 100.04% | 8,000.00 |
| 14370 - Interest Earned on Temp. Invest | 82.24 | 16.00 | 66.24 | 514.0% | 340.84 | 80.00 | 260.84 | 426.05% | 192.00 |
| 14380 - Interest | 2.44 | 2.67 | (0.23) | 91.39% | 15.21 | 13.31 | 1.90 | 114.28% | 32.00 |
| 14390 - Ending FY 2013 Fund Balance | 28,046.58 | 28,046.58 | 0.00 | 100.0% | 140,232.90 | 140,232.90 | 0.00 | 100.0% | 336,558.96 |
| Total Sources | 33,586.17 | 34,062.23 | (476.06) | 98.6% | 615,448.82 | 608,462.37 | 6,986.45 | 101.15% | 808,800.24 |
| Uses of Funds | | | | | | | | | |
| Business Development | | | | | | | | | |
| 16124 - Marketing & Public Rel Director | 966.40 | 1,011.87 | (45.47) | 95.51% | 4,832.00 | 5,059.35 | (227.35) | 95.51% | 12,142.44 |
| 16125 - Marketing & Public Relations | 5,111.80 | 7,808.00 | (2,696.20) | 65.47% | 32,711.91 | 39,040.00 | (6,328.09) | 83.79% | 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 | 1,090.57 | 1,064.00 | 26.57 | 102.5% | 2,546.87 | 5,320.00 | (2,773.13) | 47.87% | 12,768.00 |
| 16140 - Web Site Maint./Host/I.T. | 0.00 | 240.00 | (240.00) | 0.0% | 53.77 | 1,200.00 | (1,146.23) | 4.48% | 2,880.00 |
| 16141 - GIS Services | 222.27 | 320.00 | (97.73) | 69.46% | 868.11 | 1,600.00 | (731.89) | 54.26% | 3,840.00 |
| Total Business Development | 7,391.04 | 10,443.87 | (3,052.83) | 70.77% | 41,012.66 | 52,219.35 | (11,206.69) | 78.54% | 125,326.44 |
| Mobility & Transportation | | | | | | | | | |
| 17001 - Transportation Inv. Contract | 0.00 | 1,600.00 | (1,600.00) | 0.0% | 0.00 | 8,000.00 | (8,000.00) | 0.0% | 19,200.00 |
| 17010 - Engineering Services | 0.00 | 2,666.67 | (2,666.67) | 0.0% | 0.00 | 13,333.35 | (13,333.35) | 0.0% | 32,000.04 |
| 17020 - Bridge Lighting Maint | 3,526.40 | 0.00 | 3,526.40 | 100.0% | 19,733.77 | 0.00 | 19,733.77 | 100.0% | 0.00 |
| 17030 - Mobility Projects | 0.00 | 3,466.67 | (3,466.67) | 0.0% | 3,556.21 | 17,333.35 | (13,777.14) | 20.52% | 41,600.04 |
| Total Mobility & Transportation | 3,526.40 | 7,733.34 | (4,206.94) | 45.6% | 23,289.98 | 38,666.70 | (15,376.72) | 60.23% | 92,800.08 |
| Project Staffing & Admin | | | | | | | | | |
| 16150 - Admin & Management | 766.87 | 700.00 | 66.87 | 109.55% | 3,462.47 | 3,500.00 | (37.53) | 98.93% | 8,400.00 |
| 16160 - Reimbursable Expenses | 53.61 | 426.67 | (373.06) | 12.57% | 519.57 | 2,133.35 | (1,613.78) | 24.36% | 5,120.04 |
| 16170 - Reimbursable Mileage | 442.31 | 133.33 | 308.98 | 331.74% | 1,325.18 | 666.65 | 658.53 | 198.78% | 1,599.96 |
| 16180 - Postage, Deliveries | 21.62 | 34.67 | (13.05) | 62.36% | 82.63 | 173.35 | (90.72) | 47.67% | 416.04 |
| 16190 - Printing & Reproduction | 146.76 | 186.67 | (39.91) | 78.62% | 1,207.46 | 933.35 | 274.11 | 129.37% | 2,240.04 |
| 16200 - Public Notices, Advertising | 0.00 | 213.33 | (213.33) | 0.0% | 0.00 | 1,066.65 | (1,066.65) | 0.0% | 2,559.96 |
| 16210 - Project Management | 1,497.65 | 1,310.40 | 187.25 | 114.29% | 7,488.25 | 6,552.00 | 936.25 | 114.29% | 15,724.80 |
| 16215 - Director Of Services | 2,157.00 | 2,258.48 | (101.48) | 95.51% | 10,785.00 | 11,292.40 | (507.40) | 95.51% | 27,101.76 |
| 16220 - Legal Services | 1,622.22 | 640.00 | 982.22 | 253.47% | 11,301.37 | 3,200.00 | 8,101.37 | 353.17% | 7,680.00 |
| 16250 - Bookkeeping | 496.80 | 416.00 | 80.80 | 119.42% | 2,613.20 | 2,080.00 | 533.20 | 125.64% | 4,992.00 |
| 16260 - Assess Data Mgmt & Billing Svcs | 445.80 | 586.67 | (140.87) | 75.99% | 3,409.24 | 2,933.35 | 475.89 | 116.22% | 7,040.04 |
| 16270 - Office Supplies | 0.00 | 80.00 | (80.00) | 0.0% | 0.00 | 400.00 | (400.00) | 0.0% | 960.00 |
| 16280 - Other | 2.40 | 16.00 | (13.60) | 15.0% | 51.52 | 80.00 | (28.48) | 64.4% | 192.00 |
| 16290 - Office Lease Space | 387.93 | 416.00 | (28.07) | 93.25% | 1,939.65 | 2,080.00 | (140.35) | 93.25% | 4,992.00 |

Montrose Management District
Revenue & Expenditures East Zone
May 2014

| | May 14 | Budget | \$ Over Budget | % of Budget | Jan - May 14 | YTD Budget | \$ Over Budget | % of Budget | Annual Budget |
|---|-----------|-------------|----------------|-------------|--------------|------------|----------------|-------------|---------------|
| 16291 • Office Equipment | 0.00 | 106.67 | (106.67) | 0.0% | 58.08 | 533.35 | (475.27) | 10.89% | 1,280.04 |
| 16340 • Auditing Fees | 0.00 | 1,600.00 | (1,600.00) | 0.0% | 2,755.25 | 2,720.00 | 35.25 | 101.3% | 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 | 8,040.97 | 9,124.89 | (1,083.92) | 88.12% | 50,034.46 | 45,144.45 | 4,890.01 | 110.83% | 98,618.68 |
| Security and Public Safety | | | | | | | | | |
| 15415 • Vehicle Maint. & Operations | 376.98 | 1,013.33 | (636.35) | 37.2% | 2,743.40 | 5,066.65 | (2,323.25) | 54.15% | 12,159.96 |
| 15420 • Contract Public Safety Services | 9,646.64 | 9,458.67 | 187.97 | 101.99% | 46,447.92 | 47,293.35 | (845.43) | 98.21% | 113,504.04 |
| 15425 • Mobile Camera Program | 1,107.95 | 800.00 | 307.95 | 138.49% | 6,450.28 | 4,000.00 | 2,450.28 | 161.26% | 9,600.00 |
| 15430 • Cell Phone | 68.54 | 48.00 | 20.54 | 142.79% | 395.47 | 240.00 | 155.47 | 164.78% | 576.00 |
| 16100 • Store Front Equipment | 0.00 | 56.67 | (56.67) | 0.0% | 0.00 | 283.35 | (283.35) | 0.0% | 680.04 |
| 16102 • Public Safety Equipment | 27.23 | 133.33 | (106.10) | 20.42% | 131.23 | 666.65 | (535.42) | 19.69% | 1,599.96 |
| 16110 • Graffiti Abatement | 1,843.20 | 1,600.00 | 243.20 | 115.2% | 8,811.60 | 8,000.00 | 811.60 | 110.15% | 19,200.00 |
| 16115 • Nuisance Abatement | 0.00 | 1,400.00 | (1,400.00) | 0.0% | 0.00 | 7,000.00 | (7,000.00) | 0.0% | 16,800.00 |
| Total Security and Public Safety | 13,070.54 | 14,510.00 | (1,439.46) | 90.08% | 64,979.90 | 72,550.00 | (7,570.10) | 89.57% | 174,120.00 |
| Visual Improvements & Cultural | | | | | | | | | |
| 16212 • Beautification Design & Install | 0.00 | 9,715.20 | (9,715.20) | 0.0% | 8,105.44 | 48,576.00 | (40,470.56) | 16.69% | 116,582.40 |
| 16213 • Landscape Maintenance | 1,053.00 | 2,500.00 | (1,447.00) | 42.12% | 5,263.00 | 12,500.00 | (7,235.00) | 42.12% | 30,000.00 |
| 16216 • Holiday Design & Install | 0.00 | 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 | 0.0% | 3,200.00 |
| Total Visual Improvements & Cultural | 1,053.00 | 12,215.20 | (11,162.20) | 8.62% | 13,370.44 | 61,076.00 | (47,705.56) | 21.89% | 149,782.40 |
| Total Uses | 33,081.95 | 54,027.30 | (20,945.35) | 61.23% | 192,687.44 | 269,656.50 | (76,969.06) | 71.46% | 640,647.60 |
| Net Ordinary Revenue | 504.22 | (19,965.07) | 20,469.29 | (2.53%) | 422,761.38 | 338,805.87 | 83,955.51 | 124.78% | 228,152.64 |
| Planned Reserves | 504.22 | (19,965.07) | 20,469.29 | (2.53%) | 422,761.38 | 338,805.87 | 83,955.51 | 124.78% | 228,152.64 |

Montrose Management District
Revenue & Expenditures West Zone
May 2014

| Sources of Funds | May 14 | Budget | \$ Over Budget | % of Budget | Jan - May 14 | YTD Budget | \$ Over Budget | % of Budget | Annual Budget |
|--|------------------|------------------|--------------------|---------------|---------------------|---------------------|--------------------|----------------|---------------------|
| 1410-1 · Assessments. | (4,252.94) | 5,624.26 | (9,877.20) | (75.62%) | 1,099,775.92 | 983,189.09 | 116,586.83 | 111.86% | 1,095,176.72 |
| 1412-1 · Assessment Refunds. | (432.50) | 1,530.00 | (1,962.50) | (28.27%) | (6,718.90) | 7,650.00 | (14,368.90) | (87.83%) | 18,360.00 |
| 1430-1 · Penalties & Interest. | 137.06 | 1,416.67 | (1,279.61) | 9.68% | 6,740.32 | 7,083.31 | (342.99) | 95.16% | 17,000.00 |
| 14370-1 · Interest Banned on Temp. Inves | 161.31 | 34.00 | 127.31 | 474.44% | 609.35 | 170.00 | 439.35 | 358.44% | 408.00 |
| 14380-1 · Interest. | 5.19 | 5.67 | (0.48) | 91.53% | 32.31 | 28.31 | 4.00 | 114.13% | 68.00 |
| 14390-1 · Ending FY 2013 Fund Balance. | 34,223.08 | 34,225.08 | 0.00 | 100.0% | 171,125.40 | 171,125.40 | 0.00 | 100.0% | 410,700.96 |
| Total Sources | 29,843.20 | 42,835.68 | (12,992.48) | 69.67% | 1,271,564.40 | 1,169,246.11 | 102,318.29 | 108.75% | 1,541,713.68 |
| Uses of Funds | | | | | | | | | |
| Business Development | | | | | | | | | |
| 16124-1 · Marketing & Public Rel Dir | 2,045.10 | 2,150.22 | (105.12) | 95.11% | 10,225.50 | 10,751.10 | (525.60) | 95.11% | 25,802.64 |
| 16125-1 · Marketing & Public Relation | 10,852.66 | 16,592.00 | (5,739.34) | 65.41% | 69,461.52 | 82,960.00 | (13,498.48) | 83.73% | 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 | 2,314.65 | 2,261.00 | 53.65 | 102.37% | 5,440.45 | 11,305.00 | (5,855.55) | 48.2% | 27,132.00 |
| 16140-1 · Web Site Main./Host/I.T.. | 0.00 | 510.00 | (510.00) | 0.0% | 78.75 | 2,550.00 | (2,471.25) | 3.09% | 6,120.00 |
| 16141-1 · GIS Services. | 472.31 | 680.00 | (207.69) | 69.46% | 1,844.72 | 3,400.00 | (1,555.28) | 54.26% | 8,160.00 |
| Total Business Development | 15,684.72 | 22,193.22 | (6,508.50) | 70.67% | 87,059.94 | 110,966.10 | (23,906.16) | 78.46% | 266,318.64 |
| Mobility & Transportation | | | | | | | | | |
| 17001-1 · Transportation Inv. Contract. | 0.00 | 3,400.00 | (3,400.00) | 0.0% | 0.00 | 17,000.00 | (17,000.00) | 0.0% | 40,800.00 |
| 17010-1 · Engineering Services. | 0.00 | 5,666.67 | (5,666.67) | 0.0% | 0.00 | 28,333.35 | (28,333.35) | 0.0% | 68,000.04 |
| 17020-1 · Bridge Lighting Maint. | 7,493.60 | 0.00 | 7,493.60 | 100.0% | 41,934.25 | 0.00 | 41,934.25 | 100.0% | 0.00 |
| 17030-1 · Mobility Projects. | 0.00 | 7,366.67 | (7,366.67) | 0.0% | 7,556.94 | 36,833.35 | (29,276.41) | 20.52% | 88,400.04 |
| Total Mobility & Transportation | 7,493.60 | 16,433.34 | (8,939.74) | 45.6% | 49,491.19 | 82,166.70 | (32,675.51) | 60.23% | 197,200.08 |
| Project Staffing & Admin | | | | | | | | | |
| 16150-1 · Admin & Management | 1,623.67 | 1,487.50 | 136.17 | 109.15% | 7,328.07 | 7,437.50 | (109.43) | 98.53% | 17,850.00 |
| 16160-1 · Reimbursable Expenses. | 113.93 | 906.67 | (792.74) | 12.57% | 1,103.37 | 4,533.35 | (3,429.98) | 24.34% | 10,880.04 |
| 16170-1 · Reimbursable Mileage. | 939.92 | 283.33 | 656.59 | 331.74% | 2,816.04 | 1,416.65 | 1,399.39 | 198.78% | 3,399.96 |
| 16180-1 · Postage, Deliveries | 45.95 | 73.67 | (27.72) | 62.37% | 175.61 | 368.35 | (192.74) | 47.68% | 884.04 |
| 16190-1 · Printing & Reproduction | 311.88 | 396.67 | (84.79) | 78.63% | 2,565.77 | 1,983.35 | 582.42 | 129.37% | 4,760.04 |
| 16200-1 · Public Notices, Advertising | 0.00 | 453.33 | (453.33) | 0.0% | 0.00 | 2,266.65 | (2,266.65) | 0.0% | 5,499.96 |
| 16210-1 · Project Management | 3,171.51 | 2,784.60 | 386.91 | 113.9% | 15,857.55 | 13,923.00 | 1,934.55 | 113.9% | 33,415.20 |
| 16215-1 · Director Of Services | 4,564.67 | 4,799.27 | (234.60) | 95.11% | 22,823.35 | 23,996.35 | (1,173.00) | 95.11% | 57,591.24 |
| 16220-1 · Legal Services. | 3,447.23 | 1,360.00 | 2,087.23 | 253.47% | 23,967.35 | 6,800.00 | 17,167.35 | 352.46% | 16,320.00 |
| 16250-1 · Bookkeeping. | 1,055.70 | 884.00 | 171.70 | 119.42% | 5,554.29 | 4,420.00 | 1,134.30 | 125.66% | 10,608.00 |
| 16260-1 · Assess Data Mgmt & Billing Svc | 947.32 | 1,246.67 | (299.35) | 75.99% | 7,244.63 | 6,233.35 | 1,011.28 | 116.22% | 14,960.04 |
| 16270-1 · Office Supplies. | 0.00 | 170.00 | (170.00) | 0.0% | 0.00 | 850.00 | (850.00) | 0.0% | 2,040.00 |
| 16280-1 · Other. | 5.10 | 34.00 | (28.90) | 15.0% | 64.48 | 170.00 | (105.52) | 37.93% | 408.00 |
| 16290-1 · Office Lease Space. | 812.07 | 884.00 | (71.93) | 91.86% | 4,060.35 | 4,420.00 | (359.65) | 91.86% | 10,608.00 |

Montrose Management District
Revenue & Expenditures West Zone
May 2014

| | May 14 | Budget | \$ Over Budget | % of Budget | Jan - May 14 | YTD Budget | \$ Over Budget | % of Budget | Annual Budget |
|---|-------------|-------------|----------------|-------------|--------------|------------|----------------|-------------|---------------|
| 16291-1 · Office Equipment. | 0.00 | 226.67 | (226.67) | 0.0% | 122.88 | 1,133.35 | (1,010.47) | 10.84% | 2,720.04 |
| 16340-1 · Auditing Fees. | 0.00 | 3,400.00 | (3,400.00) | 0.0% | 5,844.75 | 5,780.00 | 64.75 | 101.12% | 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 | 17,038.95 | 19,390.38 | (2,351.43) | 87.87% | 105,979.13 | 95,931.90 | 10,047.23 | 110.47% | 209,564.56 |
| Security and Public Safety | | | | | | | | | |
| 15415-1 · Vehicle Maint. & Operations. | 801.09 | 2,153.33 | (1,352.24) | 37.2% | 5,828.75 | 10,766.65 | (4,936.90) | 54.15% | 25,839.96 |
| 15420-1 · Contract Public Safety Service | 20,531.36 | 20,099.67 | 431.69 | 102.15% | 98,453.34 | 100,498.35 | (2,043.01) | 97.97% | 241,156.04 |
| 15425-1 · Mobile Camera Program. | 2,342.05 | 1,700.00 | 642.05 | 137.77% | 13,630.26 | 8,500.00 | 5,130.26 | 160.36% | 20,400.00 |
| 15430-1 · Cell Phone. | 145.66 | 102.00 | 43.66 | 142.8% | 840.38 | 510.00 | 330.38 | 164.78% | 1,224.00 |
| 16101-1 · Public Safety Training. | 0.00 | 26.67 | (26.67) | 0.0% | 0.00 | 133.35 | (133.35) | 0.0% | 320.04 |
| 16102-1 · Public Safety Equipment. | 57.85 | 283.33 | (225.48) | 20.42% | 274.17 | 1,416.65 | (1,142.48) | 19.35% | 3,399.96 |
| 16110-1 · Graffiti Abatement. | 3,916.80 | 3,400.00 | 516.80 | 115.2% | 18,708.40 | 17,000.00 | 1,708.40 | 110.05% | 40,800.00 |
| 16115-1 · Nuisance Abatement. | 0.00 | 2,975.00 | (2,975.00) | 0.0% | 0.00 | 14,875.00 | (14,875.00) | 0.0% | 35,700.00 |
| Total Security and Public Safety | 27,794.81 | 30,740.00 | (2,945.19) | 90.42% | 137,738.30 | 153,700.00 | (15,961.70) | 89.62% | 368,880.00 |
| Visual Improvements & Cultural | | | | | | | | | |
| 16212-1 · Identification Design & Install | 0.00 | 20,644.80 | (20,644.80) | 0.0% | 17,224.06 | 103,224.00 | (85,999.94) | 16.69% | 247,737.60 |
| 16216-1 · Holiday Design & Install. | 0.00 | 0.00 | 0.00 | 0.0% | 0.00 | 0.00 | 0.00 | 0.0% | 6,800.00 |
| Total Visual Improvements & Cultural | 0.00 | 20,644.80 | (20,644.80) | 0.0% | 17,224.06 | 103,224.00 | (85,999.94) | 16.69% | 254,537.60 |
| Total Uses | 68,012.08 | 109,401.74 | (41,389.66) | 62.17% | 397,492.62 | 545,988.70 | (148,496.08) | 72.8% | 1,296,500.88 |
| Net Ordinary Revenue | (38,168.88) | (66,566.06) | 28,397.18 | 57.34% | 874,071.78 | 623,257.41 | 250,814.37 | 140.24% | 245,212.80 |
| Planned Reserves | (38,168.88) | (66,566.06) | 28,397.18 | 57.34% | 874,071.78 | 623,257.41 | 250,814.37 | 140.24% | 245,212.80 |

Montrose Management District
Revenue & Expenditures Total Zone
May 2014

| Sources of Funds | May 14 | Budget | \$ Over Budget | % of Budget | Jan - May 14 | YTD Budget | \$ Over Budget | % of Budget | Annual Budget |
|---|------------|-----------|----------------|-------------|--------------|--------------|----------------|-------------|---------------|
| 14100-1 - Assessments | (4,252.94) | 5,624.26 | (9,877.20) | (75.62%) | 1,099,775.92 | 983,189.09 | 116,586.83 | 111.86% | 1,095,176.72 |
| 14100 - Assessments | 4,625.84 | 4,610.31 | 15.53 | 100.34% | 471,002.41 | 461,202.85 | 9,799.56 | 102.13% | 515,377.28 |
| 14102-1 - Assessment Refunds | (432.50) | 1,510.00 | (1,942.50) | (28.27%) | (6,718.90) | 7,650.00 | (94,669.90) | (87.83%) | 18,360.00 |
| 14102 - Assessment Refunds | 0.00 | 720.00 | (720.00) | 0.0% | 522.80 | 3,600.00 | (3,077.20) | 14.52% | 8,440.00 |
| 14300-1 - Penalties & Interest | 137.06 | 1,416.67 | (1,279.61) | 9.68% | 6,740.32 | 7,083.31 | (342.99) | 95.16% | 17,000.00 |
| 14300 - Penalties & Interest | 829.07 | 666.67 | 162.40 | 124.36% | 3,334.66 | 3,333.31 | 1.35 | 100.04% | 8,000.00 |
| 14370-1 - Interest Earned on Temp. Invest | 161.31 | 34.00 | 127.31 | 474.44% | 609.35 | 170.00 | 439.35 | 358.44% | 408.00 |
| 14370 - Interest Earned on Temp. Invest | 82.24 | 16.00 | 66.24 | 514.0% | 340.84 | 80.00 | 260.84 | 426.03% | 192.00 |
| 14380-1 - Interest | 5.19 | 5.67 | (0.48) | 91.53% | 92.31 | 28.31 | 64.00 | 114.13% | 68.00 |
| 14380 - Interest | 2.44 | 2.67 | (0.23) | 91.39% | 15.21 | 13.31 | 1.90 | 114.28% | 32.00 |
| 14390-1 - Ending FY 2013 Fund Balance | 34,225.08 | 34,225.08 | 0.00 | 100.0% | 171,125.40 | 171,125.40 | 0.00 | 100.0% | 410,700.96 |
| 14390 - Ending FY 2013 Fund Balance | 28,046.58 | 28,046.58 | 0.00 | 100.0% | 140,232.90 | 140,232.90 | 0.00 | 100.0% | 336,558.96 |
| Total Sources | 63,029.37 | 76,897.91 | (13,868.54) | 82.49% | 1,887,013.22 | 1,777,708.48 | 109,304.74 | 106.15% | 2,410,513.92 |
| Uses of Funds | | | | | | | | | |
| Business Development | | | | | | | | | |
| 16124-1 - Marketing & Public Rel Dir | 2,045.10 | 2,150.22 | (105.12) | 95.11% | 10,225.50 | 10,751.10 | (525.60) | 95.11% | 25,802.64 |
| 16124 - Marketing & Public Rel Director | 966.40 | 1,011.87 | (45.47) | 95.51% | 4,832.00 | 5,059.35 | (227.35) | 95.51% | 12,142.44 |
| 16125-1 - Marketing & Public Relations | 10,852.66 | 16,592.00 | (5,739.34) | 65.41% | 69,461.52 | 82,960.00 | (13,498.48) | 83.73% | 199,104.00 |
| 16125 - Marketing & Public Relations | 5,111.80 | 7,808.00 | (2,696.20) | 65.47% | 32,711.91 | 39,040.00 | (6,328.09) | 83.79% | 93,696.00 |
| 16131-1 - Web Site Development | 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 |
| 16135-1 - Economic Development Services | 2,314.65 | 2,261.00 | 53.65 | 102.37% | 5,449.45 | 11,305.00 | (5,855.55) | 48.2% | 27,132.00 |
| 16135 - Economic Development Services | 1,090.57 | 1,064.00 | 26.57 | 102.5% | 2,546.87 | 5,320.00 | (2,773.13) | 47.87% | 12,768.00 |
| 16140-1 - Web Site Maint./Host/I.T. | 0.00 | 510.00 | (510.00) | 0.0% | 78.75 | 2,550.00 | (2,471.25) | 3.09% | 6,120.00 |
| 16140 - Web Site Maint./Host/I.T. | 0.00 | 240.00 | (240.00) | 0.0% | 53.77 | 1,200.00 | (1,146.23) | 4.48% | 2,880.00 |
| 16141-1 - GIS Services | 472.31 | 680.00 | (207.69) | 69.46% | 1,844.72 | 3,400.00 | (1,555.28) | 54.26% | 8,160.00 |
| 16141 - GIS Services | 222.27 | 320.00 | (97.73) | 69.46% | 868.11 | 1,600.00 | (731.89) | 54.26% | 3,840.00 |
| Total Business Development | 23,075.76 | 32,637.09 | (9,561.33) | 70.7% | 128,072.60 | 163,185.45 | (35,112.85) | 78.48% | 391,645.08 |
| Mobility & Transportation | | | | | | | | | |
| 17001-1 - Transportation Inv. Contract | 0.00 | 3,400.00 | (3,400.00) | 0.0% | 0.00 | 17,000.00 | (17,000.00) | 0.0% | 40,800.00 |
| 17001 - Transportation Inv. Contract | 0.00 | 1,600.00 | (1,600.00) | 0.0% | 0.00 | 8,000.00 | (8,000.00) | 0.0% | 19,200.00 |
| 17030-1 - Engineering Services | 0.00 | 5,666.67 | (5,666.67) | 0.0% | 0.00 | 28,333.35 | (28,333.35) | 0.0% | 68,000.04 |
| 17030 - Engineering Services | 0.00 | 2,666.67 | (2,666.67) | 0.0% | 0.00 | 13,333.35 | (13,333.35) | 0.0% | 32,000.04 |
| 17020-1 - Bridge Lighting Maint. | 7,493.60 | 0.00 | 7,493.60 | 100.0% | 41,934.25 | 0.00 | 41,934.25 | 100.0% | 0.00 |
| 17020 - Bridge Lighting Maint | 3,526.40 | 0.00 | 3,526.40 | 100.0% | 19,733.77 | 0.00 | 19,733.77 | 100.0% | 0.00 |
| 17030-1 - Mobility Projects | 0.00 | 7,566.67 | (7,566.67) | 0.0% | 7,556.94 | 36,833.35 | (29,276.41) | 20.52% | 88,480.04 |
| 17030 - Mobility Projects | 0.00 | 3,466.67 | (3,466.67) | 0.0% | 3,556.21 | 17,333.35 | (13,777.14) | 20.52% | 41,600.04 |
| Total Mobility & Transportation | 11,020.00 | 24,166.68 | (13,146.68) | 45.6% | 72,781.17 | 120,833.40 | (48,052.23) | 60.23% | 290,000.16 |
| Project Staffing & Admin | | | | | | | | | |
| 16100-1 - Admin & Management | 1,623.67 | 1,487.50 | 136.17 | 109.15% | 7,328.07 | 7,457.50 | (129.43) | 98.53% | 17,850.00 |
| 16100 - Admin & Management | 766.87 | 700.00 | 66.87 | 109.55% | 3,462.47 | 3,500.00 | (37.53) | 98.93% | 8,400.00 |
| 16100-1 - Reimbursable Expenses | 113.03 | 906.67 | (793.64) | 12.57% | 1,103.37 | 4,533.35 | (3,429.98) | 24.34% | 10,880.04 |
| 16100 - Reimbursable Expenses | 55.61 | 426.67 | (371.06) | 12.57% | 519.57 | 2,133.35 | (1,613.78) | 24.36% | 5,120.04 |
| 16170-1 - Reimbursable Mileage | 939.92 | 203.33 | 736.59 | 331.76% | 2,816.04 | 1,416.65 | 1,399.39 | 198.78% | 3,999.96 |
| 16170 - Reimbursable Mileage | 442.31 | 133.33 | 308.98 | 331.74% | 1,325.18 | 666.65 | 658.53 | 198.78% | 1,999.96 |
| 16180-1 - Postage, Duties | 45.95 | 73.67 | (27.72) | 62.37% | 175.61 | 368.35 | (192.74) | 47.68% | 884.04 |
| 16180 - Postage, Duties | 21.62 | 34.67 | (13.05) | 62.36% | 82.63 | 173.35 | (90.72) | 47.67% | 416.04 |
| 16190-1 - Printing & Reproduction | 311.88 | 396.67 | (84.79) | 78.63% | 2,565.77 | 1,983.35 | 582.42 | 129.37% | 4,760.04 |
| 16190 - Printing & Reproduction | 146.76 | 186.67 | (39.91) | 78.62% | 1,207.46 | 933.35 | 274.11 | 129.37% | 2,240.04 |
| 16200-1 - Public Notices, Advertising | 0.00 | 453.33 | (453.33) | 0.0% | 0.00 | 2,266.65 | (2,266.65) | 0.0% | 5,439.96 |
| 16200 - Public Notices, Advertising | 0.00 | 213.33 | (213.33) | 0.0% | 0.00 | 1,066.65 | (1,066.65) | 0.0% | 2,559.96 |
| 16210-1 - Project Management | 3,171.51 | 2,784.60 | 386.91 | 113.93% | 15,857.55 | 13,923.00 | 1,934.55 | 113.9% | 33,415.20 |
| 16210 - Project Management | 1,497.65 | 1,310.40 | 187.25 | 114.29% | 7,488.25 | 6,552.00 | 936.25 | 114.29% | 15,724.80 |

Montrose Management District
Revenue & Expenditures Total Zone
May 2014

| | May 14 | Budget | \$ Over Budget | % of Budget | Jan - May 14 | YTD Budget | \$ Over Budget | % of Budget | Annual Budget |
|---|-------------|-------------|----------------|-------------|--------------|------------|----------------|-------------|---------------|
| 16215-1 - Director Of Services | 4,564.67 | 4,199.27 | (24.60) | 95.11% | 22,823.35 | 23,996.35 | (1,173.00) | 95.11% | 57,591.24 |
| 16215 - Director Of Services | 2,157.00 | 2,258.48 | (101.48) | 95.51% | 10,785.00 | 11,292.40 | (507.40) | 95.51% | 27,101.76 |
| 16220-1 - Legal Services | 3,447.23 | 1,960.00 | 2,087.23 | 253.47% | 23,967.35 | 6,800.00 | 17,167.35 | 352.46% | 16,320.00 |
| 16220 - Legal Services | 1,622.22 | 640.00 | 982.22 | 253.47% | 11,301.37 | 3,200.00 | 8,101.37 | 353.17% | 7,680.00 |
| 16250-1 - Bookkeeping | 1,055.70 | 884.00 | 171.70 | 119.42% | 5,554.30 | 4,420.00 | 1,134.30 | 125.66% | 10,608.00 |
| 16250 - Bookkeeping | 496.80 | 416.00 | 80.80 | 119.42% | 2,613.20 | 2,080.00 | 533.20 | 125.64% | 4,992.00 |
| 16250 - Bookkeeping | 947.32 | 1,246.67 | (299.35) | 75.99% | 7,244.63 | 6,233.35 | 1,011.28 | 116.22% | 14,960.04 |
| 16260 - Areas Data Mgmt & Billing Svc | 445.80 | 586.67 | (140.87) | 75.99% | 3,409.24 | 2,933.35 | 475.89 | 116.22% | 7,040.04 |
| 16260 - Areas Data Mgmt & Billing Svc | 0.00 | 170.00 | (170.00) | 0.0% | 0.00 | 850.00 | (850.00) | 0.0% | 2,040.00 |
| 16270 - Office Supplies | 0.00 | 80.00 | (80.00) | 0.0% | 0.00 | 400.00 | (400.00) | 0.0% | 960.00 |
| 16280-1 - Other | 5.10 | 34.00 | (28.90) | 15.0% | 64.48 | 170.00 | (105.52) | 37.93% | 408.00 |
| 16280 - Other | 2.40 | 16.00 | (13.60) | 15.0% | 51.52 | 80.00 | (28.48) | 64.4% | 192.00 |
| 16290-1 - Office Lease Space | 812.07 | 884.00 | (71.93) | 91.86% | 4,060.35 | 4,420.00 | (359.65) | 91.86% | 10,608.00 |
| 16290 - Office Lease Space | 387.93 | 416.00 | (28.07) | 93.25% | 1,939.65 | 2,080.00 | (140.35) | 93.25% | 4,992.00 |
| 16291 - Office Equipment | 0.00 | 226.67 | (226.67) | 0.0% | 1,221.88 | 1,333.35 | (1,011.47) | 10.89% | 2,720.04 |
| 16291 - Office Equipment | 0.00 | 106.67 | (106.67) | 0.0% | 58.08 | 53.35 | (475.27) | 10.89% | 1,280.04 |
| 16340 - Auditing Fees | 0.00 | 3,400.00 | (3,400.00) | 0.0% | 5,844.75 | 5,780.00 | 64.75 | 101.12% | 7,480.00 |
| 16340 - Auditing Fees | 0.00 | 1,600.00 | (1,600.00) | 0.0% | 2,755.25 | 2,720.00 | 35.25 | 101.3% | 3,520.00 |
| 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 |
| 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 |
| 16600 - Payroll Expenses | 2,515.60 | 3,200.00 | (684.40) | 78.61% | 13,193.36 | 16,000.00 | (2,806.64) | 82.46% | 38,400.00 |
| Total Project Staffing & Admin | 27,595.52 | 31,715.27 | (4,119.75) | 87.01% | 169,207.15 | 157,076.35 | 12,130.80 | 107.72% | 346,583.24 |
| Security and Public Safety | | | | | | | | | |
| 15415-1 - Vehicle Maint. & Operations | 801.09 | 2,153.33 | (1,352.24) | 37.2% | 5,829.75 | 10,766.65 | (4,936.90) | 54.15% | 25,819.96 |
| 15415 - Vehicle Maint. & Operations | 376.98 | 1,813.33 | (1,436.35) | 37.2% | 2,743.40 | 5,066.65 | (2,323.25) | 54.15% | 12,159.96 |
| 15420-1 - Contract Public Safety Services | 20,531.36 | 20,099.67 | 431.69 | 102.13% | 98,455.34 | 100,498.35 | (2,043.01) | 97.97% | 241,196.04 |
| 15420 - Contract Public Safety Services | 9,446.64 | 9,458.67 | (12.03) | 101.99% | 46,447.92 | 47,293.35 | (845.43) | 98.21% | 113,504.04 |
| 15425-1 - Mobile Camera Program | 2,542.05 | 1,700.00 | 842.05 | 137.77% | 13,630.26 | 8,500.00 | 5,130.26 | 160.36% | 20,400.00 |
| 15425 - Mobile Camera Program | 1,107.95 | 800.00 | 307.95 | 138.49% | 6,450.28 | 4,000.00 | 2,450.28 | 161.26% | 9,600.00 |
| 15430-1 - Cell Phone | 145.66 | 102.00 | 43.66 | 142.8% | 840.38 | 510.00 | 330.38 | 164.78% | 1,224.00 |
| 15430 - Cell Phone | 68.54 | 48.00 | 20.54 | 142.79% | 395.47 | 240.00 | 155.47 | 164.78% | 576.00 |
| 16100 - Store Front Equipment | 0.00 | 56.67 | (56.67) | 0.0% | 0.00 | 283.35 | (283.35) | 0.0% | 680.04 |
| 16101-1 - Public Safety Training | 0.00 | 26.67 | (26.67) | 0.0% | 0.00 | 133.35 | (133.35) | 0.0% | 320.04 |
| 16102-1 - Public Safety Equipment | 57.85 | 283.33 | (225.48) | 20.42% | 274.17 | 1,416.65 | (1,142.48) | 19.35% | 3,399.96 |
| 16102 - Public Safety Equipment | 27.23 | 133.33 | (106.10) | 20.42% | 131.23 | 666.65 | (535.42) | 19.69% | 1,599.96 |
| 16110-1 - Graffiti Abatement | 3,916.80 | 3,408.00 | 516.80 | 115.2% | 18,708.40 | 17,000.00 | 1,708.40 | 110.05% | 40,800.00 |
| 16110 - Graffiti Abatement | 1,843.20 | 1,600.00 | 243.20 | 115.2% | 8,811.60 | 8,000.00 | 811.60 | 110.15% | 19,200.00 |
| 16115-1 - Noise Abatement | 0.00 | 2,975.00 | (2,975.00) | 0.0% | 0.00 | 14,875.00 | (14,875.00) | 0.0% | 35,700.00 |
| 16115 - Noise Abatement | 0.00 | 1,408.00 | (1,408.00) | 0.0% | 0.00 | 7,000.00 | (7,000.00) | 0.0% | 16,800.00 |
| Total Security and Public Safety | 40,865.35 | 45,250.00 | (4,384.65) | 90.31% | 202,718.20 | 226,250.00 | (23,531.80) | 89.6% | 543,000.00 |
| Visual Improvements & Cultural | | | | | | | | | |
| 16212-1 - Identification Design & Install | 0.00 | 20,644.80 | (20,644.80) | 0.0% | 17,224.06 | 105,224.00 | (88,999.94) | 16.69% | 247,737.60 |
| 16212 - Identification Design & Install | 0.00 | 9,715.20 | (9,715.20) | 0.0% | 8,105.44 | 48,576.00 | (40,470.56) | 16.69% | 116,582.40 |
| 16213 - Landscape Maintenance | 1,053.00 | 2,500.00 | (1,447.00) | 42.12% | 5,265.00 | 12,500.00 | (7,235.00) | 42.12% | 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 | 1,053.00 | 32,860.00 | (31,807.00) | 3.21% | 30,594.50 | 164,300.00 | (133,705.50) | 18.62% | 404,320.00 |
| Total Uses | 103,609.63 | 186,629.04 | (83,019.41) | 62.18% | 603,373.62 | 831,645.20 | (228,271.58) | 72.55% | 1,975,548.48 |
| Net Ordinary Revenue | | | | | | | | | |
| | (40,180.20) | (89,731.13) | 49,550.93 | 44.78% | 1,283,639.60 | 946,063.28 | 337,576.32 | 135.68% | 434,965.44 |
| Planned Reserves | (40,180.20) | (89,731.13) | 49,550.93 | 44.78% | 1,283,639.60 | 946,063.28 | 337,576.32 | 135.68% | 434,965.44 |



Officer Payroll Report

Print to PDF

| Shift Period | Name | Total Hours | Regular Hourly Rate | Hourly Compensation | Salary | Total |
|---------------|-------------------|-------------|---------------------|---------------------|------------|-------------|
| May-14 | | | | | | |
| May-14 | Alms, Brian | 16.00 | \$43.00 | \$688.00 | \$0.00 | \$688.00 |
| May-14 | Arroyo, Juan | 45.00 | \$43.00 | \$1,935.00 | \$0.00 | \$1,935.00 |
| May-14 | Arroyo, Mandy | 41.00 | \$43.00 | \$1,763.00 | \$0.00 | \$1,763.00 |
| May-14 | Bass, Richard | 15.00 | \$43.00 | \$645.00 | \$0.00 | \$645.00 |
| May-14 | Beserra, Victor | 38.00 | \$43.00 | \$1,634.00 | \$3,500.00 | \$5,134.00 |
| May-14 | Blevins, Sean | 33.00 | \$43.00 | \$1,419.00 | \$0.00 | \$1,419.00 |
| May-14 | Day, Aaron | 71.00 | \$43.00 | \$3,053.00 | \$0.00 | \$3,053.00 |
| May-14 | Gonzalez, Ricardo | 15.00 | \$43.00 | \$645.00 | \$0.00 | \$645.00 |
| May-14 | Jaguera, Lee | 70.00 | \$43.00 | \$3,010.00 | \$0.00 | \$3,010.00 |
| May-14 | Laureano, Leon | 56.00 | \$43.00 | \$2,408.00 | \$0.00 | \$2,408.00 |
| May-14 | Mabasa, Joseph | 89.00 | \$43.00 | \$3,827.00 | \$0.00 | \$3,827.00 |
| May-14 | Obenhaus, John | 47.00 | \$43.00 | \$2,021.00 | \$0.00 | \$2,021.00 |
| May-14 | Ramos, Adalberto | 24.00 | \$43.00 | \$1,032.00 | \$0.00 | \$1,032.00 |
| May-14 | Thibodeaux, Todd | 35.00 | \$43.00 | \$1,505.00 | \$0.00 | \$1,505.00 |
| May-14 | Wall, Chad | 12.00 | \$43.00 | \$516.00 | \$0.00 | \$516.00 |
| Period Total: | | 15 | | \$26,101.00 | \$3,500.00 | \$29,601.00 |
| Grand Total | | 15 | | \$26,101.00 | \$3,500.00 | \$29,601.00 |

PAID
Check # 4174-4185

Sunday, June 01, 2014

Page 1 of 1



Equi-Tax Inc.

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 05/27/2014

Amreth Inc
c/o Wilson & Franco
11000 Richmond Ave Ste 350
Houston, TX 77042

TRS 1 1A 5 & 9 &
ITS 5 & 6 & TRS 1 2A & 4 BLK 3
WESTVIEW
ABST 696 O SMITH
1905 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/228/000/0005
TAX YEAR: 2012
REF No.: 0884701

Date Processed: 05/27/2014
RECEIPT NUMBER: 94000409
DEPOSIT BATCH No.: RP140527

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 5012-54895

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 \$432.50.

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

PAID
Check # 4189



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: 05/15/2014

BETHEA LEXARE H TRUST
% JF MORGAN CHASE BANK NA
PO BOX 2558
HOUSTON TX 77252-2558

LTS 5 & 6 & TRS 2B & 7 BLK 36
MONTROSE

933 RICHMOND AVE

MONTROSE MD EAST

ACCOUNT NUMBER: 92/026/162/000/0008
TAX YEAR: 2011
REF No.: 0884598

Date Processed: 04/24/2014
RECEIPT NUMBER: 92000292
DEPOSIT BATCH No.: RP140424

NOTICE OF CHANGE IN TAX LIABILITY

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

The explanation of the change is:

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

☐ Account Deleted
☐ Rendition Penalty Waived
☐ Other:

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 \$598.32.

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

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

Very truly yours,

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

PAID
Check # 4190



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: 04/22/2014

GIAMMALVA INTERESTS LTD
10000 MEMORIAL DR STE 450
HOUSTON TX 77024-3455

LEGAL DESCRIPTION

TRS 27 28 & 29A & TRS 14A &
15A KENNEDY & TRS 6A & 7A
MCDONALD
COLUMBUS

MONTROSE BV

MONTROSE MD WEST

ACCOUNT NUMBER: 94/010/167/000/0036
TAX YEAR: 2013
REF No.: 0884378

Date Processed: 04/22/2014
RECEIPT NUMBER: 94130010
DEPOSIT BATCH No.: RP140422

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 101.13-000421

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 \$40.94.

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

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

Very truly yours,

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

PAID
Check # 4191

ally

PO BOX 380902
BLOOMINGTON MN 55438-0902THE MONTROSE MANAGEMENT
PO BOX 22187
HOUSTON TX 77227Account Number: 611920298617
STATEMENT TOTAL: \$469.00
TOTAL AMOUNT PAID: \$PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85082-8234

04 07 611 9202 98617 2 00046900 7 7 6

04 07 611 9202 98617 2 00046900 7 7 6

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)

ally

Account Number: 611920298617
Make/Model: 14 JEEP GRAND CHEROK
VIN: 1C4RJEA8EC348220Payments Remaining: 31
Scheduled End Date: 01/12/17

Account Summary

| | |
|--------------------|----------|
| Next Payment: | |
| Due Date: | 05/31/14 |
| Base Payment: | \$469.00 |
| Sales/Lease Tax: | |
| Per. Property Tax: | |
| Other Scheduled: | |
| Total: | \$469.00 |

| | |
|--------------------|--|
| Past Due Payments: | |
| Due Date: | |
| Amount: | |
| Total: | |

| | |
|-----------------------|--|
| Other Unpaid Amounts: | |
| Late Charge: | |
| Extension Fee: | |
| Summons: | |
| Registration Fee: | |
| Miscellaneous: | |
| Total: | |

STATEMENT TOTAL: \$469.00

Statement reflects payment(s) received through: 05/22/14

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.

Important Account Messages

PAID
Check # 4193

Ally Bank is committed to offering a straightforward, no-surprise banking experience for our customers. That's why Ally Bank achieved the best possible score with 7 out of 7 best practices in transparency of product fees and terms by The Pew Charitable Trusts "Checks and Balances" bank study. Call us 24/7 at 877-247-ALLY (2559) and press "0" to speak to a live person or visit allybank.com. Ally Bank, Member FDIC.

Innovative technology. Impressive capability.

The all-new Jeep® EcoDiesel engine delivers clean-diesel technology with low CO2 emissions, all while giving you the adventurous ride Jeep is known for. It gives you increased range, improved power - and leaves little behind but tire tracks. Visit your dealer today to learn more.

AN REGIST POLL 10/13

ally

PO BOX 380902
BLOOMINGTON MN 55438-0902THE MONTROSE MANAGEMENT
PO BOX 22187
HOUSTON TX 77227Account Number: 611920297691
STATEMENT TOTAL: \$469.00
TOTAL AMOUNT PAID: \$PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85082-8234

04 07 611 9202 97691 8 00046900 7 7 4

04 07 611 9202 97691 8 00046900 7 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)

ally

Account Number: 611920297691
Make/Model: 14 JEEP GRAND CHEROK
VIN: 1C4RJEA8EC322590Payments Remaining: 31
Scheduled End Date: 01/12/17

Account Summary

| | |
|--------------------|----------|
| Next Payment: | |
| Due Date: | 05/31/14 |
| Base Payment: | \$469.00 |
| Sales/Lease Tax: | |
| Per. Property Tax: | |
| Other Scheduled: | |
| Total: | \$469.00 |

| | |
|--------------------|--|
| Past Due Payments: | |
| Due Date: | |
| Amount: | |
| Total: | |

| | |
|-----------------------|--|
| Other Unpaid Amounts: | |
| Late Charge: | |
| Extension Fee: | |
| Summons: | |
| Registration Fee: | |
| Miscellaneous: | |
| Total: | |

STATEMENT TOTAL: \$469.00

Statement reflects payment(s) received through: 05/22/14

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.

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Important Account Messages

PAID
Check # 4193

Ally Bank is committed to offering a straightforward, no-surprise banking experience for our customers. That's why Ally Bank achieved the best possible score with 7 out of 7 best practices in transparency of product fees and terms by The Pew Charitable Trusts "Checks and Balances" bank study. Call us 24/7 at 877-247-ALLY (2559) and press "0" to speak to a live person or visit allybank.com. Ally Bank, Member FDIC.

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The all-new Jeep® EcoDiesel engine delivers clean-diesel technology with low CO2 emissions, all while giving you the adventurous ride Jeep is known for. It gives you increased range, improved power - and leaves little behind but tire tracks. Visit your dealer today to learn more.

AN REGIST POLL 10/13

BLANK ROME LLP
COUNSELORS AT LAW700 LOUISIANA
SUITE 4000
HOUSTON, TEXAS 77002-2727
(713) 228-6501 FAX: (713) 228-6505
FEDERAL TAX ID. NO. 23-1311874MONTROSE MANAGEMENT DISTRICT
C/O BILL CALDERON
HAWES HILL CALDERON LLP
9610 LONGPOINT
HOUSTON, TX 77005
SUITE 150INVOICE DATE: MAY 05, 2014
MATTER NO. 139016-00601 02752
INVOICE NO. 1398364REGARDING: MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2012-20396; 1620 HAWTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT; IN THE 333RD 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 |

PAID
Check # 4194

WIRE

MAIL

BANK NAME: Citizens Bank
ADDRESS: Philadelphia, PA
ACCOUNT TITLE: Blank Rome LLP
ACCOUNT NUMBER: 6238649326
ABA NUMBER: 036076150 (Domestic)
SWIFT CODE: CTZIU333 (International)Blank Rome LLP
Attn: Cash Receipts
One Logan Square
130 North 18th Street
Philadelphia, PA 19103-6998BLANK ROME LLP
COUNSELORS AT LAW700 LOUISIANA
SUITE 4000
HOUSTON, TEXAS 77002-2727
(713) 228-6501 FAX: (713) 228-6505
FEDERAL TAX ID. NO. 23-1311874MONTROSE MANAGEMENT DISTRICT
C/O BILL CALDERON
HAWES HILL CALDERON LLP
9610 LONGPOINT
HOUSTON, TX 77005
SUITE 150INVOICE DATE: MAY 05, 2014
MATTER NO. 139016-00601 02752
INVOICE NO. 1398364REGARDING: MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2012-20396; 1620 HAWTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT; IN THE 333RD JUDICIAL DISTRICT
COURT OF HARRIS COUNTY, TEXAS

FOR LEGAL SERVICES RENDERED THROUGH APRIL 30, 2014

| DATE | DESCRIPTION | TIMEKEEPER | HOURS | AMOUNT |
|----------------|--|------------|-------|--------|
| 04/03/14 | RECEIPT OF INQUIRY FROM MEDIATOR REGARDING STATUS | B ABRAMS | 0.10 | 42.50 |
| 04/04/14 | REPLY EMAIL TO MEDIATOR REGARDING PENDENCY OF APPEAL AND CONTINUED STAY OF PROCEEDINGS | B ABRAMS | 0.10 | 42.50 |
| TOTAL SERVICES | | | \$ | 85.00 |

CURRENT INVOICE TOTAL

\$ 85.00

TIME AND FEE SUMMARY

| TIMEKEEPER | RATE | HOURS | FEES |
|--------------|--------|-------|----------|
| BARRY ABRAMS | 425.00 | 0.20 | \$ 85.00 |
| TOTALS | | | \$ 85.00 |

6/11/2014



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

INVOICE

Date: June 1, 2014
Invoice # 25

For: June 2014 Video
Development

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

| DESCRIPTION | QTY | RATE | AMOUNT |
|--|------|---------|-------------|
| MMD Video Development for MAY 2014 | 1.00 | 2500.00 | \$ 2,500.00 |
| A/V Equipment -The Art League-MMD Meeting Apr 14 | 1.00 | 400.00 | \$ 400.00 |
| MMD Cultural District Designation Video | 1.00 | 1200.00 | \$ 1,200.00 |
| Tax exemption | | | |
| SUBTOTAL | | | \$ 4,100.00 |
| NO SALES TAX @ 8.25% | | | - |
| OTHER | | | |
| TOTAL | | | \$ 4,100.00 |

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

THANK YOU FOR YOUR BUSINESS!



Equi-Tax Inc.

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

Invoice

| DATE | INVOICE # |
|----------|-----------|
| 6/1/2014 | 46780 |

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

| DESCRIPTION | AMOUNT |
|--|----------|
| Roll Management, Billing and Collections | 1,393.12 |
| Total \$1,393.12 | |

PAID
Check # 4198



June 2, 2014

Invoice # MBRDG-06

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 \$7,250.00

Reimbursable Expenses:
N/A

Total Amount Due: \$ 7,250.00

Please remit to:

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

Thank You!



June 2, 2014

Invoice # MSLC-04

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:
100% Through Design \$ 3,190.00

Reimbursable Expenses:
N/A

Total Amount Due: \$ 3,190.00

Please remit to:

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

Thank You!



Greater East End Management District



Greater East End Management District
P.O. Box 23099
Houston, TX 77223-0099
713-928-9916
eq@geemad.com

Invoice

| Date | Invoice No. |
|------------|-------------|
| 05/31/2014 | 6-70 |
| Terms | Due Date |
| Net 30 | 06/30/2014 |

Bill To
Harris County (HCD24)
David Hewes, Executive Director
HCD 46 Houston
P.O. Box 27167-2167
Houston, TX 77227

| Amount Due | Enclosed |
|------------|----------|
| \$5,760.00 | |

| Date | Service | Activity | Quantity | Rate | Amount |
|------------|--------------------|---|----------|--------|--------|
| 05/01/2014 | Graffiti Abatement | Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 24 | 8 | \$0.00 | 640.00 |
| 05/05/2014 | Graffiti Abatement | Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 34 | 8 | \$0.00 | 640.00 |
| 05/08/2014 | Graffiti Abatement | Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 37 | 8 | \$0.00 | 640.00 |
| 05/12/2014 | Graffiti Abatement | Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 29 | 8 | \$0.00 | 640.00 |
| 05/15/2014 | Graffiti Abatement | Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 29 | 8 | \$0.00 | 640.00 |
| 05/19/2014 | Graffiti Abatement | Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 37 | 8 | \$0.00 | 640.00 |

Continue to the next page

PAID
Check # 4200

<https://connect.intuit.com/portal/fib/pdfFrom/1.7.1/html5/ReaderControl.html>

6/4/2014

| Date | Service | Activity | Quantity | Rate | Amount |
|-------------------------|--------------------|---|----------|--------|------------|
| 05/23/2014 | Graffiti Abatement | Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 26 | 8 | \$0.00 | 640.00 |
| 05/27/2014 | Graffiti Abatement | Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 24 | 8 | \$0.00 | 640.00 |
| 05/29/2014 | Graffiti Abatement | Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 27 | 8 | \$0.00 | 640.00 |
| Total Sites Abated: 217 | | | | Total | \$5,760.00 |

<https://connect.intuit.com/portal/fib/pdfFrom/1.7.1/html5/ReaderControl.html>

6/4/2014

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



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

Invoice / Statement No.: AH007413

Customer No.: V00071086

INVOICE

MONROSE 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 |
|----------|----------------------------|----------|
| 06/02/14 | JUL'14: ASSIST. CA SERVICE | 5,069.45 |

PAID
Check # 4201

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 #581
Harris County, Texas (R&V.1/97)

HBDGR ENTERPRISES, LLC

9449 Briar Forest Drive
#2415
Houston, TX 77063

Invoice

| Date | Invoice # |
|----------|-----------|
| 5/9/2014 | 2054 |

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

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

| Web Site | P.O. No. | Terms | Rep | Ship Via |
|---|--------------|----------------------|------------------|----------|
| www.hbdgr.com | | | | |
| Description | Qty | Rate | Amount | |
| Storage Fees / Inventory Fees as agreed in contract | 8 | 120.00 | 960.00 | |
| Paid in Full discount for remainder of 2014 | | -48.00 | -48.00 | |
| Total | | | | \$912.00 |
| Phone # | Fax # | E-mail | Payments/Credits | |
| 713-410-0704 | 832-553-7695 | accounting@hbdgr.com | Balance Due | |
| | | | | \$912.00 |

PAID
Check # 4202

HBDGR ENTERPRISES, LLC
9449 BRIAR FOREST DRIVE
#2415
HOUSTON, TX 77063

Invoice

| DATE | INVOICE # |
|-----------|-----------|
| 5/27/2014 | 2068 |

| |
|---|
| BILL TO Montrose Management District Gretchen Larson 5020 Montrose Blvd. Ste. 311 Houston, TX 77006 |
|---|

| |
|---|
| SHIP TO Montrose Management District Gretchen Larson 5020 Montrose Blvd. Ste. 311 Houston, TX 77006 |
|---|

| DESCRIPTION | QTY | RATE | AMOUNT |
|---|-----|--------|------------|
| Custom Printed Table Cloth - 6' 4 Sided Fitted Style - White with Black Imprint | 1 | 220.00 | 220.00 |
| Custom Printed Table Cloth - 6' 4 Sided Fitted Style - Black with White Imprint | 1 | 220.00 | 220.00 |
| Custom Printed Table Cloth - 8' 4 Sided Fitted Style - White with Black Imprint | 1 | 240.00 | 240.00 |
| Custom Printed Table Cloth - 8' 4 Sided Fitted Style - Black with White Imprint | 1 | 240.00 | 240.00 |
| Set Up / Screen Change | 2 | 85.00 | 170.00 |
| Shipping - Ground Shipping to 77019 | 1 | 48.22 | 48.22 |
| PAID Check # 4202 | | | |
| Total | | | \$1,138.22 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$1,138.22 |

Houston Arts Alliance
3201 Allen Parkway, Suite 250
Houston, Texas 77019
Phone 713-527-9310 Fax 713-630-5210

INVOICE

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

TO:
GRETCHEN LARSON
DIRECTOR OF MARKETING
Montrose Management District
c/o Hawes Hill Calderon LLP
9610 Long Point Road, Suite 100
Houston, TX 77055
RE: ARTSHOUND SYNDICATION

FOR:
Syndication Services August 11th, 2013 through August 12, 2014

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

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!

Kudela & Weinheimer, L.P.
7155 Old Katy Road
Suite 270
Houston, TX 77024

Tel: (713) 869-6987
Fax: (713) 869-0988
www.kwtxas.com
akudela@kwtxas.com

Past Due Statement

Landscape Architecture * Urban Design * Site Planning

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

As of Date:

5/29/2014

Total Amount Due

\$4,277.10

| Date | Transaction | Amount | Balance |
|------------------------------|--|----------------------------|----------------------------|
| 03/14/2014 | MON-351 - Montrose District - District Id- #F17241, Fees | 4,085.00 | 4,085.00 |
| 03/14/2014 | — Fees \$4,085.00 | | |
| 03/14/2014 | #R17241, Reimbursement | 138.86 | 4,223.86 |
| 04/11/2014 | — Reimbursement \$138.86 | | |
| 04/11/2014 | #R17376, Reimbursement | 53.24 | 4,277.10 |
| 04/11/2014 | — Reimbursement \$53.24 | | |
| PAID Check # 4204 | | | |
| Current | 1-30 Days Past Due | 31-60 Days Past Due | 61-90 Days Past Due |
| 0.00 | \$3.24 | 4,223.86 | 0.00 |
| Total Amount Past Due | | | \$4,277.10 |

7155 Old Katy Road, Suite 270
Houston, Texas 77024
713.869.0987
713.869.0900 (fax)
www.kwtxas.com

Invoice #: 17241
Invoice Date: 3/14/2014
Billing Period: 2/1/2014 - 2/28/2014
Project #: MON-351
Project Name: Montrose District - District Identity Marker Extra Services

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

INVOICE

| Phase | Contract Amount | % Complete | Prior Billings | This Invoice |
|----------------------------|-----------------|------------|----------------|--------------|
| Construction Documentation | \$9,500.00 | 100% | \$5,415.00 | \$4,085.00 |
| | \$9,500.00 | | \$5,415.00 | \$4,085.00 |

REIMBURSABLE EXPENSES

| Date | Vendor Name | Vendor Invoice # | Amount |
|-----------|-------------|------------------|----------|
| 2/18/2014 | Meals/Food | | \$13.80 |
| 2/18/2014 | Mileage | | \$9.49 |
| 2/18/2014 | Mileage | | \$0.00 |
| 2/21/2014 | Mileage | | \$9.85 |
| 2/27/2014 | Meals/Food | | \$16.74 |
| 2/27/2014 | Meals/Food | | \$13.80 |
| 2/27/2014 | Mileage | | \$6.32 |
| 2/28/2014 | Pilot Stop | | \$69.80 |
| | | | \$138.86 |

PAID
Check # 4204

Total Amount Due This Invoice: \$4,223.86

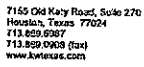
WORK PERFORMED THIS PERIOD

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

- Completed site surveying of banner arm locations
- Assembled survey information into electronic background

Approved for
check / paid
Miles / Food
PCE

Thank You!



Invoice #: 17524
Invoice Date: 5/13/2014
Billing Period: 4/1/2014 - 4/30/2014
Project #: MON-351X
Project Name: Monroe District - I.D.
Additional Services

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

June 2, 2014

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

FEES

| Phase | Contract Amount | % Complete | Price Billings | This Invoice |
|----------------------------|-------------------|------------|----------------|-------------------|
| Construction Documentation | \$8,500.00 | 35% | \$0.00 | \$2,975.00 |
| | <u>\$8,500.00</u> | | <u>\$0.00</u> | <u>\$2,975.00</u> |

| | |
|---------------------------------------|-------------------|
| Total Amount Due This Invoice: | \$2,975.00 |
|---------------------------------------|-------------------|

PAID
Check # 4204

Thank You!

INVOICE

| Description | Amount |
|-------------|--------|
|-------------|--------|

Professional fees:

Services as contract Director of Economic Development for May, 2014.

\$1,000.00

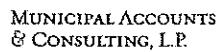
Total amount due

\$1,000.00

PAID
Check # 4205

Thank you.

Ray C. Lawrence



Invoice

| | |
|-------------|------------------|
| Date | Invoice # |
| 6/11/2014 | 33783 |

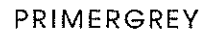
Montrose Management District
1300 Post Oak Blvd., Suite 1600
Houston, TX 77056

| Description | Amount |
|--------------------------------------|----------|
| Monthly Bookkeeping | 1,900.00 |
| Preparation of FWC Report | 50.00 |
| Correspondence with auditors | 60.00 |
| Delivery of documents | 10.00 |
| Advance invoices to Directors | 60.00 |
| Prepare Unclaimed Property Report | 60.00 |
| Additional report preparation | 30.00 |
| Delivery | 21.18 |
| Delivery | 17.22 |
| Postage | 23.08 |
| Copies | 89.10 |
| Document Storage & Retention Service | 7.50 |
| Total Reimbursable Expenses | 157.08 |

PAID

Check # 4206

| | |
|--|----------------------------|
| | Total \$1,467.08 |
|--|----------------------------|



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

Invoice For : **Montrose Management
District**

| | |
|------------|--|
| Invoice ID | 1812 |
| Issue Date | 05/23/2014 |
| Due Date | 05/30/2014 |
| Subject | Monthly Web Maintenance, Content, and Email Retainer |

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

Amount Due **\$2,000.00**

PAID
Check # 4207

INVOICE



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

INVOICE NUMBER 9140
INVOICE DATE March 27, 2014

TERMS Net 30
ATTN: Vanessa Aviles
Job No 1581014

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 March 2014 | 1,053.00 | \$1,053.00 |
| | Thank you! | | |
| | <i>PAID</i> Check # 4208 | | |
| Sales Tax Rate: 0.00% | | SUBTOTAL | 1,053.00 |
| | | TAX | 0.00 |
| | | FREIGHT | |
| | | PAY THIS AMOUNT | \$1,053.00 |

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

THANK YOU FOR YOUR BUSINESS!

OK

INVOICE



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

INVOICE NUMBER 9225
INVOICE DATE May 27, 2014

TERMS Net 30
ATTN:
Job No 1581014

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 May 2014 | 1,053.00 | \$1,053.00 |
| | Thank you! | | |
| | <i>PAID</i> Check # 4208 | | |
| Sales Tax Rate: 0.00% | | SUBTOTAL | 1,053.00 |
| | | TAX | 0.00 |
| | | FREIGHT | |
| | | PAY THIS AMOUNT | \$1,053.00 |

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

THANK YOU FOR YOUR BUSINESS!

Tawny Tidwell
306 Stratford Apt. 18
Houston TX 77006

Montrose Management District
Gronshan Larson
5020 Montrose Blvd. #300
Houston TX 77006

Invoice # 0000009
Invoice Date May 27, 2014
Amount Due \$3,500.00 USD

| Task | Time Entry Notes | Rate | Hours | Line Total |
|-------------|--|-------|-------|----------------|
| Time | (Social Media Management 05/01/14 to 05/31/14) | 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 **FreeBooks**

PAID
Check # 4209

PAYMENT STUB

Tawny Tidwell
306 Stratford Apt. 18
Houston TX 77006

To Pay Your Invoice Online
Go to <https://tawnytidwell.freebooks.com/code> and enter the code **rwhtfvcyskp3mgWJ**.

Client Montrose Management District
Invoice # 0000009
Invoice Date May 27, 2014
Amount Due \$3,500.00 USD
Amount Enclosed



Invoice

| Date | Invoice # |
|-----------|-----------|
| 5/14/2014 | 14746-B |

Bill To
Montrose Management District
5020 Montrose BLVD.
Suite 311
Houston, TX 77006

Ship To
Montrose Management District
5020 Montrose BLVD.
Suite 311
Houston, TX 77006

| P.O. Number | Terms | Rep | Ship | Project | |
|-------------|-----------|---|-----------------------------|---------|--|
| | | | 5/14/2014 | | |
| Quantity | Item Code | Description | Price Each | Amount | |
| 1 | Print | 150 - POSTCARDS: 8.5 X 5.5, COLORS 4/4 ON 100# GLOSS COVER. | 45.00 | 45.00 | |
| 1 | Bindery | CUT AND BOX. | 0.00 | 0.00 | |
| | | Out-of-state sale, exempt from sales tax | 0.00% | 0.00 | |
| | | | PAID Check # 4210 | | |
| | | | Total | \$45.00 | |

WALTER P MOORE

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

Invoice #: P0014226
Project: P001300701
Project Name: Montrose Management District
Special Parking Area
Invoice Group: --
Invoice Date: 02/23/2014

Attention: Bill Calderon

For Professional Services Rendered through: 2/23/2014

| | |
|----------------------------------|-----------|
| Total Project Fee Authorized | 57,000.00 |
| Percent Complete as of 2/23/2014 | 60.00 |
| Fee Earned To Date | 28,500.00 |
| Less Previous Billings | 19,950.00 |
| Current Billing Amount | 8,550.00 |
| Amount Due this Invoice | 8,550.00 |

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

PAID

Check # 4211

PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW
1301 MCINNIS, SUITE 100 HOUSTON, TEXAS 77010 PHONE: 713.630.7300 FAX: 713.630.7350

WALTER P MOORE

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

Invoice #: P00041005
Project: P001300701
Project Name: Montrose Management District
Special Parking Area
Invoice Group: --
Invoice Date: 04/27/2014

Attention: Bill Calderon

For Professional Services Rendered through: 4/27/2014

| | |
|----------------------------------|-----------|
| Total Project Fee Authorized | 57,000.00 |
| Percent Complete as of 4/27/2014 | 71.40 |
| Fee Earned To Date | 40,698.00 |
| Less Previous Billings | 39,900.00 |
| Current Billing Amount | 798.00 |
| Amount Due this Invoice | 798.00 |

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

PAID

Check # 4211

PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW
1301 MCINNIS, SUITE 100 HOUSTON, TEXAS 77010 PHONE: 713.630.7300 FAX: 713.630.7350

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

Invoice

Bill To:

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

Invoice #: 43014705
Date: 6/1/2014

Page: 1

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

| | |
|-----------|-------------|
| INVOICE # | IN000021767 |
| DATE | 6/2/2014 |
| ISSUED BY | |

Bill to:

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

| DATE | DESCRIPTION | AMOUNT |
|-----------|--|-------------|
| | Professional Consulting, Project Management & Administrative & Mgmt., Marketing & PR Mgmt, Services Mgmt, May 2014 | \$16,502.33 |
| | GIS Mapping (. Horton) | \$694.58 |
| | Reimbursable expenses as follows: | |
| 5/2/2014 | Harris County Clerk PS 5/9/2014 | \$9.00 |
| 5/1/2014 | Harris County Clerk 5/12/2014 | \$99.00 |
| 3/28/2014 | City of Houston 1/6 of Invoice | \$0.25 |
| 5/15/2014 | Go GoRita Moving | \$75.00 |
| | Verizon - 5/20 - 6/19, 2014 | \$49.52 |
| | Verizon - G. Larson - 5/20 - 6/19, 2014 (50%) | \$167.68 |
| | Mileage, M. Cortes, March 2014 | \$297.45 |
| | Mileage, M. Cortes, April 2014 | \$178.28 |
| | Mileage, M. Cortes May 2014 | \$225.32 |
| | Mileage, R. Hill | \$14.19 |
| | Mileage, G. Larson | \$372.41 |
| | Mileage, L. Clayton | \$17.36 |
| | Mileage, P. Wagner | \$59.66 |
| | In house copies 2085 @ .15 each + 28 sets @ \$1.00 each | \$340.75 |
| | In house postage | \$4.05 |
| | In house color copies 126 @ .50 each | \$63.00 |
| | In house copies Legal 3 @ .20 each | \$0.60 |
| | PAID Check # 4212 | |
| | Sales Tax | \$6.00 |
| | Total Amount: | \$19,170.43 |
| | Amount Applied: | \$0.00 |
| | Balance Due: | \$19,170.43 |

Term: C.O.D.

| DATE | DESCRIPTION | AMOUNT |
|-----------|--|----------|
| May, 2014 | Professional Services rendered in the collection of delinquent taxes, penalties and interest | \$134.67 |
| | PAID Check # 4213 | |
| | Total Amount: | \$134.67 |

Montrose Management District
Unclaimed Property Report
Mar 2012 - Feb 2013

| Date | Num | Name | Name Address | Memo | Amount |
|------------|------|----------------------|---|-------------------|------------------|
| 01/14/2013 | 3346 | Anteneh T. Roba | 223 Westheimer Rd Houston, TX 77006 | Assessment Refund | -814.88 |
| 07/09/2012 | 3068 | Bishop Annette Cheek | 1022 S. Shepherd Dr. Houston, TX 77019 | Assessment Refund | -33.76 |
| 07/09/2012 | 3069 | Edmund D. Wulfe | 1800 Post Oak Blvd Ste 400 & Blvd Pl Houston, TX 77008-6845 | Assessment Refund | -176.84 |
| 09/10/2012 | 3165 | Gary B. Mosley | 1014 Tulane St Houston, TX 77008-6845 | Assessment Refund | -88.45 |
| 04/09/2012 | 2933 | The Place Apartments | % Enes Management Corp 919 3rd Ave New York | Assessment Refund | -501.07 |
| | | | | | <u>-1,613.00</u> |



**MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS**

AGENDA MEMORANDUM

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

6. Receive the District's audit report from McCall Gibson Swedlund Barfoot PLLC.

MONTROSE MANAGEMENT DISTRICT

HARRIS COUNTY, TEXAS

ANNUAL FINANCIAL REPORT

DECEMBER 31, 2013

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McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708
E-Mail: mgsb@mgsbpllc.com

111 Congress Avenue
Suite 400
Austin, Texas 78701
(512) 610-2209
www.mgsbpllc.com

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Montrose Management District
Harris County, Texas

We have audited the accompanying financial statements of the governmental activities and each major fund of Montrose Management District (the "District"), as of and for the year ended December 31, 2013, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Board of Directors
Montrose Management District

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2013, and the respective changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis on pages 3 through 7 and the Schedules of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds on pages 25 through 27 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. This information, excluding that portion marked "Unaudited" on which we express no opinion or provide any assurance, has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants

MONTROSE MANAGEMENT DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED DECEMBER 31, 2013

Management's discussion and analysis of the Montrose Management District's (the "District") financial performance provides an overview of the District's financial activities for the fiscal year ended December 31, 2013. Please read it in conjunction with the District's financial statements, which begin on page 8.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The basic financial statements include: (1) combined fund financial statements and government-wide financial statements and (2) notes to the financial statements. The combined fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Funds Balance Sheet and (2) the Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balances. This report also includes other supplementary information in addition to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The District's annual report includes two financial statements combining the government-wide financial statements and the fund financial statements. The government-wide portion of these statements provides both long-term and short-term information about the District's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The first of the government-wide statements is the Statement of Net Position. This information is found in the Statement of Net Position column on pages 8 and 9. The Statement of Net Position is the District-wide statement of its financial position presenting information that includes all of the District's assets and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District as a whole is improving or deteriorating. Evaluation of the overall health of the District would extend to other non-financial factors.

The government-wide portion of the Statement of Activities on pages 11 and 12 reports how the District's net position changed during the current year. All current year revenues and expenses are included regardless of when cash is received or paid.

FUND FINANCIAL STATEMENTS

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has two major governmental funds. The General Funds for the East Zone and West Zone account for resources not accounted for in another fund, assessment revenues, costs and general expenditures.

**MONTROSE MANAGEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2013**

FUND FINANCIAL STATEMENTS (Continued)

Governmental funds are reported in each of the financial statements. The focus in the fund statements provides a distinctive view of the District's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the District and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position on page 10 and the Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities on page 13 explain the differences between the two presentations and assist in understanding the differences between these two perspectives.

NOTES TO THE FINANCIAL STATEMENTS

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements. The notes to the financial statements can be found on pages 14 through 23 in this report.

OTHER INFORMATION

In addition to the financial statements and accompanying notes, this report also presents certain required supplementary information ("RSI"). Budgetary comparison schedules are included as RSI for the Governmental Funds Total and East Zone and West Zone General Funds.

**MONTROSE MANAGEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2013**

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The District's assets exceeded liabilities and deferred inflows of resources by \$708,085 as of December 31, 2013. A portion of the District's net position reflects its net investment in capital assets (e.g., vehicles and related equipment), less any debt used to acquire those assets that is still outstanding. The District uses these assets to provide security services.

The following is a comparative analysis of government-wide changes in net position.

| | Summary of Changes in the Statement of Net Position | | |
|---|---|---------------------|----------------------------------|
| | 2013 | 2012 | Change Positive (Negative) |
| Current and Other Assets | \$ 2,452,706 | \$ 2,130,794 | \$ 321,912 |
| Capital Assets (Net of Accumulated Depreciation) | <u>20,744</u> | <u>18,970</u> | <u>1,774</u> |
| Total Assets | <u>\$ 2,473,450</u> | <u>\$ 2,149,764</u> | <u>\$ 323,686</u> |
| Total Liabilities | <u>\$ 93,621</u> | <u>\$ 87,402</u> | <u>\$ (6,219)</u> |
| Deferred Inflows of Resources | <u>\$ 1,671,744</u> | <u>\$ 1,425,021</u> | <u>\$ (246,723)</u> |
| Net Position: | | | |
| Net Investment in Capital Assets | \$ 20,744 | \$ 18,970 | \$ 1,774 |
| Unrestricted | <u>\$ 687,341</u> | <u>\$ 618,371</u> | <u>\$ 68,970</u> |
| Total Net Position | <u>\$ 708,085</u> | <u>\$ 637,341</u> | <u>\$ 70,744</u> |

**MONTROSE MANAGEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2013**

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The following table provides a summary of the District's operations for the years ended December 31, 2013 and December 31, 2012. The District's net position increased by \$70,744

| | Summary of Changes in the Statement of Activities | | |
|---------------------------------|---|--------------|----------------------------------|
| | 2013 | 2012 | Change Positive (Negative) |
| Revenues: | | | |
| Property Assessments | \$ 1,400,863 | \$ 1,304,031 | \$ 96,832 |
| Other Revenues | 48,495 | 36,932 | 11,563 |
| Total Revenues | \$ 1,449,358 | \$ 1,340,963 | \$ 108,395 |
| Expenses for Services | 1,378,614 | 1,280,353 | (98,261) |
| Change in Net Position | \$ 70,744 | \$ 60,610 | \$ 10,134 |
| Net Position, Beginning of Year | 637,341 | 576,731 | 60,610 |
| Net Position, End of Year | \$ 708,085 | \$ 637,341 | \$ 70,744 |

FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS

The General Fund balance for the East Zone decreased by \$25,514 due to current year expenditures exceeding assessment revenues. The General Fund balance for the West Zone increased by \$100,560 due to assessment revenues exceeding current year expenditures.

GENERAL FUNDS BUDGETARY HIGHLIGHTS

The Board of Directors did not amend the General Fund budgets during the current fiscal year. Governmental funds total revenues were \$90,170 more than budgeted and governmental funds total expenditures were \$607,130 less than budgeted. East Zone revenues were \$4,487 more than budgeted due to more assessment revenue collected than anticipated. East Zone expenditures were \$173,688 less than budgeted. West Zone revenues were \$85,683 more than budgeted due primarily to more collection fees than anticipated. West Zone expenditures were \$433,442 less than budgeted. See the budget to actual comparisons on pages 25 through 27.

MONTROSE MANAGEMENT DISTRICT
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
DECEMBER 31, 2013.

| | East Zone General Fund | West Zone General Fund | Governmental Funds Total |
|---|---------------------------|---------------------------|--------------------------------|
| ASSETS | | | |
| Cash, Note 3 | \$ 147,307 | \$ 318,752 | \$ 466,059 |
| Investments, Note 3 | 250,000 | 150,000 | 400,000 |
| Receivables: | | | |
| Assessments | 466,747 | 1,118,429 | 1,585,176 |
| Accrued Interest | 168 | 103 | 271 |
| Due from Other Fund | | 5,713 | 5,713 |
| Prepaid Costs and Other | 385 | 815 | 1,200 |
| Capital Assets (Net of Accumulated Depreciation), Note 4 | | | |
| TOTAL ASSETS | <u>\$ 864,607</u> | <u>\$ 1,593,812</u> | <u>\$ 2,458,419</u> |
| LIABILITIES | | | |
| Accounts Payable | \$ 25,319 | \$ 48,572 | \$ 73,891 |
| Payroll Liabilities | 3,409 | 7,776 | 11,185 |
| Due to Taxpayers | 6,234 | 2,311 | 8,545 |
| Due to Other Fund | 5,713 | | 5,713 |
| TOTAL LIABILITIES | <u>\$ 40,675</u> | <u>\$ 58,659</u> | <u>\$ 99,334</u> |
| DEFERRED INFLOWS OF RESOURCES | | | |
| Assessments | <u>\$ 515,616</u> | <u>\$ 1,183,105</u> | <u>\$ 1,698,721</u> |
| FUND BALANCES | | | |
| Nonspendable Prepaid Costs | \$ 385 | \$ 815 | \$ 1,200 |
| Unassigned | <u>307,931</u> | <u>351,233</u> | <u>659,164</u> |
| TOTAL FUND BALANCES | <u>\$ 308,316</u> | <u>\$ 352,048</u> | <u>\$ 660,364</u> |
| TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES | <u>\$ 864,607</u> | <u>\$ 1,593,812</u> | <u>\$ 2,458,419</u> |
| NET POSITION | | | |
| Net Investment in Capital Assets | | | |
| Unrestricted | | | |
| TOTAL NET POSITION | | | |

The accompanying notes to the financial
statements are an integral part of this report.

| Adjustments | Statement of Net Position |
|---------------------|------------------------------|
| \$ | \$ 466,059 |
| | 400,000 |
| | 1,585,176 |
| | 271 |
| (5,713) | 1,200 |
| 20,744 | 20,744 |
| <u>\$ 15,031</u> | <u>\$ 2,473,450</u> |
| \$ | \$ 73,891 |
| | 11,185 |
| | 8,545 |
| (5,713) | |
| <u>\$ (5,713)</u> | <u>\$ 93,621</u> |
| \$ (26,977) | \$ 1,671,744 |
| \$ (1,200) | \$ |
| (659,164) | |
| <u>\$ (660,364)</u> | <u>\$ -0-</u> |
| \$ 20,744 | \$ 20,744 |
| 687,341 | 687,341 |
| <u>\$ 708,085</u> | <u>\$ 708,085</u> |

The accompanying notes to the financial statements are an integral part of this report.

**MONTROSE MANAGEMENT DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2013**

| | |
|--|-------------------|
| Total Fund Balances - Governmental Funds | \$ 660,364 |
| Amounts reported for governmental activities in the Statement of Net Position are different because: | |
| Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in the governmental funds. | 20,744 |
| Deferred assessment revenues for the 2012 and prior levies became part of recognized revenues in the governmental activities of the District. | <u>26,977</u> |
| Total Net Position - Governmental Activities | <u>\$ 708,085</u> |

The accompanying notes to the financial
statements are an integral part of this report.

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MONTROSE MANAGEMENT DISTRICT
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2013

| | East Zone General Fund | West Zone General Fund |
|---|---------------------------|---------------------------|
| REVENUES | | |
| Assessment Revenues | \$ 426,034 | \$ 980,905 |
| Penalty and Interest | 8,844 | 15,002 |
| Investment Revenues | 1,607 | 1,609 |
| Miscellaneous Revenues | <u>11,275</u> | <u>10,158</u> |
| TOTAL REVENUES | <u>\$ 447,760</u> | <u>\$ 1,007,674</u> |
| EXPENDITURES/EXPENSES | | |
| Service Operations: | | |
| Security and Public Safety | \$ 151,680 | \$ 318,853 |
| Mobility and Transportation | 12,879 | 27,257 |
| Visual Improvements and Cultural | 39,257 | 56,403 |
| Business Development | 103,876 | 218,623 |
| Administrative Expenditures | 165,582 | 285,978 |
| Depreciation, Note 4 | | |
| TOTAL EXPENDITURES/EXPENSES | <u>\$ 473,274</u> | <u>\$ 907,114</u> |
| NET CHANGE IN FUND BALANCES | \$ (25,514) | \$ 100,560 |
| CHANGE IN NET POSITION | | |
| FUND BALANCES/NET POSITION – JANUARY 1, 2013 | <u>333,830</u> | <u>251,488</u> |
| FUND BALANCES/NET POSITION – DECEMBER 31, 2013 | <u>\$ 308,316</u> | <u>\$ 352,048</u> |

The accompanying notes to the financial
statements are an integral part of this report.

| Governmental Funds Total | Adjustments | Statement of Activities |
|--------------------------------|-------------------|----------------------------|
| \$ 1,406,939 | \$ (6,076) | \$ 1,400,863 |
| 23,846 | | 23,846 |
| 3,216 | | 3,216 |
| <u>21,433</u> | | <u>21,433</u> |
| <u>\$ 1,455,434</u> | <u>\$ (6,076)</u> | <u>\$ 1,449,358</u> |
| | | |
| \$ 470,533 | \$ | \$ 470,533 |
| 40,136 | | 40,136 |
| 95,660 | | 95,660 |
| 322,499 | (9,500) | 312,999 |
| 451,560 | | 451,560 |
| | 7,726 | 7,726 |
| <u></u> | <u></u> | <u></u> |
| <u>\$ 1,380,388</u> | <u>\$ (1,774)</u> | <u>\$ 1,378,614</u> |
| | | |
| \$ 75,046 | \$ (75,046) | \$ |
| | 70,744 | 70,744 |
| <u>585,318</u> | <u>52,023</u> | <u>637,341</u> |
| <u>\$ 660,364</u> | <u>\$ 47,721</u> | <u>\$ 708,085</u> |

The accompanying notes to the financial statements are an integral part of this report.

MONTROSE MANAGEMENT DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2013

| | |
|--|------------------|
| Net Change in Fund Balances - Governmental Funds | \$ 75,046 |
| Amounts reported for governmental activities in the Statement of Activities are different because: | |
| Governmental funds report capital expenditures as expenditures in the period purchased. However in the Statement of Net Position, capital assets are increased by new purchases and the Statement of Net Activities is not affected. | 9,500 |
| Governmental funds do not account for depreciation. However, in the Statement of Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities. | (7,726) |
| Governmental funds report assessment revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the assessments are levied. | (6,076) |
| Change in Net Position - Governmental Activities | <u>\$ 70,744</u> |

The accompanying notes to the financial
statements are an integral part of this report.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2013

NOTE 1. CREATION OF DISTRICT

The Harris County Improvement District No. 6, also known as the East Montrose Management District ("East Zone"), was created, effective June 17, 2005, by the Texas Legislature under provisions of House Bill No. 3518, of the 79th Legislature, Regular Session, 2005, codified as Chapter 3843, Texas Special District Local Laws Code (formerly Subchapter K, Chapter 376, Texas Local Government Code). The Harris County Improvement District No. 11, also known as the West Montrose Management District ("West Zone"), was created, effective June 19, 2009, by the Texas Legislature under provisions of House Bill 4722, of the 81st Legislature, Regular Session, 2009, codified as Chapter 3878, Texas Special District Local Laws Code (formerly Subchapter K, Chapter 376, Texas Local Government Code). Pursuant to the provisions of the Acts creating the Districts, the Districts are empowered to promote, develop, encourage, and maintain employment, commerce, transportation, housing, tourism, recreation, arts and entertainment, economic development, safety, and the public welfare in the Harris County Improvement District No. 6 and the Harris County Improvement District No. 11 (collectively the "Districts"). On February 15, 2011, the two Districts lawfully consolidated and became known as the Montrose Management District (the "District").

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board ("GASB"). In addition, the accounting records of the District are maintained generally in accordance with the *Water District Financial Management Guide* published by the Texas Commission on Environmental Quality (the "Commission").

The District is a political subdivision of the State of Texas governed by an appointed board. The GASB has established the criteria for determining whether or not an entity is a primary government or a component unit of a primary government. The primary criteria are that it has a separately appointed governing body, it is legally separate, and it is fiscally independent of other state and local governments. Under these criteria, the District is considered a primary government and is not a component unit of any other government. Additionally, no other entities meet the criteria for inclusion in the District's financial statement as component units.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2013

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting.

The GASB Codification set forth standards for external financial reporting for all state and local government entities, which include a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net positions into three components: Net Investment in Capital Assets; Restricted; and Unrestricted. These classifications are defined as follows:

- Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

When both restricted and unrestricted resources are available for use, generally it is the District's policy to use restricted resources first.

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the District as a whole. The District's Statement of Net Position and Statement of Activities are combined with the governmental fund financial statements. The District is viewed as a special-purpose government and has the option of combining these financial statements.

The Statement of Net Position is reported by adjusting the governmental fund types to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. Any amounts recorded due to and due from other funds are eliminated in the Statement of Net Position.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2013

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide Financial Statements (Continued)

The Statement of Activities is reported by adjusting the governmental fund types to report only items related to current year revenues and expenditures. Items such as capital outlay are allocated over their estimated useful lives as depreciation expense. Internal activities between governmental funds, if any, are eliminated by adjustment to obtain net total revenue and expense of the government-wide Statement of Activities.

Fund Financial Statements

As discussed above, the District's fund financial statements are combined with the government-wide statements. The fund statements include a Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances.

Governmental Funds

The District has two major governmental funds.

General Funds - For the East Zone and West Zone to account for resources not required to be accounted for in another fund, assessment revenues, costs and general expenditures.

Basis of Accounting

The District uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both "measurable and available." Measurable means the amount can be determined. Available means collectible within the current period or soon enough thereafter to pay current liabilities. The District considers revenue reported in governmental funds to be available if they are collectible within 60 days after year end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

Annual assessments considered available by the District and included in revenue include the 2012 assessments collected during the period October 1, 2012 to December 31, 2013. In addition, assessments collected from January 1, 2013, to December 31, 2013, for the 2011 and prior assessment levies are included in revenues. The 2013 annual assessments for the District have been fully deferred to meet the operating expenditures for the 2014 fiscal year.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2013

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of Accounting (Continued)

Amounts transferred between the funds are reported as other financing sources or uses. Loans between the funds are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis.

Capital Assets

Capital assets, which include office equipment and fixtures and vehicles, are reported in the government-wide Statement of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their fair market value on the date donated. Repairs and maintenance are recorded as expenditures in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Interest costs, including developer interest, engineering fees and certain other costs are capitalized as part of the asset.

Assets are capitalized, including infrastructure assets, if they have an original cost greater than \$5,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation. Estimated useful lives are as follows:

| | <u>Years</u> |
|-------------------------------|--------------|
| Office Equipment and Fixtures | 3 |
| Vehicles | 5 |

Budgeting

In compliance with governmental accounting principles, the Board of Directors annually adopts an unappropriated budget for the General Fund of the East Zone and the West Zone. The budgets were not amended during the current fiscal year.

Pensions

The District has not established a pension plan as the District does not have employees. The Internal Revenue Service has determined that fees of office received by Directors are considered to be wages subject to federal income tax withholding for payroll tax purposes only.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2013

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are presented using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities associated with the activities are reported. Fund equity is classified as net position.

Governmental fund types are accounted for on a spending or financial flow measurement focus. Accordingly, only current assets and current liabilities are included on the Balance Sheet, and the reported fund balances provide an indication of available spendable or appropriable resources. Operating statements of governmental fund types report increases and decreases in available spendable resources. The District's fund balances are classified using the following hierarchy:

Nonspendable: amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.

Restricted: amounts that can be spent only for specific purposes because of constitutional provisions, or enabling legislation, or because of constraints that are imposed externally. The District does not have any restricted fund balances.

Committed: amounts that can be spent only for purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. This action must be made no later than the end of the fiscal year. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The District does not have any committed fund balances.

Assigned: amounts that do not meet the criteria to be classified as restricted or committed, but that are intended to be used for specific purposes. The District has not adopted a formal policy regarding the assignment of fund balances and does not have any assigned fund balances..

Unassigned: all other spendable amounts in the General Fund.

When expenditures are incurred for which restricted, committed, assigned or unassigned fund balances are available, the District considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2013

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Accounting Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the Authority of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year end, the carrying amount of the District's deposits was \$866,059 and the bank balance was \$914,832. Of the bank balance, \$682,833 was covered by federal depository insurance and the balance was covered by collateral pledged in the name of the District and held in a third party depository.

The carrying values of the deposits are included in the Governmental Funds Balance Sheets and the Statement of Net Position at December 31, 2013, as listed below:

| | <u>CASH</u> | <u>CERTIFICATES OF DEPOSIT</u> | <u>TOTAL</u> |
|------------------------|-------------------|------------------------------------|-------------------|
| EAST ZONE GENERAL FUND | \$ 147,307 | \$ 250,000 | \$ 397,307 |
| WEST ZONE GENERAL FUND | <u>318,752</u> | <u>150,000</u> | <u>468,752</u> |
| TOTAL DEPOSITS | <u>\$ 466,059</u> | <u>\$ 400,000</u> | <u>\$ 866,059</u> |

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2013

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Investments

Under Texas law, the District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all District funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the District's financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. The District's investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." No person may invest District funds without express written authority from the Board of Directors.

Texas statutes include specifications for and limitations applicable to the District and its authority to purchase investments as defined in the Public Funds Investment Act. Authorized investments are summarized as follows: (1) obligations of the United States or its agencies and instrumentalities, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, (5) certain A rated or higher obligations of states, agencies, counties, cities, and other political subdivisions of any state, (6) bonds issued, assumed or guaranteed by the State of Israel, (7) insured or collateralized certificates of deposit, (8) certain fully collateralized repurchase agreements secured by delivery, (9) certain bankers' acceptances with limitations, (10) commercial paper rated A-1 or P-1 or higher and a maturity of 270 days or less, (11) no-load money market mutual funds and no-load mutual funds with limitations, (12) certain guaranteed investment contracts, (13) certain qualified governmental investment pools and (14) a qualified securities lending program.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2013

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

As of December 31, 2013, the District had the following investments and maturities:

| Fund and Investment Type | Fair Value | Maturities in Years | | | |
|-----------------------------|-------------------|---------------------|---------------|---------------|-----------------|
| | | Less Than 1 | 1-5 | 6-10 | More Than 10 |
| <u>EAST ZONE GENERAL</u> | | | | | |
| <u>FUND -</u> | | | | | |
| Certificates of Deposit | \$ 250,000 | \$ 250,000 | \$ | \$ | \$ |
| <u>WEST ZONE GENERAL</u> | | | | | |
| <u>FUND -</u> | | | | | |
| Certificates of Deposit | 150,000 | 150,000 | | | |
| Total Investments | <u>\$ 400,000</u> | <u>\$ 400,000</u> | <u>\$ -0-</u> | <u>\$ -0-</u> | <u>\$ -0-</u> |

NOTE 4. CAPITAL ASSETS

Capital assets activity for the year ended December 31, 2013:

| | January 1, 2013 | Additions | December 31, 2013 |
|---|-----------------|-----------|-------------------|
| Capital Assets at Historical Costs Subject to Depreciation | | | |
| Automobiles, Equipment and Signage | \$ 50,591 | \$ 9,500 | \$ 60,091 |
| Less Accumulated Depreciation | | | |
| Automobiles, Equipment and Signage | \$ 31,621 | \$ 7,726 | \$ 39,347 |
| Total Capital Assets, Net of Accumulated Depreciation | \$ 18,970 | \$ 1,774 | \$ 20,744 |

NOTE 5. ANNUAL ASSESSMENTS

In accordance with the Acts creating the Districts, the Districts may levy ad valorem taxes or assessment fees in accordance with Chapter 375, Local Government Code, to provide improvements and services for a project or activity the Districts are authorized to acquire, construct, improve, or provide under this Act.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2013

NOTE 5. ANNUAL ASSESSMENTS (Continued)

On April 16, 2008, an order was adopted granting a petition for a service plan and an assessment roll for the East Zone. The order authorized levying an annual assessment which would assure sufficient funding for the services provided under the ten year (2008-2017) term of the Service Plan. The order authorized an assessment of \$0.125 per \$100 valuation on land and improvements within the East Zone throughout the term of the Service Plan.

During the year ended December 31, 2013, the East Zone levied an assessment of \$0.125 per \$100 of assessed valuation of taxable real property, which resulted in an assessment of \$506,290 for the 2013 assessment year. Total revenue of \$426,034 has been recorded in the current year.

On January 10, 2011, an order was adopted granting a petition for a service plan and an assessment roll for the West Zone. The order authorized levying an annual assessment which would assure sufficient funding for the services provided under the nine year (2009-2017) term of the Service Plan. The order authorized an assessment of \$0.125 per \$100 valuation on land and improvements within the West Zone throughout the term of the Service Plan.

During the year ended December 31, 2013, the West Zone levied an assessment of \$0.125 per \$100 of assessed valuation of taxable real property, which resulted in an assessment of \$1,165,454 for the 2013 assessment year. Total revenue of \$980,905 has been recorded in the current year.

The District's calendar for collection of the assessments is as follows:

- Levy Date - October 1 or as soon thereafter as practicable
- Lien Date - January 1.
- Due Date - Not later than January 31.
- Delinquent Date - February 1, at which time the taxpayer is liable for penalty and interest.

NOTE 6. RISK MANAGEMENT

The District is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, and natural disasters. The District participates in the Texas Municipal League Intergovernmental Risk Pool (TML) to provide general liability, automobile, errors and omissions, law enforcement and real and personal property coverage. The District, along with other participating entities, contributes annual amounts determined by TML's management. As claims arise they are submitted and paid by TML. During the fiscal year ended December 31, 2013, the District contributed a total of \$8,566 to the fund for this insurance,

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2013

NOTE 6. RISK MANAGEMENT (Continued)

which included contributions of \$2,769 from the East Zone and \$5,797 from the West Zone. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

FOR MANAGEMENT'S USE ONLY

MONTROSE MANAGEMENT DISTRICT

REQUIRED SUPPLEMENTARY INFORMATION

DECEMBER 31, 2013

MONTROSE MANAGEMENT DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - GOVERNMENTAL FUNDS TOTAL
FOR THE YEAR ENDED DECEMBER 31, 2013

| | Original and Final Budget | Actual | Variance Positive (Negative) |
|---|------------------------------|---------------------|------------------------------------|
| REVENUES | | | |
| Assessment Revenues | \$ 1,339,564 | \$ 1,406,939 | \$ 67,375 |
| Penalty and Interest | 25,000 | 23,846 | (1,154) |
| Investment Revenues | 700 | 3,216 | 2,516 |
| Miscellaneous Revenues | | 21,433 | 21,433 |
| TOTAL REVENUES | <u>\$ 1,365,264</u> | <u>\$ 1,455,434</u> | <u>\$ 90,170</u> |
| EXPENDITURES | | | |
| Service Operations | | | |
| Security and Public Safety | \$ 536,800 | \$ 470,533 | \$ 66,267 |
| Mobility and Transportation | 290,000 | 40,136 | 249,864 |
| Visual Improvements and Cultural | 439,320 | 95,660 | 343,660 |
| Business Development | 383,938 | 322,499 | 61,439 |
| Administrative Expenditures | 337,460 | 451,560 | (114,100) |
| TOTAL EXPENDITURES | <u>\$ 1,987,518</u> | <u>\$ 1,380,388</u> | <u>\$ 607,130</u> |
| NET CHANGE IN FUND BALANCE | \$ (622,254) | \$ 75,046 | \$ 697,300 |
| FUND BALANCE - JANUARY 1, 2013 | <u>585,318</u> | <u>585,318</u> | |
| FUND BALANCE - DECEMBER 31, 2013 | <u>\$ (36,936)</u> | <u>\$ 660,364</u> | <u>\$ 697,300</u> |

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - EAST ZONE
FOR THE YEAR ENDED DECEMBER 31, 2013

| | Original and Final Budget | Actual | Variance Positive (Negative) |
|---|------------------------------|-------------------|------------------------------------|
| REVENUES | | | |
| Assessment Revenues | \$ 433,047 | \$ 426,034 | \$ (7,013) |
| Penalty and Interest | 10,000 | 8,844 | (1,156) |
| Investment Revenues | 226 | 1,607 | 1,381 |
| Miscellaneous Revenues | | 11,275 | 11,275 |
| TOTAL REVENUES | <u>\$ 443,273</u> | <u>\$ 447,760</u> | <u>\$ 4,487</u> |
| EXPENDITURES | | | |
| Service Operations | | | |
| Security and Public Safety | \$ 171,823 | \$ 151,680 | \$ 20,143 |
| Mobility and Transportation | 92,935 | 12,879 | 80,056 |
| Visual Improvements and Cultural | 150,782 | 39,257 | 111,525 |
| Business Development | 122,893 | 103,876 | 19,017 |
| Administrative Expenditures | 108,529 | 165,582 | (57,053) |
| TOTAL EXPENDITURES | <u>\$ 646,962</u> | <u>\$ 473,274</u> | <u>\$ 173,688</u> |
| NET CHANGE IN FUND BALANCE | \$ (203,689) | \$ (25,514) | \$ 178,561 |
| FUND BALANCE - JANUARY 1, 2013 | <u>333,830</u> | <u>333,830</u> | |
| FUND BALANCE - DECEMBER 31, 2013 | <u>\$ 130,141</u> | <u>\$ 308,316</u> | <u>\$ 178,561</u> |

See accompanying independent auditor's report.

**MONTROSE MANAGEMENT DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - WEST ZONE
FOR THE YEAR ENDED DECEMBER 31, 2013**

| | Original and Final Budget | Actual | Variance Positive (Negative) |
|---|------------------------------|---------------------|------------------------------------|
| REVENUES | | | |
| Assessment Revenues | \$ 906,517 | \$ 980,905 | \$ 74,388 |
| Penalty and Interest | 15,000 | 15,002 | 2 |
| Investment Revenues | 474 | 1,609 | 1,135 |
| Miscellaneous Revenues | | 10,158 | 10,158 |
| TOTAL REVENUES | <u>\$ 921,991</u> | <u>\$ 1,007,674</u> | <u>\$ 85,683</u> |
| EXPENDITURES | | | |
| Service Operations | | | |
| Security and Public Safety | \$ 364,977 | \$ 318,853 | \$ 46,124 |
| Mobility and Transportation | 197,065 | 27,257 | 169,808 |
| Visual Improvements and Cultural | 288,538 | 56,403 | 232,135 |
| Business Development | 261,045 | 218,623 | 42,422 |
| Administrative Expenditures | 228,931 | 285,978 | (57,047) |
| TOTAL EXPENDITURES | <u>\$ 1,340,556</u> | <u>\$ 907,114</u> | <u>\$ 433,442</u> |
| NET CHANGE IN FUND BALANCE | \$ (418,565) | \$ 100,560 | \$ 519,125 |
| FUND BALANCE - JANUARY 1, 2013 | <u>251,488</u> | <u>251,488</u> | |
| FUND BALANCE - DECEMBER 31, 2013 | <u>\$ (167,077)</u> | <u>\$ 352,048</u> | <u>\$ 519,125</u> |

See accompanying independent auditor's report.

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MONTROSE MANAGEMENT DISTRICT
SUPPLEMENTARY INFORMATION – REQUIRED BY THE
WATER DISTRICT FINANCIAL MANAGEMENT GUIDE
DECEMBER 31, 2013

MONTROSE MANAGEMENT DISTRICT
GENERAL FUND EXPENDITURES – GOVERNMENTAL FUNDS TOTAL
FOR THE YEAR ENDED DECEMBER 31, 2013

PURCHASED SERVICES FOR RESALE:

| | |
|----------------------------------|----------------|
| Security and Public Safety | \$ 470,533 |
| Mobility and Transportation | 40,136 |
| Visual Improvements and Cultural | 95,660 |
| Business Development | 322,499 |
| Administrative Expenditures | <u>451,560</u> |

TOTAL EXPENDITURES

\$ 1,380,388

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
GENERAL FUND EXPENDITURES – EAST ZONE
FOR THE YEAR ENDED DECEMBER 31, 2013

PURCHASED SERVICES FOR RESALE:

| | |
|----------------------------------|----------------|
| Security and Public Safety | \$ 151,680 |
| Mobility and Transportation | 12,879 |
| Visual Improvements and Cultural | 39,257 |
| Business Development | 103,876 |
| Administrative Expenditures | <u>165,582</u> |

TOTAL EXPENDITURES

\$ 473,274

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
GENERAL FUND EXPENDITURES - WEST ZONE
FOR THE YEAR ENDED DECEMBER 31, 2013

PURCHASED SERVICES FOR RESALE:

| | |
|----------------------------------|----------------|
| Security and Public Safety | \$ 318,853 |
| Mobility and Transportation | 27,257 |
| Visual Improvements and Cultural | 56,403 |
| Business Development | 218,623 |
| Administrative Expenditures | <u>285,978</u> |

TOTAL EXPENDITURES

\$ 907,114

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
INVESTMENTS
DECEMBER 31, 2013

| <u>Funds</u> | <u>Identification or Certificate Number</u> | <u>Interest Rate</u> | <u>Maturity Date</u> | <u>Balance at End of Year</u> | <u>Accrued Interest Receivable at End of Year</u> |
|-------------------------|---|--------------------------|--------------------------|-----------------------------------|---|
| <u>EAST ZONE</u> | | | | | |
| Certificate of Deposit | xxxxxxxx43 | .30% | 02/09/2014 | \$ 50,000 | \$ 57 |
| Certificate of Deposit | xxxxxxxx69 | .30% | 06/10/2014 | 50,000 | 8 |
| Certificate of Deposit | xxxxxxxx11 | .30% | 03/10/2014 | 50,000 | 46 |
| Certificate of Deposit | xxxxxxxx32 | .32% | 05/12/2014 | 50,000 | 24 |
| Certificate of Deposit | xxxxxxxx89 | .30% | 04/10/2014 | 50,000 | 33 |
| TOTAL EAST ZONE | | | | \$ 250,000 | \$ 168 |
| <u>WEST ZONE</u> | | | | | |
| Certificate of Deposit | xxxxxxxx10 | .30% | 03/20/2014 | \$ 50,000 | \$ 46 |
| Certificate of Deposit | xxxxxxxx35 | .32% | 05/05/2014 | 50,000 | 24 |
| Certificate of Deposit | xxxxxxxx97 | .30% | 04/10/2014 | 50,000 | 33 |
| TOTAL WEST ZONE | | | | \$ 150,000 | \$ 103 |
| GRAND TOTAL | | | | \$ 400,000 | \$ 271 |

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
CHANGE IN ASSESSMENTS RECEIVABLE – GOVERNMENTAL FUNDS TOTAL
FOR THE YEAR ENDED DECEMBER 31, 2013

| | <u>Assessments</u> | |
|-------------------------------------|-----------------------------|---------------------|
| ASSESSMENTS RECEIVABLE – | | |
| JANUARY 1, 2013 | \$ 1,346,647 | |
| Adjustments to Beginning Balance | <u>(24,158)</u> | \$ 1,322,489 |
| Original 2013 Assessments Roll | \$ 1,671,744 | |
| Adjustment to 2013 Assessments Roll | <u> </u> | <u>1,671,744</u> |
| TOTAL TO BE ACCOUNTED FOR | | \$ 2,994,233 |
| ASSESSMENT COLLECTIONS: | | |
| Prior Year | \$ 1,295,512 | |
| Current Year | <u>113,545</u> | <u>1,409,057</u> |
| ASSESSMENTS RECEIVABLE – | | |
| DECEMBER 31, 2013 | | <u>\$ 1,585,176</u> |
| ASSESSMENTS RECEIVABLE BY YEAR: | | |
| 2013 | | \$ 1,558,199 |
| 2012 | | 19,188 |
| 2011 | | 5,216 |
| 2010 | | 2,491 |
| 2009 | | 38 |
| 2008 | | 25 |
| 2007 | | <u>19</u> |
| | | <u>\$ 1,585,176</u> |

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
CHANGE IN ASSESSMENTS RECEIVABLE – EAST ZONE
FOR THE YEAR ENDED DECEMBER 31, 2013

| | <u>Assessments</u> | |
|-------------------------------------|--------------------|-------------------|
| ASSESSMENTS RECEIVABLE – | | |
| JANUARY 1, 2013 | \$ 404,998 | |
| Adjustments to Beginning Balance | <u>(17,424)</u> | \$ 387,574 |
| Original 2013 Assessments Roll | \$ 506,290 | |
| Adjustment to 2013 Assessments Roll | | <u>506,290</u> |
| TOTAL TO BE ACCOUNTED FOR | | \$ 893,864 |
| ASSESSMENT COLLECTIONS: | | |
| Prior Year | \$ 378,248 | |
| Current Year | <u>48,869</u> | <u>427,117</u> |
| ASSESSMENTS RECEIVABLE – | | |
| DECEMBER 31, 2013 | | <u>\$ 466,747</u> |
| ASSESSMENTS RECEIVABLE BY YEAR: | | |
| 2013 | | \$ 457,420 |
| 2012 | | 7,811 |
| 2011 | | 1,083 |
| 2010 | | 351 |
| 2009 | | 38 |
| 2008 | | 25 |
| 2007 | | <u>19</u> |
| | | <u>\$ 466,747</u> |

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
CHANGE IN ASSESSMENTS RECEIVABLE – WEST ZONE
FOR THE YEAR ENDED DECEMBER 31, 2013

| | <u>Assessments</u> | |
|-------------------------------------|--------------------|---------------------|
| ASSESSMENTS RECEIVABLE – | | |
| JANUARY 1, 2013 | \$ 941,649 | |
| Adjustments to Beginning Balance | <u>(6,734)</u> | \$ 934,915 |
| Original 2013 Assessments Roll | \$ 1,165,454 | |
| Adjustment to 2013 Assessments Roll | | <u>1,165,454</u> |
| TOTAL TO BE ACCOUNTED FOR | | \$ 2,100,369 |
| ASSESSMENT COLLECTIONS: | | |
| Prior Year | \$ 917,264 | |
| Current Year | <u>64,676</u> | <u>981,940</u> |
| ASSESSMENTS RECEIVABLE – | | |
| DECEMBER 31, 2013 | | <u>\$ 1,118,429</u> |
| ASSESSMENTS RECEIVABLE BY YEAR: | | |
| 2013 | | \$ 1,100,779 |
| 2012 | | 11,377 |
| 2011 | | 4,133 |
| 2010 | | <u>2,140</u> |
| | | <u>\$ 1,118,429</u> |

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GOVERNMENTAL FUNDS TOTAL - FIVE YEARS

| | Amounts | | |
|---|---------------------|---------------------|---------------------|
| | 2013 | 2012 | 2011 |
| REVENUES | | | |
| Assessment Revenues | \$ 1,406,939 | \$ 1,299,077 | \$ 1,216,293 |
| Penalty and Interest | 23,846 | 20,122 | 30,768 |
| Investment Revenues | 3,216 | 3,108 | 1,597 |
| Miscellaneous Revenues | 21,433 | 13,702 | 23,476 |
| TOTAL REVENUES | \$ 1,455,434 | \$ 1,336,009 | \$ 1,272,134 |
| EXPENDITURES | | | |
| Service Operations: | | | |
| Security and Public Safety | \$ 470,533 | \$ 474,394 | \$ 406,687 |
| Mobility and Transportation | 40,136 | 41,307 | 127,834 |
| Visual Improvements and Cultural | 95,660 | 82,610 | 43,871 |
| Business Development | 322,499 | 250,982 | 101,092 |
| Administrative Expenditures | 451,560 | 380,157 | 365,614 |
| Creation and Petition Services | | 40,950 | |
| TOTAL EXPENDITURES | \$ 1,380,388 | \$ 1,270,400 | \$ 1,045,098 |
| NET CHANGE IN FUND BALANCES | \$ 75,046 | \$ 65,609 | \$ 227,036 |
| FUND BALANCE - Beginning of the Year | 585,318 | 519,709 | 292,673 |
| FUND BALANCE - End of the Year | \$ 660,364 | \$ 585,318 | \$ 519,709 |

See accompanying independent auditor's report.

| | | Percent of Total Revenues | | | | |
|---------------|---------------|---------------------------|---------------|---------------|-------------|-------------|
| <u>2010</u> | <u>2009</u> | <u>2013</u> | <u>2012</u> | <u>2011</u> | <u>2010</u> | <u>2009</u> |
| \$ | \$ | 96.7% | 97.3% | 95.6% | | |
| | | 1.6 | 1.5 | 2.4 | | |
| | | 0.2 | 0.2 | 0.1 | | |
| | | <u>1.5</u> | <u>1.0</u> | <u>1.9</u> | | |
| \$ | \$ | <u>100.0%</u> | <u>100.0%</u> | <u>100.0%</u> | | |
| \$ | \$ | 32.3% | 35.5% | 32.0% | | |
| | | 2.8 | 3.1 | 10.0 | | |
| | | 6.6 | 6.2 | 3.4 | | |
| | | 22.2 | 18.8 | 7.9 | | |
| | | 31.0 | 28.4 | 28.7 | | |
| | | | <u>3.1</u> | | | |
| \$ | \$ | <u>94.9%</u> | <u>95.1%</u> | <u>82.0%</u> | | |
| \$ | \$ | <u>5.1%</u> | <u>4.9%</u> | <u>18.0%</u> | <u>N/A</u> | <u>N/A</u> |
| \$ | \$ | | | | | |
| <u>\$ N/A</u> | <u>\$ N/A</u> | | | | | |

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
EAST ZONE – FIVE YEARS

| | <u>Amounts</u> | | |
|---|--------------------|-------------------|-------------------|
| | <u>2013</u> | <u>2012</u> | <u>2011</u> |
| REVENUES | | | |
| Assessment Revenues | \$ 426,034 | \$ 418,367 | \$ 363,651 |
| Penalty and Interest | 8,844 | 8,316 | 10,510 |
| Investment Revenues | 1,607 | 1,663 | 984 |
| Miscellaneous Revenues | 11,275 | 5,536 | 8,444 |
| TOTAL REVENUES | <u>\$ 447,760</u> | <u>\$ 433,882</u> | <u>\$ 383,589</u> |
| EXPENDITURES | | | |
| Service Operations: | | | |
| Security and Public Safety | \$ 151,680 | \$ 153,360 | \$ 180,407 |
| Mobility and Transportation | 12,879 | 13,255 | 2,546 |
| Visual Improvements and Cultural | 39,257 | 35,092 | 23,080 |
| Business Development | 103,876 | 82,156 | 41,502 |
| Administrative Expenditures | 165,582 | 140,992 | 90,783 |
| Creation and Petition Services | | 13,141 | |
| TOTAL EXPENDITURES | <u>\$ 473,274</u> | <u>\$ 437,996</u> | <u>\$ 338,318</u> |
| NET CHANGE IN FUND BALANCE | <u>\$ (25,514)</u> | <u>\$ (4,114)</u> | <u>\$ 45,271</u> |
| FUND BALANCE – Beginning of the Year | <u>333,830</u> | <u>337,944</u> | <u>292,673</u> |
| FUND BALANCE – End of the Year | <u>\$ 308,316</u> | <u>\$ 333,830</u> | <u>\$ 337,944</u> |

See accompanying independent auditor's report.

| | | Percent of Total Revenues | | | | |
|-------------------|-------------------|---------------------------|---------------|---------------|---------------|---------------|
| <u>2010</u> | <u>2009</u> | <u>2013</u> | <u>2012</u> | <u>2011</u> | <u>2010</u> | <u>2009</u> |
| \$ 467,273 | \$ 415,987 | 95.1% | 96.4% | 94.8% | 93.1% | 96.1% |
| 20,513 | 12,563 | 2.0 | 1.9 | 2.7 | 4.1 | 2.9 |
| 394 | 1,125 | 0.4 | 0.4 | 0.3 | 0.1 | 0.3 |
| <u>13,547</u> | <u>3,368</u> | <u>2.5</u> | <u>1.3</u> | <u>2.2</u> | <u>2.7</u> | <u>.7</u> |
| \$ <u>501,727</u> | \$ <u>433,043</u> | <u>100.0%</u> | <u>100.0%</u> | <u>100.0%</u> | <u>100.0%</u> | <u>100.0%</u> |
| | | | | | | |
| \$ 137,642 | \$ 108,595 | 33.9% | 35.3% | 47.0% | 27.4% | 25.1% |
| | 48,970 | 2.9 | 3.1 | .7 | 0.0 | 11.3 |
| 12,636 | 14,421 | 8.8 | 8.1 | 6.0 | 2.5 | 3.3 |
| 20,359 | 43,851 | 23.2 | 18.9 | 10.8 | 4.1 | 10.1 |
| 148,386 | 120,961 | 37.0 | 32.5 | 23.7 | 29.6 | 27.9 |
| | | <u>0.0</u> | <u>3.0</u> | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> |
| \$ <u>319,023</u> | \$ <u>336,798</u> | <u>105.8%</u> | <u>100.9%</u> | <u>88.2%</u> | <u>63.6%</u> | <u>77.7%</u> |
| | | | | | | |
| \$ 182,704 | \$ 96,245 | (5.8)% | (0.9)% | 11.8% | 36.4% | 22.3% |
| <u>109,969</u> | <u>13,724</u> | | | | | |
| \$ <u>292,673</u> | \$ <u>109,969</u> | | | | | |

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
WEST ZONE – FIVE YEARS

| | <u>Amounts</u> | | |
|--|---------------------|-------------------|-------------------|
| | <u>2013</u> | <u>2012</u> | <u>2011</u> |
| REVENUES | | | |
| Assessment Revenues | \$ 980,905 | \$ 880,710 | \$ 852,642 |
| Penalty and Interest | 15,002 | 11,806 | 20,258 |
| Investment Revenues | 1,609 | 1,445 | 613 |
| Miscellaneous Revenues | <u>10,158</u> | <u>8,166</u> | <u>15,032</u> |
| TOTAL REVENUES | <u>\$ 1,007,674</u> | <u>\$ 902,127</u> | <u>\$ 888,545</u> |
| EXPENDITURES | | | |
| Service Operations: | | | |
| Security and Public Safety | \$ 318,853 | \$ 321,034 | \$ 226,280 |
| Mobility and Transportation | 27,257 | 28,052 | 125,288 |
| Visual Improvements and Cultural | 56,403 | 47,518 | 20,791 |
| Business Development | 218,623 | 168,826 | 59,590 |
| Administrative Expenditures | 285,978 | 239,165 | 274,831 |
| Creation and Petition Services | <u>27,809</u> | <u>27,809</u> | <u>27,809</u> |
| TOTAL EXPENDITURES | <u>\$ 907,114</u> | <u>\$ 832,404</u> | <u>\$ 706,780</u> |
| NET CHANGE IN FUND BALANCE | \$ 100,560 | \$ 69,723 | \$ 181,765 |
| FUND BALANCE -- Beginning of the Year | <u>251,488</u> | <u>181,765</u> | <u> </u> |
| FUND BALANCE -- End of the Year | <u>\$ 352,048</u> | <u>\$ 251,488</u> | <u>\$ 181,765</u> |

See accompanying independent auditor's report.

| | | Percent of Total Revenues | | | | |
|-------------|-------------|---------------------------|-------------|-------------|-------------|-------------|
| <u>2010</u> | <u>2009</u> | <u>2013</u> | <u>2012</u> | <u>2011</u> | <u>2010</u> | <u>2009</u> |
| \$ | \$ | 97.3% | 97.6% | 96.0% | | |
| | | 1.5 | 1.3 | 2.3 | | |
| | | 0.2 | 0.2 | 0.1 | | |
| | | 1.0 | 0.9 | 1.6 | | |
| \$ | \$ | 100.0% | 100.0% | 100.0% | | |
| \$ | \$ | 31.6% | 35.6% | 25.5% | | |
| | | 2.7 | 3.1 | 14.1 | | |
| | | 5.6 | 5.3 | 2.3 | | |
| | | 21.7 | 18.7 | 6.7 | | |
| | | 28.4 | 26.5 | 30.9 | | |
| | | 0.0 | 3.1 | 0.0 | | |
| \$ | \$ | 90.0% | 92.3% | 79.5% | | |
| \$ | \$ | 10.0% | 7.7% | 20.5% | N/A | N/A |
| \$ | \$ | N/A | N/A | | | |

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
DECEMBER 31, 2013

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

District Telephone Number - (713) 595-1200

| Board Members | Term of Office (Appointed) | Fees of office for the year ended December 31, 2013 | Expense reimbursements for the year ended December 31, 2013 | Position |
|-----------------|-------------------------------|---|--|-------------------|
| Claude Wynn | 07/09 06/13 (Appointed) | \$ -0- | \$ -0- | 1 - Chairman |
| Dana Thorpe | 04/12 06/13 (Appointed) | \$ -0- | \$ -0- | 2 |
| Randy Mitchmore | 07/09 06/13 (Appointed) | \$ -0- | \$ -0- | 3 - Vice Chairman |
| Cassie Stinson | 07/09 06/13 (Appointed) | \$ -0- | \$ -0- | 4 - Secretary |
| Lane Llewellyn | 04/12 06/13 (Appointed) | \$ -0- | \$ -0- | 5 |
| Vacant | | | | 6 |
| Vacant | | | | 7 |
| Robert Jara | 07/11 06/15 (Appointed) | \$ -0- | \$ -0- | 8 |
| Kathy Hubbard | 07/09 06/13 (Appointed) | \$ -0- | \$ -0- | 9 - Treasurer |
| Michael Grover | 07/09 06/13 (Appointed) | \$ -0- | \$ -0- | 10 |

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
DECEMBER 31, 2013

| Board Members (Continued) | Term of Office (Appointed) | Fees of office for the year ended December 31, 2013 | Expense reimbursements for the year ended December 31, 2013 | Position |
|---------------------------|-------------------------------|---|--|-----------------------------|
| Bobby Heugel | 04/12 06/13 (Appointed) | \$ -0- | \$ -0- | 11 |
| Brad Nagar | 07/09 06/13 (Appointed) | \$ -0- | \$ -0- | 12 – Assistant Secretary |
| Vacant | | | | 13 |
| David Robinson | 07/11 06/15 (Appointed) | \$ -0- | \$ -0- | 14 |
| Vacant | | | | 15 |

See accompanying independent auditor's report.

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MONTROSE MANAGEMENT DISTRICT
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
DECEMBER 31, 2013

| Consultants: | Date Hired | Fees for the year ended December 31, 2013 | Title |
|--|-------------------|--|---|
| Bracewell & Giuliani 711 Louisiana Street, Suite 2300 Houston, TX 77002 | 03/01/13 | \$ 22,152 | Attorney |
| McCall Gibson Swedlund Barfoot PLLC Certified Public Accountants 13100 Wortham Center Drive, Suite 235 Houston, TX 77065-5610 | 02/18/09 | \$ 7,500 | Auditor |
| Equi-Tax Inc. 17111 Rolling Creek Drive, Suite 200 Houston, TX 77090 | 02/20/08 | \$ 21,572 | Assessment Collector and Database Management |
| Municipal Accounts and Consulting LP 1300 Post Oak Blvd., Suite 1600 Houston, TX 77056 | 08/20/08 | \$ 20,266 | Bookkeeper |
| Hawes Hill Calderon LLP 9610 Long Point Road, Suite 150 Houston, TX 77055 | 01/31/07 | \$ 211,725 | Administrator |
| Greater East End Management District 3211 Harrisburg Houston, TX 77003 | 07/16/08 | \$ 65,920 | Graffiti Abatement |
| Mark M. Burton PLLC 1300 Post Oak Blvd., Suite 1600 Houston, TX 77056 | 11/1/09 | \$ 3,850 | Annual Financial Report |

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

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

MONTROSE MANAGEMENT DISTRICT

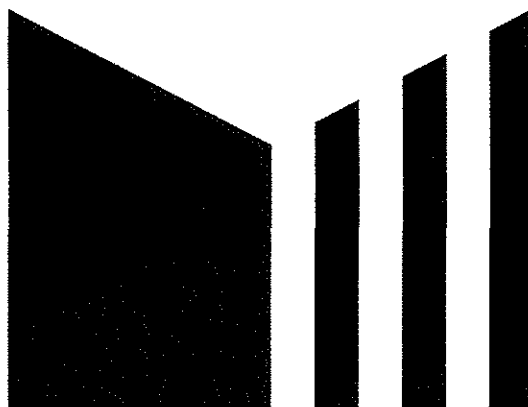
SERVICE PLAN

MONTHLY REPORT

MAY 8 – JUNE 8, 2014

COMMITTEE ACTIVITY

STAFF ACTIVITY



COMMITTEE ACTIVITY

Business and Economic Development Committee

The committee met on May 28.

Marketing and Business Relations Committee

The committee met on May 21.

Recycling Sub-Committee

The recycling sub-committee will meet again in October.

Mobility and Visual Improvements Committee

The Mobility and Visual Improvements Committee met on May 19.

Public Safety Committee

The Public Safety Committee met on May 9.

Finance Committee

The Finance Committee met on June 2 and reviewed District invoices and the Delinquent Assessment Report. The committee recommended the approval of District invoices.

STAFF ACTIVITY

MAY 8 – JUNE 8, 2014

Marketing and Business Relations Committee

The marketing and business relations committee met on May 21 to discuss final details for the CDD application. The application was finalized and delivered to the Texas Commission on the Arts on Friday, May 30. The review process typically takes several months however; we anticipate hearing back from the Commission in late September or early October.

Staff worked with the website team to make corrections and updates to the District website and business directory database. The new website home page has been launched. Work was also completed for the June e-newsletter as well as postcards and materials for upcoming events. A meeting with the professional writers is set for Thursday, June 4 to discuss strategies, story ideas and other matters.

Business Ambassador Program

The Business Ambassadors completed 57 visits this month as well assisted with planning for the upcoming June 26 business mixer, and other assignments as directed by the Executive Director and staff.

Social Media

See social media report attached.

| Three month recapped stats: | <u>March</u> | <u>April</u> | <u>May</u> |
|-----------------------------|--------------|--------------|------------|
| Twitter Followers: | 2,882 | 3,075 | 3,274 |
| Facebook Likes: | 1,313 | 1,407 | 2,827 |

Mobility and Visual Improvements Committee

The committee met and was briefed by Walter P Moore on the application with the City of Houston regarding the Special Parking Area application. Staff and consultants continue ongoing communication with the City to receive adoption of the SPA.

The committee also received an update from Gandy Lighting Design regarding the lighting of bridges over US 59. The committee authorized the hiring of a welding contractor to open a new access point on the bridge to utilize electrical components needed for the project. A meeting with the contractor was scheduled for 6/4/14 to determine what would need to be done to get those access points open.

The committee also received an update on District branding signs by Kudela & Weinheimer. The committee authorized approved structural engineering for the footing of the sign, as well as whether internet connections or radio frequencies will be used to transmit the signal.

The committee also received an update on bike rack installations in the District. Business Ambassadors and staff are in the process of acquiring property owner waivers at interested locations. This will be used to determine any future orders from bike manufacturer Dero. Direct contact has also been made with multi-family housing locations as well as select commercial locations in the District. Currently, there are four locations with bike racks with one more scheduled installation. Three additional sites exist with a completed property owner waiver.

The committee discussed pursuing a new contractor for mowing and trash collection in the District's adopted esplanades. Staff has contacted 10 contractors and anticipates receiving 7-8 bids. Some contractors have experience in median maintenance, including work on behalf of governmental entities.

Safety and Security Committee

The committee received updated stats from the security coordinator, and also discussed the status of the transition from ASE to Senti-Force for mobile security cameras. The latter was expected to begin installs of their camera equipment after the first of June.

Economic Development Committee

The committee met with Kurt Luhrsen of METRO to receive a presentation on their proposed Reimagining Plan. The redesign of the bus systems seeks to increase ridership by moving routes away from a “hub and spoke” layout with frequent downtown transfers, to a more intuitive grid system with an emphasis on the concentrated locations where Houstonians now travel. METRO will also work to improve communication on the new routes with increased signage and improved marketing efforts. A discussion occurred regarding the desire to support METRO in this effort, including a future letter of support, as well as using the District to promote the proposed system.

The committee also discussed a second retail workshop with retail and restaurant owners participating. One suggested focus of the workshop will be to discuss ways in which the City of Houston may become more business friendly. A third meeting involving public officials responsible for plans and permits, may also be necessary to complete the dialogue. Staff is receiving names and contact information from committee members to begin planning the upcoming workshops.

Montrose Management District

Mobility and Visual Improvements Committee Meeting

May 19, 2014

The Montrose Management District Mobility and Visual Improvements Committee held a meeting on Monday, May 19, 2014, at 9:00 AM at the District offices, 5020 Montrose, Suite 311, Houston, Texas.

Montrose Management District Board member present was Claude Wynn. Committee Member present was David Robinson. Also present were Executive Director Bill Calderon, District Director of Services Phil Wagner, Economic Development Director Ray Lawrence, Social Media Manager Tawny Tidwell, Business Ambassador Dennis Beedon, Lance Gandy with Gandy Lighting Design, Cathleen Lynch with Kudela & Weinheimer Landscape Architecture, Jenny Janis with Sherwood Design Engineers, and Jeremy Rocha with Walter P Moore.

The Committee was called to order at 9:05 AM.

1.) Update on Special Parking Area application and District "C" CIP meeting.

Representatives with Walter P Moore have received comments from the City of Houston regarding the Special Parking Area application. A general discussion took place on how to come to an agreement with the City on plan approval. Rocha also gave an update on the City's potential CIP plans within the District. One possibility that has been brought up is a dedicated bike lane on Alabama Street. Wynn stated that it is very important that the committee provide an opinion on the Metro System Reimagining plan. He also suggested having conversations with other neighboring Districts about the potential plan.

A general discussion also occurred regarding the Rebuild Houston Initiative. Calderon asked that a report be made to the Transportation Technology and Infrastructure committee and asked for information from Walter P. Moore. Rocha said that he would be able to meet with District staff in a week.

2.) Update on Bridge Lighting project.

Gandy gave an update on bridge lighting plans and conversations that have taken place with TxDOT. Gandy's team has had difficulty in opening the electrical panels on the bridge and TxDOT has recommended hiring a contractor to access the electrical components. Robinson authorized Calderon to hire a welding contractor, in an amount not to exceed \$4,000, to open a new access point on the bridge to the electrical components. Calderon asked that Robinson review the plans before they are submitted to TxDOT.

3.) Update on District Branding project.

Lynch gave an update on the District branding signs. She said that Kudela & Weinheimer planned to be ready for bid next month with a contract approval in August. Calderon asked for a draft set of bid documents for review by the committee and by legal counsel. Lynch asked for approval to fund structural engineering for the footing of the sign. The committee approved of the expenditure. Gandy discussed internet connections or radio frequencies needed for the transmittal of the signal to turn on the lights. He said the radio antenna came with increased costs. Wynn discussed concerns regarding vandalism and potential for connection obstacles in the future with a radio signal. Calderon asked what fee will exist for the internet connections.

4.) Update on Branded Bike Rack project.

Beedon gave an update on what bike racks have been installed in the District. Calderon recommended not utilizing the site at Light Bulbs Unlimited. Calderon asked Wagner to get in touch with the property owner of El Real. Calderon also asked that contact be made with multi-family housing locations. Wynn mentioned a concern about bicycles being stolen if left overnight. Tidwell said she wouldn't leave her bike out of sight for more than an hour. Calderon said it would be touch and go, not permanent storage. Wynn suggested reaching out to the new Hanson location on Richmond. He also suggested collaborating with Houston B-cycle to place bike racks near the bike sharing locations. Calderon asked for a meeting with Will Rub and B-cycle. Wynn also mentioned contacting Frank Lu. Robinson suggested that staff or the committee use his office downtown for various meetings regarding biking.

5.) Update on Landscape Maintenance in the District.

Calderon expressed displeasure with the current maintenance of the esplanades that have been adopted, especially in regards to trash collection. He said that he planned to come back to the committee with 2-3 bids, which will be circulated when they all arrive. Mulching and tree treatment will not be a part of the bid, but it will likely be pursued at a later date. Wagner said he would provide a summary in a week to 10 days.

6.) Discuss Metro reimagining plans.

Lawrence gave an update about an upcoming meetings on the Metro System Reimagining plan. He said that the plans should have a large, and positive, impact on Metro ridership. Robinson said that he has a power point that shows the benefits of the system.

The meeting was adjourned at 10:40 a.m.

Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: May 28, 2014
SUBJECT: Business & Economic Development Committee Meeting Minutes

The Business & Economic Development Committee of the Montrose Management District held its May meeting on Wednesday, May 28, 2014 at Tradition Bank, 5020 Montrose Blvd., Houston, TX 77006. Committee members attending were Claude Wynn, Cassie Stinson, Steve Madden, Charlie Norris, and Martin Lew. Staff present were Bill Calderon, Ray Lawrence, Phillip Wagner and Tawny Tidwell. Kurt Luhrsen, VP Planning with METRO was the committee's special guest. The meeting was called to order at 12:06 PM.

Approval of Minutes

Minutes of the April 23 meeting were approved as written.

METRO Reimaging Plan

Kurt Luhrsen made a very comprehensive presentation on METRO's proposed Reimaging Plan for its bus system. According to Mr. Luhrsen, there is a strong need for a redesigned route and service structure. The current routes originated in many cases in the 40s and service is very irregular with long intervals on weekends and holidays. Overall METRO ridership has fallen from 95 million in 2000 to 65 million currently. This during a period of increasing employment and population, except during the 2008 downturn, and the start-up of rail service in 2004. Although 36% of downtown workers use transit, only 5% of workers in Midtown, Montrose and the Washington Avenue corridor use transit. METRO believes the reasons for declining ridership are basically two-fold. First, the current bus system is basically a hub and spoke system with riders from many areas having to travel downtown and transfer to another bus that can take them to their destinations outside downtown. Second, in the case of most bus stops, there is only a bus number on the sign with no stop times or destination information displayed. Moreover, bus routes are poorly named in many cases.

Under the new plan, METRO plans to reduce the total number of routes to those traversing heavily traveled arteries in most cases and provide more frequent service, with frequencies no more than every 15 minutes on principal routes seven days a week. Routes will also be spaced so that they are typically 0.5 miles apart in order to capture maximum rider potential. The route plan will be dramatically changed from a hub and spoke network to a grid network to reduce travel times for the 50% of riders that must transfer to reach their destinations. (Planned routes in the Montrose District will be Dallas, Westheimer, Richmond, Montrose Blvd. and Shepherd. The network will be more oriented to the West and North portions of the service area, where much of the population growth has been occurring, as well as high density areas such as Gulfton. METRO also plans to brand its routes according to the arteries they travel on, so most bus signs will change. Finally, the plan is designed to be revenue and cost neutral.

METRO announced its proposed reimagining plan two weeks ago and is allowing two months for public comment. Town hall meetings are being held throughout the service area to explain the plan and solicit public comment. There is also an online survey at www.ridemetro.com that citizens can take. If all goes well, METRO expects to launch the new bus system in approximately one year.

Following Mr. Luhrsen's presentation, the committee and staff offered a number of comments and suggestions. First, the committee expressed its gratitude to him for his excellent presentation and expressed support for the new plan. Bill Calderon expressed the desire to generate a supporting resolution by the District board and indicated that action should originate with the Mobility & Visual Improvements Committee. Claude Wynn stated that the District needed to get information on the plan out to District businesses and residents on the District website and by other means, and encourage people to provide feedback.

The committee pointed out that one of the greatest impediments to faster, more comfortable bus service was the poor condition of streets in the District and asked if METRO was interfacing with City P&D and Public Works to address this issue. Mr. Luhrsen replied that the City was looking at the plan for guidance on what streets should be rebuilt or repaired in the future.

Cassie Stinson expressed the need for developers of luxury apartment projects in the District to hold forums to inform residents of METRO's plans with representatives of METRO as speakers. The forums would hopefully lead to a reduction in vehicle usage and an increase in bus ridership.

Planning for a Second Retail Workshop

The retail workshop on May 6 attended by developers and brokers was felt to be a real success. The committee agreed that a second workshop, with retail store and restaurant owners participating, should be held based on a similar format. One focus of the workshop should be the problems encountered in getting plans and permit applications approved, as well as difficulties in getting and passing inspections. Ray Lawrence asked that committee members give him names and contact information for recommended participants so he could start recruiting them.

A third possible workshop involving public officials was also discussed. Results of the three workshops will be used to plan the District's second annual real estate forum this fall.

Adjournment

The meeting was adjourned at 1:35 PM. The next meeting of the committee is scheduled for Wednesday, June 25.

Montrose Management District

Finance Committee Meeting

June 2, 2014

The Montrose Management District Finance Committee held a meeting on Monday, June 2, 2014, at 10:00 AM at the District offices, 5020 Montrose, Suite 311, Houston, Texas.

Montrose Management District Board member present was Kathy Hubbard. Executive Director Bill Calderon and Director of Services Phil Wagner were also present.

1.) Call Meeting to Order

The committee was called to order at 10:00 a.m.

2.) Delinquent Tax Collection and Litigation Status Report

Calderon provided the update on the delinquent tax collections and lawsuits. He said that there was nothing unusual to report. A discussion occurred regarding how often representatives with Perdue Brandon should attend the Finance Committee meeting. The general thought was that a representative could attend in the Fall when there is often news to report on tax collections, and then the remainder of the year a representative can call in to the meeting. No actions were required or taken by the Committee.

3.) District Invoices

Calderon presented the invoices to the Committee. A general discussion occurred regarding the need to categorize various expenses as reoccurring. The committee deemed the invoices approved for presentation to the board.

4.) Announcements

There were no announcements.

5.) Adjourn

The meeting was adjourned at 10:35 a.m.

Montrose District Social Media Report May 2014

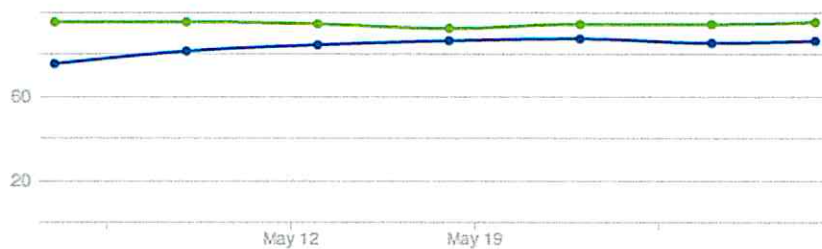
Twitter

New Followers: 196

Total Followers: 3,274

MY SOCIAL SCORES

ENGAGEMENT 86% INFLUENCE 95%



Interactive Stats (above):

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

Influence: This indicates the growth and interest level of our audience.

Facebook

Total Likes: 2827

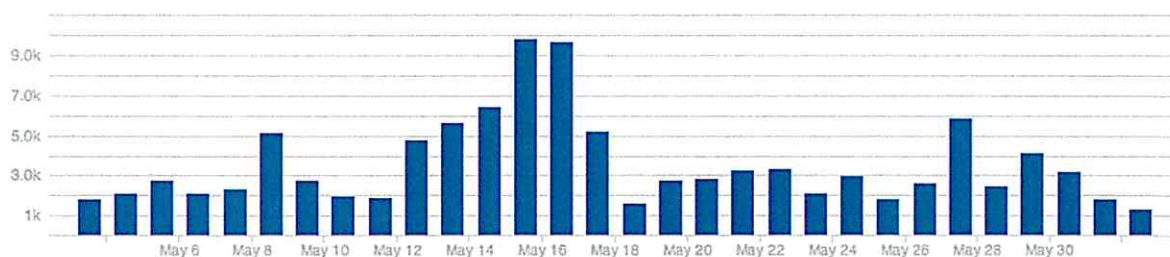
New Likes: 1420

User Impressions 108.2k by 82.2k Indiv. Users

Impressions in April: 335.4k by 134.8k Indiv. Users

PAGE IMPRESSIONS

Impressions 108.2k by 82.2k Users



Top 5 Posts:

| | |
|------------------------------------|-------|
| Cultural District Mixer Event Page | 17.6k |
| Interview w/Chef at Common Bond | 2.6k |
| 12 Essential Houston Restaurants | 2.0k |
| 5 Best Brunch Spots in Montrose | 2.0k |
| ElevenXI Culinary Carnival | 1.2k |

Social Media

TWITTER:

Number of total tweets from May 01-May 31 : 94
Increase in Followers for May 2014: 196
Total Followers: 3,274

FACEBOOK:

Total number of 'likes': **2827**
(Up from 1407 in April 2014)

Total page views this month: 108.2k by 82.2k Indiv. Users
Total page views in March: 335.4k by 134.8k Indiv. Users

Top 5 Posts:

| | |
|------------------------------------|-------|
| Cultural District Mixer Event Page | 17.6k |
| Interview w/Chef at Common Bond | 2.6k |
| 12 Essential Houston Restaurants | 2.0k |
| 5 Best Brunch Spots in Montrose | 2.0k |
| ElevenXI Culinary Carnival | 1.2k |

Three month recapped:

| | March | April | May |
|--------------------|-------|-------|------|
| Twitter Followers: | 2882 | 3075 | 3274 |
| Facebook Likes: | 1313 | 1407 | 2827 |



Shift Period: May-14
Total Hours Worked 607:00
Total Miles Driven 1,842

Crime Arrest Activity

| | |
|----------------------|----|
| Felony Arrests: | 5 |
| Misdemeanor Arrests: | 77 |
| Charges Filed: | 14 |
| Suspects in Jail: | 83 |

Field Activity

| | |
|-------------------|------|
| Parking Tickets: | 0 |
| Citations: | 0 |
| BMV Report Cards: | 255 |
| Crime Prevention: | 1416 |

Patrol Activity

| | |
|--------------------|------|
| Calls for Service: | 254 |
| CIT Calls: | 0 |
| Incident Reports: | 13 |
| Accident Reports | 0 |
| Locations Checked: | 1377 |

Warrants

| | |
|-----------------------|----|
| Felony Warrants: | 3 |
| Misdemeanor Warrants: | 2 |
| City Warrants: | 22 |
| SETCIC Warrants: | 10 |

Arrest Summary

Shift Period May-14

| Charge | # of Arrests |
|--|--------------|
| Abusive Language | 1 |
| Aggravated Assault | 1 |
| City Warrants | 7 |
| Consumption of Alcohol on an Unlicensed Premise. | 3 |
| Criminal Trespass | 2 |
| D.W.I. | 1 |
| Failure to Register as a Sex Offender | 1 |
| Indecent Exposure | 1 |
| Littering | 4 |
| Loitering with the Intent to Comitt Prostitution | 4 |
| P.C.S and Felony Warrant | 1 |
| Parole Violation | 1 |
| Possession of a Controlled Substance | 2 |
| Possession of a Shopping Cart | 1 |
| Prostitution | 3 |
| Public Intoxication | 34 |
| Setcic Warrant | 3 |
| Sexual Assault Warrant | 1 |
| Soliciting Funds in Roadway | 5 |
| Theft | 5 |

Patrol Summary

[Print to PDF](#)

| | |
|----------------------|-----------|
| Theft Warrant | 1 |
| Urinating in Public | 1 |
| Total Arrests | 83 |

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



MY MONTROSE STACY WRIGHT OF MERCANTILE

You have so many different people, but the common denominator is that everybody is nice. I mean, even though Rice Village people are nice too, here people go out of their way to be really welcoming. Just doing the soft opening, we were overwhelmed with people coming in, everyone from the neighborhood, wanting to come to support us...

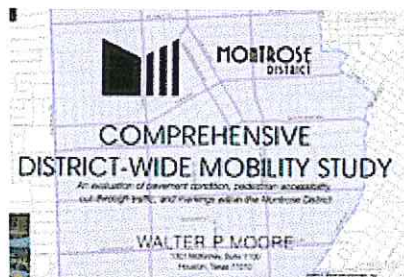
[READ MORE »](#)



Blackhole Coffee
4505 Graustark St.
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Roots
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The State of Montrose Streets and How You Can Help

The poor road quality in Montrose is no secret. It's difficult to drive a mile without seeing potholes, broken curbs, and other hazards. It's commonplace to hear locals and people visiting complain, asking what can be done.

As a District, we are concerned with this problem too. Because we are not the City, we do not have direct control over repairing these problem streets. We can only advocate, educate, and encourage residents and business owners to do the same. [READ MORE »](#)

UPCOMING EVENTS

06.08 The Seeing, Not the Taking • 3PM–
& 06.15 5PM

It's one thing to capture a photo. But to funnel your artistic vision—the accumulation of your inner-thoughts, emotions and knowledge—into a unique photographic moment is a whole new ballgame. This is where this course steps in. Through creative use of camera controls, you'll learn "why" (instead of "how") to taking a photo. Register Here

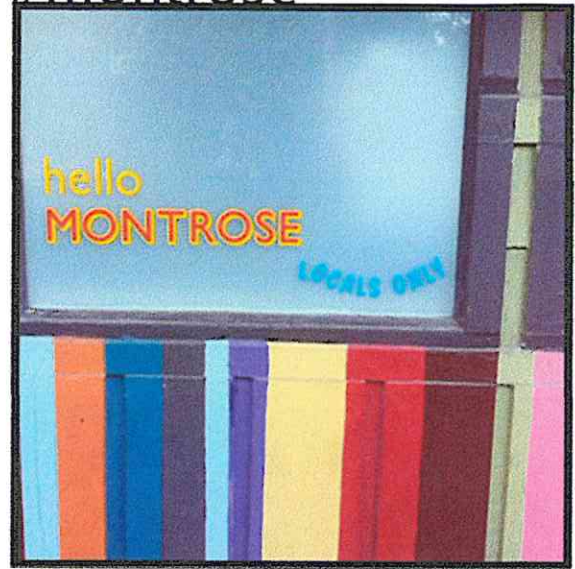
06.08 MFAH Family Zone "Stepping through Art: Exploring a Sculpture by Jesús Rafael Soto" • 1PM–4PM

This June, step into Soto: The Houston Penetrable, an installation by Venezuelan artist Jesús Rafael Soto, and discover how this work of art feels, sounds, and smells. This is the one time you are asked to please touch the art! Learn More

06.20 6PM–9PM • Artist Talk 7:30PM
Exhibition Opening: Sexual Selection by Jo Ann Fleischauer

Art League Houston is excited to present Sexual Selection, a site specific outdoor installation in the ALH Sculpture Garden by New York-born and Houston-based installation artist Jo Ann Fleischhauer. The project is inspired by the evolutionary process of the Birds-of-Paradise known as sexual selection, where females choose their mate based on the shape, color and display of the males' plumage, and have ultimately determined the species' diverse and exotic variations. The installation explores ideas of visual aesthetics, in particular the function of beauty and features over one hundred brightly colored parasols that are hung throughout the trees. Learn More

#montrose



@aleks_gallagher via instagram
#montrose #montrosehouston
#colours

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1533 Westheimer | Houston, TX | 77006 |
Contact

Congratulations to Blacksmith!



We'd just like to congratulate Blacksmith Coffee for placing Third at America's Best Coffeehouse competition. You can watch the competition [here](#).

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Houston, TX 77006

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Houston's Real Estate Landscape



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The New Free Bike Racks Popping Up in Montrose



IN CASE THE names carved in steel plate on each don't make it clear to you, the Montrose Management District and Bike Houston want you to know that *they* are the parties behind these new bike racks going up around Montrose; they're part of an effort to "improve bike safety" in the neighborhood (or at least keep the ones being used around for longer). New racks went up in front of MV DIY beer, wine, coffee, and candle café at 3224 Yoakum last month; this week a few more were installed in the Hawthorne Square shopping center at 3407 Montrose Blvd. graced by Starbucks, Einstein's Bagels, and Berryhill Baja Grill (see photo at top) as well as Gratifi Kitchen + Bar at 302 Fairview:



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Lowest Prices

- Recent Posts
- TxDOT's 'Improper' Land Grab; Five Below Times 8

The New Free Bike Racks Popping Up in Montrose

Comment of the Day: New Neighborhood Names Stick

Houston Home Listing Photo of the Day: And the Crowd Went Wild

Yes, You've Been Sipping What Dallas Has Been Flushing

Your Treasure Map to 100-Plus Cars and Trucks Rusting in Sims and Brays Bayous

Daily Demolition Report: Triple Hazard Removal

Montrose Losing EJ's Bar; Proper Real Estate



Next on the schedule for installs: the [Montrose Mercantile](#), at 3321 Stanford. The racks are being offered free of charge to establishments who'll sign a waiver allowing the organization to drill and bolt them in place. "We have a limited supply currently, but will likely order more if they're popular," a district spokesperson tells Swampplot.

Photos: Montrose District

9 Comments
05/14/14 3:45pm

77006, Bicycles, Montrose, Retail, Transportation

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An Apartment Developer's New Midtown Pearls Are Missing

Houston Home Listing Photo of the Day: Garageball

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Recent Comments

Progg on Comment of the Day: New Neighborhood Names Stick

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Gisgo on Houston Home Listing Photo of the Day: And the Crowd Went Wild

jost on The New Free Bike Racks Popping Up in Montrose

HeyHeyHouston on The New Free Bike Racks Popping Up in Montrose

hmmm on Comment of the Day: New Neighborhood Names Stick

Yankee on A Heights-Area Homebuilder's New Home Office on Yale St.

Darogr on An Apartment Developer's New Midtown Pearls Are Missing

Cody on The New Free Bike Racks Popping Up in Montrose

HeyHeyHouston on The New Free Bike Racks Popping Up in Montrose

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9 Comment

HeyHeyHouston
May 14, 2014 at 4:33 pm

Love my neighborhood. Now if only you could allow businesses to reduce the number of required parking spaces by 1 by having parking for say 8 bicycles or by 2 if they put a B-Cycle station in.

-

I can't wait for hard trolling from commonsense because he hasn't beat that horse enough lately.

Sid
May 14, 2014 at 5:33 pm

Why hold bike racks to an 8:1 ratio? The average Houston Escalade has like 1.01 people in it. I'd say replacing at 2 bike rack spots per 1 car spot is a win all around.

commonsense
May 14, 2014 at 5:39 pm

I sensed a disturbance in the force, someone needs me. May the trolling be strong with this one.

Cody
May 14, 2014 at 7:43 pm

These are not free. The Montrose management district pays for them. And their money comes from business and apartment owners (who pay the "assessment" by passing the fee to customers and renters).

"

So like every case, nothing is free. Montrose shoppers and renters are paying for these racks.

Dana-X
May 14, 2014 at 7:56 pm

These are so nice, simple, beautiful, inexpensive and practical. Just like life is at its best. They also stand out and might gently prod passersby with the idea about riding a bike. Much like the \$3K per inch light rail does about taking public transportation.

HeyHeyHouston
May 14, 2014 at 9:51 pm

@Sid I pulled 8:1 out of the air not to punish business owners but because I wanted to reward cyclists with convenient parking. Not to show my hand but I'd settle for 6.

Cody
May 14, 2014 at 10:07 pm

How about letting business owners control how many spots they feel they need to serve their customers. How many bike racks, parking spots, or anything else. I do t want to have to get permission from someone in city hall because I want more parking, or less parking, or more bike racks, or a spot of skateboards or unicyles.

HeyHeyHouston
May 14, 2014 at 10:55 pm

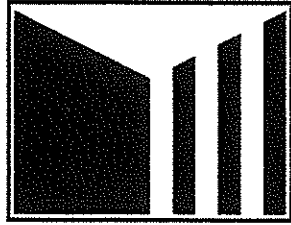
@Cody Baby steps. Not saying I disagree with you, just baby steps. I know your a big fan of walking in our neighborhood and the same thing could be said about sidewalks (not that they are in great shape). I'm all for limited government regulation/interference but think the neighborhood could be improved if current parking requirements were eased to allow other modes of transportation.

jost
May 15, 2014 at 7:47 am

Normally agree with Cody but not on allowing business owners to self regulate parking. I know of many business owners who have opened with the COH bare minimum parking and their attitude is that the customers can find parking. And they do but it is usually in another businesses parking lot which then causes them problems or it is on the street which creates a whole different set of issues. Parking problems and congestion are becoming a fact of life that we cannot change. Death, taxes, Houston congestion. Houston parking problems.

Post A Comment ↗

Similar Articles



MONTROSE MANAGEMENT DISTRICT

Cleanup Update

June 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.

0 Roseland, at SE corner of Roseland & Woodrow, vacant lot across the street and east of 905 Woodrow, Key Map 493W - Thank you for your request or comment. Your Tracking Number is: 101001397214.

4326 Jack – Thank you for your request or comment. Your Tracking Number is: 101001397217.

401 Bomar - Thank you for your request or comment. Your Tracking Number is: 101001397218.

616 W. Pierce – This address had to be reported by e-mail due to trouble locating the address.

505 W. Saulnier - Thank you for your request or comment. Your Tracking Number is: 101001397232.

715 W. Gray - Thank you for your request or comment. Your Tracking Number is: 101001397222.

1215 Joe Annie – Thank you for your request or comment. Your Tracking Number is: 101001397224.

1019 Gross - Thank you for your request or comment. Your Tracking Number is: 101001397227.

3615 Montrose - Thank you for your request or comment. Your Tracking Number is: 101001397228.

**NEW CONSTRUCTION and DEMOLITIONS IN PROGRESS
MUCH ACTIVITY TO REPORT**



New residential construction in the 400 block of Sul Ross



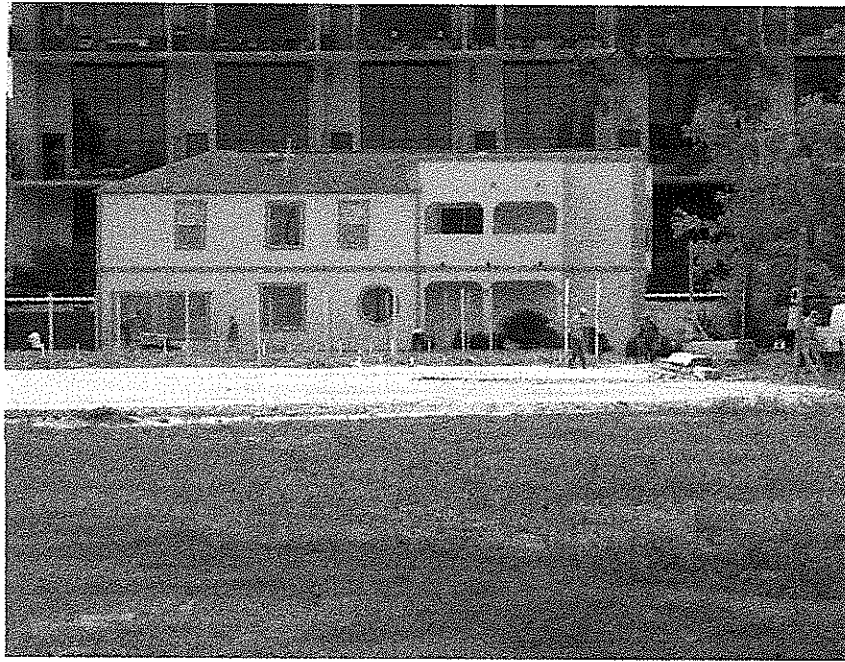
New residential construction at the corner of Whitney and W. Drew



New residential construction in the 2100 block of Stanford



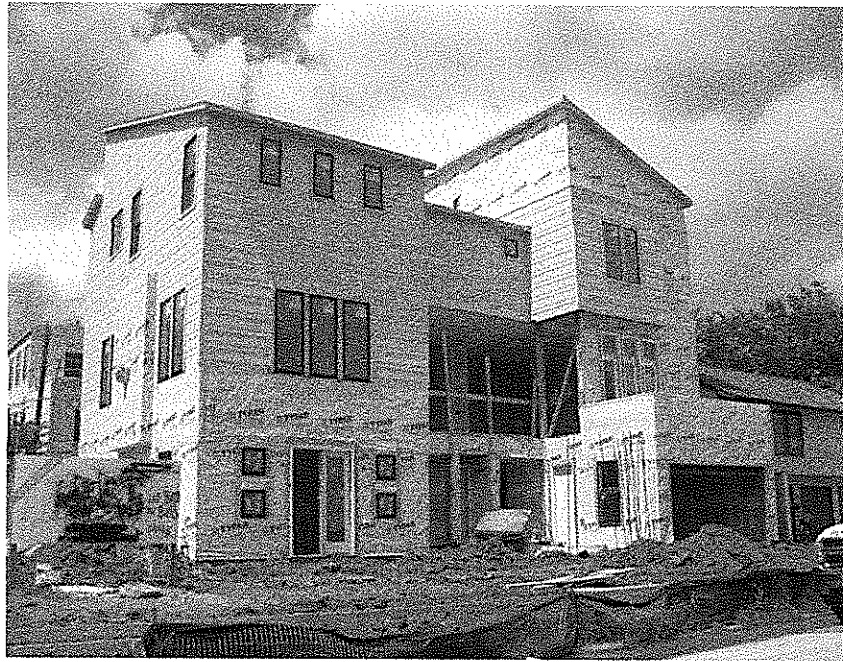
New residential construction in the 1100 block of Crocker, behind the dog groomer



New construction just starting in the 3700 block of Newhouse, slab forms being laid out



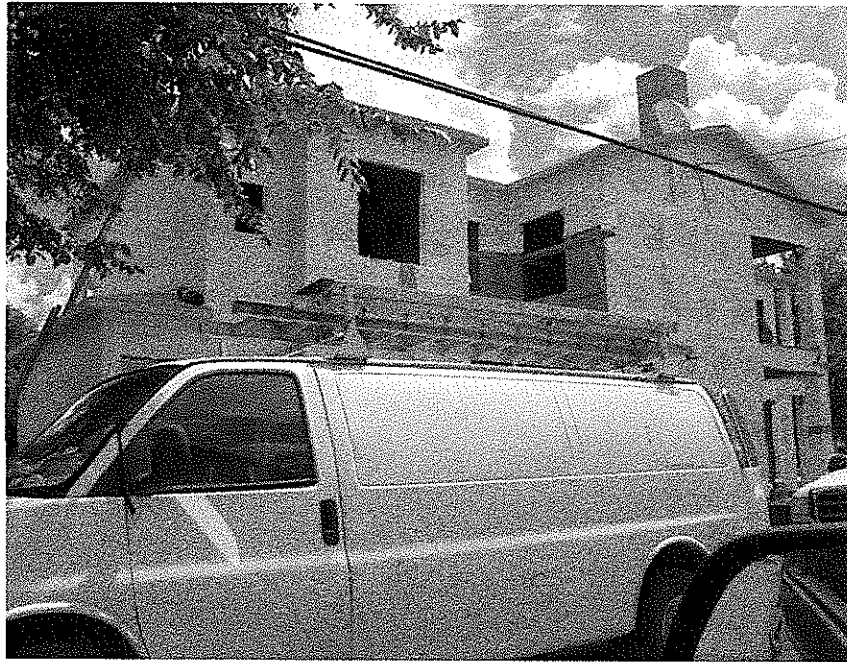
New residential construction at 1941/1945 W. Clay



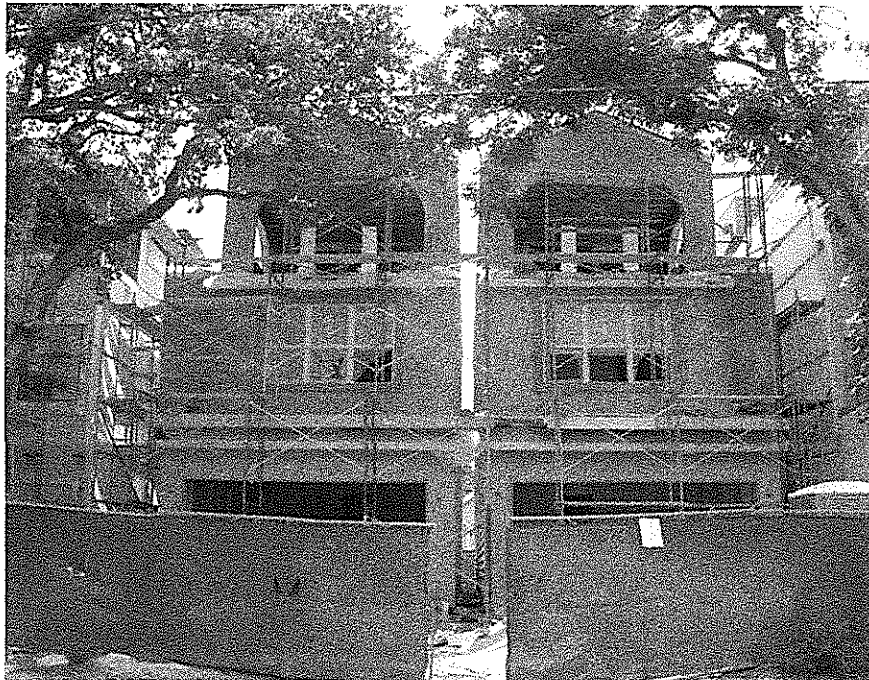
New residential construction at 1926 W. Bell



New residential construction at 1906/1908 W. Bell



New residential construction at the corner of Welch and Elmen



New residential construction in the 2000 block of Park



New residential construction just starting in the 1800 block of Park



New residential construction just starting at the corner of Haddon and Morse



New residential construction just starting in the 2100 block of Driscoll

- *Evidence that regular reporting to 311 Online is doing some good: NP sign at the overgrown vacant lot at 305 W. Polk*



- *More evidence that regular reporting to 311 Online is doing some good: NP sign at the overgrown vacant lot in the 600 block of W. Saulnier*



- *Still more evidence reporting to 311 Online is working: NP sign on a tree at the vacant lot at the corner of Colquitt and Driscoll*



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@hbhalln.com if you see a possible violation that needs to be