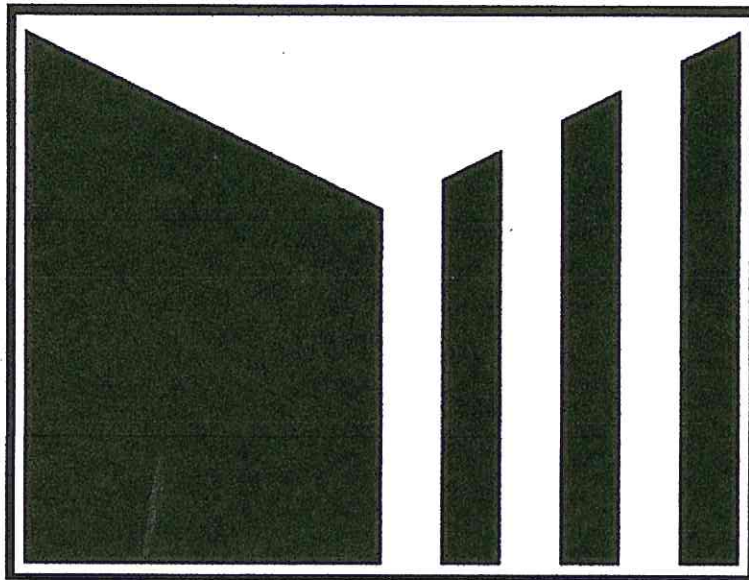
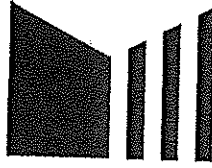


MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

July 14, 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, July 14, 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 June 9, 2014.
3. Receive public comments.
4. Consider resolution waiving automatic resignations of directors.
5. Receive District's monthly Assessment Collection Reports and Billing and Assessment Summaries, Lawsuit and Arbitration Status Details, and Delinquent Assessment Reports.
6. Receive and consider District's monthly financial report, including; pay invoices.
7. Receive Executive Director's Monthly Report on District initiatives.
 - a.) Consider resolution of endorsement of the METRO System Reimagining Plan.
 - b.) Consider contract with BIO for maintenance of District esplanades.
 - c.) Consider recommendation to sell 2011 Ford Escape to CarMax; and authorize the executive director to complete all necessary documentation.
 - d.) Consider the Finance Committee's recommendations on waivers of assessments.
8. Consider Disadvantaged Business Enterprise policy.
9. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss litigation, and matters related to the same.
10. Reconvene in Open Session and authorize appropriate action by legal counsel related to Item 9 on the agenda.
11. Announcements.
12. Adjourn.



Bill Gilson

Executive Director

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

MONTROSE MANAGEMENT DISTRICT
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 June 9, 2014.

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

June 9, 2014

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of Montrose Management District held a regular meeting, open to the public, on Monday, June 9, 2014, at 12:00 p.m. at 401 Branard Street, 2nd Floor, Room 106, Houston, Texas 77006, inside the boundaries of the District, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 - Claude Wynn, <i>Chairman</i>	Position 9 - Kathy Hubbard, <i>Treasurer</i>
Position 2 - Dana Thorpe	Position 10 - Michael Grover
Position 3 - Randy Mitchmore, <i>Vice Chairman</i>	Position 11 - <i>vacant</i>
Position 4 - Cassie Stinson, <i>Secretary</i>	Position 12 - Brad Nagar, <i>Ass't Secretary</i>
Position 5 - Lane Llewellyn	Position 13 - <i>vacant</i>
Position 6 - <i>vacant</i>	Position 14 - <i>vacant</i>
Position 7 - <i>vacant</i>	Position 15 - <i>vacant</i>
Position 8 - Robert Jara	

and all were present with the exception of Directors Claude Wynn, Dana Thorpe, Cassie Stinson and Brad Nagar, thus constituting a quorum. Also present were Bill Calderon, Susan Hill, Linda Clayton, Gretchen Larson and Phillip Wagner, 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 Brian Toldan, McCall Gibson Swedlund Barfoot, PLLC; Dennis C. Beedon, Montrose Business Ambassador; L.T. Jaquarya, HPD; Eugene Nosad, Avondale Association; Daphne Scarbrough, Richmond Avenue Coalition; Myra Johnson, Behringer Harvard Residential; Jack Valinski, City of Houston; and Tawny Tidwell, resident. Vice-Chairman Mitchmore called the meeting to order at 12:00 p.m.

APPROVE MINUTES OF MEETING HELD MAY 12, 2014.

Upon a motion duly made by Director Hubbard, and being seconded by Director Llewellyn, the Board voted unanimously to approve the Minutes of the May 12, 2014, Board meeting, as presented.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

RECEIVE AUDIT REPORT FROM McCALL GIBSON SWEDLUND BARFOOT PLLC.

Mr. Toldan presented the draft Audit report, an updated report was provided to the Board, a copy is attached as Exhibit A, and answered questions. He pointed out several highlights in the report including the five-year schedule for the East and West zones. Upon a motion duly made by Director Llewellyn, and being seconded by Director Grover, the Board voted unanimously to approve the Audit Report for finalization, as presented.

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

Ms. Alexander presented the Monthly Financial Report and went over invoices, included in the Board agenda materials. Mr. Calderon answered questions regarding the line item storage fees and stated the amount was for the year. Upon a motion duly made by Director Grover, and being seconded by Director Llewellyn, the Board voted unanimously to accept the Monthly Financial Report, and approved payment of invoices as presented.

RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT ON DISTRICT INITIATIVES.

Mr. Calderon reported the Marketing Committee had met with the writers for the website and discussed the material content. He reported articles would begin being published on the website during the first or second week of August. He reported the Cultural District Designation Application had been finalized and submitted to the State. He reported the Mobility Committee met and discussed the bridge lighting and control box locations. He reported the schematics would be submitted to TxDot during the first week of July. He reported the Special Parking Application was being amended and would be resubmitted to the City in the next three weeks. Mr. Calderon presented the Patrol Summary and stated there had been 83 arrests in May. He introduced Officer L.T. Jaquarya, HPD. Officer Jaquarya reported on a robbery incident involving three individuals that led to felony charges. Vice-Chairman Mitchmore presented Officer L.T. Jaquarya with a Certificate of Appreciation from the District commending him for his bravery and response to the robbery, a copy is attached as Exhibit B. Mr. Calderon answered questions regarding graffiti activity. Mr. Lawrence reported Mr. Luhrsen with METRO had attended the last Economic Development Committee meeting and provided a presentation on the METRO reimaging plan. He reported the Committee was planning a second retail workshop to include shop owners and restaurant owners. Mr. Calderon reported he would work on having a METRO representative attend a Board meeting and give a presentation on their reimaging plan. No action from the Board was required.

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 93% collected for the East zone with no uncertified properties. She reported 95% collected for the West zone with no uncertified properties. She reported notices were being sent out stating there would be an additional 20% penalty after July 1st for unpaid assessments. She reported she had received the 2014 preliminary numbers and there was a 27% increase in the East zone and a 26% increase in the West zone. She stated the numbers would not be certified until late August or early September. She answered questions regarding delinquent accounts. Mr. Calderon reported he had received a waiver request and after review from the Finance Committee it would be brought to the Board for action upon the Committee's recommendation. No action from the Board was required.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 55.071, 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 8 ON THE AGENDA.

An executive session was not called.

ANNOUNCEMENTS.

There were no announcements.

ADJOURN.

There being no further business to come before the Board, Vice-Chairman Mitchmore adjourned the meeting at 12:49 p.m.



Secretary

List of Exhibits:

Exhibit A: Updated Audit Report, December 31, 2013

Exhibit B: Certificate of Appreciation to L.T. Jaquarya

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. Consider a resolution waiving automatic resignations of Directors.

**RESOLUTION WAIVING AUTOMATIC RESIGNATION OF BOARD MEMBERS FOR
ABSENTEEISM FROM THE BOARD OF DIRECTORS OF MONTROSE
MANAGEMENT DISTRICT**

WHEREAS, Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) which was created by House Bill 4722, 81st Legislature, Regular Session, 2009, and approved by the Governor on June 19, 2009, and Harris County Improvement District No. 6 (the former East Montrose Management District) which was created by House Bill 3518, 79th Legislature, Regular Session, 2005 and approved by the Governor on June 17, 2005; and

WHEREAS, Section 49.052(h), Texas Water Code, provides that a person is considered to have resigned from serving as a member of the board if the person fails to attend three consecutive meetings of the board, and that the remaining board members by majority vote may waive the resignation if fairness requires that the absences be excused on the basis of illness or other good cause; and

WHEREAS, the Board of Directors has convened on this date within the District at a meeting open to the public and wishes to waive the resignation of one or more board members who failed to attend three consecutive meetings; Now, Therefore,

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

Section 1: The District hereby waives the resignations of BOBBY HEUGEL and RANDALL ELLIS, and finds that fairness requires that there is good cause to excuse the absences of such persons from meetings of the board.

[Execution Page Follows]

PASSED AND APPROVED this _____ day of _____, 2014.

President, Board of Directors

ATTEST:

Secretary, Board of Directors



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

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2013	0.12500	\$507,567.02	\$485,553.50	\$22,013.52	96%
2012	0.12500	\$431,732.28	\$426,776.89	\$4,955.39	99%
2011	0.12500	\$410,039.70	\$409,661.46	\$378.24	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	15,018.85	436,683.98
2012 Assessment Collected	399.08	1,550.84
2011 Assessment Collected	390.56	-607.19
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	2,433.80	5,768.46
Overpayments	209.28	20,684.78
CAD Lawsuits	40.33	2,984.18
CAD Corrections	0.00	1,311.50
Collection Fees	381.58	1,109.74
Court Fees	0.00	0.00
Total Revenue	18,873.48	469,800.04

Overpayments Presented for Refund	2,215.79	24,979.88
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2013:	409,816,024	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 2%	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE @ 10%
2007	0.12500	337,500	320,625	309,849.83	
2008	0.12500	344,250	327,038	396,650.13	
2009	0.12500	351,135	333,578	419,901.67	
2010	0.12500	358,158	340,250	402,184.07	
2011	0.12500	365,321	347,055	409,661.46	
2012	0.12500	372,627	353,996	426,776.89	
2013	0.12500	380,080	361,076	\$485,553.50	
2014	0.12500	387,681	368,297		
2015	0.12500	395,435	375,663		
2016	0.12500	403,344	383,177		
		3,695,531	3,510,754		369,553

The Projected Levy is based on the rate remaining at 0.12500

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

MONTROSE DISTRICT EAST ZONE

June 2014

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNERS	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
PPF AMLI 2221 WEST DALLAS ST LL 200 W MONTROSE ST STE 2200 CHICAGO IL 60606-5070	1269260010001	2221 W DALLAS ST 404 77019	MULTI-FAMILY	62,800,000	78,500.00
UST REALTY COMPANY % UNIV OF ST THOMAS: ATTN PRES 3800 MONTROSE BLVD HOUSTON TX 77006-4626	0261640000027 0261630000021 0261630000001	4100 MONTROSE BLVD 77006 4203 YOAKUM BLVD 77006 4200 MONTROSE BLVD	OFFICE BUILDINGS	14,054,250	17,567.81
4203 MONTROSE LTD 3810 W ALABAMA HOUSTON TX 77027-5204	1277520010001	4203 MONTROSE BLVD 77006	OFFICE BUILDING	9,716,385	12,145.48
RIVERSIDE CPI LLC & REALTY CTR MANAGEMENT INC 1990 S BUNDY DR STE 100 LOS ANGELES CA 90025	0370370010001	220 W ALABAMA ST 131 77006	MULTI - FAMILY	8,357,357	10,446.70
ARMSTRONG CHARLES 5000 MONTROSE BLVD UNIT 22C HOUSTON TX 77006-6564	0140670000002 0140250000001 0140250000002 0140250000005 0140660000002 0140670000001 0140670000003 0140670000004 0140670000005 0140670000006 0140670000009 0180340000001 0180340000002 0180340000003 0180340000011 0140660000004 0180340000012 0261510000020 0261510000021 0261510000027 0442130000001 0140680000009	804 PACIFIC ST 77006 2302 GENESEE ST 12 77006 2308 GENESEE ST 77006 120 FAIRVIEW ST 77006 2401 GRANT ST 77006 802 PACIFIC ST 77006 808 PACIFIC ST 77006 811 PACIFIC ST 77006 925 HYDE PARK BLVD 77006 809 HYDE PARK BLVD 77006 925 HYDE PARK BLVD 77006 1002 CALIFORNIA ST 77006 1004 CALIFORNIA ST 77006 1004 CALIFORNIA ST 77006 1007 MISSOURI ST 77006 907 FAIRVIEW ST 77006 1005 MISSOURI ST 77006 2602 CROCKER ST 77006 2605 GRANT ST 77006 805 PACIFIC ST 77006 810 PACIFIC ST 77006 810 HYDE PARK BLVD 77006	VARIOUS COMMERCIAL	8,337,163	10,391.61

MONTROSE DISTRICT EAST ZONE

June 2014

TOP TEN ASSESSMENT PAYERS

POST RICHMOND LP	1309010010001	RICHMOND AVE 77006	MULTI - FAMILY	10,030,448		9,239.10
4401 NORTHSIDE PKWY NW STE 800						
ATLANTA GA 30327-3093						
WALGREENS 03157	1178390010001	3317 MONTROSE BLVD 77006	RETAIL PHARMACY	5,825,000		7,281.25
% TAX DEPT STOP NO 75						
300 WILMOT RD						
DEERFIELD IL 60015-4614						
4119 MONTROSE LIMITED	1207680010001	4119 MONTROSE BVD 77006	OFFICE BUILDINGS	4,526,228		5,657.79
4200 MONTROSE BLVD						
HOUSTON TX 77006-4963						
3815 MONTROSE BLVD LP	1222280020001	3820 ROSELAND ST 77006	OFFICE BUILDINGS	4,066,056		5,082.57
3815 MONTROSE BLVD STE 211	1222280010001	3815 MONTROSE BLVD 77006				
HOUSTON TX 77006-4666						
102 104 GREENWICH ST MANHATTA	1258090010001	1003 RICHMOND AVE 77006	RETAIL PHARMACY	3,843,472		4,804.34
% RICHMOND MONTROSE CVS LP						
1 CVS DR						
WOONSOCKET RI 02895-6146						

MONTROSE DISTRICT EAST ZONE

June 2014						
TOP TEN DELINQUENTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
SPUR APARTMENTS LLC 1525 MARYLAND ST HOUSTON TX 77006-1875	92 008 259 000 0003	219 W ALABAMA ST 32 77006	MULTI-FAMILY	2012 - 2013	2,562.54	
4310 YOAKUM PARTNERS HIP 4310 YOAKUM BLVD HOUSTON TX 77006-5818	92 026 135 000 0014	530 LOVETT BLVD 77006	SINGLE-FAMILY	2013	2,511.16	
COOKS CORNER LLC 8201 KEMPWOOD DR HOUSTON TX 77055-1044	92 026 206 001 0001	817 WESTHEIMER RD 77006	VACANT	2013	1,847.79	
HAGERTY THOMAS & VERONICA C/O HAGERTY ADVERTISING GROUP 3611 MONTROSE BLVD HOUSTON TX 77006-4691	92 026 156 000 0016	3611 MONTROSE BLVD #3 77006	COMMERCIAL	2012 - 2013	1,670.94	
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	
GAMRU PROPERTIES LTD 501 SUL ROSS ST HOUSTON TX 77006-5030	92 008 270 000 0005	506 SUL ROSS ST #11 77006	APARTMENT	2012 - 2013	1,460.69	
COSA BELLA LTD 2321 MCDUFFIE ST HOUSTON TX 77019-6527	92 018 034 000 0009	1009 MISSOURI ST 77006	COMMERCIAL	2012 - 2013	1,208.79	
SPRECHER DAVID S P O BOX 1388 WALLER TX 77484-1388	92 037 081 000 0023	2205 MONTROSE BLVD 77006	OFFICE BUILDINGS	2013	1,162.91	

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

Jur 930

Summary

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

Settled

478,015,016	Original value of Settled accounts as of 6/6/2014
140	Number of Settled accounts as of 6/6/2014
44,881,105	Reduction in value of Settled accounts
9.39%	Average % reduction in value of Settled accounts

Unsettled

155,540,641	Original value of Unsettled accounts as of 6/6/2014
68	Number of Unsettled accounts as of 6/6/2014

.125 Tax rate per \$100 valuation

\$18,255 Estimated reduction in assessment on 68 Unsettled accounts,
 based on **9.39%** average

**MONTROSE DISTRICT WEST ZONE
ASSESSMENT COLLECTION REPORT**

June 2014

BILLING AND COLLECTION SUMMARY

FISCAL YEAR

01/01/14 - 12/31/14

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2013	0.12500	\$1,151,207.01	\$1,108,479.07	\$42,727.94	96%
2012	0.12500	\$972,674.33	\$964,893.65	\$7,780.68	99%
2011	0.12500	\$884,073.47	\$880,674.75	\$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	6,647.99	1,043,803.88
2012 Assessment Collected	-131.36	-3,152.87
2011 Assessment Collected	-19.96	538.89
2010 Assessment Collected	0.00	407.50
Penalty & Interest	976.78	7,717.10
Overpayments	7.44	19,440.79
CAD Lawsuits	3,266.92	14,914.38
CAD Corrections	0.00	0.00
Collection Fees	167.81	1,376.52
Court Fees	0.00	0.00
Total Revenue	10,915.62	1,085,046.19
Overpayments Presented for Refund	5,857.55	31,487.26
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2013:	921,064,581	Uncertified:	0
ASSESSED VALUE FOR 2012:	778,844,119	Uncertified:	0
ASSESSED VALUE FOR 2011:	707,258,348	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 2%	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE @ 10%
2010	0.12500	868,216	824,805	\$866,482.73	
2011	0.12500	885,580	841,301	\$880,674.75	
2012	0.12500	903,292	858,127	\$964,893.65	
2013	0.12500	921,358	875,290	\$1,108,479.07	
2014	0.12500	939,785	892,796		
2015	0.12500	958,580	910,651		
2016	0.12500	977,752	928,864		
		6,454,563	6,131,834		645,456

The Projected Levy is based on the rate remaining at 0.12500

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

MONTROSE DISTRICT WEST ZONE

June 2014

TOP TEN ASSESSMENT PAYERS						
PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT	
WEINGARTEN REALTY INVESTORS	0442250000001	2005 W GRAY ST 77019	VARIOUS COMMERCIAL	65,415,796	81,769.74	
0591-001	0442250000170	1953 W GRAY ST 77019				
P O BOX 924133	0442250000169	1953 W GRAY ST 77019				
HOUSTON TX 77292-4133	0442250000168	2028 W GRAY ST 77019				
	0442250000145	2001 W GRAY ST 77019				
	0442250000110	2020 W GRAY ST 77019				
	0442250000105	2010 W GRAY ST 77019				
	0442250000005	2002 W GRAY ST 77019				
	0442250000002	1950 W GRAY ST 77019				
	0442250000171	2017 W GRAY ST 77019				
FINGER FSC MONTROSE LTD	1215190010001	4899 MONTROSE BLVD 187 77006	MULTI - FAMILY	59,817,107	74,771.38	
99 DETERING ST STE 200						
HOUSTON TX 77007-8259						
US REIF WESTHEIMER APARTMENTS TX LLC	1286390010001	2001 WESTHEIMER RD 244 77098	MULTI - FAMILY	40,600,000	50,750.00	
1270 SOLDIERS FIELD RD						
BRIGHTON MA 02135-1003						
4310 DUNLAVY LLC	1286480010001	4310 DUNLAVY ST 236 77006	MULTI - FAMILY	37,180,166	46,475.21	
101 BERKSHIRE ST	0660870040002	4403 WOODHEAD ST 16 77098				
BELLAIRE TX 77401-5309	0660870040001	4403 WOODHEAD ST 77098				
	0660870020006	4315 WOODHEAD ST 8 77098				
ANBIL II-R O L P	0730810030011	1505 W CLAY ST 77019	SHOPPING CENTER	36,544,543	45,680.68	
105 TOWN CENTER RD STE 10	1170070010001	1422 W GRAY ST 77019				
KING OF PRUSSIA PA 19406-2394	1170070020001	1414 WAUGH DR 77019				
	0730810030007	1521 W CLAY ST 77019				
TEXAS ABERCROMBIE FAMILY INT LTD	1327190010001	0 W ALABAMA ST 77098	SUPERMARKET	25,505,202	31,881.50	
730 N POST OAK RD STE 110	1327190010002	1701 W ALABAMA ST 77098				
HOUSTON TX 77024-3854						
WEST GRAY RESIDENTIAL LP	1335700010001	1340 W GRAY ST 77019	MULTI - FAMILY	19,179,417	23,974.27	
C/O THE HANOVER CO EARL MALLEY						
5847 SAN FELIPE ST STE 3600						
HOUSTON TX 77057-3263						
SHEPHERD INV LP	0442600000001	2075 WESTHEIMER RD 77098	SHOPPING CENTER	15,899,000	19,873.75	
1800 POST OAK BLVD						
6 BLVD PLACE STE 400						
HOUSTON TX 77056						

MONTROSE DISTRICT WEST ZONE

June 2014

TOP TEN ASSESSMENT PAYERS

TOP TEN ASSESSMENT PAYERS			
5020 INVESTMENTS LTD	03602400000003	5020 MONTROSE BLVD 77006	OFFICE BUILDING
5959 RICHMOND AVE STE 440			15,725,000
HOUSTON TX 77057-6325			19,656.25
WEINGARTEN REALTY INVESTORS	04422500000173	2030 W GRAY ST 77019	SHOPPING CENTER
0591-001			15,307,574
P O BOX 924133			19,134.47
HOUSTON TX 77292-4133			

MONTROSE DISTRICT WEST ZONE

June 2014						
TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
5020 INVESTMENTS LTD	94 036 024 000 0003	5020 MONTROSE BLVD 77006	OFFICE BUILDINGS	2013	6,931.03	
5020 MONTROSE BLVD FL 9						
HOUSTON TX 77006-6550						
MCLEROY VALERIE & JOHN	94 059 173 000 0003	1223 WAUGH DR 77019	COMMERCIAL BUILDING	2011 - 2013	3,121.50	
P O BOX 540101						
HOUSTON TX 77254-0101						
KNA SPRINGFIELD VENTURE	94 044 255 000 0020	2030 WESTHEIMER RD 77019	RETAIL	2013	2,894.83	
550 WAUGH DR						
HOUSTON TX 77019-2002						
LEVEL HEADED CHOW LLC	94 026 198 000 0005	3414 GRAUSTARK ST #8 77006	MULTI - FAMILY	2010 - 2013	2,713.95	
4721 N MAIN ST STE Q						
HOUSTON TX 77009-4400						
EISEMANN MAUDE	94 010 167 000 0030	1116 W GRAY ST 77019	COMMERCIAL VACANT	2010 - 2013	2,004.75	
5455 JOHN DREAPER DR						
HOUSTON TX 77056-4230						
YEUNG INSTITUTE LLC	94 124 762 001 0001	1103 BANKS ST 77006	SURGICAL CENTER	2013	1,906.25	
1103 BANKS ST						
HOUSTON TX 77006-6113						
BISHOP JOAN	94 033 193 000 0006	120 PORTLAND ST #1 77002	COMMERCIAL	2012 - 2013	1,576.16	
1547 WAVERLY ST						
HOUSTON TX 77008-4148						
SAFOS CHRIST	94 056 125 000 0013	2009 COLQUITT ST #16 77098	MULTI - FAMILY	2012 - 2013	1,541.16	
3838 GRENNOCH LN						
HOUSTON TX 77025-2408						
KNA PARTNERS	94 026 174 000 0001	1111 WESTHEIMER RD 77006	RETAIL	2013	1,425.00	
550 WAUGH DR						
HOUSTON TX 77019-2002						
NGUYEN LINH	94 124 558 001 0001	1425 W GRAY ST 77019	COMMERCIAL	2011 - 2013	1,385.55	
3455 LEBON DR APT 1516						
SAN DIEGO CA 92122-5271						

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

Jun 939

Summary

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

Settled

726,086,464	Original value of Settled accounts as of 6/6/2014
206	Number of Settled accounts as of 6/6/2014
45,948,717	Reduction in value of Settled accounts
6.33%	Average % reduction in value of Settled accounts

Unsettled

141,091,196	Original value of Unsettled accounts as of 6/6/2014
92	Number of Unsettled accounts as of 6/6/2014

.125 Tax rate per \$100 valuation

\$11,161 Estimated reduction in assessment on 92 Unsettled accounts,
based on **6.33%** average

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT SUMMARY REPORT
MONTROSE DISTRICT
July 14, 2014

We will begin reporting on 2013 delinquent assessments in our next report. Amounts shown are 2012 base assessment unless indicated. Account numbers and addresses for Montrose District-West Zone are noted in *italics*.

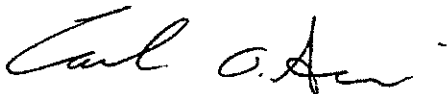
Suit pending:

Valerie & John McElroy 11-12 assessments \$1,961.36, *1223 Waugh Dr.-0591730000003*
Level Headed Chow LLC 10-12 assessments \$1,945.21, *3414 Graustark St.-0261980000005*
Heirs of Maude Eisemann 10-12 assessments \$1,392.19, *1116 W. Gray St.-0101670000030*
Gamru Properties Ltd. \$667.06, 506 Sul Ross St.-0082700000005
KFC National Management (assessment roll lists Donvein Cao & Nancy Nguyen) 07-10 assessments \$118.75, Block 1, Tracts 15 A & 16 A (north 10 ft. Lots 15 & 16) on Taft St.-0560410000001

Bankrupt, claim filed:

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

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



Carl O. Sandin

PerdueBrandonFielderCollins&Mott LLP 
ATTORNEYS AT LAW

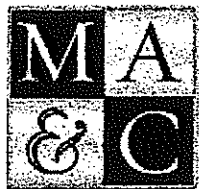
Email: csandin@pbfcm.com
Office: 713-802-6965 (Direct Line)
Mobile: 713-824-1290
Fax: 713-862-1429

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

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



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District

Bookkeeper's Report

July 14, 2014

Montrose Management District
Cash Flow Report - Checking Account
As of July 14, 2014

Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/10/2014				\$9,552.07
Receipts				
	Wire Transfer		20,000.00	
	Interest on checking		11.50	
	Wire Transfer		125,000.00	
Total Receipts				145,011.50
Disbursements				
4205	Lawrence & Associates	VOID: Economic Development	0.00	
4214	Texas State Comptroller	VOID: Unclaimed Property - 3/1/12 - 2/28/13	0.00	
4216	Cracked Fox	Graphic Design & Marketing Services	(6,337.50)	
4217	Primer Grey	Website Maintenance	(2,200.00)	
4218	Bankcard Center	Credit Card Expenses	(1,186.23)	
4219	Lawrence & Associates	Economic Development	(1,000.00)	
4220	Aaron M Day	Security Expense	(4,011.81)	
4221	Adalberto R Ramos	Security Expense	(1,229.87)	
4222	Brian M Alms	Security Expense	(1,231.03)	
4223	Chad J Wall	Security Expense	(443.52)	
4224	John E Obenhaus	Security Expense	(1,063.32)	
4225	Joseph C Mabasa	Security Expense	(1,961.50)	
4226	Juan Arroyo	Security Expense	(2,210.35)	
4227	Lee T Jaquarya	Security Expense	(1,928.79)	
4228	Leon Laureano.	Security Expense	(1,778.52)	
4229	Ricardo Gonzales	Security Expense	(373.10)	
4230	Richard J Bass	Security Expense	(397.11)	
4231	Sean M Blevins	Security Expense	(1,151.61)	
4232	Todd L Thibodeaux	Security Expense	(1,309.86)	
4233	Victor Beserra.	Security Expense / Coordinator Fee	(4,857.20)	
4234	1920 Manor LLC	Assessment Refund	(40.27)	
4235	Brian Copeland	Assessment Refund	(19.96)	
4236	D & C Properties	Assessment Refund	(126.51)	
4237	Dante & Briseida Trevino	Assessment Refund	(7.44)	
4238	Dr. Randy McBride	Assessment Refund	(176.39)	
4239	G & I VII 2323 South Shepherd	Assessment Refund	(2,506.16)	
4240	James O. Caldwell	Assessment Refund	(40.33)	
4241	Littell Properties	Assessment Refund	(329.42)	
4242	Lucas Oaks Lo 001 LP	Assessment Refund	(16.10)	
4243	Lurie Apartments LP	Assessment Refund	(97.66)	
4244	Ruth F Monk Trust	Assessment Refund	(50.00)	
4245	Ruth F Monk Trust	Assessment Refund	(50.00)	
4246	Sasasa LP	Assessment Refund	(166.31)	
4247	Texas Abercrombie Family Int'l	Assessment Refund	(281.51)	
4248	Total Health Care Svc LLC	Assessment Refund	(26.87)	
4249	UST Realty Company	Assessment Refund	(1,229.73)	
4250	UST Realty Company	Assessment Refund	(596.18)	
4251	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
4252	ALLY	Vehicle Lease	(938.00)	
4253	Amber Ambrose	Editorial Expense	(1,500.00)	
4254	Blank Rome LLP	Legal Fees	(1,119.50)	
4255	Bracewell & Giuliani LLP	Legal Fees - General Counsel	(1,738.75)	
4256	Cobb Fendley	Engineering Fees	(4,464.56)	
4257	Cracked Fox	Graphic Design & Marketing Services	(2,500.00)	

Montrose Management District
Cash Flow Report - Checking Account
As of July 14, 2014

Num	Name	Memo	Amount	Balance
Disbursements				
4258	Deborah Quinn Hensel	Writing and Photography Expense	(500.00)	
4259	Dennis C. Beedon	Business Ambassador Program Services	(2,679.73)	
4260	e-Vision 1 Productions, LLC	MMD Video Archive	(2,500.00)	
4261	Eileen Marom	Assessment Refund	(2,312.50)	
4262	Equi-Tax, Inc.	Tax Services	(1,393.12)	
4263	Gandy Squared Lighting Design	Bridge Lighting Design	(9,155.00)	
4264	Greater East End Management District	Graffiti Abatement Services	(5,760.00)	
4265	Harris County Treasurer	Legal Fees	(5,069.45)	
4266	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(28,695.44)	
4267	Houston Arts Alliance	Syndication Services - Pmt 11 of 12	(250.00)	
4268	Kafoglis Construction, Inc.	Bike Racks	(2,400.00)	
4269	Kudela & Weinheimer	District Identity Marker	(3,025.29)	
4270	Lawrence & Associates	Economic Development	(1,000.00)	
4271	Magoo's Print Shop	Marketing Expenses	(72.00)	
4272	Mike Sullivan	Vehicle Registration Renewal	(65.25)	
4273	Mr. Dirt of Texas	Street Sweeping Expense	(6,221.50)	
4274	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(1,366.36)	
4275	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Coll	(549.39)	
4276	Primer Grey	Website Maintenance	(6,000.00)	
4277	Shooter and Lindsey, Inc.	Landscape Maintenance	(1,053.00)	
4278	Tawny Tidwell	Social Media Consulting Services	(3,500.00)	
4279	Walter P. Moore	West Montrose Mobility Study	(2,052.00)	
4280	Bankcard Center	Credit Card Expenses	0.00	
4281	Verizon Wireless	Cell Phone Expense	0.00	
4282	Comcast	Office Expenses	0.00	
Wire	United States Treasury	Monthly Payroll Taxes	(7,767.36)	
Total Disbursements				<u>(147,280.36)</u>
BALANCE AS OF 07/14/2014				<u><u>\$7,283.21</u></u>

Montrose Management District

Account Balances

As of July 14, 2014

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
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
GREEN BANK (XXXX0169)	06/10/2014	12/08/2014	0.30 %	50,000.00	East Zone
Money Market Funds					
COMPASS BANK-PREMIER (XXXX2019)	03/20/2012		0.15 %	392,238.38	(East Zone) Tax
COMPASS BANK-PREMIER (XXXX2086)	03/20/2012		0.15 %	710,924.51	(West Zone) Tax
Checking Account(s)					
TRADITION BANK (XXXX9069)			0.25 %	7,283.21	Checking Account
Totals for Operating Fund:				\$1,510,446.10	
Grand total for Montrose Management District:				\$1,510,446.10	

Montrose Management District
Summary of Pledged Securities

As of July 14, 2014

Financial Institution: COMPASS BANK-PREMIER

Total CDs, MM:	\$1,103,162.89	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$1,627,886.09	Investment Policy Received: Yes
Ratio of pledged securities to investments:	190.80 %	

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:	\$7,283.21	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
June 2014

Sources of Funds	June 14	Budget	\$ Over Budget	% of Budget	Jan - Jun 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110 • Assessments	15,808.49	4,389.49	11,419.00	360.14%	486,784.03	465,592.34	21,191.69	104.55%	515,377.28
14112 • Assessment Refunds	26.87	720.00	(693.13)	3.73%	(1,416.51)	4,320.00	(5,736.51)	(32.79%)	8,640.00
14310 • Penalties & Interest	2,433.80	666.67	1,767.13	365.07%	5,768.46	3,999.98	1,768.48	144.21%	8,000.00
14370 • Interest Earned on Temp. Invest	78.28	16.00	62.28	489.25%	419.12	96.00	323.12	436.58%	192.00
14390 • Interest	3.68	2.67	1.01	137.83%	18.89	15.98	2.91	118.21%	32.00
14390 • Ending FY 2013 Fund Balance	28,046.58	28,046.58	0.00	100.0%	168,279.48	168,279.48	0.00	100.0%	336,558.96
Total Sources	46,397.70	33,841.41	12,556.29	137.1%	659,853.47	642,303.78	17,549.69	102.73%	868,800.24
Uses of Funds									
Business Development									
16124 • Marketing & Public Rel Director	966.40	1,011.87	(45.47)	95.51%	5,798.40	6,071.22	(272.82)	95.51%	12,142.44
16125 • Marketing & Public Relations	10,692.94	7,808.00	2,884.94	136.95%	44,532.94	46,848.00	(2,315.06)	95.06%	93,696.00
16135 • Economic Development Services	1,783.16	1,064.00	719.16	167.59%	4,330.03	6,384.00	(2,053.97)	67.83%	12,768.00
16140 • Web Site Main./Host/I.T.	0.00	240.00	(240.00)	0.0%	53.77	1,440.00	(1,386.23)	3.73%	2,880.00
16141 • GIS Services	161.23	320.00	(158.77)	50.38%	1,029.34	1,920.00	(890.66)	53.61%	3,840.00
Total Business Development	13,603.73	10,443.87	3,159.86	130.26%	55,744.48	62,663.22	(6,918.74)	88.96%	125,326.44
Mobility & Transportation									
17001 • Transportation Inv. Contract	0.00	1,600.00	(1,600.00)	0.0%	0.00	9,600.00	(9,600.00)	0.0%	19,200.00
17010 • Engineering Services	0.00	2,666.67	(2,666.67)	0.0%	0.00	16,000.02	(16,000.02)	0.0%	32,000.04
17020 • Bridge Lighting Maint	3,340.80	0.00	3,340.80	100.0%	23,074.57	0.00	23,074.57	100.0%	0.00
17030 • Mobility Projects	0.00	3,466.67	(3,466.67)	0.0%	4,212.85	20,800.02	(16,587.17)	20.25%	41,600.04
Total Mobility & Transportation	3,340.80	7,733.34	(4,392.54)	43.2%	27,287.42	46,400.04	(19,112.62)	58.81%	92,800.08
Project Staffing & Admin									
16150 • Admin & Management	673.90	700.00	(26.10)	96.27%	4,136.37	4,200.00	(63.63)	98.49%	8,400.00
16160 • Reimbursable Expenses	48.35	426.67	(378.32)	11.33%	567.92	2,560.02	(1,992.10)	22.18%	5,120.04
16170 • Reimbursable Mileage	221.89	133.33	88.56	166.42%	1,547.07	799.98	747.09	193.39%	1,599.96
16180 • Postage, Deliveries	19.36	34.67	(15.31)	55.84%	101.99	208.02	(106.03)	49.03%	416.04
16190 • Printing & Reproduction	310.52	186.67	123.85	166.35%	1,517.98	1,120.02	397.96	135.53%	2,240.04
16200 • Public Notices, Advertising	0.00	213.33	(213.33)	0.0%	0.00	1,279.98	(1,279.98)	0.0%	2,559.96
16210 • Project Management	1,497.65	1,310.40	187.25	114.29%	8,985.90	7,862.40	1,123.50	114.29%	15,724.80
16215 • Director Of Services	2,157.00	2,238.48	(101.48)	95.51%	12,942.00	13,550.88	(608.88)	95.51%	27,101.76
16220 • Legal Services	1,980.46	640.00	1,340.46	309.45%	13,838.23	3,840.00	9,998.23	360.37%	7,680.00
16230 • Bookkeeping	419.20	416.00	3.20	100.77%	3,032.40	2,496.00	536.40	121.49%	4,992.00
16260 • Assess Data Mgmt & Billing Svcs	445.80	586.67	(140.87)	75.99%	3,855.04	3,520.02	335.02	109.52%	7,040.04
16270 • Office Supplies	0.00	80.00	(80.00)	0.0%	0.00	480.00	(480.00)	0.0%	960.00
16280 • Other	2.40	16.00	(13.60)	15.0%	53.92	96.00	(42.08)	56.17%	192.00
16290 • Office Lease Space	387.93	416.00	(28.07)	93.25%	2,327.58	2,496.00	(168.42)	93.25%	4,992.00
16291 • Office Equipment	160.00	106.67	53.33	150.0%	218.08	640.02	(421.94)	34.07%	1,280.04
16340 • Auditing Fees	0.00	0.00	0.00	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

Montrose Management District
Revenue & Expenditures East Zone
June 2014

	June 14	Budget	\$ Over Budget	% of Budget	Jan - Jun 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Total Project Staffing & Admin	8,324.46	7,524.89	799.57	110.63%	58,915.32	52,669.34	6,245.98	111.86%	98,618.68
Security and Public Safety									
15415 - Vehicle Maint. & Operations	341.17	1,013.33	(672.16)	33.67%	3,084.37	6,079.98	(2,995.41)	50.73%	12,159.96
15420 - Contract Public Safety Services	9,495.09	9,458.67	36.42	100.39%	55,943.01	56,752.02	(809.01)	98.57%	113,504.04
15425 - Mobile Camera Program	0.00	800.00	(800.00)	0.0%	6,450.28	4,800.00	1,650.28	134.38%	9,600.00
15430 - Cell Phone	45.87	48.00	(2.13)	95.56%	441.34	288.00	153.34	153.24%	576.00
16100 - Store Front Equipment	0.00	56.67	(56.67)	0.0%	0.00	340.02	(340.02)	0.0%	680.04
16102 - Public Safety Equipment	0.00	133.33	(133.33)	0.0%	131.23	799.98	(668.75)	16.4%	1,599.96
16110 - Graffiti Abatement	1,843.20	1,600.00	243.20	115.2%	10,654.80	9,600.00	1,054.80	110.99%	19,200.00
16115 - Nuisance Abatement	0.00	1,400.00	(1,400.00)	0.0%	0.00	8,400.00	(8,400.00)	0.0%	16,800.00
Total Security and Public Safety	11,725.33	14,510.00	(2,784.67)	80.81%	76,705.23	87,060.00	(10,354.77)	88.11%	174,120.00
Visual Improvements & Cultural									
16212 - Beautification Design & Install	432.00	9,715.20	(9,283.20)	4.45%	10,528.32	58,291.20	(47,762.88)	18.06%	116,582.40
16213 - Landscape Maintenance	1,053.00	2,500.00	(1,447.00)	42.12%	6,318.00	15,000.00	(8,682.00)	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	1,485.00	12,215.20	(10,730.20)	12.16%	16,846.32	73,291.20	(56,444.88)	22.99%	149,782.40
Total Uses	38,479.32	52,427.30	(13,947.98)	73.4%	235,498.77	322,083.80	(86,585.03)	73.12%	640,647.60
Net Ordinary Revenue	7,918.38	(18,585.89)	26,504.27	(42.6%)	424,354.70	320,219.98	104,134.72	132.52%	228,152.64
Planned Reserves	7,918.38	(18,585.89)	26,504.27	(42.6%)	424,354.70	320,219.98	104,134.72	132.52%	228,152.64

Montrose Management District
Revenue & Expenditures West Zone
June 2014

Sources of Funds	June 14	Budget	\$ Over Budget	% of Budget	Jan - Jun 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110-1 - Assessments.	6,496.67	8,170.14	(1,673.47)	79.52%	1,106,272.59	991,359.23	114,913.36	111.59%	1,095,176.72
14112-1 - Assessment Refunds.	(157.95)	1,530.00	(1,687.95)	(10.32%)	(12,327.83)	9,180.00	(21,507.83)	(134.29%)	18,360.00
14310-1 - Penalties & Interest.	976.78	1,416.67	(439.89)	68.95%	7,717.10	8,499.98	(782.88)	90.79%	17,000.00
14370-1 - Interest Earned on Temp. Inves	153.45	34.00	119.45	451.32%	762.80	204.00	558.80	373.92%	408.00
14380-1 - Interest.	7.82	5.67	2.15	137.92%	40.13	33.98	6.15	118.1%	68.00
14390-1 - Ending FY 2013 Fund Balance.	34,225.08	34,225.08	0.00	100.0%	205,350.48	205,350.48	0.00	100.0%	410,700.96
Total Sources	41,701.85	45,381.56	(3,679.71)	91.89%	1,307,815.27	1,214,627.67	93,187.60	107.67%	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%	12,270.60	12,901.32	(630.72)	95.11%	25,802.64
16125-1 - Marketing & Public Relation	22,719.64	16,592.00	6,127.64	136.93%	94,578.36	99,552.00	(4,973.64)	95.0%	199,104.00
16135-1 - Economic Development Service	3,786.40	2,261.00	1,525.40	167.47%	9,235.85	13,566.00	(4,330.15)	68.08%	27,132.00
16140-1 - Web Site Main./Host/I.T..	0.00	510.00	(510.00)	0.0%	78.75	3,060.00	(2,981.25)	2.57%	6,120.00
16141-1 - GIS Services.	342.60	680.00	(337.40)	50.38%	2,187.32	4,080.00	(1,892.68)	53.61%	8,160.00
Total Business Development	28,893.74	22,193.22	6,700.52	130.19%	118,350.88	133,159.32	(14,808.44)	88.88%	266,318.64
Mobility & Transportation									
17001-1 - Transportation Inv. Contract.	0.00	3,400.00	(3,400.00)	0.0%	0.00	20,400.00	(20,400.00)	0.0%	40,800.00
17010-1 - Engineering Services.	0.00	5,666.67	(5,666.67)	0.0%	0.00	34,000.02	(34,000.02)	0.0%	68,000.04
17020-1 - Bridge Lighting Maint.	7,099.20	0.00	7,099.20	100.0%	49,033.45	0.00	49,033.45	100.0%	0.00
17030-1 - Mobility Projects.	0.00	7,366.67	(7,366.67)	0.0%	8,952.30	44,200.02	(35,247.72)	20.25%	88,400.04
Total Mobility & Transportation	7,099.20	16,433.34	(9,334.14)	43.2%	57,985.75	98,600.04	(40,614.29)	58.81%	197,200.08
Project Staffing & Admin									
16150-1 - Admin & Management	1,426.10	1,487.50	(61.40)	95.87%	8,754.17	8,925.00	(170.83)	98.09%	17,850.00
16160-1 - Reimbursable Expenses.	102.73	906.67	(803.94)	11.33%	1,206.10	5,440.02	(4,233.92)	22.17%	10,880.04
16170-1 - Reimbursable Mileage.	471.50	283.33	188.17	166.41%	3,287.54	1,699.98	1,587.56	193.39%	3,399.96
16180-1 - Postage, Deliveries	41.12	73.67	(32.55)	55.82%	216.73	442.02	(225.29)	49.03%	884.04
16190-1 - Printing & Reproduction	659.77	396.67	263.10	166.33%	3,225.54	2,380.02	845.52	135.53%	4,760.04
16200-1 - Public Notices, Advertising	0.00	453.33	(453.33)	0.0%	0.00	2,719.98	(2,719.98)	0.0%	5,439.96
16210-1 - Project Management	3,171.51	2,784.60	386.91	113.9%	19,029.06	16,707.60	2,321.46	113.9%	33,415.20
16215-1 - Director Of Services	4,564.67	4,799.27	(234.60)	95.11%	27,388.02	28,795.62	(1,407.60)	95.11%	57,591.24
16220-1 - Legal Services.	4,208.49	1,360.00	2,848.49	309.45%	29,358.19	8,160.00	21,198.19	359.78%	16,320.00
16250-1 - Bookkeeping.	890.80	884.00	6.80	100.77%	6,445.10	5,304.00	1,141.10	121.51%	10,608.00
16260-1 - Assess Data Mgmt & Billing Svc	947.32	1,246.67	(299.35)	75.99%	8,191.95	7,480.02	711.93	109.52%	14,960.04
16270-1 - Office Supplies.	0.00	170.00	(170.00)	0.0%	0.00	1,020.00	(1,020.00)	0.0%	2,040.00
16280-1 - Other.	15.10	34.00	(18.90)	44.41%	89.58	204.00	(114.42)	43.91%	408.00
16290-1 - Office Lease Space.	812.07	884.00	(71.93)	91.86%	4,872.42	5,304.00	(431.58)	91.86%	10,608.00
16291-1 - Office Equipment.	340.00	226.67	113.33	150.0%	462.88	1,360.02	(897.14)	34.04%	2,720.04
16340-1 - Auditing Fees.	0.00	0.00	0.00	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

Montrose Management District
Revenue & Expenditures West Zone
June 2014

	June 14	Budget	\$ Over Budget	% of Budget	Jan - Jun 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Total Project Staffing & Admin	17,651.18	15,990.38	1,660.80	110.39%	124,822.66	111,922.28	12,900.38	111.53%	209,564.56
Security and Public Safety									
15415-1 • Vehicle Maint. & Operations.	724.98	2,153.33	(1,428.35)	33.67%	6,554.73	12,919.98	(6,365.25)	50.73%	23,839.96
15420-1 • Contract Public Safety Service	20,021.18	20,099.67	(78.49)	99.61%	118,476.52	120,598.02	(2,121.50)	98.24%	241,196.04
15425-1 • Mobile Camera Program.	0.00	1,700.00	(1,700.00)	0.0%	13,630.26	10,200.00	3,430.26	133.63%	20,400.00
15430-1 • Cell Phone.	97.48	102.00	(4.52)	95.57%	937.86	612.00	325.86	153.25%	1,224.00
16101-1 • Public Safety Training.	0.00	26.67	(26.67)	0.0%	0.00	160.02	(160.02)	0.0%	320.04
16102-1 • Public Safety Equipment.	0.00	283.33	(283.33)	0.0%	274.17	1,699.98	(1,425.81)	16.13%	3,399.96
16110-1 • Graffiti Abatement.	3,916.80	3,400.00	516.80	115.2%	22,625.20	20,400.00	2,225.20	110.91%	40,800.00
16115-1 • Nuisance Abatement.	0.00	2,975.00	(2,975.00)	0.0%	0.00	17,850.00	(17,850.00)	0.0%	35,700.00
Total Security and Public Safety	24,760.44	30,740.00	(5,979.56)	80.55%	162,498.74	184,440.00	(21,941.26)	88.1%	368,880.00
Visual Improvements & Cultural									
16212-1 • Identification Design & Install	918.00	20,644.80	(19,726.80)	4.45%	22,372.68	123,868.80	(101,496.12)	18.06%	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	918.00	20,644.80	(19,726.80)	4.45%	22,372.68	123,868.80	(101,496.12)	18.06%	254,537.60
Total Uses	79,322.56	106,001.74	(26,679.18)	74.83%	486,030.71	651,990.44	(165,959.73)	74.55%	1,296,500.88
Net Ordinary Revenue	(37,620.71)	(60,620.18)	22,999.47	62.06%	821,784.56	562,637.23	259,147.33	146.06%	245,212.80
Planned Reserves	(37,620.71)	(60,620.18)	22,999.47	62.06%	821,784.56	562,637.23	259,147.33	146.06%	245,212.80

Montrose Management District
Revenue & Expenditures Total Zone
June 2014

	Jun 14	Budget	\$ Over Budget	% of Budget	Jan - Jun 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Sources of Funds									
14110-1 - Assessments.	6,496.67	8,170.14	(1,673.47)	79.52%	1,106,272.59	991,359.23	114,913.36	111.59%	1,095,176.72
14110 - Assessments	15,808.49	4,389.49	11,419.00	360.14%	486,784.03	465,592.34	21,191.69	104.55%	515,377.28
14112-1 - Assessment Refunds.	(157.95)	1,530.00	(1,687.95)	(10.322%)	(12,327.83)	9,180.00	(21,507.83)	(134.29%)	18,360.00
14112 - Assessment Refunds	26.87	720.00	(693.13)	3.73%	(1,416.51)	4,320.00	(5,736.51)	(32.79%)	8,640.00
14310-1 - Penalties & Interest.	976.78	1,416.67	(439.89)	68.95%	7,717.10	8,499.98	(782.88)	90.79%	17,000.00
14310 - Penalties & Interest	2,433.80	666.67	1,767.13	365.07%	5,768.46	3,999.98	1,768.48	144.21%	8,000.00
14370-1 - Interest Earned on Temp. Inves	153.45	34.00	119.45	451.32%	762.80	204.00	558.80	373.92%	408.00
14370 - Interest Earned on Temp. Invest	78.28	16.00	62.28	480.25%	419.12	96.00	323.12	436.58%	192.00
14380-1 - Interest.	7.82	5.67	2.15	137.92%	40.13	33.98	6.15	118.1%	68.00
14380 - Interest	3.68	2.67	1.01	137.83%	18.89	15.98	2.91	118.21%	32.00
14390-1 - Ending FY 2013 Fund Balance.	34,225.08	34,225.08	0.00	100.0%	205,350.48	205,350.48	0.00	100.0%	410,700.96
14390 - Ending FY 2013 Fund Balance	28,046.58	28,046.58	0.00	100.0%	168,279.48	168,279.48	0.00	100.0%	336,558.96
Total Sources	88,099.55	79,222.97	8,876.58	111.21%	1,967,668.74	1,856,931.45	110,737.29	105.96%	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%	12,270.60	12,901.32	(630.72)	95.11%	25,802.64
16124 - Marketing & Public Rel Director	966.40	1,011.87	(45.47)	95.51%	5,798.40	6,071.22	(272.82)	95.51%	12,142.44
16125-1 - Marketing & Public Relations	22,719.64	16,592.00	6,127.64	136.93%	94,578.36	99,552.00	(4,973.64)	95.0%	199,104.00
16125 - Marketing & Public Relations	10,692.94	7,808.00	2,884.94	136.95%	44,532.94	46,848.00	(2,315.06)	95.06%	93,696.00
16135-1 - Economic Development Service	3,786.40	2,261.00	1,525.40	167.47%	9,235.85	13,566.00	(4,330.15)	68.08%	27,132.00
16135 - Economic Development Services	1,783.16	1,064.00	719.16	167.59%	4,330.03	6,384.00	(2,053.97)	67.83%	12,768.00
16140-1 - Web Site Main./Host/I.T..	0.00	510.00	(510.00)	0.0%	78.75	3,060.00	(2,981.25)	2.57%	6,120.00
16140 - Web Site Main./Host/I.T.	0.00	240.00	(240.00)	0.0%	53.77	1,440.00	(1,386.23)	3.73%	2,880.00
16141 - GIS Services.	342.60	680.00	(337.40)	50.38%	2,187.32	4,080.00	(1,892.68)	53.61%	8,160.00
16141 - GIS Services	161.23	320.00	(158.77)	50.38%	1,029.34	1,920.00	(890.66)	53.61%	3,840.00
Total Business Development	42,497.47	32,637.09	9,860.38	130.21%	174,095.36	195,822.54	(21,727.18)	88.91%	391,645.08
Mobility & Transportation									
17001-1 - Transportation Inv. Contract.	0.00	3,400.00	(3,400.00)	0.0%	0.00	20,400.00	(20,400.00)	0.0%	40,800.00
17001 - Transportation Inv. Contract	0.00	1,600.00	(1,600.00)	0.0%	0.00	9,600.00	(9,600.00)	0.0%	19,200.00
17010-1 - Engineering Services.	0.00	5,666.67	(5,666.67)	0.0%	0.00	34,000.02	(34,000.02)	0.0%	68,000.04
17010 - Engineering Services	0.00	2,666.67	(2,666.67)	0.0%	0.00	16,000.02	(16,000.02)	0.0%	32,000.04
17020-1 - Bridge Lighting Maint.	7,099.20	0.00	7,099.20	100.0%	49,033.45	0.00	49,033.45	100.0%	0.00
17020 - Bridge Lighting Maint	3,340.80	0.00	3,340.80	100.0%	23,074.57	0.00	23,074.57	100.0%	0.00
17030-1 - Mobility Projects.	0.00	7,366.67	(7,366.67)	0.0%	8,952.30	44,200.02	(35,247.72)	20.25%	88,400.04
17030 - Mobility Projects	0.00	3,466.67	(3,466.67)	0.0%	4,212.85	20,800.02	(16,587.17)	20.25%	41,600.04
Total Mobility & Transportation	10,440.00	24,166.68	(13,726.68)	43.2%	85,273.17	145,000.08	(59,726.91)	58.81%	290,000.16
Project Staffing & Admin									
16150-1 - Admin & Management	1,426.10	1,487.50	(61.40)	95.87%	8,754.17	8,925.00	(170.83)	98.09%	17,850.00
16150 - Admin & Management	673.90	700.00	(26.10)	96.27%	4,136.37	4,200.00	(63.63)	98.49%	8,400.00
16160-1 - Reimbursable Expenses.	102.73	906.67	(803.94)	11.33%	1,206.10	5,440.02	(4,233.92)	22.17%	10,880.04
16160 - Reimbursable Expenses	48.35	426.67	(378.32)	11.33%	567.92	2,560.02	(1,992.10)	22.18%	5,120.04
16170-1 - Reimbursable Mileage.	471.50	283.33	188.17	166.41%	3,287.54	1,699.98	1,587.56	193.39%	3,399.96
16170 - Reimbursable Mileage	221.89	133.33	88.56	166.42%	1,547.07	799.98	747.09	193.39%	1,599.96

Montrose Management District
Revenue & Expenditures Total Zone
June 2014

	Jun 14	Budget	\$ Over Budget	% of Budget	Jan - Jun 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
16180-1 • Postage, Deliveries	41.12	73.67	(32.55)	55.82%	216.73	442.02	(225.29)	49.03%	884.04
16180 • Postage, Deliveries	19.36	34.67	(15.31)	55.84%	101.99	208.02	(106.03)	49.03%	416.04
16190-1 • Printing & Reproduction	659.77	396.67	263.10	166.33%	3,225.54	2,380.02	845.52	135.53%	4,760.04
16190 • Printing & Reproduction	310.52	186.67	123.85	166.35%	1,517.98	1,120.02	397.96	135.53%	2,240.04
16200-1 • Public Notices, Advertising	0.00	453.33	(453.33)	0.0%	0.00	2,719.98	(2,719.98)	0.0%	5,439.96
16200 • Public Notices, Advertising	0.00	213.33	(213.33)	0.0%	0.00	1,279.98	(1,279.98)	0.0%	2,559.96
16210-1 • Project Management	3,171.51	2,784.60	386.91	113.99%	19,029.06	16,707.60	2,321.46	113.99%	33,415.20
16210 • Project Management	1,497.65	1,310.40	187.25	114.29%	8,985.90	7,862.40	1,123.50	114.29%	15,724.80
16215-1 • Director Of Services	4,564.67	4,799.27	(234.60)	95.11%	27,388.02	28,795.62	(1,407.60)	95.11%	57,591.24
16215 • Director Of Services	2,157.00	2,258.48	(101.48)	95.51%	12,942.00	13,550.88	(608.88)	95.51%	27,101.76
16220-1 • Legal Services.	4,208.49	1,360.00	2,848.49	309.45%	29,358.19	8,160.00	21,198.19	359.78%	16,320.00
16220 • Legal Services	1,980.46	640.00	1,340.46	309.45%	13,838.23	3,840.00	9,998.23	360.37%	7,680.00
16230-1 • Bookkeeping.	890.80	884.00	6.80	100.77%	6,445.10	5,304.00	1,141.10	121.51%	10,608.00
16230 • Bookkeeping	419.20	416.00	3.20	100.77%	3,032.40	2,496.00	536.40	121.49%	4,992.00
16260-1 • Assess Data Mgmt & Billing Svc	947.32	1,246.67	(299.35)	75.99%	8,191.95	7,480.02	711.93	109.52%	14,960.04
16260 • Assess Data Mgmt & Billing Svcs	445.80	586.67	(140.87)	75.99%	3,855.04	3,520.02	335.02	109.52%	7,040.04
16270-1 • Office Supplies.	0.00	170.00	(170.00)	0.0%	0.00	1,020.00	(1,020.00)	0.0%	2,040.00
16270 • Office Supplies	0.00	80.00	(80.00)	0.0%	0.00	480.00	(480.00)	0.0%	960.00
16280-1 • Other.	15.10	34.00	(18.90)	44.41%	89.58	204.00	(114.42)	43.91%	408.00
16290 • Other	2.40	16.00	(13.60)	15.0%	53.92	96.00	(42.08)	56.17%	192.00
16290-1 • Office Lease Space.	812.07	884.00	(71.93)	91.86%	4,872.42	5,304.00	(431.58)	91.86%	10,608.00
16290 • Office Lease Space	387.93	416.00	(28.07)	93.25%	2,327.58	2,496.00	(168.42)	93.25%	4,992.00
16291-1 • Office Equipment.	340.00	226.67	113.33	150.0%	462.88	1,360.02	(897.14)	34.04%	2,720.04
16291 • Office Equipment	160.00	106.67	53.33	150.0%	218.08	640.02	(421.94)	34.07%	1,280.04
16340-1 • Auditing Fees.	0.00	0.00	0.00	0.0%	5,844.75	5,780.00	64.75	101.12%	7,480.00
16340 • Auditing Fees	0.00	0.00	0.00	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	2,358.21	3,200.00	(841.79)	73.69%	15,551.77	19,200.00	(3,648.23)	81.0%	38,400.00
Total Project Staffing & Admin	28,333.85	26,715.27	1,618.58	106.06%	199,289.75	183,791.62	15,498.13	108.43%	346,583.24
Security and Public Safety									
15413-1 • Vehicle Maint. & Operations.	724.98	2,153.33	(1,428.35)	33.67%	6,554.73	12,919.98	(6,365.25)	50.73%	25,839.96
15415 • Vehicle Maint. & Operations	341.17	1,013.33	(672.16)	33.67%	3,084.57	6,079.98	(2,995.41)	50.73%	12,159.96
15420-1 • Contract Public Safety Service	20,021.18	20,099.67	(78.49)	99.61%	118,476.52	120,598.02	(2,121.50)	98.24%	241,196.04
15420 • Contract Public Safety Services	9,495.09	9,458.67	36.42	100.39%	55,943.01	56,732.02	(809.01)	98.57%	113,504.04
15425-1 • Mobile Camera Program.	0.00	1,700.00	(1,700.00)	0.0%	13,630.26	10,200.00	3,430.26	133.63%	20,400.00
15425 • Mobile Camera Program	0.00	800.00	(800.00)	0.0%	6,450.28	4,800.00	1,650.28	134.38%	9,600.00
15430-1 • Cell Phone.	97.48	102.00	(4.52)	95.57%	937.86	612.00	325.86	153.25%	1,224.00
15430 • Cell Phone	45.87	48.00	(2.13)	95.56%	441.34	288.00	153.34	153.24%	576.00
16100 • Store Front Equipment	0.00	56.67	(56.67)	0.0%	0.00	340.02	(340.02)	0.0%	680.04
16101-1 • Public Safety Training.	0.00	26.67	(26.67)	0.0%	0.00	160.02	(160.02)	0.0%	320.04
16102-1 • Public Safety Equipment.	0.00	283.33	(283.33)	0.0%	274.17	1,699.98	(1,425.81)	16.13%	3,399.96
16102 • Public Safety Equipment	0.00	133.33	(133.33)	0.0%	131.23	799.98	(668.75)	16.4%	1,599.96
16110-1 • Graffiti Abatement.	3,916.80	3,400.00	516.80	115.2%	22,625.20	20,400.00	2,225.20	110.91%	40,800.00
16110 • Graffiti Abatement	1,843.20	243.00	1,600.00	115.2%	10,654.80	9,600.00	1,054.80	110.99%	19,200.00
16115-1 • Nuisance Abatement.	0.00	2,975.00	(2,975.00)	0.0%	0.00	17,850.00	(17,850.00)	0.0%	35,700.00
16115 • Nuisance Abatement	0.00	1,400.00	(1,400.00)	0.0%	0.00	8,400.00	(8,400.00)	0.0%	16,800.00

Montrose Management District
Revenue & Expenditures Total Zone
June 2014

	Jun 14	Budget	\$ Over Budget	% of Budget	Jan - Jun 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Total Security and Public Safety	36,485.77	45,250.00	(8,764.23)	80.63%	239,203.97	271,500.00	(32,296.03)	88.11%	543,000.00
Visual Improvements & Cultural									
16212-1 • Identification Design & Install	918.00	20,644.80	(19,726.80)	4.45%	22,372.68	123,868.80	(101,496.12)	18.06%	247,737.60
16212 • Beautification Design & Install	432.00	9,715.20	(9,283.20)	4.45%	10,528.32	58,291.20	(47,762.88)	18.06%	116,582.40
16213 • Landscape Maintenance	1,053.00	2,500.00	(1,447.00)	42.12%	6,318.00	15,000.00	(8,682.00)	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	2,403.00	32,860.00	(30,457.00)	7.31%	39,219.00	197,160.00	(157,941.00)	19.89%	404,320.00
16421-1 • Collection Expense - West Zone	167.81				1,376.52				
Total Uses	120,327.90	161,629.04	(41,301.14)	74.45%	738,457.77	993,274.24	(254,816.47)	74.35%	1,975,548.48
Net Ordinary Revenue	(32,228.35)	(82,406.07)	50,177.72	39.11%	1,229,210.97	863,657.21	365,553.76	142.33%	434,965.44
Planned Reserves	(32,228.35)	(82,406.07)	50,177.72	39.11%	1,229,210.97	863,657.21	365,553.76	142.33%	434,965.44

ACCOUNT SUMMARY	
Account Number	77227-2167
Account Type	Checking
Current Balance	\$10,000.00
Available Credit	\$10,000.00
Minimum Monthly Payment	\$10.00
Payment Due Date	05/27/2014
Account Paid Date	05/27/2014
My Payment Due	\$10.00
Date of Billing Cycle	05/27/2014

TRANSACTIONS	
Date	Description
05/28	05/28 77227-2167 DTDVDS PAYMENT: THANK YOU
TOTAL	XXXXXXXXXXXX1351 \$2,230.07

JOSHUA HAWES	
05/14	05/14 2411058PCB00725 MONTROSE CAR CARE 171552109 TX \$128.15
06/07	06/07 2409216HEDMATEH MAILCHIMP MAILCHIMP COM CA \$13.00
TOTAL	XXXXXXXXXXXX1351 \$143.15

GRETTCHEN LARSON	
05/25	05/25 244725CZJDNRYM HEB #630 HOUSTON TX \$159.96
05/26	05/26 2449216HEDMATEH SPROUT SOCIAL 166472-351 IL \$39.00
05/28	05/28 2409216HEDMATEH MICHAELS STORES 7012 PASADENA TX \$35.12
05/28	05/28 2409216HEDMATEH MICHAELS STORES 2719 HOUSTON TX CREDIT \$44.41
05/28	05/28 2409216HEDMATEH MICHAELS STORES 2719 HOUSTON TX CREDIT \$14.05
05/30	05/30 2401339H601319253 COPY COM HOUSTON TX \$52.95
05/31	05/31 2409216HEDMATEH FACEBOOK FRANKS&KUTZ 606343-7818 CA \$169.88
06/04	06/04 2409216HEDMATEH MONTROSE COUNSELING CE HOUSTON TX \$103.00
06/05	06/05 2407105H1QWAMEARFD BLACKSMITH HOUSTON TX \$25.00
06/09	06/09 2409216HEDMATEH FRY'S ELECTRONICS #29 HOUSTON TX \$200.00

See Reverse Side for Important Information About Your Account

PAID

Check # 4218

PAYMENT INFORMATION	
Account Number	77227-2167
Payment Due Date	07/03/14
New Balance	\$1,186.33
Minimum Payment Due	\$30.00
Pay Due Amount	\$30.00
Check Endorse	
Total Payment Amount	\$1,186.33

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

Mail Checks Payable to:

BANKCARD CENTER
PO BOX 30833
SALT LAKE CITY UT 84136-8833

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

⑆5066 0000⑆5398000000⑆21351⑆

Date	Name	Rate	Hours	Amount	Other	Total
Jun-14	Alms, Brian	31.00	\$43.00	\$1,333.00	\$0.00	\$1,333.00
Jun-14	Arroyo, Juan	61.00	\$43.00	\$2,623.00	\$0.00	\$2,623.00
Jun-14	Bass, Richard	10.00	\$43.00	\$430.00	\$0.00	\$430.00
Jun-14	Beserra, Victor	46.00	\$43.00	\$1,978.00	\$3,500.00	\$5,478.00
Jun-14	Blevins, Sean	29.00	\$43.00	\$1,247.00	\$0.00	\$1,247.00
Jun-14	Day, Aaron	125.00	\$43.00	\$5,375.00	\$0.00	\$5,375.00
Jun-14	Gonzales, Ricardo	10.00	\$43.00	\$430.00	\$0.00	\$430.00
Jun-14	Jaquary, Lee	56.00	\$43.00	\$2,408.00	\$0.00	\$2,408.00
Jun-14	Leureano, Leon	50.00	\$43.00	\$2,150.00	\$0.00	\$2,150.00
Jun-14	Mabasa, Joseph	57.00	\$43.00	\$2,451.00	\$0.00	\$2,451.00
Jun-14	Obenhaus, John	30.00	\$43.00	\$1,290.00	\$0.00	\$1,290.00
Jun-14	Ramos, Adalberto	35.00	\$43.00	\$1,505.00	\$0.00	\$1,505.00
Jun-14	Thibodeaux, Todd	35.00	\$43.00	\$1,505.00	\$0.00	\$1,505.00
Jun-14	Wall, Chad	12.00	\$43.00	\$516.00	\$0.00	\$516.00
Period Total	14		\$25,241.00	\$3,500.00		\$28,741.00
Grand Total	14		\$25,241.00	\$3,500.00		\$28,741.00

Tuesday, July 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 281.444.8304 fax 281.444.8304

DATE: 05/27/2014

1920 MANOR LLC
4301 YORKUM BLVD
HOUSTON TX 77066-5817

TR 1A BLK 1
ROSSMOYNE

1031 RICHMOND AVE

MONTROSE MD EAST

ACCOUNT NUMBER: 92/030/245/000/0020
TAX YEAR: 2013
REF No.: 0884696

Date Processed: 05/27/2014
RECEIPT NUMBER: 92130320
DEPOSIT BATCH No.: RF140527

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 Forfeited

- ☐ Account Deleted
- ☐ Rendition Penalty Waived
- Other: Cause 201-13-00523

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 \$40.27.

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 # 4234



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 281.444.8304 fax 281.444.8304

DATE: 06/04/2014

BRIAN COBLEAND
2002 CHILLYON RD
HOUSTON TX 77019-1502

LTS 5 6 & 7 BLK 13
HYDE PARK HEIGHTS

2212 DUNLAVY ST 20

MONTROSE MD WEST

ACCOUNT NUMBER: 94/018/060/000/0005
TAX YEAR: 2011
REF No.: 0884794

DATE PROCESSED: 06/04/2014
RECEIPT NUMBER: 94000093
DEPOSIT BATCH No.: RF140604

NOTICE OF CHANGE IN TAX LIABILITY

We have been notified by the 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
- ☐ Homestead
- ☐ Over 65
- ☐ Disabled Person
- ☐ Disabled Veteran

- ☐ Account Forfeited
- ☐ Account Deleted
- ☐ Rendition Penalty Waived
- Other: Cause 2011-64070

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 \$19.56.

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

If you need more information, call Customer Service at 281.444.3946.

PAID

Check # 4235

**Equi-Tax Inc.**

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

DATE: 05/27/2014

D & C PROPERTIES
PO BOX 6736
HOUSTON TX 77265-673617111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304LTS 3 & 4 BLK 9
WEST MANDELL PLACE

1660 ALABAMA ST 10

MONTROSE MD WEST

ACCOUNT NUMBER: 94/054/055/009/0003
TAX YEAR: 2013
REF No.: 0894704Date Processed: 05/27/2014
RECEIPT NUMBER: 94130628
DEPOSIT BATCH No.: RF140527**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 101-13-00330

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 \$126.51.

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 # 4236

**Equi-Tax Inc.**

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304MONTROSE MD WEST
DATE: 06/05/2014
TAX YEAR: 2013OVERPAYMENT: \$7.44
DEPOSIT BATCH NO.: 94-245
RECEIPT NUMBER: 94130059

OWNER NAME: TREVIÑO DANTE & BRISEIDA

CHECK NO.: 1986

ACCOUNT NUMBER: 94/018/044/000/0008

DATE OF PAYMENT: 05/30/2014

PAID BY: 790074

LEGAL DESCRIPTION

TREVIÑO EDUARDO OR AMERICA
2401 YOKUM BLVD
HOUSTON TX 77006LT 8 BLK 2
HYDRA PARK EXH

1104 FAIRVIEW ST

NOTICE OF OVERPAYMENT OF TAXDISTRICT NAME
MONTROSE MD WESTOVERPAYMENT AMOUNT
\$7.44

REASON: paid June amount with May payment

AMOUNT OF CHECK: \$427.66

CHECK NO: 1986

AMOUNT APPLIED: \$420.22

Ref No.: PD JUNE

DIFFERENCE: \$7.44

COMPLETED BY: CP

DATE: 6-5

Make refund payable to:

Address:

City:

State:

Zip:

If you need more information, call Customer Service at 281.444.3946.

PAID

Check # 4237

**Equi-Tax Inc.**

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

DATE: 05/21/2014

MCBRIDE RANDY DR
1314 WOODHEAD ST
HOUSTON TX 77019-480417111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304TRB 7A 8A 12 13A 17B & 20
ABST 696 O SMITH

1314 WOODHEAD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/222/000/0145
TAX YEAR: 2012
REF No.: 0884623Date Processed: 05/21/2014
RECEIPT NUMBER: 94000383
DEPOSIT BATCH No.: RF140521**NOTICE OF CHANGE IN TAX LIABILITY**

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

The explanation of the change is:

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

- ☐ Account Deleted
- ☒ Rendition Penalty Waived
- Other: Cause 2012-102187

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 \$109.02.

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 # 4238

**Equi-Tax Inc.**

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

DATE: 05/21/2014

MCBRIDE RANDY DR
1314 WOODHEAD ST
HOUSTON TX 77019-480417111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304TRB 7A 8A 12 13A 17B & 20
ABST 696 O SMITH

1314 WOODHEAD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/222/000/0145
TAX YEAR: 2013
REF No.: 0884624Date Processed: 05/21/2014
RECEIPT NUMBER: 94130383
DEPOSIT BATCH No.: RF140521**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 2012-102187

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 \$67.37.

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

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

Very truly yours,

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

Check # 4238

**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

G & I VII 2323 SOUTH SHEPHERD
220 E 42ND ST
NEW YORK NY 10017-5806LTS 2 THRU 6 & LTS 11 THRU 16
BLK 61
HYDE PARK MAIN SEC 3
2323 S SHEPHERD DR

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/066/061/0006
TAX YEAR: 2012
REF No.: 0884702Date Processed: 05/27/2014
RECEIPT NUMBER: 94000480
DEPOSIT BATCH No.: RPI40527**NOTICE OF CHANGE IN TAX LIABILITY**

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

The explanation of the change is:

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

- ☐ Account Deleted
- ☐ Rendition Penalty Waived
- ☒ Other: CAUSE 2012-55304

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 \$875.00.

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

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

Very truly yours,

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

Check # 4239

**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

G & I VII 2323 SOUTH SHEPHERD
220 E 42ND ST
NEW YORK NY 10017-5806LTS 2 THRU 6 & LTS 11 THRU 16
BLK 61
HYDE PARK MAIN SEC 3

2323 S SHEPHERD DR

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/066/061/0006
TAX YEAR: 2013
REF No.: 0884703Date Processed: 05/27/2014
RECEIPT NUMBER: 94130480
DEPOSIT BATCH No.: RPI40527**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 2013-56218

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$1,631.16.

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

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

Very truly yours,

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

Check # 4239

**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: 06/04/2014

CALDWELL JAMES O
101 W OREN AVE
HOUSTON TX 77006LT 1 BLK 12
FAIRGROUNDS EXTN

100 DREW ST

MONTROSE MD EAST

ACCOUNT NUMBER: 92/014/024/000/0001
TAX YEAR: 2013
REF No.: 0884793DATE PROCESSED: 06/04/2014
RECEIPT NUMBER: 92130080
DEPOSIT BATCH No.: RPI40604**NOTICE OF CHANGE IN TAX LIABILITY**

We have been notified by the 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
 - ☐ Homestead
 - ☐ Over 65
 - ☐ Disabled Person
 - ☐ Disabled Veteran

- ☐ Account Prorated
- ☐ Account Deleted
- ☐ Rendition Penalty Waived
- ☒ Other: CAUSE 101-13-000545

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 \$40.33.

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

If you need more information, call Customer Service at 281.444.3946.

PAID

Check # 4240

**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

LITTELL PROPERTIES
4 MARK WANDT
4500 MONTROSE BLVD STE B
HOUSTON TX 77006-5842LTS 7 8 9 & 10 & TRS 4 5A &
11A BLK 27
HYDE PARK

1903 CANNONWHEAT ST 50

MONTROSE MD WEST

ACCOUNT NUMBER: 94/016/027/000/0004
TAX YEAR: 2012
REF No.: 0884699Date Processed: 05/27/2014
RECEIPT NUMBER: 94000045
DEPOSIT BATCH No.: RPI40527**NOTICE OF CHANGE IN TAX LIABILITY**

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

The explanation of the change is:

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

- ☐ Account Deleted
- ☐ Rendition Penalty Waived
- ☒ Other: CAUSE 2012-60307

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 \$156.14.

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

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

Very truly yours,

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

Check # 4241

**Equi-Tax Inc.**

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

DATE: 05/27/2014

LITTLE PROPERTIES
MARK BRANDT
4500 MONTROSE BLVD STE B
HOUSTON TX 77006-584217111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304LTS 7 & 8 9 & 10 & TRS 4 & 6A &
11A BLK 27
HYDE PARK
1903 CONNORWEALTH ST 50

MONTROSE MD WEST

ACCOUNT NUMBER: 94/018/027/000/0004
TAX YEAR: 2013
REF No.: 0884700Date Processed: 05/27/2014
RECEIPT NUMBER: 94130046
DEPOSIT BATCH No.: RFL40527**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 5015-62307

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 \$173.28.

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 # 4241

**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 281.440.8304MONTROSE MD EAST
DATE: 06/05/2014
TAX YEAR: 2013OVERPAYMENT: \$16.10
DEPOSIT BATCH NO.: 92-342
RECEIPT NUMBER: 92130095OWNER NAME: LUCIAS OAKS LO 001 LP
ACCOUNT NUMBER: 92/014/030/000/0007CHECK NO.: 1422
DATE OF PAYMENT: 05/30/2014PAID BY:
LUCIAS OAKS LO 001 LP
504 SPRING HILL DR STE 440
SPRING TX 77386-6029LEGAL DESCRIPTION
LTS 7 & 8 BLK 18
FAIRGROUNDS EXTN
215 HYDE PARK BLVD 12**NOTICE OF OVERPAYMENT OF TAX**DISTRICT NAME
MONTROSE MD EASTOVERPAYMENT AMOUNT
\$16.10

REASON: paid June amount with my postmark

AMOUNT OF CHECK: \$925.68 CHECK NO: 1422
AMOUNT APPLIED: \$909.58 Ref No.: PD JUNE
DIFFERENCE: \$16.10
COMPLETED BY: [Signature] DATE: 6-5

Make refund payable to:

Address:

City: State: Zip:
If you need more information, call Customer Service at 281.444.3946.**PAID**

Check # 4242

**Equi-Tax Inc.**

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

DATE: 06/04/2014

LUXE APARTMENTS LP
5001 MONTROSE BLVD APT 1
HOUSTON TX 77006-654817111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304LTS 1 & 2 & TRS 3 & 11 BLK 12
TURNER H P
1203 BARTLETT ST 16

MONTROSE MD WEST

ACCOUNT NUMBER: 94/036/018/000/0001
TAX YEAR: 2013
REF No.: 0884795DATE PROCESSED: 06/04/2014
RECEIPT NUMBER: 94130254
DEPOSIT BATCH No.: RFL40604**NOTICE OF CHANGE IN TAX LIABILITY**

We have been notified by the 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
-
- ☐
- Homestead
-
- ☐
- Over 65
-
- ☐
- Disabled Person
-
- ☐
- Disabled Veteran

- ☐
- Account Prorated
-
- ☐
- Account Deleted
-
- ☐
- Rendition Penalty Waived
-
- Other: Cause 10113-000107

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 \$97.66.

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

If you need more information, call Customer Service at 281.444.3946.

PAID

Check # 4243

**Equi-Tax Inc.**

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

DATE: 05/27/2014

MONK RUTH F TRUST
TIM J MONK SR TRUSTER
114 W DREW ST
HOUSTON TX 77006-200217111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304LT 5 BLK 9
FAIRGROUNDS EXTN
114 W DREW ST

MONTROSE MD EAST

ACCOUNT NUMBER: 92/014/021/000/0005
TAX YEAR: 2013
REF No.: 0884692Date Processed: 05/27/2014
RECEIPT NUMBER: 92130076
DEPOSIT BATCH No.: RFL40527**NOTICE OF CHANGE IN TAX LIABILITY**

We have been notified by the Central Appraisal District of a change in the appraisal of your property that has resulted in a change in your tax liability for the 2013 tax year.

The explanation of the change is:

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

- ☐
- Account Deleted
-
- ☐
- Rendition Penalty Waived
-
- Other: Cause 10113-000525

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$50.00.

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

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

Very truly yours,

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

Check # 4244



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

MONK RUTH M TRUST
& TIM J MONK SR TRUSTEE
114 W DREW ST
HOUSTON TX 77006-2002

LT 6 BLK 9
PAYRGROUNDS EXTN
MASON

MONROSE MD EAST

ACCOUNT NUMBER: 92/014/021/000/0006
TAX YEAR: 2013
REF No.: 0884693

Date Processed: 05/27/2014
RECEIPT NUMBER: 92130077
DEPOSIT BATCH No.: RF140527

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 101-13-000525

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$50.00.

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

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

Very truly yours,

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

PAID

Check # 4245



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

MONROSE MD EAST
DATE: 06/17/2014
TAX YEAR: 2013

OVERPAYMENT: \$166.31
DEPOSIT BATCH NO.: 92-345
RECEIPT NUMBER: 92130053

OWNER NAME: SASASA LP

CHECK NO.: 7300

ACCOUNT NUMBER: 92/008/272/000/0001

DATE OF PAYMENT: 06/17/2014

PAID BY:

LEGAL DESCRIPTION

SASASA LP
121 N POST OAK LN APT 504
HOUSTON TX 77024-7795

TR 1 BLK 22
BUTTS

501 BRANARD ST 12

NOTICE OF OVERPAYMENT OF TAX

DISTRICT NAME
MONROSE MD EAST

OVERPAYMENT AMOUNT
\$166.31

REASON: paid July amount with June postmark

AMOUNT OF CHECK: \$885.31

CHECK NO: 7300

AMOUNT APPLIED: \$719.00

Ref No.: PD JULY

DIFFERENCE: \$166.31

COMPLETED BY: [Signature]

DATE: 6-17

Make refund payable to:

Address:

City: State: Zip:

If you need more information, call Customer Service at 281.444.3946.

PAID

Check # 4246



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 07/07/2014

LEGAL DESCRIPTION

TEXAS ABERCROMBIE FAMILY INT L
c/o Popp Hutcheson PLLC
1301 S. MoPac Expressway, Ste 430
Austin, TX 78746

RES A BLK 1
LANCASTER CENTER R/P

N ALABAMA ST

MONROSE MD WEST

ACCOUNT NUMBER: 94/132/719/001/0001
TAX YEAR: 2013
REF No.: 0885192

DATE PROCESSED: 07/07/2014
RECEIPT NUMBER: 94130824
DEPOSIT BATCH No.: RF140707

NOTICE OF CHANGE IN TAX LIABILITY

We have been notified by the 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
☐ Homestead
☐ Over 65
☐ Disabled Person
☐ Disabled Veteran

- ☐ Account Prorated
☐ Account Deleted
☐ Rendition Penalty Waived
☒ Other: CAUSE 2013-52846

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 \$261.51.

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

If you need more information, call Customer Service at 281.444.3946.

PAID

Check # 4247



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

MONROSE MD EAST
DATE: 06/05/2014
TAX YEAR: 2013

OVERPAYMENT: \$26.87
DEPOSIT BATCH NO.: 92-342
RECEIPT NUMBER: 92130274

OWNER NAME: TOTAL HEALTH CARE SVC LLC

CHECK NO.: 16457

ACCOUNT NUMBER: 92/026/152/000/0019

DATE OF PAYMENT: 05/30/2014

PAID BY:

LEGAL DESCRIPTION

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

LTS 19 & 20 & TR 21A BLK 26
MONROSE

808 LOVETT BLVD 14

NOTICE OF OVERPAYMENT OF TAX

DISTRICT NAME
MONROSE MD EAST

OVERPAYMENT AMOUNT
\$26.87

REASON: paid June amount with May postmark

AMOUNT OF CHECK: \$1,545.31

CHECK NO: 16457

AMOUNT APPLIED: \$1,518.44

Ref No.: PD JUNE

DIFFERENCE: \$26.87

COMPLETED BY: [Signature]

DATE: 6-5

Make refund payable to:

Address:

City: State: Zip:

If you need more information, call Customer Service at 281.444.3946.

PAID

Check # 4248



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service: 888-825-2559 fax 281.440.8304

DATE: 05/27/2014

UST REALTY COMPANY
ATTN: VP FOR FINANCE
3800 MONTROSE BLVD
HOUSTON TX 77006-4626

LTS 1 THRU 4 & 6 & 7 & TRS 5A
8A 14A 15A & 16A BLK 37
MONTROSE
4200 MONTROSE BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/026/163/000/0001
TAX YEAR: 2013
REF No.: 0884694

Date Processed: 05/27/2014
RECEIPT NUMBER: 92130293
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 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 2013-52126

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$1,229.73.

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

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

Very truly yours,

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

PAID

Check # 4249



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service: 888-825-2559 fax 281.440.8304

DATE: 05/27/2014

UST REALTY COMPANY
C/O UNIV ST THOMAS: ATTN: PRESI
3800 MONTROSE BLVD
HOUSTON TX 77006-4626

LTS 9 10 & 11 & TRS 8 12A &
14B BLK 37
MONTROSE
4203 YOKUM BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/026/163/000/0021
TAX YEAR: 2013
REF No.: 0884695

Date Processed: 05/27/2014
RECEIPT NUMBER: 92130294
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 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 2013-52126

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 \$596.18.

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

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

Very truly yours,

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

PAID

Check # 4250

5020 Investments Ltd
5020 Montrose Blvd., 9th Floor
Houston, TX 77006

Invoice

Date	Invoice #
7/1/2014	796

Bill To
Montrose Management District
P.O. Box 22167
Houston, Texas 77227



PO BOX 380002
BLOOMINGTON MN 55438-0002

THE MONTROSE MANAGEMEN
PO BOX 22167
HOUSTON TX 77227

Account Number: 611920298617
STATEMENT TOTAL: \$469.00
TOTAL AMOUNT PAID: \$

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234



04 07 611 9202 98617 2 00046900 7 7 6

1 FOLD & TEAR HERE

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.

1 FOLD & TEAR HERE

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



Account Number: 611920298617
Make/Model: 14 JEEP GRAND CHEROK
VIN: 1C4RJEGSEC348220

Payments Remaining: 30
Scheduled End Date: 01/12/17

Account Summary

Description	Amount
BASE RENT	1,200.00
Total:	\$469.00

Description	Amount
PAID	
Total:	\$469.00

Description	Amount
PAID	
Total:	\$469.00

STATEMENT TOTAL: \$469.00

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

Get together. Go off-road. Jeep® Jamboree. Gear up for the Jeep Jamboree. This two-day experience lets you get off-road in your Jeep® 4x4. Explore the trail with expert guides who can navigate you through challenging terrain, then kick back with your fellow adventure-minded Jeep® enthusiasts. Register for an event at jeepjamboreeusa.com today.

PAID

Check # 4251

PAID

Total

\$1,200.00

Invoice



June 19, 2014
Invoice No: 244094

Mr. Bill Calderon
Southwest Houston Redevelopment Auth
PO Box 22167
Houston, TX 77227

Project 1412-017-01 Braeburn Village Apartments
Invoice for period ending June 15, 2014

Task 01 Verification/Acceptance
Professional Personnel

	Hours	Rate	Amount
Project Engineer III	8.00	145.00	1,160.00
Senior Engineer	14.00	235.00	3,290.00
Totals	22.00		4,450.00

Reimbursable Expenses

MILEAGE-REIMBURSABLE			
4/23/2014 Eldridge, Jason Site Visit	1.0 times	14.56	14.56
Total Reimbursables			14.56
Total this Task			\$4,464.56
Total this Invoice			\$4,464.56

PAID

Check # 4256

PAYMENT DUE UPON RECEIPT. PLEASE INCLUDE INVOICE NUMBER WITH PAYMENT.

Project 1412-017-01 Braeburn Village Apartments Invoice 244094

Billing Backup

Cobb, Fendley & Associates, Inc. Invoice 244094 Dated 6/19/2014 Thursday, June 19, 2014 11:30:50 AM

Project 1412-017-01 Braeburn Village Apartments
Task 01 Verification/Acceptance

Professional Personnel

	Hours	Rate	Amount
Project Engineer III			
0706 34B - Eldridge, Jason 4/24/2014 Site Visit/Verification of Improvements	3.00	145.00	435.00
0705 34B - Eldridge, Jason 4/25/2014 Verification of Improvements	2.00	145.00	290.00
0706 34B - Eldridge, Jason 5/1/2014 Revise Cost Spreadsheet	3.00	145.00	435.00

Senior Engineer

0570 61B - Eastland, Charles 4/8/2014	1.00	235.00	235.00
0570 61B - Eastland, Charles 4/9/2014	1.00	235.00	235.00
0570 61B - Eastland, Charles 4/16/2014	1.00	235.00	235.00
0570 61B - Eastland, Charles 4/17/2014	1.00	235.00	235.00
0570 61B - Eastland, Charles 4/21/2014	2.00	235.00	470.00
0570 61B - Eastland, Charles 4/22/2014	2.00	235.00	470.00
0570 61B - Eastland, Charles 4/23/2014	1.00	235.00	235.00
0570 61B - Eastland, Charles 4/24/2014	1.00	235.00	235.00
0570 61B - Eastland, Charles 4/25/2014	.50	235.00	117.50
0570 61B - Eastland, Charles 4/28/2014	1.00	235.00	235.00
0570 61B - Eastland, Charles 4/29/2014	.50	235.00	117.50
0570 61B - Eastland, Charles 5/1/2014	2.00	235.00	470.00

Total Labor

Totals	22.00		4,450.00
Total Labor			4,450.00

Reimbursable Expenses

MILEAGE-REIMBURSABLE			
EX 0021101 4/23/2014 Eldridge, Jason / Site Visit	1.0 times	14.56	14.56
Total Reimbursables			14.56
Total this Task			\$4,464.56
Total this Project			\$4,464.56
Total this Report			\$4,464.56

PAYMENT DUE UPON RECEIPT. PLEASE INCLUDE INVOICE NUMBER WITH PAYMENT.

Page 2



hello! you have an invoice from:

Cracked Fox

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

Bill To:

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

Date	Terms
06/30/14	Net 30
Payments/Credits	Balance Due
\$0.00	\$2,500.00

Item	Description	Quantity	Rate	Amount
marketing Design	Coalizing, editing, air-brushing, resizing of district images for use on website	4	75.00	300.00
Design	Design of certificate for presentation to Officer Jaguayra	4	75.00	300.00
Design	Edit, resize of Marie image for Biz Ambassador article	0.5	75.00	37.50
Design	Design of June Mixer @ Muse flyer (print, web & facebook header)	4	75.00	300.00
Design	Design of Recycle October Save the date @ HEB flyer -print	3	75.00	225.00
Design	Design of facebook cover/header for Pride Week	2	75.00	150.00
Design	Photo Coverage of Mixer at Muse	3	75.00	225.00
1	Branding, Marketing and Research including logo quality assurance in usage and recreation of logos used in district print collateral	0.5	75.00	37.50
2	Editing, proof reading, and checking for website, information/hyperlink integrity	3	75.00	225.00
3	Meetings, Correspondence, Phone Calls, and invoices	2	75.00	150.00
4	Photography: editing, color correction, airbrushing, cropping etc.) for use in web and print collateral. Captioning and Keywording of galleries for district usage and external search engines. Archiving district images to external harddrives, websites, and DVDs for backup	2	75.00	150.00
5	Providing licensing, stock photography, and partner requests and print requests. Social media: Facebook/twitter/pinterest/instagram updates, photogalleries, posting, tagging, creation of	1	75.00	75.00

Total

PAID

Check # 4257

Thank you for your business

Thank you for your business!



hello! you have an invoice from:

Cracked Fox

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

Bill To:

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

Date	Terms
06/30/14	Net 30
Payments/Credits	Balance Due
\$0.00	\$2,500.00

Item	Description	Quantity	Rate	Amount
B	cover photos. Backup monitoring of Feedback, with response and interaction with visitors requests/questions. Print and Web resolution creation of files in proper formats for distribution to printers, web developers, partners and staff.	4	75.00	300.00
rates	Fees for services are based upon work not to exceed 30 hours for services during a 30 day period. Hours in excess of 30 hours will be billed at the regular standard rate of \$150/hr.		25.00	25.00

Total

\$2,500.00

Thank you for your business

Thank you for your business!

REVIEWS



www.equitaxinc.com

DATE: 05/21/2014

Eileen Marom
101 Berkshire St
Bellaire, TX 77401

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73109, Houston, Texas 77273
Customer Service: 281.444.8346 fax 281.444.8304

RES A BLK 1 FOUR THOUSAND
THREE HUNDRED DUNLAVY

4310 DUNLAVY ST 236

MONTROSE MD WEST

ACCOUNT NUMBER: 94/128/646/001/0001
TAX YEAR: 2013
REF No.: 0884625

Date Processed: 05/21/2014
RECEIPT NUMBER: 94130808
DEPOSIT BATCH No.: RP140521

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 2013-50470

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 \$2,312.50.

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



Equi-Tax Inc.

Suite 200
17111 Rolling Creek Drive
Houston Texas 77060
281-444-4866

Invoice

DATE	INVOICE #
7/1/2014	45885

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	



July 8, 2014

Invoice # MBRDG-07

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

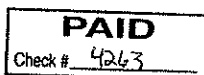
Re: Montrose Management District Bridge Lighting Design

Lighting Design:
Construction Documents, Site Visits \$7,975.00
Reimbursable Expenses:
Welder (see attached) \$ 890.00
Total Amount Due: \$ 8,865.00

Please remit to:

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

Thank You!



July 8, 2014

Invoice # MSLC-05

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

Re: Montrose Management District Signage Lighting and Controls Design

Lighting Design:
RPT's \$ 290.00
Reimbursable Expenses:
N/A
Total Amount Due: \$ 290.00

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 230099
Houston, TX 77223-0099
713-928-9916
equiro2@greaterend.com

Invoice

Date	Invoice No.
06/30/2014	9-71
Terms	Due Date
Net 30	07/31/2014

Bill To
Montrose (HCD#6)
David Hennes, Executive Director
HCD #6 (Montrose)
P.O. Box 22167
Houston, TX 77227

Amount Due	Enclosed
\$5,760.00	

Date	Service	Activity	Quantity	Rate	Amount
06/02/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 10	8	80.00	640.00
06/05/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 25	8	80.00	640.00
06/09/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 16	8	80.00	640.00
06/12/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 22	8	80.00	640.00
06/16/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 21	8	80.00	640.00
06/19/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 25	8	80.00	640.00

Continue to the next page

PAID

Check # 4264

<https://connect.intuit.com/portal/lib/pdf/Tron/1.7.1/html5/ReaderControl.html>

7/3/2014

Date	Service	Activity	Quantity	Rate	Amount
06/23/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 23	8	80.00	640.00
06/26/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 26	8	80.00	640.00
06/30/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 31	8	80.00	640.00
Total Sites Abated: 210				Total	\$5,760.00

<https://connect.intuit.com/portal/lib/pdf/Tron/1.7.1/html5/ReaderControl.html>

7/3/2014

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.: AH007553

Customer No.: V00071086

INVOICE

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

(Please detach and mail this top portion with payment)

Amount Due: 5,069.45

Amount Paid:

DATE	DESCRIPTION	AMOUNT
07/01/14	AUG 14: ATTORNEY SERVICE	5,069.45

PAID

Check # 4265

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 831
Harris County, Texas (REV. 3/07)

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

INVOICE

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

TO:
GRETCHEN LARSON
DIRECTOR OF MARKETING
Montrose Management District
c/o HawesHRCalderon LLP
9610 Long Point Road, Suite 300
Houston, TX 77055
RE: ARTSHOUND SYNDICATION

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

DESCRIPTION	AMOUNT
Annual Artshound Syndication License Fee for agreed upon Zip Codes (77006, 77058, 77019)*	
	\$ 3,000.00
* May be modified to include up to five additional zip codes throughout the year, as per agreement.	
monthly payment	
3000.00	
12.00	
2500.00	
TOTAL	\$ 3,000.00

PAID

Check # 4267

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!

Kafoglis Construction, Inc.
PO Box 66549
Houston, TX 77266
(713)489-4660

Invoice

Invoice Date	Invoice No.
07/04/2014	1164
Terms	Due Date
Due on receipt	07/04/2014

Bill To:
Montrose Management District

Amount Due	Enclosed
\$1,050.00	

Please detach top portion and return with your payment.

Activity	Quantity	Rate	Amount
Siphon Install - 2 Racks	2	150.00	300.00
The Bar Method - 3 of 4 Racks	3	150.00	450.00
Mercantile Install - 2 Racks	2	150.00	300.00
PAID Check # 4268			
Please mail payment to PO Box 66549, Houston, TX 77266.			
Thank you,			
Stuhls			

Kafoglis Construction, Inc.
PO Box 66549
Houston, TX 77266
(713)489-4660

Invoice

Invoice Date	Invoice No.
06/27/2014	1162
Terms	Due Date
Due on receipt	06/27/2014

Bill To:
Montrose Management District

Amount Due	Enclosed
\$1,250.00	

Please detach top portion and return with your payment.

Activity	Quantity	Rate	Amount
Installation of Bike Racks @ The Flat	2	150.00	300.00
Installation of Bike Racks @ Montrose & Hawthorne Shopping Center	4	150.00	600.00
Installation of Bike Rack @ DIY	1	150.00	150.00
Installation of Bike Racks @ Graffiti	2	150.00	300.00
PAID Check # 4268			
Please remit payment to PO Box 66549, Houston, TX 77266.			
Thank you,			
Stuhls Kafoglis			

7133 Old Katy Road, Suite 270
Houston, Texas 77024
713.869.8987
713.869.0908 (fax)
www.kafoglis.com

Invoice #: 17628
Invoice Date: 6/11/2014
Billing Period: 5/1/2014 - 5/31/2014
Project #: MON-351X
Project Name: Montrose District - I.D.
Additional 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	\$8,500.00	70%	\$2,975.00	\$2,975.00
	\$8,500.00		\$2,975.00	\$2,975.00

REIMBURSABLE EXPENSES

Date	Vendor Name	Vendor Invoice #	Amount
5/1/2014	Mileage		\$14.24
5/19/2014	Mileage		\$7.59
5/31/2014	Plot Stop		\$28.48
			\$50.29

Total Amount Due This Invoice: \$3,025.29

PAYMENTS OUTSTANDING

Invoice #	Invoice Date	Fees	Expenses	Paid to Date	Balance Due
17524	5/13/2014	\$2,975.00	\$0.00	\$0.00	\$2,975.00
		\$2,975.00	\$0.00	\$0.00	

Total Past Due Amount: \$2,975.00

Total Current + Past Due Amount: \$6,000.29

PAID
Check # 4269

Thank You!

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

July 1, 2014

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

INVOICE

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

Thank you,

Ray C. Lawrence

PAID
Check # 4270



Bill To:

Montrose District
Email Invoice
PO Box 22167
Houston, TX 77066

INVOICE for email

Date	Invoice #
6/15/2014	14-6028

P.O. Number	Customer Contact	Rep	Account #	Terms
	Gretchen Larson			Net 10 Days
Item Code	Quantity	Description		Amount
C3000	1,000 each	Color Business Card - Wagner		72.00
				</

Magoos PrintShop, Inc. * Certified WBE / HUB
18637 West Hardy, Suite E * Houston, Texas 77060 * magoosprintshop.com
281.875.6000 * Fax 281.875.6048 * Toll Free 888.890.0022 * Toll Free Fax 888.890.0022



VEHICLE REGISTRATION RENEWAL NOTICE

IF YOU NO LONGER OWN THIS VEHICLE PLEASE COMPLETE THE VTR 349 FORM AVAILABLE ON OUR WEB SITE AT: TxDMV.gov.

Renew online @ www.texas.gov. Check this site or contact your local County Tax Office for a list of participating counties.

VEHICLE INFORMATION	
LICENSE PLATE NUMBER	77WJJB
VEHICLE IDENT. NO.	1FMEU83E2B0810391
YEAR/MAKE/BODY STYLE	2008/FORD/LL
CURRENT EXP. MON YR	JUL 2014
TOTAL FEE DUE (in person)	\$ 64.25
IF MAILED	\$ 65.25

Send bottom part of form, proof of insurance, and correct fee to your county tax office in the enclosed envelope. **Make check or money order payable to your local tax assessor-collector.** Within 15 days for processing by mail. Driver's license number required on checks.

JUL 02 2014

Municipal Accounts
& Consulting

FOR QUESTIONS CALL YOUR LOCAL
TAX ASSESSOR-COLLECTOR 713-368-2000

YOUR FEE WILL BE CONVERTED TO AN ELECTRONIC FUND TRANSFER.

PAID

Check # 4272

CUSTOMER COPY

KEEP TOP SECTION FOR YOUR RECORDS

MAIL SECTION BELOW FOR CONVENIENT PROCESSING

AFTER RENEWED, THIS REGISTRATION WILL EXPIRE THE LAST DAY OF: JUL 2015

VEHICLE INFORMATION		VEHICLE OWNER	
VEH. CLASS	PASS-TRK	NAME(S) & ADDRESS:	
VEH. IDENT. NO.	1FMEU83E2B0810391	DAVID HAWES	
YR/MAKE/BODY STYLE	2008/FORD/LL	HARRIS COUNTY IMPROVEMENT DIST	
FUEL TYPE	4300	PO BOX 22167	
EMPTY WEIGHT	1000	HOUSTON, TX 77227	
CARRYING CAPACITY	5300		
GROSS WEIGHT			
UNIT NO.			
TOTAL FEE	\$ 64.25	SEND THIS PART OF FORM, PROOF OF INSURANCE, & CORRECT FEE TO:	
IF MAILED	\$ 65.25		
RENEWAL RECIPIENT NAME AND ADDRESS:			

DAVID HAWES
HARRIS COUNTY IMPROVEMENT DIST
PO BOX 22167
HOUSTON, TX 77227-2167

MIKE SULLIVAN
HARRIS CNTY TAX ASSESSOR-COL
7001 PRESTON
PO BOX 4089
HOUSTON, TX 77210-4089

TEXAS REGISTRATION RECEIPT

THIS RECEIPT MUST BE CARRIED IN ALL COMMERCIAL VEHICLES.

DAVID HAWES

NAME FOR ADDRESS CHANGE

77WJJB 07 035 64.25

1FMEU83E2B0810391 07931539680160300

UPDATE ADDRESSES HERE

OWNERS ADDRESS: RENEWAL RECIPIENT ADDRESS:

DATE PRINTED: 04/23/2014PM VER: 06 G 105251

COUNTY COPY
VTR-384 (REV 6/2012) DWT 15019

OVER

VEHICLE TITLES AND REGISTRATION DIVISION

NUMBER IN BOX DENOTES PLATE AGE

LICENSE NO.	77WJJB
PLT TRUCK PLT	
REGIS. EXP. MON YR	JUL 2015
VEH/REG CL	PASS-TRK/LESS/EQL. 1 TON
PLATE TYPE/STICKER TYPE	TRK/MS
YEAR/MAKE/BODY STYLE	2008/FORD/LL
VEHICLE IDENT. NO.	1FMEU83E2B0810391
FUEL TYPE	
EMPTY WT./CARRYING CAP.	4300/1000
GROSS WEIGHT	5300
REGISTRATION FEE	\$ 52.75
LOCAL FEE	11.50

TOTAL FEE \$ 64.25

IF MAILED \$ 65.25

Donate to Support TX Veterans \$

Donate \$5 (or more) to State Parks \$

Grand Total Due in Fees & Donations \$

Mr Dirt of Texas (Houston)

3669 Eastex Freeway

Houston, TX 77026

Phone (713)473-2700 Fax (713)473-2701

INVOICE# 45X00139

INV DATE 05/31/14

ACCOUNT# 229281

DUE DATE UPON RECEIPT

Please remit top portion with payment

MONTROSE MGMT DISTRICT
P O BOX 22167
HOUSTON, TX 77227

AMOUNT YOU
ARE PAYING
Phone#

AMOUNT 6,221.50

SERVICE ADDRESS: MONTROSE
MONTROSE (HOUSTON, TX)

DATE	LOCATION	DESCRIPTION	AMOUNT
05/07/14	45X00139	SWEEPING-FLAT SWEEP FLAT RATE	776.00
05/07/14		MAIN LANES	
05/07/14		ORDER/TICKET #00012892	
05/08/14	45X00139	SWEEPING-FLAT SWEEP FLAT RATE	332.50
05/08/14		ADDITIONAL LANES:	
05/08/14		BRIE LANES,BRIE RT, W GRAY ST	
05/08/14		ORDER/TICKET #00012803	
05/20/14	45X00139	SWEEPING-FLAT SWEEP FLAT RATE	776.00
05/20/14		MAIN LANES	
05/20/14		ORDER/TICKET #00012898	
05/22/14	45X00139	SWEEPING-FLAT SWEEP FLAT RATE	332.50
05/22/14		ADDITIONAL LANES:	
05/22/14		BRIE LANES,BRIE RT, W GRAY ST	
05/22/14		ORDER/TICKET #00012897	
05/31/14	45X00139	ADMIN FEE ADMIN FEE	4.50
Please include the invoice number on your check. There will be a \$50.00 charge on all returned checks.			
PAID			
Check # 4273			
INV# 45X00139	CURRENT 6,221.50	30 DAY	60 DAY
ACCT# 229281		90 DAY	DATE 05/31/14
			PAGE 1 OF 1

PLEASE PAY
THIS AMOUNT 6,221.50MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

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

Invoice

Date	Invoice #
7/1/2014	34341

Description	Amount
Monthly Bookkeeping	1,000.00
Delivery of documents	10.00
Prepare new Fiscal Year Files	10.00
Delivery of documents	10.00
Advance invoices to Directors	15.00
Process Monthly Payroll Taxes	15.00
Advance invoices to Directors	30.00
Prepare Unclaimed Property Report	90.00
Correspondence with auditors	30.00
Additional time for Board Meeting	30.00
Additions to report after advance	30.00
Delivery	12.92
Postage	18.24
Copies	57.70
Document Storage & Retention Service	7.50
Total Reimbursable Expenses	96.36
PAID	
Check # 4274	
Total	\$1,566.36

200 River Pointe • Suite 140 • Conroe, Texas 77304 • Phone: 936.756.1644 • Fax: 936.756.1844

5834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 150 • AUSTIN, TEXAS 78759 • 512.782.3400 • Fax 512.795.9968

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

INVOICE	IVC00022261
DATE	6/28/2014
PAGE	1

Bill to:

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

Professional Services rendered in the collection of delinquent taxes, penalties and interest June, 2014.	\$381.50
<div style="border: 1px solid black; padding: 5px; text-align: center;"> PAID Check # 4275 </div>	
	\$381.50

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

INVOICE	IVC00022261
DATE	6/28/2014
PAGE	1

Bill to:

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

Professional Services rendered in the collection of delinquent taxes, penalties and interest June, 2014.	\$187.81
<div style="border: 1px solid black; padding: 5px; text-align: center;"> PAID Check # 4275 </div>	
	\$187.81



From: Primer Grey, Inc.
2110 Dallas St.
Unit C
Houston, TX 77003

Invoice ID: 1971
Issue Date: 07/08/2014
Due Date: 07/15/2014
Subject: Website Redesign

Invoice For: Montrose Management District

Type	Description	Quantity	Unit Price	Amount
Hourly	Website Design and Development (50% deposit)	1.00	\$6,000.00	\$6,000.00
			Amount Due	\$6,000.00

PAID
Check # 4276

SHOOTER & LINDSEY, Inc.		INVOICE	
Shooter and Lindsey, Inc. P.O. Box 518 Katy, TX 77492 281-392-3607 Fax: 281-392-5245		INVOICE NUMBER: 9256 INVOICE DATE: June 28, 2014	

SOLD TO:

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

TERMS: Net 30
ATTN: Job No. 1881014

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Monthly maintenance June 2014	1,053.00	\$1,053.00
	Thank you!		
<div style="border: 1px solid black; padding: 5px; text-align: center;"> PAID Check # 4277 </div>			
Sales Tax Rate: 0.00%		SUBTOTAL	1,053.00
		TAX	0.00
		FREIGHT	
		PAY TO:	\$1,053.00

MAKE ALL CHECKS PAYABLE TO:
Shooter and Lindsey, Inc.
Attn: Accounts Receivable
P.O. Box 518
Katy, TX 77492

THANK YOU FOR YOUR BUSINESS!

Tawny Tidwell
305 Stratford Apt. 16
Houston TX 77006

WALTER P MOORE

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

Invoice # 0000010
Invoice Date July 1, 2014
Amount Due \$3,500.00 USD

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

Invoice #: P000018
Project #: P000001
Project Name: Montrose Management District
Special Parking Area
Invoice Group: ""
Invoice Date: 05/25/2014

Attention: Bill Calderon

Task	Time Entry Notes	Rate	Hours	Line Total
Time	(Social Media Management 06/01/14 to 06/30/14)	25.00	140	3,500.00
Total				3,500.00
Amount Paid				-0.00
Amount Due				\$3,500.00 USD

This invoice was sent using **PDFBOOKS**

For Professional Services Rendered through: 5/25/2014

Total Project Fee Authorized	57,000.00
Percent Complete as of 5/25/2014	75.00
Fee Earned To Date	42,750.00
Less Previous Billings	40,000.00
Current Billing Amount	2,052.00
Amount Due this Invoice	2,052.00

For questions regarding this invoice, please contact Lynell Linton.
Telephone: 713-600-7300 Email: Linton@watepmoore.com

PAID
Check # 4278

PAYMENT STUB

Tawny Tidwell
305 Stratford Apt. 16
Houston TX 77006

To Pay Your Invoice Online
Go to <https://tawnytidwell.inshbooks.com/code> and enter the
code 38BQPoTgZiEwMx.

Client Montrose Management District
Invoice # 0000010
Invoice Date July 1, 2014
Amount Due \$3,500.00 USD
Amount Enclosed

PAID
Check # 4279

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

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

Invoice

Bill To:

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

Invoice #: 43014735
Date: 7/1/2014

Page: 1

DATE	DESCRIPTION	AMOUNT
	Professional Consulting, Project Management & Administrative & Mgmt, Marketing & PR Mgmt, Services Mgmt, June 2014	\$26,102.23
	GIS Mapping, P. Horton	\$500.83
	Reimbursable expenses as follows:	
6/3/2014	Harris County Clerk 6/9/2014	\$5.00
6/9/2014	Harris County Clerk 6/13/2014	\$3.00
5/14/2014	Corporate Liquidators	\$500.00
6/15/2014	City of Houston 1/6 of Invoice	\$0.25
	Verizon - 6/20 - 7/19, 2014	\$49.30
	Verizon - G. Larson - 6/20 - 7/19, 2014 (50%)	\$94.05
	Mileage, G. Larson	\$122.03
	Mileage, R. Hill	\$30.87
	Mileage, P. Wagner	\$37.99
	Mileage, B. Calderon	\$78.04
	Mileage, M. Cortez	\$27.56
	In house copies 5079 @ .15 each + 30 sets @ \$1.00 each	\$791.85
	In house postage	\$1.94
	In house color copies 175 @ .30 each	\$52.50
PAID Check # 4266		
Sales Tax:		\$0.00
Total Amount:		\$28,693.44
Amount Applied:		\$0.00
Balance Due:		\$28,693.44

Terms: C.O.D.

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.
 - a. Consider a resolution of endorsement of the METRO System Reimagining Plan
 - b. Consider a contract with BIO for maintenance of the District Esplanades
 - c. Consider a recommendation to sell the 2011 Ford Escape to CarMax and authorize the Executive Director to complete all necessary documentation
 - d. Consider the Finance Committee's recommendations on waivers of assessments

MONTROSE MANAGEMENT DISTRICT

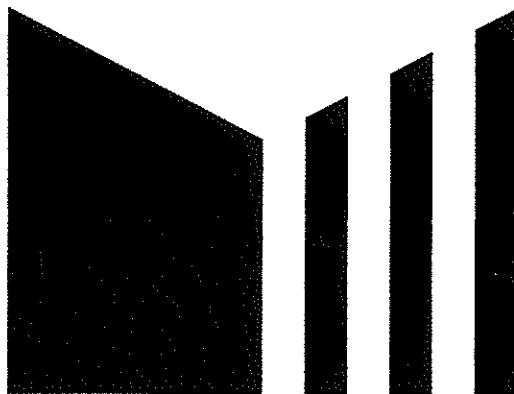
SERVICE PLAN

MONTHLY REPORT

JUNE 9 – JULY 13, 2014

COMMITTEE ACTIVITY

STAFF ACTIVITY



COMMITTEE ACTIVITY

Business and Economic Development Committee

The committee met on June 25.

Marketing and Business Relations Committee

The committee met on June 25.

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 June 16.

Public Safety Committee

The Public Safety Committee met on June 13 and July 11.

Finance Committee

The Finance Committee met on July 7.

STAFF ACTIVITY

JUNE 9 – JULY 13, 2014

Marketing and Business Relations Committee

The marketing and business relations committee met on June 25 and a copy of the minutes from the meeting are included in the June board packet.

Planning is underway for the Fall Business Workshop Seminar series. The workshops are slated to take place August 28, September 25 and October 23. Topics are still being discussed with an area marketing and business development specialist team.

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

Business Ambassador Program

The Business Ambassadors completed 57 visits this month. BA's also assisted with planning for the June business mixer at the MUSE, July 10 Retail Breakfast Summit and other assignments as directed by the Executive Director and staff.

Cultural District Designation

The application was submitted in person to the Texas Commission on the Arts on May 30. We hope to hear back from them by mid-September or early October that our application was approved.

Social Media

See social media report attached.

Three month recapped stats:	<u>April</u>	<u>May</u>	<u>June</u>
Twitter Followers:	3,051	3,247	3,446
Facebook Likes:	1,407	2,827	3,672

Mobility and Visual Improvements Committee

The committee met on June 16 and was briefed by Walter P Moore on the application with the City of Houston regarding the Special Parking Area application. Staff and consultants are still waiting to receive a detailed list of comments from the City regarding revisions to be made. An additional meeting amongst Planning officials, District staff, and contracts may need to take place. Meanwhile, District staff has proposed changing the boundary lines for the designation, in order to accommodate certain adjacent businesses that could benefit from the revised parking standard.

The committee received an update from Gandy Lighting Design regarding the lighting of bridges over US 59. A full package of drawings should be ready for TxDOT review shortly.

The committee discussed the District branding signs. Representatives with Kudela & Weinheimer have provided the final drawings to the City and CenterPoint. It is estimated that a contract will be in place by September with installation occurring by the end of the year. This contract amount is estimated to be slightly more than \$600,000 by our consultant.

The committee received an update on bike rack installations in the District. Seven locations have been equipped with anywhere from one to four bike racks. There are only two non-branded bike racks available. Staff will be promoting the installation of the seven racks as a catalyst to generate additional interest in the program, prior to making another order with the manufacturer.

The committee also discussed the impact the METRO System Reimagining Plan could have on the District. Representatives with Walter P Moore provided an analysis of how the newly proposed routes could affect Montrose. Due to the benefits the District bus riders will likely derive, we are recommending approval of a resolution supporting the Reimagining Plan.

Finally, the committee reviewed six contractors that submitted bids for the mowing and maintenance of esplanades adopted by the District. The committee has recommended using contractor BIO for the combination of experience and price. BIO received a favorable reference check from the City of Sugar Land for the landscaping of their esplanades.

Safety and Security Committee

The committee met on June 13 and discussed various items related to security in the District. Officer Beserra, the Montrose Patrol coordinator, provided his report and stated that felony arrests dropped for the month of May.

The committee discussed the mobilization of the SentiForce cameras. SentiForce recently required a renewal of their license, which delayed their availability to mobilize. The committee has discussed placing most of the new cameras at the location of the former cameras; further discussion of potential location is planned for the next committee meeting.

The committee also discussed the sale the 2011 Ford Escape to Car Max. Their recent offer is included in the board package and is subject to board approval prior to the sale.

Business and Economic Development Committee

The committee met on June 25th and discussed plans for a second retail workshop. The meeting will take place at Canopy Restaurant from 7:30 to 9:00 a.m. on Thursday, July 10th and will have at least five business owners involved with the discussion. The discussion will focus on why business owners selected Montrose, the advantages and disadvantages of the area, the City of Houston's performance in granting permits, inspections and addressing infrastructure, and what the Montrose Management District can do to help. This discussion will aid in the planning for future retail attraction efforts, help guide future advocacy, and provide needed information for the Fall Real Estate Forum luncheon.

Finance Committee

The committee will meet on July 11 and discuss District invoices and delinquent tax assessments. Additionally, the Committee will consider a request by Tosca Homes to waive the assessment at 2409 Driscoll Street, as well requests from Kazaleh Family Living Trust and Robert P. Hensel to waive penalty and interest at 1519 Indiana Street and 3311 Roseland Street, respectively.

**RESOLUTION PROVIDING ENDORSEMENT OF THE METRO SYSTEM
REIMAGINING PLAN BY THE MONTROSE MANAGEMENT DISTRICT**

WHEREAS, both the Harris County Improvement District No. 6 and Harris County Improvement District No. 11 (collectively referred to as the Montrose Management District or "the District") Service and Improvement Plan and Assessment Plan identifies transportation planning as a goal of the District, with a stated mission to utilize and improve existing resources to create a well-planned transportation system which effectively addresses current and future mobility and infrastructure needs; and

WHEREAS, the Metropolitan Transit Authority of Harris County, Houston, Texas ("METRO") has proposed the METRO System Reimagining Plan, a five-year transit-service plan focused on improving METRO's local bus network to accommodate increased ridership to more locations throughout the region; and

WHEREAS, the District has evaluated the System Reimagining Plan and has determined that despite less than optimum benefits for a few commercial corridors, transit service will improve for a significant portion of Montrose commercial property owners, tenants, customers and residents under the current proposal; and

WHEREAS, the District's Mobility and Visual Improvements Committee has endorsed the Metro System Reimagining Plan.

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

Section 1: The METRO System Reimagining Plan has been endorsed by the Montrose Management District Board of Directors in its current form.

Section 2: Montrose Management District staff has been directed to supply this Resolution to the Metropolitan Transit Authority of Harris County, Houston, Texas for any appropriate dissemination or publication.

PASSED AND APPROVED THIS 14th DAY OF JULY 2014

Claude Wynn
Chair

ATTEST:

Cassie Stinson
Secretary



Montrose Management District
Mobility and Visual Improvements Committee Meeting

June 16, 2014

The Montrose Management District Mobility and Visual Improvements Committee held a meeting on Monday, June 16, 2014, at 9:00 AM at the District offices, 5020 Montrose, Suite 311, Houston, Texas.

Montrose Management District Board member present was Robert Jara. Committee Member present was David Robinson. Also present were Executive Director Bill Calderon, District Director of Services Phil Wagner, Social Media Manager Tawny Tidwell, Lance Gandy with Gandy Lighting Design, and Jennifer Peek 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.

Peek gave an update on the Special Parking Application with the City of Houston. She said that after meeting with City Planning, she has yet to see a detailed list of comments from the City regarding revisions to be made. If those comments are not received by mid-week, an additional meeting amongst Planning officials, District staff, and contractors may need to take place.

2.) Update on Bridge Lighting project.

Gandy gave an update on bridge lighting plans. He said that a welder mobilized on the site which allowed officials to see the electrical components of the bridge. Gandy said that a full package of drawings should be ready for submittal to TxDOT around the beginning of July. State officials may take up to five months to review. Robinson asked to review the plans before submittal to TxDOT.

3.) Update on District Branding project.

Calderon read an email from Cathleen Lynch of Kudela & Winheimer that provided an update on the District branding signs. The email stated that the completed drawings have been submitted to the City of Houston and CenterPoint. She said that she will need to respond to those comments, as well as provide specs and plans to Robinson and Calderon for review. A schedule and cost estimates were disseminated to those in attendance. It is anticipated that a contract will be in place in September and installation occur by the end of the year.

4.) Update on Branded Bike Rack project.

Wagner provided an update on the district branded bike racks. He said that there have been four installation sites where bike racks have been placed. Bike rack installer Stathis Kafoglis is in the process of meeting with tenants at the Mercantile, Bar Method, and Siphon regarding additional installation sites after receiving property owner approval. Each of the three new sites will be able to accommodate two racks. Once those racks have been placed, an additional order will be needed.

5.) Update on District Esplanade Maintenance

Wagner reviewed the list of six contractors that expressed interest in mowing esplanades for the District. He said that District staff is recommending BIO, due to their combination of cost and experience. The company comes highly recommended by the City of Sugar Land for their esplanade work, as well as listing other referrals such as The Woodlands Township, and BP's North American Headquarters. Wagner said that they have provided renderings for additional landscaping that they may be able to do on the esplanades. He also said that BIO officials have told him that they have the capability of collection bandit signs and providing a monthly report to the District. The committee recommended entering into a contract with BIO. Jara asked staff to negotiate flexibility on the number of mows, if there is a particular point in the year when less mowing is required.

6.) Discuss METRO reimagining plans.

Peek, at the request of Calderon, provided a comparison of existing bus service operations in the District to those that have been proposed in the METRO reimagining plans. She said that she is working on an accompanying narrative to go along with the data, but overall transit service will improve in Montrose once the new grid system is established. One area of concern, where service diminishes, appears to be on Alabama Street as a route has been cancelled. However users of that route will benefit from increased frequency on Richmond or Westheimer routes. Another area of diminished service is Waugh between Dallas and Gray. Calderon said that because of the overall benefit, staff would work on a resolution to take to the Board offering support of the METRO reimagining plans. Robinson stated his concerns regarding road and sidewalk conditions on the corridors that will be served by METRO.

7.) Additional Discussion

Calderon discussed a concern brought up by District Vice Chairman Randy Mitchmore regarding the need for additional pedestrian lighting in the area. Mitchmore has suggested working to implement lights that had a source coming from near the ground, project up and then reflected downward. He has said that this may provide lighting in the area where there is a dense tree canopy. The committee was supportive of the idea, but thought it may be a longer goal. Robinson asked that the committee review the long-term goals and strategies at the next meeting and see where this may fall on the list.

The meeting was adjourned at 10:05 a.m.

WALTER P MOORE

June 27, 2014

Mr. Bill Calderon
Executive Director
Montrose Management District
5020 Montrose, suite 311
Houston 77006

Re: Montrose Management District – METRO Re-Imaging
WPM Project: P03-13007-01

Dear Bill:

As requested, Walter P Moore has reviewed the proposed METRO Re-Imaging Network on behalf of the Montrose Management District in order to determine potential impacts to the Montrose area when the new network is implemented. The attached comparison table shows the existing bus routes in the Montrose District and the proposed bus routes within the Re-Imaging Network that will replace the existing route. In addition, the current and proposed route frequencies are listed. Almost all routes are expected to have improved headways and have longer hours of operation.

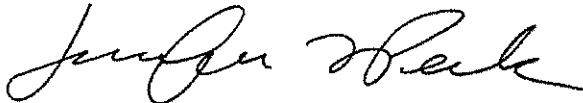
West Alabama Street is the only street that has an existing bus route that will not have a route under the re-imagined plan. It is expected that the higher frequency routes along Westheimer and Richmond will provide adequate service for riders currently using West Alabama.

In addition, METRO has evaluated travel times between primary destinations. For the destinations located in the Montrose area, almost all route show an improved travel time by at least 10 minutes, with many routes showing an improvement of over 20 minutes. Overall, the METRO Re-Imaging Network will provide better transit service to the Montrose area; therefore, we recommend that the District support the implementation of the re-imaging plan.

It should be noted that many of the streets and sidewalks within Montrose are in poor condition, and as bus routes are more frequent and ridership increases, the District should work with METRO to improve these areas. Attached are summary graphics of the street and sidewalk condition assessment that we completed for the District.

Please let us know if you have any questions.

Sincerely,
WALTER P. MOORE AND ASSOCIATES, INC.



Jennifer L. Peek, P.E., PTOE, PTP
Principal

INTERIM REVIEW ONLY
Document Incomplete:
Not intended for permit or Construction
Engineer: Jennifer L. Peek, P.E.
P.E. Serial No. 90254
Date: June 27, 2014
Walter P. Moore and Associates, Inc.
TBPE Firm Registration No. 1856

p:\p03\2013\p03-13007-01 montrose special parking area\02_design and production\03_reports, analysis and studies\07 metro re-imaging\2014-06-27 montrose-metro reimaging2.docx

1301 MCKINNEY, SUITE 1100
HOUSTON, TEXAS 77010
PHONE: 713.630.7300 FAX: 713.630.7396

www.WALTERPMOORE.COM

Montrose District - Comparison of Bus Service

Corridor Served	From	To	Existing Bus Service Operations				Reimagining Bus Service Operations			
			Bus Route	Headway (min)			Bus Route	Headway (min)		Span (hrs) ^e
				Weekday Peak ^b	Weekday Off-Peak ^b	Saturday	Sunday	Peak ^c	Base ^d	
Bissonet	Parkway Dr	Main St	65	8 to 15	15 to 20	22	25	10	15	20
Richmond Ave	Shepherd Dr	Spur 527	25	6 to 10	15 to 20	20	20	10	15	20
W Alabama St	Shepherd Dr	Spur 527	78	30 to 40	40	no service	no service	no service		
Westheimer Rd	Shepherd Dr	Spur 527	81	10 to 24	20 to 30	24 to 40	24 to 40	8	10	20
Westheimer Rd	Shepherd Dr	Spur 527	82	10 to 24	20 to 30	24 to 40	24 to 40			
Westheimer Rd	Montrose	Spur 527	42	20	20	35	32	no service		
W. Gray St	Shepherd Dr	Taft St	3	18	40	50	50	15	15	18
W. Dallas St	Shepherd Dr	Taft St	18	30	30	55	no service	20	30	19
Shepherd Dr	W. Dallas St	US 59	26	20	30	no service	45	10	15	18
Shepherd Dr	W. Dallas St	US 59	27	20	30	no service	45			
Montrose Blvd.	W. Dallas St	Bissonet	298	5 to 10	no service	no service	no service	12	15	19
W. Vaughn Dr ^a / Montrose	W. Dallas St	Bissonet	34	25	45	no service	no service			

^a Not in Reimagining network

^b Headway varies by direction and by time period. For example Route 65 on Bissonet has eastbound AM peak headway of 8 min and 10 min during the PM peak. For westbound, AM peak has 15 min and 8 min during the PM peak.

^c Time between buses during weekday morning and afternoon peak periods.

^d Time between buses during the midday on weekdays and all day on weekends.

^e Approximate number of hours the route operates each day.



MONTROSE MANAGEMENT DISTRICT PAVEMENT CONDITIONS



MONTROSE
DISTRICT

WALTER P MOORE

WALTER P. MOORE AND ASSOCIATES, INC.
1301 MCKINNEY, SUITE 1100
HOUSTON, TEXAS 77010

PHONE: 713.630.7300 FAX: 713.630.7396

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MONTROSE MANAGEMENT DISTRICT SIDEWALK AND RAMP CONDITIONS



MONTROSE
DISTRICT

WALTER P MOORE

WALTER P. MOORE AND ASSOCIATES, INC.
1301 MCKINNEY, SUITE 1100
HOUSTON, TEXAS 77010

PHONE: 713.630.7300 FAX: 713.630.7396

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Section 2. Service Area

The area for which the services referenced herein are to be provided is the area commonly known as "Montrose Management District" (the "Project Site"). The District is more specifically set forth in the map attached hereto as *Exhibit B*.

Section 3. Engagement of Contractor and Scope of Services

The District hereby engages the Contractor, and the Contractor hereby accepts such engagement and agrees to provide, furnish, or perform the Basic Contract Services as set forth in *Exhibit A* in an efficient and workmanlike manner.

Contractor acknowledges and understands that the services to be provided under this Agreement are being performed for the public benefit. Contractor agrees to comply with all applicable municipal codes of the City of Houston and all applicable laws of the State of Texas and the United States of America. Contractor agrees that any personnel provided by it in the performance of this Agreement shall be competent and careful workers skilled in their respective duties.

Contractor is an independent contractor and neither Contractor nor any employees or personnel supplied or used by Contractor in the performance of this Agreement shall be considered employees, agents, or subcontractors of the District or the City of Houston for any purpose whatsoever. The District shall not be responsible for the compensation of any such personnel, for withholding of income, social security, other payroll taxes or for the coverage of any worker's compensation benefits.

Section 4. Compensation

The District will pay the Contractor the sum of \$561.00 per cut cost as compensation for the services to be performed hereunder, as more fully set forth in Exhibit A attached hereto. If less than 38 cuts are requested during the contract year, a \$2,000 clean-up fee will be due the Contractor.

Contractor shall submit a written invoice for services performed in accordance with this Agreement. Contractor will not be compensated for attending meetings of the District Board regarding work preformed pursuant to this Agreement. Invoices for fees and reimbursement of expenses, if any, shall be submitted to the District each month on or before the last day of the month and are due and payable on or before the 30th day of the following month, provided however, that no payment of such fees or expenses is due until the District Board reviews and approves such invoice at its next regular monthly meeting. The District Board shall not unreasonably delay the review or payment of any invoices from the Contractor.

Section 5. Reimbursement of Expenses

The District will not reimburse Contractor for any out-of-pocket expenses unless Contractor shall submit in advance of incurring such expense, a written request for reimbursement of expenses to the District Board for approval. If Contractor's request for reimbursement of expenses is approved, at the time of payment of such reimbursement, Contractor shall provide the District a true and correct copy of any and all receipts/invoices for such expenses incurred by Contractor, together with appropriate certifications/representations that such expenses were reasonable and necessary and incurred in connection with the performance of services for and on behalf of the District.

The Contractor is solely responsible for costs of equipment and supplies necessary to perform the services required under this Agreement, including but not limited to the cost of equipment, tools, fuel, fertilizers, etc. Additionally, the contractor is solely responsible for any and all costs associated with debris removal and disposal.

Section 6. Authorization to Begin Work

The parties agree that Contractor shall not perform any work on behalf of the District for which compensation is to be paid hereunder, unless and until such work has been authorized in writing by the Executive Director of the District or other designated representative of the District prior to the commencement of such work.

Section 7. Term

This Agreement shall be in force and effect beginning _____ 2014 and shall remain in effect for a term expiring on _____, 2015, unless otherwise terminated as provided herein. Either party may terminate this Agreement with or without cause at any time by giving at least thirty (30) days written notice to the other party. The table below shall be used to determine the actual cost of service provided through the date of cancellation. If the actual cost of service exceeds the monthly charges through the cancellation date, then the owner agrees to pay BIO Landscape and Maintenance the actual cost of service through the cancellation date minus all monthly charges previously paid.

Section 8. Insurance

With no intent to limit Contractor's liability or obligation for indemnification, Contractor shall provide and maintain insurance in full force and effect at all times during the term of the Agreement and shall take appropriate action to ensure that the District and the City of Houston are named as an additional insured under Contractor's insurance policies. All such insurance policies shall be obtained from insurance companies with a rating of B+ or better and a financial size category of Class VI or better, according to the current year's BEST rating.

[Remainder of this page intentionally left blank]

The insurance, at a minimum, must include the following coverages and limits of liability:

(COVERAGE)	(LIMIT OF LIABILITY)
Workers' Compensation	Statutory for Workers' Compensation
Employer's Liability	Bodily Injury by Accident \$100,000 (each accident)
	Bodily Injury by Disease \$100,000 (policy limit)
	Bodily Injury by Disease \$100,000 (each employee)
Commercial General Liability; Bodily and Personal Injury; Products and Completed Operations Coverage	Bodily Injury and Property Damage, Combined Limits of \$500,000 each Occurrence, and \$1,000,000 aggregate per 12-month period (defense costs excluded from face amount of policy)
Automobile Liability	\$1,000,000 combined single limit
Professional Liability Coverage	\$1,000,000 per claim/aggregate

Section 9. Indemnification and Release

A. INDEMNITY FOR PERSONAL INJURIES. THE CONTRACTOR COVENANTS AND AGREES TO, AND DOES HEREBY, INDEMNIFY AND HOLD HARMLESS AND DEFEND THE DISTRICT AND THE CITY OF HOUSTON, AND THEIR RESPECTIVE OFFICERS AND EMPLOYEES (THE "INDEMNIFIED PERSONS"), FROM AND AGAINST ANY AND ALL SUITS OR CLAIMS FOR DAMAGES OR INJURIES, INCLUDING DEATH, TO ANY AND ALL PERSONS OR PROPERTY, WHETHER REAL OR ASSERTED, ARISING OUT OF OR IN CONNECTION WITH ANY ACT OR OMISSION ON THE PART OF THE CONTRACTOR, ITS OFFICERS, AGENTS, SERVANTS, EMPLOYEES, OR SUBCONTRACTORS, AND THE CONTRACTOR DOES HEREBY ASSUME ALL LIABILITY AND RESPONSIBILITY FOR INJURIES, CLAIMS OR SUITS FOR THE DAMAGES TO PERSONS OR PROPERTY, OF WHATSOEVER KIND OR CHARACTER, WHETHER REAL OR ASSERTED, OCCURRING DURING OR ARISING OUT OF THE PERFORMANCE OF THIS AGREEMENT AS A RESULT OF ANY ACT OR OMISSION ON THE PART OF THE CONTRACTOR, ITS OFFICERS, AGENTS, SERVANTS, EMPLOYEES, OR SUBCONTRACTORS. SUCH INDEMNIFICATION SHALL INCLUDE WORKERS' COMPENSATION CLAIMS OF OR BY ANYONE WHOMSOEVER IN ANY WAY RESULTING FROM OR ARISING OUT OF THE CONTRACTOR'S WORK, SERVICES, AND OPERATIONS IN CONNECTION HERewith, INCLUDING OPERATIONS OF SUBCONTRACTORS, IF ANY, AND THE ACTS OR OMISSIONS OF EMPLOYEES OR AGENTS OF THE CONTRACTOR.

B. INDEMNITY TO PROPERTY. CONTRACTOR SHALL LIKEWISE INDEMNIFY AND HOLD HARMLESS THE DISTRICT AND THE CITY OF HOUSTON, FOR ANY AND ALL INJURY OR DAMAGE TO PROPERTY OF THE DISTRICT OR THE CITY OF HOUSTON ARISING OUT OF OR IN CONNECTION WITH ANY AND ALL ACTS OR

OMISSIONS OF CONTRACTOR, ITS OFFICERS, AGENTS, EMPLOYEES, SUBCONTRACTORS, LICENSEES, OR INVITEES.

C. RELEASE. THE CONTRACTOR RELEASES EACH INDEMNIFIED PERSON FROM ALL LIABILITY FOR INJURY, DEATH, DAMAGE, OR LOSS TO PERSONS OR PROPERTY SUSTAINED IN CONNECTION WITH OR INCIDENTAL TO PERFORMANCE UNDER THIS AGREEMENT, EVEN IF THE INJURY, DEATH, DAMAGE, OR LOSS IS CAUSED BY THE INDEMNIFIED PERSON'S SOLE OR CONCURRENT NEGLIGENCE AND/OR THE INDEMNIFIED PERSON'S STRICT PRODUCTS LIABILITY OR STRICT STATUTORY LIABILITY.

Section 10. Cooperation/Inspections/Audits

INTENTIONALLY LEFT BLANK

Section 11. Personal Liability of Public Officials

To the extent permitted by State law, no director, officer, employee or agent of the District shall be personally responsible for any liability arising under or growing out of the Agreement.

Section 12. Notices

Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed, or sent by electronic or facsimile transmission confirmed by mailing written confirmation at substantially the same time as such electronic or facsimile transmission, or personally delivered to an officer of the receiving party at the following addresses:

Montrose Management District
5020 Montrose, Suite 311
Houston, Texas 77006
Attn.: Chairman, Board of Directors
Fax: 713.595.1287

Bio, a Yellowstone landscape company
10892 Shadow Wood Drive
Houston, Texas 77043
Attn.: *Greg Mantecny*
Email: *gmantecny@biolandscape.com*

Each party may change its address by written notice in accordance with this Section. Any communication addressed and mailed in accordance with this Section shall be deemed to be given when so mailed, any notice so sent by electronic or facsimile transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication so delivered in person shall be deemed to be given when received by the District or Contractor, as the case may be.

Section 13. Successors and Assigns

All covenants and agreements contained by or on behalf of the District in this Agreement shall bind their successors and assigns and shall inure to the benefit of Contractor and its successors and assigns. Contractor may not assign its rights and obligations under this Agreement or any interest therein, without the prior written consent of the District.

Section 14. Governing Law

This Agreement is subject to all applicable laws and regulations of the Federal Government, the State of Texas and any other governmental entity having jurisdiction over the parties or activities set out herein. The laws of the State of Texas shall govern the interpretation, validity, or performance and enforcement of this Agreement. Any action brought to enforce or interpret this Agreement shall be brought in a court of appropriate jurisdiction in Harris County, Texas. Should any provision of this Agreement require judicial interpretation, the District and the Contractor agree and stipulate that the court interpreting or considering the same shall not apply the presumption that the terms hereof shall be construed against the party who prepared the same, it being agreed that all parties hereto have participated in the preparation of this Agreement and that each party had full opportunity to consult legal counsel of its choice before the execution of this Agreement. In the event that any of the provisions contained in this Agreement shall be held unenforceable in any respect, such unenforceability shall not affect any other provision of this Agreement.

Section 15. Amendments and Waivers

Any provision of this Agreement may be amended or waived if such amendment or waiver is in writing and is approved by the District Board and signed by a duly authorized representative acting on behalf of the District Board.

Section 16. Mediation

Prior to the filing of an action in any court, any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall first be referred to non-binding mediation. Any costs and fees of mediation will be split equally between the parties hereto.

Section 17. Exhibits: Titles of Articles, Sections and Subsections

Any exhibits attached to this Agreement are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein, except that in the event of any conflict between any of the provisions of such exhibits and the provisions of this Agreement, the provisions of this Agreement shall prevail. All titles or headings are only for the convenience of the parties and shall not be construed to have any effect or meaning as to the agreement between the parties hereto. Any reference herein to a Section or Subsection shall be considered a reference to such Section or Subsection of this Agreement unless otherwise stated. Any reference herein to an exhibit shall be considered a reference to the applicable exhibit attached hereto unless otherwise stated.

Section 18. Entire Agreement

THIS WRITTEN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement, in multiple originals, each having equal force, to be duly executed as of the _____ day of _____, 2014.

MONTROSE MANAGEMENT DISTRICT

Claude Wynn, Chairman, Board of Directors

BIO, A YELLOWSTONE LANDSCAPE COMPANY

By: [Signature]
Name: Greg Marteen
Title: Business Developer

Exhibit A
Montrose Management District Field Maintenance Services
Scope of Services
(Specific Provisions)

PART I GENERAL

1.01 TURF

All sidewalks curb lines, concrete slabs, and bed edges will be edged with a "blade edger" a minimum of every other week during the growing season.

Monofilament line trimmers will be used in conjunction with mowing schedule. Line trimmers will be used at fences, posts, trees and other structures where the mowers cannot cut.

All grass will be cut as required to maintain a neat appearance. All turf shall be cut weekly during the active growing season, except when the weather dictates otherwise. During periods of drought, turf areas shall be cut as needed.

Mowing height is dependent upon turf grass species and season.

1.02 WEED CONTROL

Weeds will be controlled in open ground areas of beds using the appropriate chemical, mechanical, or manual methods.

Herbicides will be applied as necessary to eliminate vegetation around utility poles, structures, fences, and building foundations.

Mulched beds shall be kept free of grassy and broadleaf weeds.

Herbicides will be applied as necessary to control weed vegetation in sidewalks, curbs and streets.

1.03 BANDIT SIGNAGE PICKUP:

Bandit signs will be picked up and disposed of by the maintenance crew each visit.

1.04 EXTRA SERVICES:

All services not covered under this contract shall be considered "EXTRA SERVICES" and will be charged separately according to the nature of the task and work involved. **WRITTEN AUTHORIZATION** for such work must be obtained prior to performance.

1.05 CONTRACTOR'S PERFORMANCE

The Contractor shall perform all work required as necessary to fulfill the intent of the contract. All work shall be performed in a professional manner, noise shall be kept to a minimum and work staged from a location on the site as to not interfere with the users of the site.

1.06 EMERGENCIES

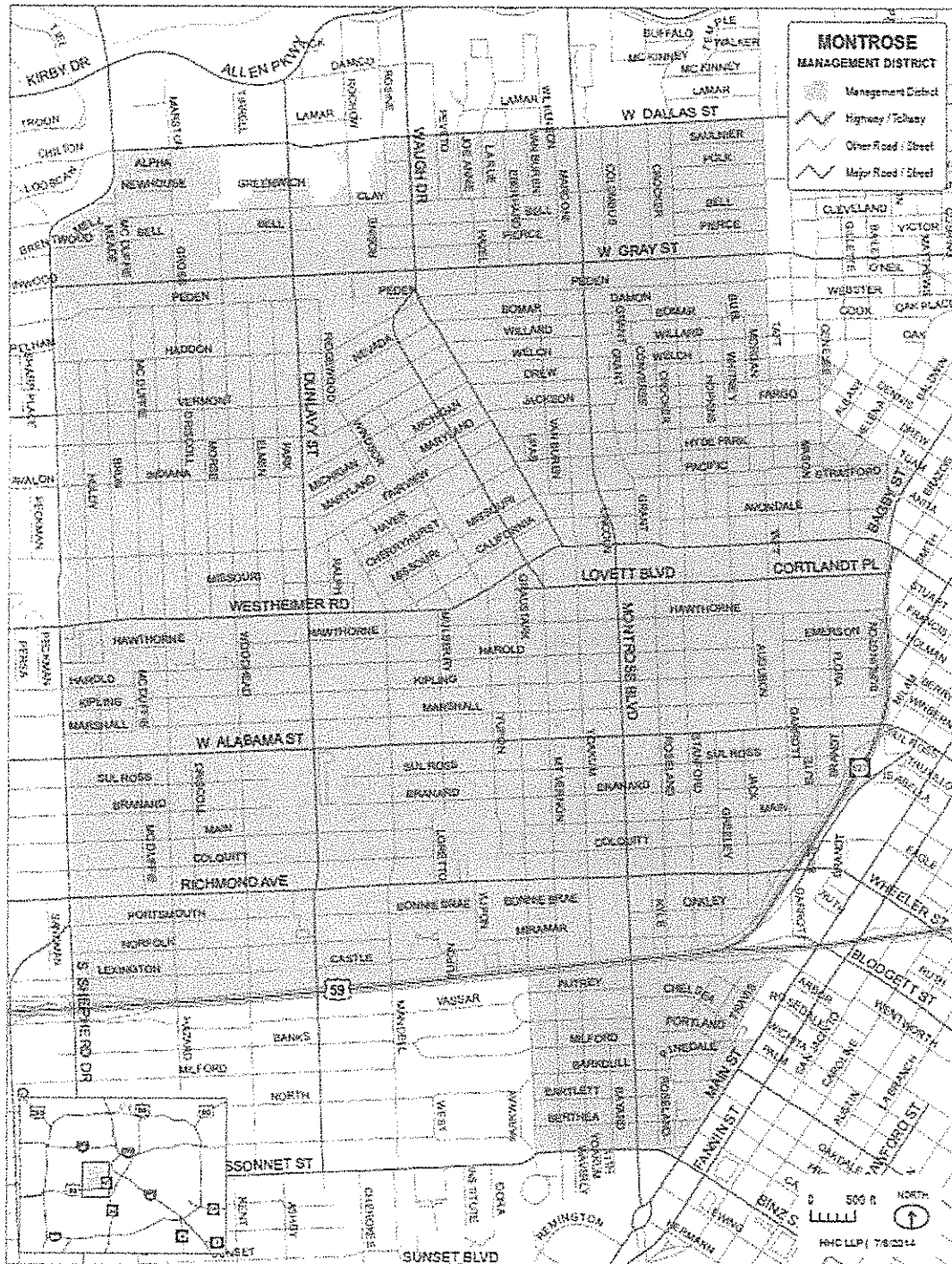
The Contractor shall respond to emergency or complaint calls regarding conditions in the public right of way requiring immediate attention, including but not limited to, fallen trees or branches or water leaks. Contractor shall immediately notify the District of any water leaks or other conditions requiring an immediate response. The Contractor shall be liable to the District for any delay or failure to perform due to fire, flood, earthquake, pandemic, acts of God, acts of war, riots, civil disorder, strikes, lock-outs or labor disruptions or the failure of telecommunications systems (a "Force Majeure Event"). Upon the occurrence of a Force Majeure Event, the Contractor shall be excused from any further performance of those of its obligations pursuant to this Agreement affected by the Force Majeure Event only for so long as such Force Majeure Event continues and Contractor continues to use commercially reasonable efforts to recommence performance whenever and to whatever extent possible without delay.

1.07 MAP

All services take place in the esplanades circled on the following map:



Exhibit B **Montrose Management District Boundary Map**



July 15, 2014

Texas Direct Auto Representative(s)
12053 Southwest Freeway
Stafford, TX 77477

Dear Texas Direct Auto Representative(s):

The Montrose Management District was created by the Texas State Legislature and is comprised of Harris County Improvement District No. 6 and Harris County Improvement District No. 11. The Montrose Management District is governed by a Board of Directors, for which I serve as Chairman. Recently the Board authorized the sale of the 2011 Ford Escape, VIN# 1FMCU0C78BKB97643, to Texas Direct Auto for \$10,000. We have designated Bill Calderon, Executive Director of the Montrose Management District, to execute all necessary documentation to finalize the sale of the vehicle. Please consider this letter legal consent by the Montrose Management District and Harris County Improvement District No. 6 for the transaction.

Sincerely,

Claude Wynn
Chairman
Montrose Management District



TEXAS DIRECT AUTO

THE WORLD'S LARGEST INDEPENDENT DEALER

VICTOR BESERRA,

This estimate is based on vehicles similar to yours, that have been bought and sold within the past 90 days, based on the information that you have provided. Upon physical inspection of the vehicle, we will give you an exact appraisal. Please review the selling instructions below and let me know if you have any questions.

Vehicle Estimate From Texas Direct Auto	
Estimate Number	776562
Vehicle	2011 Ford Escape cloth - 1FMCU0C78BKB97643 - 42619 miles
Date Of Estimate	7/10/2014
Estimate Expiration	Offer good for 7 days (Expires 7/17/2014)
Estimate	\$10,000.00
Prepared By	Mark Washington (281-854-2501)
Comments	< No Comments >
What Happens Next?	
Choose the option that best fits your situation	
Option	Next Step
You Have Title	All titleholders should be present to sell the vehicle, you will receive a check in exchange for your vehicle and clear title.
You have a loan/lease balance that is less than our trade appraisal.	If you have a payoff, bring account information for your bank so we can verify amount. If you have equity, we will cut your bank a check, and you a check for the difference
You have a loan/lease balance that is more than our trade appraisal.	If you have a payoff, bring contact information for your bank so we can verify amount. If you have negative equity, the amount should be paid using cashier's check, debit card, certified funds, or cash. If bringing cash, please bring the exact amount.
3. Print this estimate and bring it with you	
4. We also invite you to look through our inventory. We became the largest independent dealer in the nation by offering vehicles that people actually want to buy at prices that our competition can't touch. Check out our full text vehicle search at www.texasdirectauto.com	



This current market value estimate will be honored for the next 7 calendar days. If the transaction is not completed within that time frame, we must receive the deposit on the vehicle of your choice within this window. If not, we will be happy to re-evaluate your trade-in for you at any time in the future. Thank you for choosing Texas Direct Auto.

Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: June 25, 2014
SUBJECT: Business & Economic Development Committee Meeting Minutes

The Business & Economic Development Committee of the Montrose Management District held its June meeting on Wednesday, June 25, 2014 at Tradition Bank, 5020 Montrose Blvd., Houston, TX 77006. Committee members attending were Cassie Stinson, Lane Llewellyn, Charlie Norris and Martin Lew. Staff present were Bill Calderon, Ray Lawrence, Phil Wagner and Dennis Beedon. The meeting was called to order at 12:06 PM.

Approval of Minutes

Minutes of the May 28 meeting were approved as written.

Plan for Second Retail Workshop Breakfast

- The principal objectives of the workshop are to aid planning for future retail attraction efforts, help focus attention on particular issues guiding future advocacy efforts, and provide needed information to guide planning for the Fall Real Estate Forum luncheon.
- The breakfast will be held at Canopy Restaurant from 7:30 to 9:00 AM, Thursday, July 10.
- Five entrepreneurs and business owners have been recruited so far as follows:
 - Dan Braun, Braun Enterprises
 - Bob Fretz, Fretz Construction
 - Mark Horn, Solutions for Hair
 - Dan Protz, Eye Elegance
 - Ana Beaven, Cuchara Restaurant

Bailey McCarthy, Bisquit Home, has been asked by Lane Llewellyn to participate. Ray Lawrence will try to recruit Roy Shvartzapel, Common Bond, and the owner of Safeway Medical Supply. Bill Calderon agreed to contact Bobby Heugel who has been difficult to reach, Gene Creely who purchased and completely remodeled an older building, and the chiefs of staff for council members Cohen and Robinson who would be asked to attend as observers. The goal is to have 8-10 participants from a variety of fields and businesses.

- The proposed discussion guide (attached) was approved by the committee. Cassie Stinson suggested that in addition to providing information to the participants about the background and current efforts of the District (Item 1), an overview of the overall purposes of management Districts in general should be given. Phil Wagner suggested that under Item 3, business owners who came from areas outside of Houston should be asked how they heard about Montrose.

District brochures and newsletters will be placed at the table settings for all participants. Charlie Norris, Tradition Bank, has graciously volunteered to sponsor the breakfast.

Announcements

Dennis Beedon announced that The Muse (the upscale TCR multi-family project on Richmond) was having its Grand Opening the next evening. Early reports indicate that preleasing is going very well.

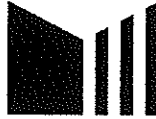
Adjournment

The meeting was adjourned at 12:58 PM. The next meeting is scheduled for July 23.

DISCUSSION GUIDE
RETAIL WORKSHOP BREAKFAST

Canopy Restaurant, 3939 Montrose Blvd., Houston, TX 77006
7:30 – 9:00 AM, July 10, 2014

1. Self-introductions
2. Background and current efforts of the Montrose District
3. Why you selected Montrose for your place of business (retailers and restaurant owners)
4. Advantages and disadvantages of doing business in Montrose
5. Performance of City of Houston departments in granting permits, doing inspections, etc.
6. Infrastructure problems affecting your business
7. How the Montrose Management District can help you



Memorandum

TO: Montrose District Board of Directors
FROM: District Executive Director
DATE: July 14, 2014
SUBJECT: Marketing and Business Relations Committee Meeting Minutes

The Marketing and Business Relations Committee met on Wednesday, June 25 at 4:00 p.m. at Tradition Bank, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

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

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

The Committee Considered the Following:

- Creation of a Montrose Map and Guide for use at local area hotels.
- Updates on Fall Business Workshop Seminar Series.
- Updates on professional writers.
- Updates on Business Ambassador Program.

Creation of a Montrose Map and Guide for use at local area hotels.

Executive Director Calderon stated that the District Map and Guide, as a part of the hotel concierge program, was in development and he anticipated that a draft would be ready for review by the end of July.

Updates on Fall Business Workshop Seminar Series.

Staff stated that the planning for the fall workshops was underway. They noted that this time there would be a \$10 fee for attendance. They stated that they had been approached by a firm that specialized in business development and marketing initiatives to present at the fall series. Executive Director Calderon stated that he and staff would be meeting with the firm to discuss their services. Staff reminded the committee that the seminars would still be held at the Montrose Center on the 4th Thursday of August, September and October from 11:00 to 1:00.

Board member Jara stated that we would like the team to track if charging a fee for the seminar causes attendance to increase or decrease. He stated that he'd prefer to not charge if that prevents folks from attending but was willing to test it and confirm.

Updates on professional writers.



Executive Director Calderon stated that preliminary meetings with the writers had gone very well and there is a lot of excitement building for the roll out of Claudia and Mitchell's work. Ms. Ambrose was already actively writing and doing a great job. He noted that her articles have already generated a significant uptick in the website and social media numbers.

Business Ambassador Program

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

Adjourn

There being no further business to discuss the meeting adjourned at 4:45 p.m.

JULY 3, 2014 by amber

Montrose home to award-winning public art

Liftoff Houston Competition Encourages Entrepreneurs

Chef Hugo Ortega and the ultimate

UPCOMING EVENTS

- JUL MMD Monthly Board 14 Meeting
- JUL CommuniTEA Book Fair 19
- JUL CommuniTEA Book Fair 20
- AUG MMD Monthly Board

Web Traffic Analysis // Apr2014-Jun2014

www.montrosedistrict.org

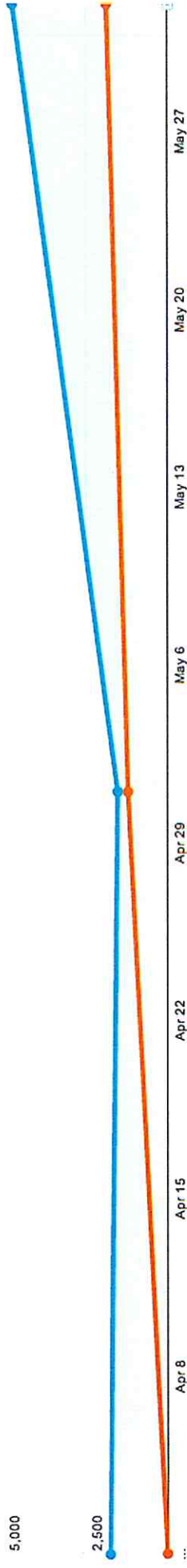
July 7, 2013 - Prepared By Chris Valdez, Primer Grey

Overview

Sessions - VS. Select a metric

Hourly Day Week Month

Apr 1, 2014 - Jun 30, 2014: ● Sessions
Dec 31, 2013 - Mar 31, 2014: ● Sessions



Sessions

65.43%
7,987 vs 4,828

Users

63.72%
6,426 vs 3,925

Pageviews

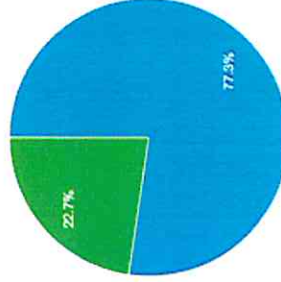
110.17%
18,833 vs 8,961

Pages / Session

27.04%
2.36 vs 1.86

■ New Visitor ■ Returning Visitor

Apr 1, 2014 - Jun 30, 2014



Avg. Session Duration

43.87%
00:02:03 vs 00:01:25

Bounce Rate

5.34%
76.89% vs 72.99%

% New Sessions

-0.56%
77.28% vs 77.71%

Website traffic is up 63% over last quarter.

Traffic is on substantial rise given chiefly to new content and awareness through Social Media.

New user traffic continues to dominate at approximately 77% for both quarters.

Popular destinations this quarter

- ❖ **DIRECTORY:** 402 pageviews (192 last quarter)
- ❖ **CALENDAR:** 399 pageviews (182 last quarter)
- ❖ **BUSINESS WORKSHOPS:** 340 pageviews (372 last quarter)
- ❖ **CONTACT:** 325 pageview (264 last quarter)
- ❖ **WHAT'S HAPPENING:** 287 pageviews (190 last quarter)

A rising tide lifts all ships. With increased traffic to new content, traffic also increases to district utilities such as the above.

Top website content this period.

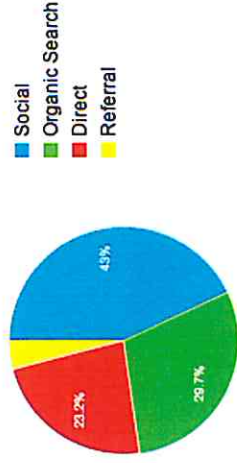
❖ TOP PERFORMING POSTS (last period)

- ❖ **NEW!** 6/25/14 - *Juan Carlos Wows Almost All the Judges.... (2,615 pageviews)*
- ❖ 10/03/12 - *Top 10 Restaurants in Montrose 562 (775)*
- ❖ 9/12/12 - *New Heavy Trash and Tree Waste Pick Up Days 557 (451)*
- ❖ **NEW!** 6/27/14 - *8 reasons to visit Montrose this July 4th 327*
- ❖ **NEW!** 6/5/14 - *The State of Montrose Streets and How You Can Help 278*

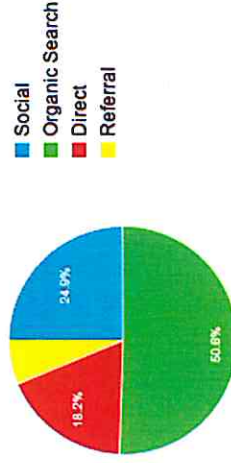
Barely scratching the surface of the Tipping Point.

Top Channels

Apr 1, 2014 - Jun 30, 2014



Apr 1, 2014 - Jun 30, 2014



For the first time in the history of the site, content has leveraged the power of our social media following to tip the scales such that the % of people coming from Social channels has exceeded those coming from Search. We could not have done this without content or followers.

The power of content, social media & timing.

CASE STUDY

* Wed, June 25, the day after the airing of Montrose favorite Juan Carlos on America's Got Talent...

* 7am Amber posts a Juan Carlos article. Traffic increases.

* 12pm Tawny posts the story to Facebook at peak hour. Web traffic spikes to top traffic day in the history of the site.

* by 12am site experiences more than 1560 new visitor sessions in a 12 hour period.

The Montrose District shared a link.
14 hours ago · 12pm?

Did you catch Juan Carlos on America's Got Talent? We have the clip for you if you missed it!



Juan Carlos wows (almost) all of the America's Got Talent judges
montrosethecity.org

All of Montrose was holding its breath as resident inline skater Juan Carlos cruised onto the stage during the recent broadcast of America's Got Talent. They needn't worry, as Carlos charmed the judges into moving him forward into the next...

Like · Comment · Share

67 Shares

Denica Chabolla, Tina Zulu, Andrew Raul Solis and 85 others like this.

Write a comment...

Andres Chavarria

Like · Reply · 1 · 5 hours ago

Jun 24, 2014 - Jun 26, 2014

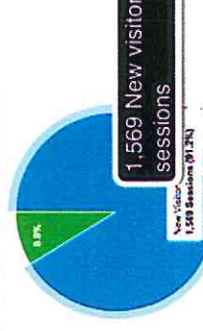


+ Add Segment

Hourly Day Week Month



New Visitor Returning Visitor



1,560 New visitor sessions
New Visitor: 1,560 Sessions (91.3%)
Returning Visitor: 149 Sessions (8.7%)

Montrose Management District

Security Committee Meeting

June 13, 2014

The Montrose Management District Public Safety and Security Committee held a meeting on Friday, June 13, 2014, at 9:00 AM at the District offices, 5020 Montrose, Suite 311, Houston, Texas.

Montrose Management District Board member present was Brad Nagar. Also present were District Director of Services Phil Wagner, Jason Ginsburg, Bill Strother, and Victor Beserra.

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

1. Patrol Activity Report for the month of May 2014.

Officer Beserra provided the committee an update on the patrol stats. He said that felony arrests dropped for the month. A general discussion took place regarding various incidents that have occurred in the District. Beserra mentioned that an individual suspected of breaking windows at Half Price Books was arrested after an officer identified the suspect from previous incidents. Nagar talked about the benefit of having the continuity of the Montrose patrol working full-time as Houston Police Department officers in the area. He said that some of the patrol even live in Montrose.

2. PIP report for the month of May 2014.

Officer Beserra distributed the PIP report for the month of May 2014.

3. Discuss Security Cameras

Wagner stated that SentiForce does not have the appropriate license in order to activate the cameras in the District. He said that based on conversations with the company, he anticipated that the cameras would go live sometime next week. SentiForce will use the existing ASE camera locations, except that the camera at Hollywood Video will be moved near the intersection of Westheimer and Windsor.

4. Consider Sale of District Vehicle

Officer Beserra discussed offers he has received for the 2009 Ford Escape that is owned by the District, including an offer from CarMax, as well as values from AutoTrader.com and Edmunds.com. He said that Montrose Car Care is interested in buying the vehicle. Nagar asked that staff work to sell the vehicle.

5. Discuss Public Safety in the District

A general discussion occurred regarding various public safety concerns and procedures.

Adjourn 10:05 AM



Shift Period: Jun-14
Total Hours Worked 587:00
Total Miles Driven 1,822

Crime Arrest Activity

Felony Arrests:	9
Misdemeanor Arrests:	72
Charges Filed:	15
Suspects in Jail:	70

Field Activity

Parking Tickets:	2
Citations:	2
BMV Report Cards:	252
Crime Prevention:	916

Patrol Activity

Calls for Service:	210
CIT Calls:	2
Incident Reports:	13
Accident Reports	0
Locations Checked:	1252

Warrants

Felony Warrants:	6
Misdemeanor Warrants:	1
City Warrants:	20
SETCIC Warrants:	2

Arrest Summary

Shift Period Jun-14

Charge	# of Arrests
Affray	3
Aggravated Robbery	3
Assault	1
City Warrants	3
Consumption of Alcohol at a City Park	2
Consumption of Alcohol at a Metro Bus Stop	3
Credit Card Abuse	1
Criminal Trespass	4
D.W.I.	1
Evading Arrest	1
Felony Criminal Mischief	1
Felony Theft	2
Indecent Exposure	1
Littering	4
P.C.S. Warrant	1
Parole Violation	3
Possession of a Controlled Substance	1
Possession of a Shopping Cart	1
Prostitution	1
Public Intoxication	30

Patrol Summary

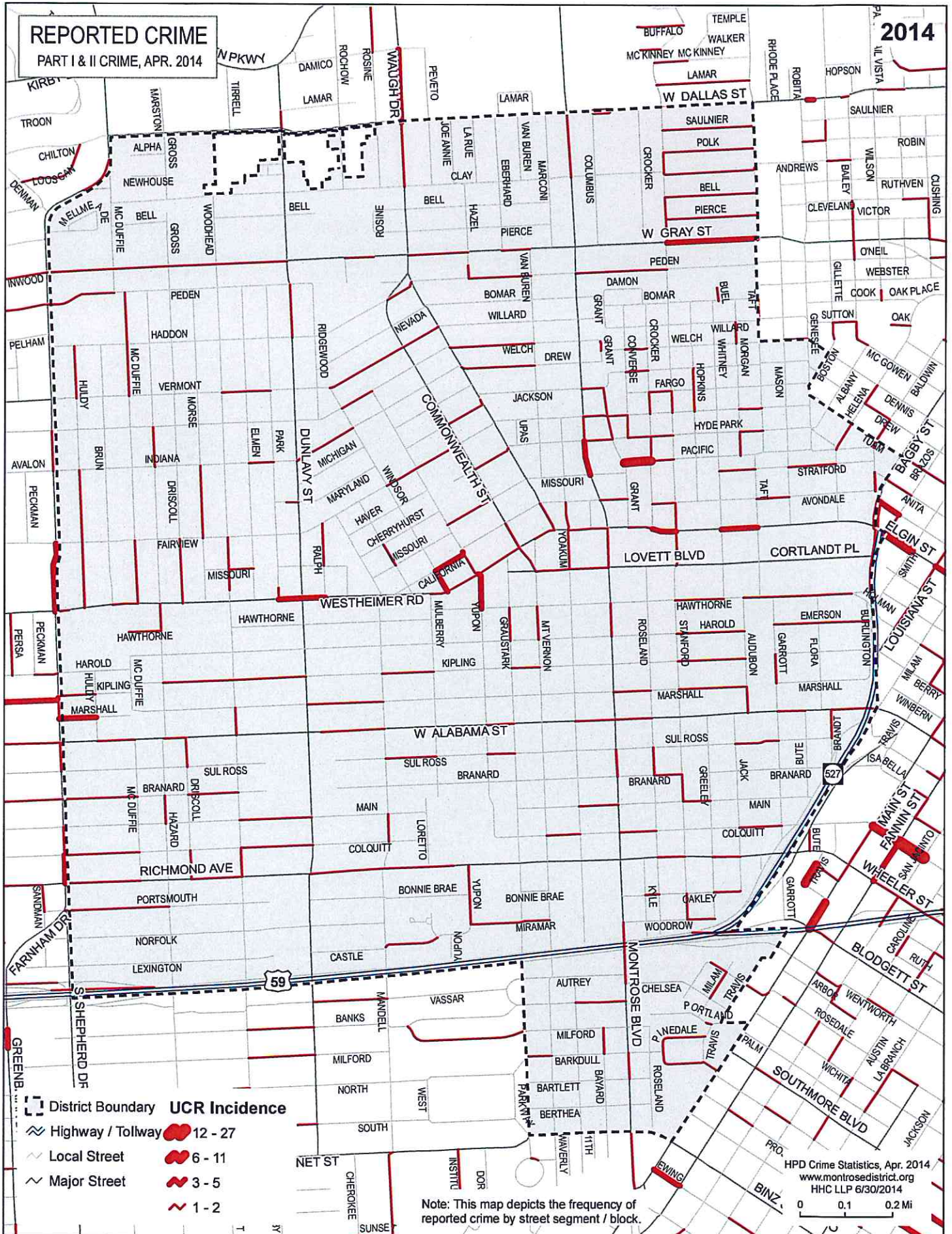
[Print to PDF](#)

Setcic Warrant	1
Terroristic Threat	1
Theft Warrant	1
Total Arrests	70

REPORTED CRIME

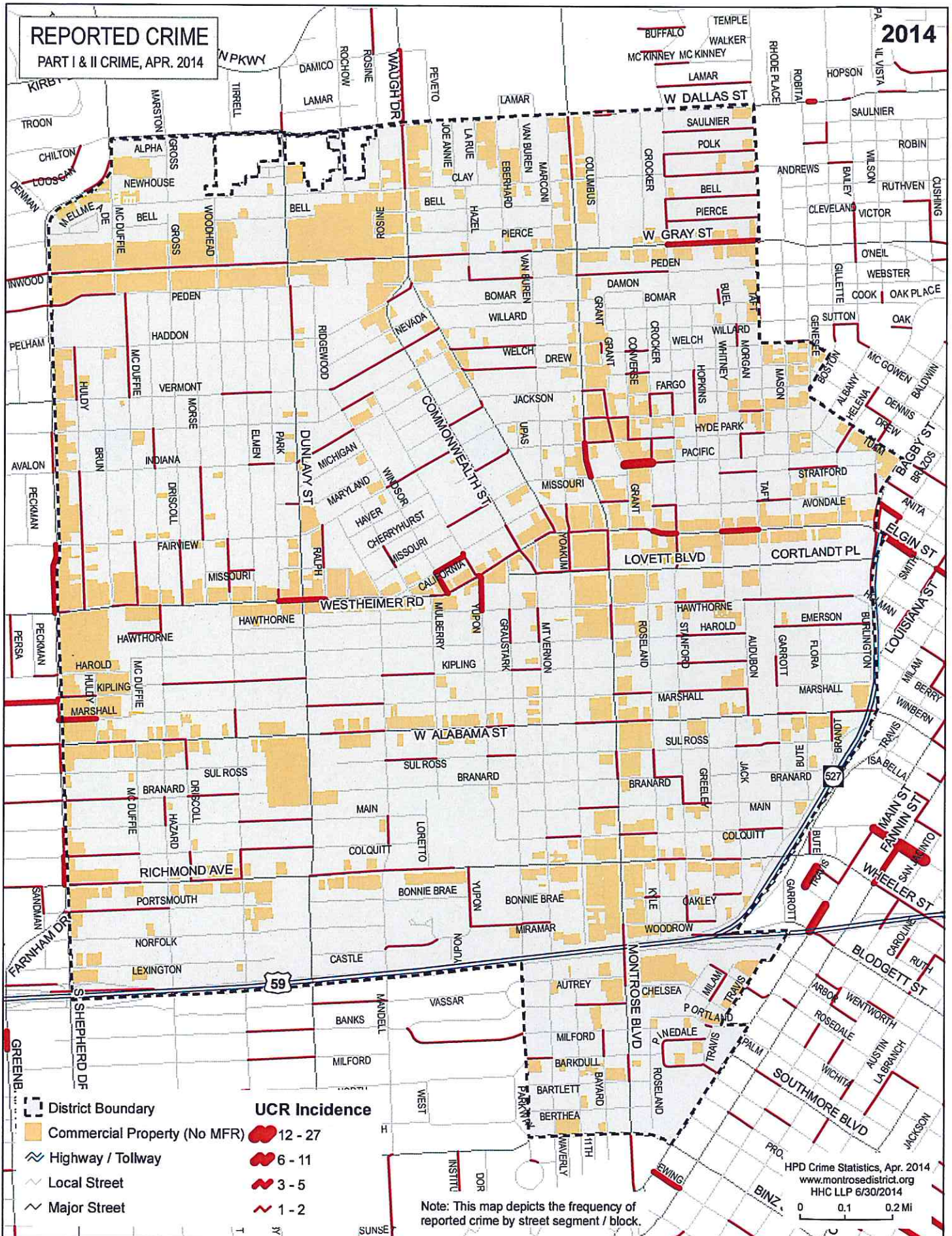
PART I & II CRIME, APR. 2014

2014



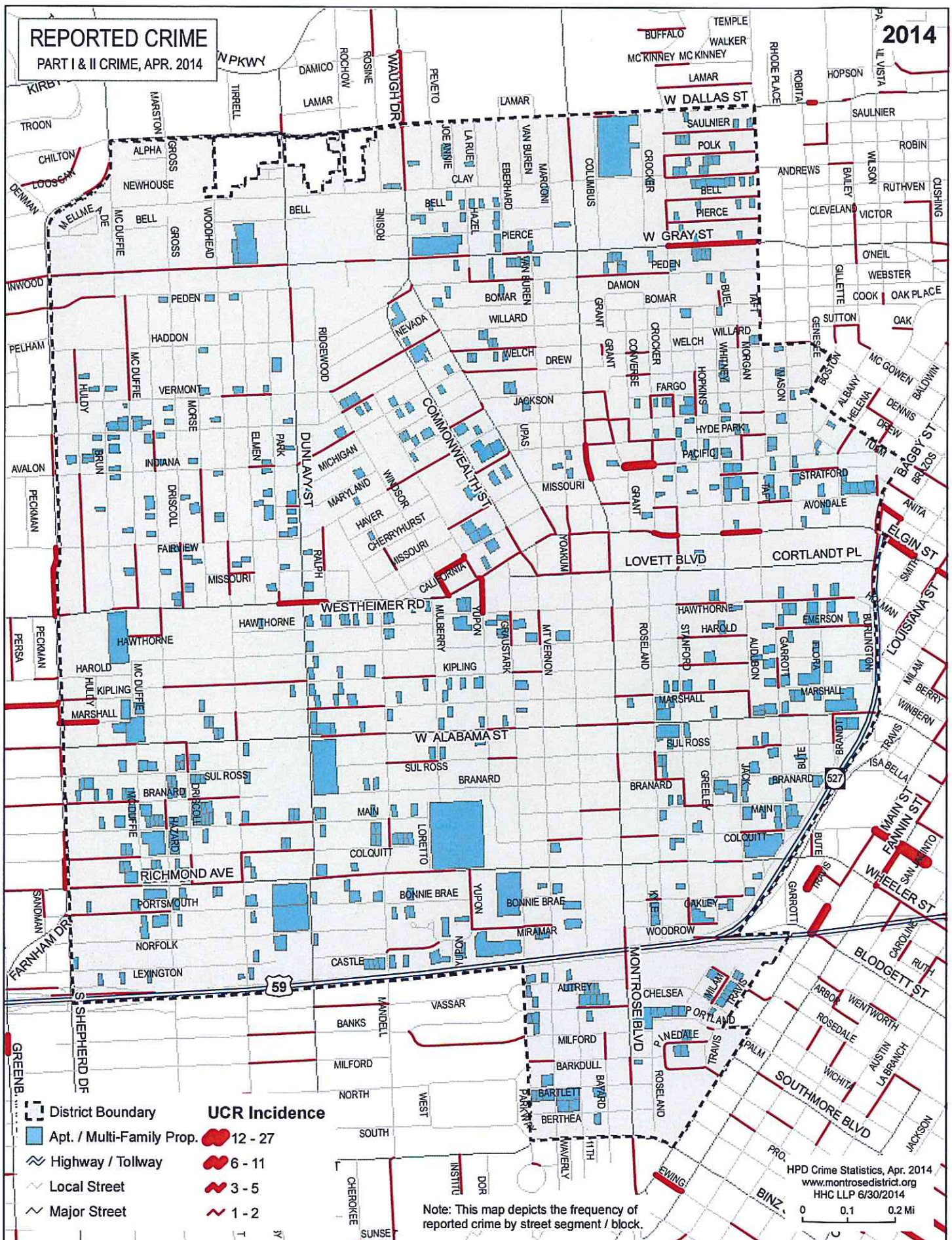
REPORTED CRIME PART I & II CRIME, APR. 2014

2014



2014

NPKWY



MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

8. Consider the Disadvantaged Business Enterprise policy.

MONTROSE MANAGEMENT DISTRICT DBE PROGRAM

POLICY STATEMENT

Section 1. Objectives/Policy Statement

The Montrose Management District ("MMD") has established a Disadvantaged Business Enterprise (DBE) program in accordance with the Code of Ordinances of the City of Houston (the "City").

It is the policy of MMD to ensure that DBEs, have an equal opportunity to participate in all phases of the MMD's procurement opportunities. It is also our policy:

- To ensure nondiscrimination in the award and administration of MMD contracts;
- To create a level playing field on which DBEs can compete fairly for MMD contracts;
- To ensure that the DBE Program is narrowly tailored in accordance with applicable law;
- To ensure that only firms that fully meet the eligibility standards established by the City are permitted to participate as DBEs;
- To help remove barriers to the participation of DBEs in MMD contracts;
- To assist the development of firms that can compete successfully in the market place outside the DBE Program.

Bill Calderon, Executive Director has been delegated as the DBE Liaison Officer. In that capacity, he is responsible for implementing all aspects of the DBE program.

MMD has disseminated this policy statement to the Board of Directors and all of the components of our organization. MMD has distributed this statement to DBE and non-DBE business communities that perform work for MMD.

MMD will also notify area contractors through direct mail, the MMD website, and newspaper advertisements soliciting comments on the district's annual DBE goals, and the overall DBE program.

GENERAL REQUIREMENTS

Section 1 Objectives

The objectives are found in the policy statement on the first page of this program.

Section 2 Non-discrimination Requirements

MMD will never exclude any person from participation in, deny any person the benefits of, or otherwise discriminate against anyone in connection with the award and performance of any contract on the basis of race, color, sex, or national origin.

In administering its DBE program, MMD will not, directly or through contractual or other arrangements, use criteria or methods of administration that have the effect of defeating or substantially impairing accomplishment of the objectives of the DBE program with respect to individuals of a particular race, color, sex, or national origin.

Section 3 Record Keeping Requirements

Bidders List:

MMD will create a bidders list, consisting of information about all DBE and non-DBE firms that bid or quote on DOT-assisted contracts. The purpose of this requirement is to allow use of the bidders list approach to calculating overall goals. The bidder list will include the name, address, DBE non-DBE status, age, and annual gross receipts of firms.

MMD will collect this information in the following ways by including a contract clause requiring prime bidders to report the names/addresses, and possibly other information, of all firms who quote to them on subcontracts.

MMD will require prime contractors to maintain records and documents of payments to DBEs for three (3) years following the performance of the contract. These records will be made available for inspection upon request by any authorized representative of MMD. This reporting requirement also extends to any certified DBE subcontractor.

MMD may perform interim audits of contract payments to DBEs. The audit will review payments to DBE subcontractors to ensure that the actual amount paid to DBE subcontractors equals or exceeds the dollar amounts stated in the schedule of DBE participation.

ADMINISTRATIVE REQUIREMENTS

Section 4 Policy Statement

The Policy Statement is elaborated on the first page of this program.

Section 5 DBE Liaison Officer (DBELO)

MMD has designated the following individual as our DBE Liaison Officer:

Bill Calderon, Executive Director
Montrose Management District
5020 Montrose, Suite 311
Houston Texas 77006
Telephone: (713) 595-1216
E-mail: bcalderon@montrosedistrict.org

In that capacity, the DBELO is responsible for implementing all aspects of the DBE program.

The DBELO is responsible for developing, implementing and monitoring the DBE program, in coordination with other appropriate officials. The DBELO has a staff of **two (2)** to assist in the administration of the program. The duties and responsibilities include the following:

- Gathers and reports statistical data and other information as required by MMD.
- Reviews third party contracts and purchase requisitions for compliance with this program.
- Works with all departments to set overall annual goals.
- Ensures that bid notices and requests for proposals are available to DBEs in a timely manner.
- Identifies contracts and procurements so that DBE goals are included in solicitations (both race-neutral methods and contract specific goals attainment and identifies ways to improve progress.
- Analyzes MMD's progress toward attainment and identifies ways to improve progress.
- Participates in pre-bid meetings.
- Advises the Executive Director and Board of Directors on DBE matters and achievement.

- Chairs the DBE Advisory Committee.
- Participates in pre-bid meetings.
- Provides DBEs with information and assistance in preparing bids, obtaining bonding and insurance.
- Plans and participates in DBE training seminars.
- Certifies DBEs according to the criteria set by the City and acts as liaison to the Uniform Certification Process in Texas.
- Provides outreach to DBEs and community organizations to advise them of opportunities.
- Maintains MMD's updated directory on certified DBEs.
- Analyzes shortfall if the overall goal is not reached. If required, will develop a corrective action plan.

Section 6 DBE Financial Institutions

It is the policy of MMD to investigate the full extent of services offered by financial institutions owned and controlled by socially and economically disadvantaged individuals in the community, to make reasonable efforts to use these institutions, and to encourage prime contractors on MMD contracts to make use of these institutions.

MMD continuously researches the availability of DBE owned financial institutions at <http://www.federalreserve.gov/releases/mob>.

Information on the availability of such institutions can be obtained from the DBE Liaison Officer.

Section 7 Directory

MMD provides instructions to potential bidders to access the State of Texas's online Uniform Certification Program Directory which identifies all firms eligible to participate as DBEs. These directories list the firm's name, address, phone number, date of the most recent certification, and the type of work the firm has been certified to perform as a DBE.

The State of Texas Uniform Certification Program Directory is included in Attachment 1.

Section 8 Overconcentration

MMD has not identified that overconcentration exists in the types of work that

DBEs perform.

Section 9 Business Development Programs

MMD does not have a business development program.

Section 10 Monitoring and Enforcement Mechanisms

MMD will monitor and provide written certification for every contract/project on which DBEs are participating, ensuring the DBEs are in fact performing the work. MMD will take the following monitoring and enforcement mechanisms to ensure compliance.

- MMD will consider legal action for false, fraudulent, and dishonest conduct in connection with the program, including responsibility determinations in future contracts. Attachment 2 lists the regulations, provisions, and contract remedies available to us in the events of non-compliance with the DBE regulation by a participant in our procurement activities.
- MMD will also provide a monitoring and enforcement mechanism to verify that work committed to DBEs at contract award is actually performed by the DBEs. This will be accomplished by conducting monthly field reviews, and DBE-contractor interviews.
- MMD will keep a running tally of actual payments to DBE firms for work committed to them at the time of contract award.

Section 11 Small Business Provision

MMD will foster small business participation in the following ways:

- Make RFPs/solicitations more attractive to small businesses
- Unbundling of contracts
- Simplify or reduce bonding requirements
- Host matchmaking events

GOALS, GOOD FAITH EFFORTS, AND COUNTING

Section 12 Set-asides or Quotas

MMD does not use quotas in any way in the administration of this DBE program.

Section 13 Overall Goals

MMD will establish an aspirational goal of __% DBE participation on applicable District procurements to include construction and professional services.

Section 14 Breakout of Estimated Race-Neutral & Race-Conscious Participation

The breakout of estimated race-neutral participation can be found in Attachment 3 to this program. This section of the program will be updated annually when the goal calculation is updated.

Section 15 Contract Goals

MMD does not intend to use contract goals to meet any portion of the overall goal.

Section 16 Good Faith Efforts Procedures

Demonstration of good faith efforts

The obligation of the bidder/offeree is to make good faith efforts. The bidder/offeree can demonstrate that it has done so either by meeting the contract goal or documenting good faith efforts.

Information to be submitted

MMD treats bidder/offers' compliance with good faith efforts' requirements as a matter of responsiveness.

Each solicitation for which a contract goal has been established will require the bidders/offerees to submit the following information:

- The names and addresses of DBE firms that will participate in the contract;
- A description of the work that each DBE will perform;
- The dollar amount of the participation of each DBE firm participating;
- Written and signed documentation of commitment to use a DBE subcontractor whose participation it submits to meet a contract goal;
- Written and signed confirmation from the DBE that it is participating in the contract as provided in the prime contractors commitment and
- If the contract goal is not met, evidence of good faith efforts.

Administrative reconsideration

Within 30 days of being informed by MMD that it is not responsive because it has not documented sufficient good faith efforts, a bidder/offeree may request administrative

reconsideration. Bidder/offerors should make this request in writing to the following reconsideration official:

Bill Calderon
Montrose Management District
5020 Montrose, Suite 311
Houston Texas 77006

The reconsideration official will not have played any role in the original determination that the bidder/offeror did not document sufficient good faith efforts.

As part of this reconsideration, the bidder/offeror will have the opportunity to provide written documentation or argument concerning the issue of whether it met the goal or made adequate good faith efforts to do so. The bidder/offeror will have the opportunity to meet in person with our reconsideration official to discuss the issue of whether it met the goal or made adequate good faith efforts to do. MMD will send the bidder/offeror a written decision on reconsideration, explaining the basis for finding that the bidder did or did not meet the goal or make adequate good faith efforts to do so.

Good Faith Efforts when a DBE is replaced on a contract

MMD will not allow termination for convenience. Prime contractors may not terminate DBE subcontractors from projects without "good cause" and written approval from MMD.

MMD will require a contractor to make good faith efforts to replace a DBE that is terminated or has otherwise failed to complete its work on a contract with another certified DBE, to the extent needed to meet the contract goal. MMD will require the prime contractor to notify the DBE Liaison officer immediately of the DBE's inability or unwillingness to perform and provide reasonable documentation.

In this situation, MMD will require the prime contractor to obtain our prior approval of the substitute DBE and to provide copies of new or amended subcontracts, or documentation of good faith efforts.

If the contractor fails or refuses to comply in the time specified, our contracting office will issue an order stopping all or part of payment/work until satisfactory action has been taken. If the contractor still fails to comply, the contracting officer may issue a termination for default proceeding.

Sample Bid Specification:

It is the policy of MMD to practice nondiscrimination based on race, color, sex, or national origin in the award or performance of this contract. All firms qualifying under this solicitation are encouraged to submit bids/proposals. Award of this contract will be conditioned upon satisfying the requirements of this bid specification. These requirements apply to all bidders/offerors, including those

who qualify as a DBE. A DBE contract goal of _____percent has been established for this contract.

The bidder/offeror will be required to submit the following information: (1) the names and addresses of DBE firms that will participate in the contract; (2) a description of the work that each DBE firm will perform; (3) the dollar amount of the participation of each DBE firm participating; (4) Written documentation of the bidder/offeror's commitment to use a DBE subcontractor whose participation it submits to meet the contract goal; (5) Written confirmation from the DBE that it is participating in the contract as provided in the commitment made under (4); and (5) if the contract goal is not met, evidence of good faith efforts.

CERTIFICATION STANDARDS

Certification Process

MMD is a member of the State of Texas's Unified Certification Program (TUCP). The TUCP will meet all of the requirements of this section of the DBE Program. The TUCP follows Federal Regulation 49 CFR, Part 26.

All certification activities should be submitted to the TUCP certifying entity that services the Texas county in which the business' home or corporate headquarters is located. The appropriate TUCP certifying agency and contact information for businesses located in Harris County is and wanting to be certified is listed below:

City of Houston
Timothy Warren
611 Walker St.
Houston, TX 77002
Phone: 713-837-9035
Fax: 713-837-9052
timothy.warren@cityofhouston.net
www.houstontx.gov/obo/

COMPLIANCE AND ENFORCEMENT

Section 17 Information, Confidentiality, Cooperation

MMD will safeguard from disclosure to third parties information that may reasonably be regarded as confidential business information, consistent with Federal, state, and local law. Pursuant to Texas Statutes, all information submitted by applicant firms with their applications for certifications and affidavits of continued eligibility, including their personal net worth statements, are confidential and exempt from the requirements of Texas public records laws. Notwithstanding any contrary provisions of state or local law, the MMD will not release personal financial information submitted in response to the personal net worth requirement to a third party without the written

consent of the submitter.

Monitoring Payments to DBEs

MMD will require prime contractors to maintain records and documents of payments to DBEs for three years following the performance of the contract. These records will be made available for inspection upon request by any authorized representative of MMD. This reporting requirement also extends to any certified DBE subcontractor.

MMD will perform interim audits of contract payments to DBEs. The audit will review payments to DBE subcontractors to ensure that the actual amount paid to DBE subcontractors equals or exceeds the dollar amounts states in the schedule of DBE participation.

ATTACHMENTS

Attachment 1	DBE Directory
Attachment 2	Monitoring and Enforcement
Attachment 3	Breakout of Estimated Race-Neutral & Race-Conscious Participation

Attachment 1

DBE Directory

A copy of the Texas Unified Certification Program DBE Information Directory can be obtained on the MMD website at <http://www.dot.state.tx.us/business/tucp/default.htm> or a copy can be requested from MMD's DBE Liaison Officer.

Attachment 2

Monitoring and Enforcement Mechanisms

MMD will monitor and provide written certification for every contract/project on which DBEs are participating, ensuring the DBEs are in fact performing the work.

MMD has available several remedies to enforce the DBE requirements contained in its contracts, including, but not limited to, the following:

1. The suspension of any payment or part thereof until such time as

the issues concerning compliance are resolved; and/or

2. Work stoppage; and/or

3. Termination, suspension , or cancellation of the contract in whole or in part; and/or

4. In the event that a bidder fails to achieve the DBE goals of this program, after contract completion, the bidder's eligibility to receive any future MMD contract will be conditioned upon the bidder making up the deficit in DBE participation in such future contracts by having DBEs perform equal to double the dollar value of the deficiency in the DBE requirement in the prior contract.

Attachment 3

Section 26.51: Breakout of Estimated Race-Neutral & Race Conscious Participation

MMD will meet the maximum feasible portion of its overall goal by using race-neutral means of facilitating DBE participation. MMD uses the following race-neutral means to increase DBE participation:

MMD estimates that, in meeting our overall goal of 8.94%, MMD will obtain 8.94% from race-neutral participation and 0% from race-conscious participation.

The following is a summary of the basis of our estimated breakout of race-neutral and race-conscious DBE participation:

MMD's program will be implemented with entirely race-neutral means. In order to ensure that MMD's DBE program will be narrowly tailored to overcome the effects of discrimination, if MMD uses contract goals, MMD will adjust the estimated breakout of race-neutral and race-conscious participation as needed to reflect actual DBE participation (see 26.51(f)) and MMD will communicate this change to the program to FTA. If MMD revise its program and use contract goals, MMD will track and report race-neutral and race-conscious participation separately. For reporting purposes, race-neutral DBE participation includes, but is not necessarily limited to, the following: DBE participation through a prime contract a DBE obtains through customary competitive procurement procedures; DBE participation through a subcontract on a prime contract that does not carry DBE goal; DBE participation on a prime contract exceeding a contract goal; and DBE participation through a subcontract from a prime contractor that did not consider a firm's DBE status in making the award.

MMD does not intend to achieve any DBE participation by using contract goals