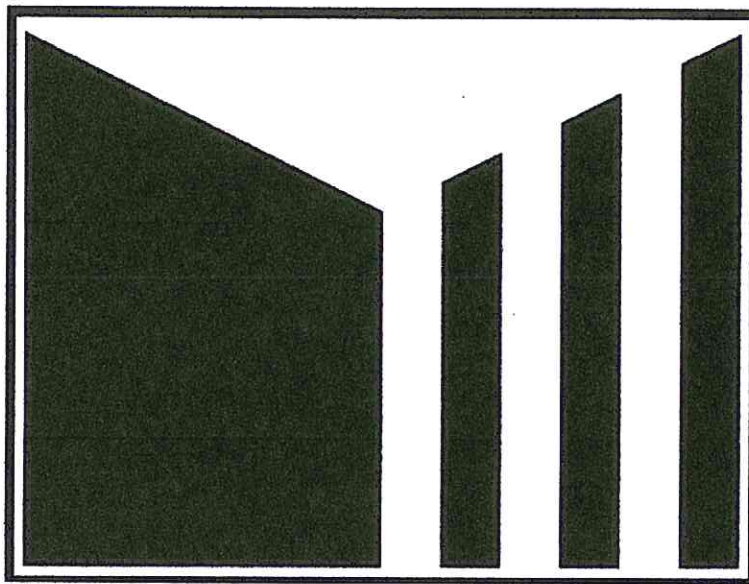
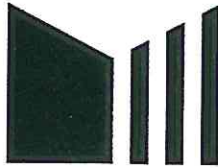


MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

December 8, 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, December 8, 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 November 10, 2014.
3. Accept Oaths of Office, Sworn Statements, and Bonds from Newly Appointed Board Members.
4. Receive public comments.
5. Receive District's monthly Assessment Collection Reports and Billing and Assessment Summaries, Lawsuit and Arbitration Status Details, and Delinquent Assessment Reports.
6. Consider actions related to the following:
 - a) Approve Hearing Examiners Report
 - b) Approve the Order setting the rate of assessment for the District
 - c) Approve the Order supplementing the assessment roll and levying the assessment
 - d) Approve the Order amending the information form
7. Receive and consider District's monthly financial report, including pay invoices.
8. Receive proposal from Mark M. Burton, PLLC, to prepare end-of-year financial reports.
9. Receive proposal to engage McCall Gibson Swedlund & Barfoot, PLLC, for District's annual audit report.
10. Consider approval of the 2015 Annual Budget of the District.
11. 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.
12. Reconvene in Open Session and authorize appropriate action by legal counsel related to Item 8 on the agenda.
13. Announcements.
14. Adjourn.



Bill Gibson

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 November 10, 2014.

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

November 10, 2014

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the Montrose Management District held a regular meeting open to the public, on Monday, November 10, 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>Asst Secretary</i>
Position 5 -	Lane Llewellyn	Position 13 -	Dan B. Leverett
Position 6 -	Robert Jara	Position 14 -	<i>vacant</i>
Position 7 -	Ryan Haley	Position 15 -	Randall Ellis
Position 8 -	Stephen L. Madden		

and all were present, with the exception of Directors Madden, Nagar and Ellis, thus constituting a quorum. Also present were Bill Calderon, Susan Hill and Linda Clayton, all with Hawes Hill Calderon, LLP; Amanda Edwards, Bracewell & Giuliani; Felecia Alexander, Municipal Accounts & Consulting; Pat Hall, Equi-Tax, Inc.; and Ray Lawrence, Lawrence & Associates. Others attending the meeting were Officer Victor Beserra, HPD; Dennis Beedon, Montrose Business Ambassador; Eugene Nosad, Avondale Association; Daphne Scarbrough, Richmond Avenue Coalition; and Tawny Tidwell. Chairman Wynn called the meeting to order at 12:06 p.m.

APPROVE MINUTES OF MEETING HELD OCTOBER 13, 2014.

Upon a motion duly made by Director Mitchmore, and being seconded by Director Grover, the Board voted unanimously to approve the Minutes of the October 13, 2014, Board meeting, as presented.

ACCEPT OATHS OF OFFICE, SWORN STATEMENTS, AND BONDS FOR NEWLY APPOINTED BOARD MEMBERS.

No newly appointed Board members were present; therefore, no action from the Board was required.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

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

Ms. Alexander presented the Monthly Financial Report, included in the Board agenda materials, and answered questions. She reported three additional checks for consideration of payment, not included in the agenda materials: (1) Minuteman Press for a little over \$1,700 (2) Museum District Alliance for a luncheon in the amount of \$750, and (3) Claudia Kolker in the amount of \$6,400. Upon a motion duly made by Director Mitchmore, and being seconded by Director Haley, the Board voted unanimously to accept the Bookkeeper's Report, and approved payment of invoices as presented.

RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT ON DISTRICT INITIATIVES.

Mr. Calderon provided an update on the Committee meetings. He reported the Marketing and Business Relations Committee has been working with the website company on redesigning the District's website. He reported the recycling event went well. He reported the holiday lighting ceremony is to be held at Niko Niko's November 12th and a business mixer will be held in December at Rivas. Ms. Tidwell provided an update on the social media numbers. Mr. Calderon provided an update on the Special Parking Area application. He answered questions regarding invoices from Walter P. Moore regarding the SPA application. Officer Beserra presented the Patrol statistics and stated the Montrose Crawl went very well this year. Mr. Calderon provided an update on the District brochure. He reported the Real Estate Forum luncheon scheduled for November 19th had six sponsors at this time. Mr. Lawrence reported he had met with Bruce Frankel and discussed a new project "Alabama Row" Mr. Frankel is developing at the corner of Mandel and Alabama.

a. Consider fee increase for hourly rate paid to Municipal Accounts for bookkeeping services;

Mr. Calderon reported Municipal Accounts was requesting a fee increase for their bookkeeping services, a copy of their proposal is attached as Exhibit A. Upon a motion duly made by Director Hubbard, and being seconded by Director Llewellyn, the Board voted unanimously to approve the fee increase and the First Amendment of Bookkeeping Contract, as presented.

b. Consider approval of an agreement with Chris Labod for web maintenance services; and

Mr. Calderon reported the agreement with Chris Labod, included in the Board agenda materials, was for web maintenance services in the amount of \$350 per month. Upon a motion duly made by Director Stinson, and being seconded by Director Mitchmore, the Board voted unanimously to approve the Agreement with Chris Labod, as presented.

c. Renew agreement with Houston Arts Alliance.

Mr. Calderon reported the agreement with Houston Arts Alliance had one issue to be corrected. He reported the agreement included in the Board agenda materials had an indemnification clause which after review by the District's attorney, needed to be removed. Upon a motion duly made by Director Hubbard, and being seconded by Director Stinson, the Board voted unanimously to approve the Agreement with Houston Arts Alliance subject to the indemnification clause being removed.

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 Report, included in the Board agenda materials. She reported 98% collected in the East zone, no uncertified properties and 55 unsettled accounts for 2013. She reported 98% collected in the West zone, no uncertified properties and 93 unsettled accounts for 2013. Director Llewellyn provided suggestions for next year's supplemental assessment roll hearing to make it a more positive event: (1) having the hearing in the District; (2) having an introduction committee; (3) to have at least two board members present; (4) providing a handout with accounting formulas. Chairman Wynn asked Mr. Calderon to have an agenda next year for the Finance Committee to address these issues. No action from the Board was required.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.017, 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.

Mr. Calderon announced the Real Estate Forum Luncheon is to be held on November 19th at the Grand Salon of La Colombe d'Or. He further announced Niko Niko's will have its Kick off the Holiday celebration on November 12, 2014, at 6 p.m.

ADJOURN.

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



Secretary

List of Exhibits:

- A. First Amendment of Bookkeeping Contract, Municipal Accounts & Consulting, LP

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2013	0.12500	\$498,116.64	\$491,811.99	\$6,304.65	99%
2012	0.12500	\$428,506.14	\$427,083.92	\$1,422.22	100%
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	1,143.04	442,942.47
2012 Assessment Collected	-1,353.62	1,857.87
2011 Assessment Collected	0.00	-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	268.73	9,709.82
Overpayments	0.00	20,684.78
CAD Lawsuits	1,453.50	15,660.70
CAD Corrections	0.00	1,311.50
Collection Fees	302.33	5,368.94
Estimated Payments	2,635.59	2,635.59
Court Fees	0.00	0.00
Total Revenue	4,449.57	499,878.23
Overpayments Presented for Refund	3,326.02	37,656.40
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2013:	402,166,150	Uncertified:	0
ASSESSED VALUE FOR 2012:	343,114,070	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	427,083.92	
2013	0.12500	380,080	361,076	\$491,811.99	
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

November 2014

TOP TEN ASSESSMENT PAYERS

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

MONTROSE DISTRICT EAST ZONE

November 2014

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

MONTROSE DISTRICT EAST ZONE

November 2014						
TOP TEN DELINQUENTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
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	
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	
GAWERC BRONIA 330 FAIRVIEW ST HOUSTON TX 77006-3002	92 014 054 000 0011	330 FAIRVIEW ST 77006	OFFICE BUILDINGS	2013	920.51	
CHEN ENG C & CHIANG TZUJ 4518 HIGHWAY 6 SUGAR LAND TX 77478-4488	92 026 136 000 0009	3321 STANFORD ST 77006	SHOPPING CENTER	2013	872.96	
N SQUARED LLC 5211 HOLLY ST BELLAIRE TX 77401-4803	92 057 035 000 0016	315 W BELL ST #6 77019	APARTMENT	2013	758.49	
SIMMONS MARTHA 3804 BRANDT ST APT 2 HOUSTON TX 77006-5168	92 008 260 000 0003	3804 BRANDT ST 77006	BOARDING HOUSE	2013	662.62	
508 W CLAY FLATS LLC 5211 HOLLY ST BELLAIRE TX 77401-4803	92 057 033 000 0031	508 W CLAY ST #6 77019	APARTMENT	2013	603.48	
DRAKE CUSTOM HOMES LTD 606 WILLARD ST HOUSTON TX 77006-2150	92 014 057 000 0003	503 W DREW ST #6 77006	APARTMENT	2013	470.78	
UPSTAIRS DOWNSTAIRS LLC 609 COLQUITT ST HOUSTON TX 7706-5523	92 023 062 000 0013	609 COLQUITT ST 77006	COMMERCIAL	2013	425.71	
SOLIZ ITZE O 51 ROLLINGWOOD DR HOUSTON TX 77080-7617	92 030 152 000 0001	901 RICHMOND AVE #1 77006	SHOPPING CENTER	2013	417.25	

**Harris County Improvement District No. 6 / East Montrose
Lawsuit and Arbitration Status Summary as of 10/10/2014**

Jur 930

Summary

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

Settled

572,532,026	Original value of Settled accounts as of 10/10/2014
153	Number of Settled accounts as of 10/10/2014
53,949,097	Reduction in value of Settled accounts
9.42%	Average % reduction in value of Settled accounts

Unsettled

139,145,059	Original value of Unsettled accounts as of 10/10/2014
62	Number of Unsettled accounts as of 10/10/2014

.125 Tax rate per \$100 valuation

\$16,389 Estimated reduction in assessment on 62 Unsettled accounts,
based on **9.42%** average

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2013	0.12500	\$1,146,709.75	\$1,120,184.21	\$26,525.54	98%
2012	0.12500	\$972,206.45	\$966,020.46	\$6,185.99	99%
2011	0.12500	\$884,073.47	\$881,030.62	\$3,042.85	99%
2010	0.12500	\$868,124.80	\$866,391.69	\$1,733.11	99%

Current Month Activity

Revenue:	<u>Current Month</u>	<u>Year to Date</u>
2013 Assessment Collected	1,099.35	1,055,509.02
2012 Assessment Collected	-230.63	-2,026.06
2011 Assessment Collected	353.03	894.76
2010 Assessment Collected	0.00	316.46
Penalty & Interest	535.69	11,488.97
Overpayments	0.00	19,448.14
CAD Lawsuits	698.66	19,970.56
CAD Corrections	0.00	0.00
Collection Fees	491.21	5,617.82
Estimated Payments	2,551.36	2,551.36
Court Fees	0.00	0.00
Total Revenue	5,498.67	1,113,771.03
Overpayments Presented for Refund	899.09	39,418.58
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2013:	917,466,793	Uncertified:	0
ASSESSED VALUE FOR 2012:	778,469,814	Uncertified:	0
ASSESSED VALUE FOR 2011:	707,258,348	Uncertified:	0
ASSESSED VALUE FOR 2010:	694,497,461	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	868,125	824,719	\$866,391.69	
2011	0.12500	885,487	841,213	\$881,030.62	
2012	0.12500	903,197	858,037	\$966,020.46	
2013	0.12500	921,261	875,198	\$1,120,184.21	
2014	0.12500	939,686	892,702		
2015	0.12500	958,480	910,556		
2016	0.12500	977,650	928,767		
		6,453,886	6,131,191		645,389

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

November 2014

TOP TEN ASSESSMENT PAYERS

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

MONTROSE DISTRICT WEST ZONE

November 2014					
TOP TEN ASSESSMENT PAYERS					
5020 INVESTMENTS LTD 5959 RICHMOND AVE STE 440 HOUSTON TX 77057-6325	03602400000003	5020 MONTROSE BLVD 77006	OFFICE BUILDING	15,725,000	19,656.25
WEINGARTEN REALTY INVESTORS 0591-001 P O BOX 924133 HOUSTON TX 77292-4133	0442250000173	2030 W GRAY ST 77019	SHOPPING CENTER	15,307,574	19,134.47

MONTROSE DISTRICT WEST ZONE

November 2014						
TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
5020 INVESTMENTS LTD 5020 MONTROSE BLVD FL 9 HOUSTON TX 77006-6550	94 036 024 000 0003	5020 MONTROSE BLVD 77006	OFFICE BUILDINGS	2013	6,931.03	
MCELROY VALERIE & JOHN P O BOX 540101 HOUSTON TX 77254-0101	94 059 173 000 0003	1223 WAUGH DR 77019	COMMERCIAL BUILDING	2011 - 2013	3,121.50	
LEVEL HEADED CHOW LLC 4721 N MAIN ST STE Q HOUSTON TX 77009-4400	94 026 198 000 0005	3414 GRAUSTARK ST #8 77006	MULTI - FAMILY	2010 - 2013	2,713.95	
EISEMANN MAUDE 5455 JOHN DREAPER DR HOUSTON TX 77066-4230	94 010 167 000 0030	1116 W GRAY ST 77019	COMMERCIAL VACANT	2010 - 2013	2,004.75	
BISHOP JOAN 1547 WAVERLY ST HOUSTON TX 77008-4148	94 033 193 000 0005	120 PORTLAND ST #1 77002	COMMERCIAL	2012 - 2013	1,576.16	
SAFOS CHRIST 3838 GRENNOCCH LN HOUSTON TX 77025-2408	94 056 125 000 0013	2009 COLQUITT ST #16 77098	MULTI - FAMILY	2012 - 2013	1,541.16	
KNA PARTNERS 550 WAUGH DR HOUSTON TX 77019-2002	94 026 174 000 0001	1111 WESTHEIMER RD 77006	RETAIL	2013	1,425.00	
LEGACY COMMUNITY HEALTH ENDOWMENT P O BOX 60338 HOUSTON TX 77205-0338	94 018 003 000 0011	1407 MISSOURI ST #21 77006	APARTMENT GARDEN	2013	1,316.66	
BENGOLAN COMPANY LLC 140 S HEIGHTS BLVD HOUSTON TX 77007-5807	94 038 247 001 0001	1714 CALIFORNIA ST 77006	COMMERCIAL	2013	1,248.41	
MOUZI MOSTAFA 3415 ABINGER LN HOUSTON TX 77088-5607	94 130 493 001 0001	0 WESTHEIMER RD 77006	PARKING	2013	1,202.13	

**Harris County Improvement District No. 11 / West Montrose
Lawsuit and Arbitration Status Summary as of 10/10/2014**

Jur 939

Summary

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

Settled

791,439,058	Original value of Settled accounts as of 10/10/2014
225	Number of Settled accounts as of 10/10/2014
50,978,350	Reduction in value of Settled accounts
6.44%	Average % reduction in value of Settled accounts

Unsettled

94,920,294	Original value of Unsettled accounts as of 10/10/2014
93	Number of Unsettled accounts as of 10/10/2014

.125 Tax rate per \$100 valuation

\$7,643 Estimated reduction in assessment on 93 Unsettled accounts,
based on **6.44%** average

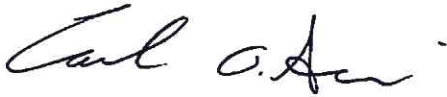
PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT SUMMARY REPORT
MONTROSE DISTRICT
December 8, 2014

Amounts shown are 2013 base assessment unless indicated. Account numbers and addresses for Montrose District-West Zone are noted in *italics*.

Suit pending:

Valerie & John McElroy 11-13 assessments \$3,121.50, *1223 Waugh Dr.-0591730000003*
Level Headed Chow LLC 10-13 assessments \$2,713.95, *3414 Graustark St.-0261980000005*
Heirs of Maude Eisemann 10-13 assessments \$2,004.75, *1116 W. Gray St.-0101670000030*
Gamru Properties Ltd. 12-13 assessments \$1,460.69, *506 Sul Ross St.-0082700000005*
Leadhead Properties LLC \$457.36, *1540 Westheimer Rd.-0382530000003*
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

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



Carl O. Sandin

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ATTORNEYS AT LAW

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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. Consider actions related to the following:
- a. Approve the Hearing Examiner's Report
 - b. Approve the Order Setting the Rate of Assessment for the District
 - c. Approve the Order Supplementing the Assessment Roll and Levying the Assessment
 - d. Approve the Order Amending the Information Form

HEARING EXAMINER'S REPORT AND PROPOSAL FOR DECISION

on the public hearing held on October 27, 2014
to be presented to the Board of Directors of
the Eastern Service Area of the Montrose Management District

The Harris County Improvement District No. 6 was created by House Bill 3518, Act of the 79th Legislature, Regular Session, 2005, and is governed by Chapter 375, Texas Local Government Code, and Chapter 3843, Texas Special District Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law.

Petitions were presented to the Board of Directors of the District (the "Board") requesting the services and improvements set forth in the Service and Improvement and Assessment Plan (the "Service Plan") for the eastern portion of the District. The Board held a public hearing on March 19, 2008. Thereafter, on April 16, 2008, the Board adopted its "Order Granting Petition; Approving a Service Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Ten-year Period; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (collectively, the "Order").

The Order provides that in the years 2009-2017 the District may, after conducting a public hearing for which due notice has been given to owners of property in the District, supplement its assessment roll by adding the value of properties newly classified as commercial non-exempt or with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) under construction on January 1, 2007, or constructed, remodeled or rehabilitated in the District after January 1, 2007, without the need to secure a new petition from property owners within the District, at the value shown on the rolls of the Harris County Appraisal District ("HCAD") for each year. The Order further provides that assessments on improvements under construction should be based on the value of the portion of the improvement that is complete, and improvements that have been completed should be based on the value of the completed improvement as shown on the rolls of HCAD. On September 16, 2009, the Board adopted a resolution calling a public hearing for such purpose.

The District held a public hearing on October 27, 2014, regarding the advisability of levying assessments against properties with new improvements or substantially rehabilitated improvements (the "Construction Improvements") at the value shown on the rolls of HCAD on January 1, 2014, which were not included in the original assessment roll; and regarding the advisability of using the 2014 HCAD certified values as the basis for the Year 7 assessment.

Pursuant to the direction of the Board, Lane Llewellyn was appointed as the Chief Hearing Examiner. The Chief Hearing Examiner conducted an administrative hearing on October 27, 2014, on the advisability of supplementing the assessment roll with Construction Improvements. Appropriate notice was given pursuant to the provisions of Chapter 375, Texas Local Government Code (the "Code"), by publishing a copy of the notice of hearing in The Houston Business Journal, a newspaper of general circulation within the District, in the September 26, 2014 issue, and by mailing copies of the notice of the hearing to the owners of property with Construction Improvements by regular, first class, U.S. Mail, at the address shown on the tax roll of HCAD, on September 25, 2014. The hearing was held at the office of Bracewell & Giuliani LLP, 711 Louisiana, Suite 2300, Houston, Texas 77002 at 9:30 a.m.

PUBLIC COMMENTS

The following persons, in addition to District staff, board members and consultants were present: Ed Wolff, Henry Mehdad, Matias Androque, Louis Adler, Gene Creely and Marvy Finger.

Louis Adler questioned what properties in the Districts have assessments levied against them. Mr. Lord stated that only commercial properties in the District are assessed.

Matias Androque questioned where he could obtain information about the District and how District funds are spent. Ms. Llewellyn stated that the District has a website which contains detailed information regarding the operations and finances of the District. Mr. Androque questioned when and where the District meets. Ms. Llewellyn reported that the District meets monthly and has various committees and invited Mr. Androque to attend and/or join a committee. Mr. Lord reported on efforts to supplement security in the District.

Ed Wolff questioned whether the conveyance of property affected the cap on the assessment. Mr. Lord stated that a conveyance of property would have no impact on the cap.

Mr. Adler questioned how many cameras cover the District. Mr. Calderon stated that there are six cameras that are moved to different locations in the District.

TESTIMONY

The Chief Hearing Examiner asked if any persons present desired to be designated as a party to this proceeding. The Montrose Management District was granted party status and was represented by Clark Stockton Lord, attorney for the District.

The following persons were called by the District and presented formal evidence and testimony: Josh Hawes (of Hawes Hill Calderon LLP), Director of Community Services and Public Safety of the District and Pat Hall of Equi-Tax. No other person requested to present formal evidence and testimony.

Josh Hawes, Director of Community Services and Public Safety of the District

Mr. Hawes explained the District's Service Plan, the method and rate of assessment and the purpose for the supplemental assessment roll. He explained that certain properties had

Construction Improvements and that the values of those properties had increased by at least 25% from the value last year. He identified and explained several documents relating to the authority of the District to levy assessments and provide services and improvements, copies of which are attached hereto entitled "Documentary Evidence", and such documents were admitted into evidence during the hearing. He testified in favor of supplementing the assessment roll with the Construction Improvements. Mr. Hawes stated that he believed that all properties in the District receive a benefit from the District's services and improvement projects that equals or exceeds the assessment paid by the property owner.

Mathius Androgue, a Property Owner in the District

Mr. Androgue asked to question Mr. Hawes. Mr. Lord stated that he would have to be made a party to the hearing in order to question Mr. Hawes.

Mr. Lord asked that Mr. Androgue be sworn in. Mr. Androgue then questioned Mr. Hawes' involvement with the District. Mr. Hawes stated that he is employed by Hawes Hill Calderon and that it provides project management for the District.

Mr. Lord then cross-examined Mr. Hawes about the different services provided by Hawes Hill Calderon.

Ms. Pat Hall, Equi-Tax Inc., Assessor/Collector for the District

Next, Ms. Hall identified and explained additional documents that were admitted into evidence during the hearing. A list of those documents is attached hereto entitled "Documentary Evidence." Ms. Hall testified regarding the mechanics of the assessment, the calculation of assessment rates and the determination of property values, the method of collecting assessments and the penalties for late payment of assessments. Ms. Hall also explained the reason for supplementing the assessment roll and the method for determining which properties had Construction Improvements.

Mr. Androgue then cross-examined Ms. Hall about Equi-Tax's role in the District. She explained how the company uses the appraisal rolls of Harris County to determine which properties have new values. She reported on how her company is paid for services and the number of entities that they represent.

Gene Creely, a Property Owner in the District

Gene Creely was then sworn in. He reported on valuation issues with the property located at 620 West Alabama.

TEXAS LOCAL GOVERNMENT CODE REQUIREMENTS

The authority of the District to levy supplemental assessments is governed by the provisions of the Act and the Code. Sections 375.111 and 375.112 of the Code set forth the purposes for which the District may levy special assessments on property in an area based on benefit conferred by the improvements or services provided. Section 375.122 governs the authority of the District to make supplemental assessments. Section 375.113 of the Code

requires a hearing, after notice is given in accordance with the provisions of Section 375.115, on the advisability of the improvements and services proposed to be provided and the assessments proposed to be levied.

The District now desires to supplement its current assessment roll with the Construction Improvements. The Order and the Code require that the Board hold a public hearing after due notice to property owners regarding such supplements to the assessment roll. The Act governs the procedure for the hearing to be held and the findings and determinations to be made by the Board in order to supplement the assessment roll. These provisions and the Order generally permit the Board to add properties to the assessment roll after making findings relating to the advisability of the improvements or services, the nature of the improvements or services, the estimated cost, the area benefitted, the method of assessment, and the method and time for payment of the assessment.

The Act contains provisions for the apportionment of costs based on special benefits, permits the Board to allow the assessments to be paid in periodic installments, and authorizes the Board to provide that delinquent assessments will be subject to penalties and bear interest.

ISSUES PRESENTED

Major issues presented at the hearing are as follows:

1. SHOULD THE ASSESSMENT ROLL BE SUPPLEMENTED WITH THE CONSTRUCTION IMPROVEMENTS AT THE VALUE SHOWN ON THE ROLLS OF HCAD ON JANUARY 1, 2014 AND SHOULD THE ASSESSMENT BE BASED ON 2014 HCAD VALUES?

Evidence was presented at the hearing showing that the properties with Construction Improvements will receive benefits from the services and improvements set forth in the Service Plan in excess of the assessment to be paid by property owners. Testimony was also given that it was fair, equitable and appropriate for the District to levy the Year 7 assessment against the Construction Improvements based on the 2014 HCAD certified appraised values.

I, Lane Llewellyn, Chief Hearing Examiner, agree that each property with Construction Improvements will receive benefits from the services and improvements provided or to be provided by the District, which equal or exceed the assessment levied on each property during the term of the Service Plan. Further, I agree that the Year 7 assessment against the Construction Improvements should be based on 2014 HCAD certified appraised values.

I, Lane Llewellyn, the Chief Hearing Examiner, recommend that the Board find from the preponderance of the evidence that: (a) the District's current assessment roll should be supplemented with the Construction Improvements shown on the supplemental assessment roll presented into evidence at the hearing (the "Supplemental Assessment Roll"), (b) the Board should levy its Year 7 assessment on the properties with Construction Improvements based on the 2014 HCAD certified appraised values in accordance with the Order, (c) all properties on the Supplemental Assessment Roll should be assessed at the same rate; (d) all properties within the District will receive benefits from all of the existing and proposed programs and improvements, (e) the properties with Construction Improvements will receive benefits that are equal to or

greater than the amount assessed against such properties, and (f) HCAD values are the most appropriate and fair basis of assessment.

RECOMMENDATIONS OF THE CHIEF HEARING EXAMINER

After review of the record and for the reasons given above, the Chief Hearing Examiner makes the following recommendations to the Board:

- (a) That the Board should supplement the assessment roll with the Construction Improvements; and
- (b) That the Board should levy assessments in accordance with the Service Plan and the Order on the Construction Improvements for Year 7 based on the value of such properties shown on the certified rolls of HCAD on January 1, 2014, which is the value shown on the proposed Supplemental Assessment Roll.
- (c) That in all other respects, the Board should continue to follow the Order.

Presented this 8th day of December, 2014.

Lane Llewellyn
Chief Hearing Examiner

DOCUMENTARY EVIDENCE

EXHIBIT	DESCRIPTION
A	Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments against Property within the District for a Ten-Year Period Specified in the Service and Improvement Plan, Specifying the Method of Payment and the Amount of Annual Installments of the Assessment, Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments
B	2008-2017 Service and Improvement and Assessment Plan
C	Notice of Hearing published in the <u>Houston Business Journal</u> and Affidavit of Publication
D	Affidavit of Mailing of the Notice of the Hearing by Regular, First Class U.S. Mail
E	Unclaimed and Returned Notices from the mailing of Notice to the property owners
F	Supplemental Assessment Roll for the District

NOTE: See original Hearing Examiner's Report for Exhibits A - F.

HEARING EXAMINER'S REPORT AND PROPOSAL FOR DECISION

to be presented to the
Board of Directors of
the Western Service Area of the Montrose Management District

The Harris County Improvement District No. 11 (West Montrose Management District) was created by House Bill 4722, Acts of the 81st Legislature, Regular Session, 2009, and approved by the Governor on June 19, 2009, and is governed by Chapter 375, Texas Local Government Code and Chapter 3878, Texas Special Districts Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law.

Petitions were presented to the Board of Directors of the District (the "Board") requesting the services and improvements set forth in the Service and Improvement and Assessment Plan (the "Service Plan") for the western portion of the District. The Board held a public hearing on October 21, 2010. Thereafter, on January 10, 2011, the Board adopted its "Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Seven Year Period Specified in the Service and Improvement Plan; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (collectively, the "Order").

The Order provides that in the years 2009-2017 the District may, after conducting a public hearing for which due notice has been given to owners of property in the District, supplement its assessment roll by adding the value of properties newly classified as commercial non-exempt or with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) under construction on January 1, 2010, or constructed, remodeled or rehabilitated in the District after January 1, 2010, without the need to secure a new petition from property owners within the District, at the value shown on the rolls of the Harris County Appraisal District ("HCAD") for each year. The Order further provides that assessments on improvements under construction should be based on the value of the portion of the improvement that is complete, and improvements that have been completed should be based on the value of the completed improvement as shown on the rolls of HCAD.

The District held a public hearing on October 27, 2014, regarding the advisability of levying assessments against properties with new improvements or substantially rehabilitated improvements (the "Construction Improvements") at the value shown on the rolls of HCAD on January 1, 2014, which were not included in the original assessment roll; and regarding the advisability of using the 2014 HCAD certified values as the basis for the fifth assessment.

Pursuant to the direction of the Board, Lane Llewellyn was appointed as the Chief Hearing Examiner. The Chief Hearing Examiner conducted an administrative hearing on October 27, 2014, on the advisability of supplementing the assessment roll with Construction Improvements. Appropriate notice was given pursuant to the provisions of Chapter 375, Texas Local Government Code (the "Code"), by publishing a copy of the notice of hearing in the Houston Business Journal, a newspaper of general circulation within the District, in the September 26, 2014 issue, and by mailing copies of the notice of the hearing to the owners of property with Construction Improvements by regular, first class, U.S. Mail, at the address shown on the tax roll of HCAD, on September 25, 2014. The hearing was held at the offices of Bracewell & Giuliani LLP, 711 Louisiana, Suite 2300, Houston, Texas 77002 at 9:30 a.m.

PUBLIC COMMENTS

There were no comments from the public.

TESTIMONY

The Chief Hearing Examiner asked if any persons present desired to be designated as a party to this proceeding. The Montrose Management District was granted party status and was represented by Clark Stockton Lord, attorney for the District.

The following persons were called by the District and presented formal evidence and testimony: Josh Hawes (of Hawes Hill Calderon LLP), Director of Community Services and Public Safety of the District and Pat Hall of Equi-Tax. No other person requested to present formal evidence and testimony.

Josh Hawes, Director of Community Services and Public Safety of the District

Mr. Hawes explained the District's Service Plan, the method and rate of assessment and the purpose for the supplemental assessment roll. He explained that certain properties had Construction Improvements and that the values of those properties had increased by at least 25% from the value last year. He identified and explained several documents relating to the authority of the District to levy assessments and provide services and improvements, copies of which are attached hereto entitled "Documentary Evidence", and such documents were admitted into evidence during the hearing. He testified in favor of supplementing the assessment roll with the Construction Improvements. Mr. Hawes stated that he believed that all properties in the District receive a benefit from the District's services and improvement projects that equals or exceeds the assessment paid by the property owner.

Ms. Pat Hall, Equi-Tax Inc., Assessor/Collector for the District

Next, Ms. Hall identified and explained additional documents that were admitted into evidence during the hearing. A list of those documents is attached hereto entitled "Documentary Evidence." Ms. Hall testified regarding the mechanics of the assessment, the calculation of assessment rates and the determination of property values, the method of collecting assessments and the penalties for late payment of assessments. Ms. Hall also explained the reason for supplementing the assessment roll and the method for determining which properties had Construction Improvements.

Others

No one else signed up to testify.

TEXAS LOCAL GOVERNMENT CODE REQUIREMENTS

The authority of the District to levy supplemental assessments is governed by the provisions of the Act and the Code. Sections 375.111 and 375.112 of the Code set forth the purposes for which the District may levy special assessments on property in an area based on benefit conferred by the improvements or services provided. Section 375.122 governs the authority of the District to make supplemental assessments. Section 375.113 of the Code requires a hearing, after notice is given in accordance with the provisions of Section 375.115, on the advisability of the improvements and services proposed to be provided and the assessments proposed to be levied.

The District now desires to supplement its current assessment roll with the Construction Improvements. The Order and the Code require that the Board hold a public hearing after due notice to property owners regarding such supplements to the assessment roll. The Act governs the procedure for the hearing to be held and the findings and determinations to be made by the Board in order to supplement the assessment roll. These provisions and the Order generally permit the Board to add properties to the assessment roll after making findings relating to the advisability of the improvements or services, the nature of the improvements or services, the estimated cost, the area benefitted, the method of assessment, and the method and time for payment of the assessment.

The Act contains provisions for the apportionment of costs based on special benefits, permits the Board to allow the assessments to be paid in periodic installments, and authorizes the Board to provide that delinquent assessments will be subject to penalties and bear interest.

ISSUES PRESENTED

Major issues presented at the hearing are as follows:

1. SHOULD THE ASSESSMENT ROLL BE SUPPLEMENTED WITH THE CONSTRUCTION IMPROVEMENTS AT THE VALUE SHOWN ON THE ROLLS OF HCAD ON JANUARY 1, 2014 AND SHOULD THE ASSESSMENT BE BASED ON 2014 HCAD VALUES?

Evidence was presented at the hearing showing that the properties with Construction Improvements will receive benefits from the services and improvements set forth in the Service Plan in excess of the assessment to be paid by property owners. Testimony was also given that it was fair, equitable and appropriate for the District to levy the fourth assessment against the Construction Improvements based on the 2014 HCAD certified appraised values.

I, Lane Llewellyn, Chief Hearing Examiner, agree that each property with Construction Improvements will receive benefits from the services and improvements provided or to be provided by the District, which equal or exceed the assessment levied on each property during the term of the Service Plan. Further, I agree that the third assessment against the Construction Improvements should be based on 2014 HCAD certified appraised values.

I, Lane Llewellyn, the Chief Hearing Examiner, recommend that the Board find from the preponderance of the evidence that: (a) the District's current assessment roll should be supplemented with the Construction Improvements shown on the supplemental assessment roll presented into evidence at the hearing (the "Supplemental Assessment Roll"), (b) the Board should levy its fifth assessment on the properties with Construction Improvements based on the 2014 HCAD certified appraised values in accordance with the Order, (c) all properties on the Supplemental Assessment Roll should be assessed at the same rate; (d) all properties within the District will receive benefits from all of the existing and proposed programs and improvements, (e) the properties with Construction Improvements will receive benefits that are equal to or greater than the amount assessed against such properties, and (f) HCAD values are the most appropriate and fair basis of assessment.

RECOMMENDATIONS OF THE CHIEF HEARING EXAMINER

After review of the record and for the reasons given above, the Chief Hearing Examiner makes the following recommendations to the Board:

- (a) That the Board should supplement the assessment roll with the Construction Improvements; and
- (b) That the Board should levy the fifth assessments in accordance with the Service Plan and the Order on the Construction Improvements for Year 5 based on the value of such properties shown on the certified rolls of HCAD on January 1, 2014, which is the value shown on the proposed Supplemental Assessment Roll.
- (c) That in all other respects, the Board should continue to follow the Order.

Presented this 8th day of December, 2014.

Lane Llewellyn
Chief Hearing Examiner

DOCUMENTARY EVIDENCE

EXHIBIT	DESCRIPTION
A	Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments against Property within the District for a Seven-Year Period Specified in the Service and Improvement Plan, Specifying the Method of Payment and the Amount of Annual Installments of the Assessment, Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments
B	2009-2017 Service and Improvement and Assessment Plan
C	Notice of Hearing published in the <u>Houston Business Journal</u> and Affidavit of Publication
D	Affidavit of Mailing of the Notice of the Hearing by Regular, First Class U.S. Mail
	Unclaimed and Returned Notices from the mailing of Notice to the property owners
F	Supplemental Assessment Roll for the District

NOTE: See original Hearing Examiner's Report for Exhibits A - F.

**ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES
ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR SEVEN OF THE
DISTRICT'S SERVICE PLAN (EASTERN SERVICE AREA)**

WHEREAS, the Harris County Improvement District No. 6 was legally created by House Bill 3518, Act of the 79th Legislature, Regular Session, 2005 and approved by the Governor on June 17, 2005, and is governed by Chapters 375, Texas Local Government Code, and Chapter 3843, Texas Special Districts Local Laws Code (together, as amended ("the Governing Laws"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law; and

WHEREAS, after appropriate notice was given pursuant to the provisions of the Governing Laws, the Board of Directors of the District (the "Board"), held a public hearing (the "Hearing") on March 19, 2008, on the advisability of the District providing services and improvement projects (the "Projects") described in the 2008-2017 Service and Improvement and Assessment Plan (the "Service Plan"), the nature and cost of the Projects, the area and property to be benefited by the Projects, the amount of the benefit and the proposed time, method and amount of assessments to pay for the Projects; and

WHEREAS, the Board, at a duly called meeting held on April 16, 2008, adopted an order (the "Original Order") approving the Service Plan, an assessment roll for the District, the levy of ten annual assessments, and other related matters; and

WHEREAS, the Original Order provided that the Board may vary the rate of assessment for subsequent years from the rate adopted for Year 1 of the Service Plan, provided that in no year may the rate be more than \$0.1250 per \$100 assessed valuation; and

WHEREAS, the Board desires to set the rate of assessment for Year 7 of the Service Plan for all properties on the District's assessment roll.

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

Assessment Rate for the Year 7. The rate of assessment for Year 7 of the Service Plan for the eastern portion of the District for all properties shown on the assessment roll is hereby set at \$0.1250 per \$100 of assessed valuation.

Method of Assessment; Caps. The District hereby assesses the properties shown on the District's assessment roll on the basis of the 2014 certified taxable values as shown on the appraisal rolls of the Harris County Appraisal District; and the total dollar assessment for each property is hereby capped at twice the total assessment on such property for the first year such property is assessed under the Service Plan.

Due Date. The seventh installment of the District's assessment shall be due and payable prior to February 1, 2015. Any assessment not paid by February 1, 2015, will be delinquent. All delinquent assessments shall incur penalties and interest as provided in the Original Order. There will be no split payment of assessments or discounts for the early payment of assessments.

Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed contained in the Original Order are hereby confirmed and ratified.

Filing with Harris County and TCEQ. The District's employees and legal counsel are hereby authorized to file all documents regarding the District's assessment rate that are required to be filed with Harris County and the Texas Commission on Environmental Quality ("TCEQ").

Ratification of Prior Action. All action not inconsistent with this order previously taken by the Board, the District, or by the District's employees or Assessor/Collector in connection with the matters set forth herein is hereby ratified, approved and confirmed.

(Signature Page Follows)

PASSED, APPROVED AND ADOPTED this 8th day of December, 2014.

Chairman, Board of Directors
Montrose Management District

ATTEST:

Secretary, Board of Directors
Montrose Management District



CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

1. The Board of Directors of the Montrose Management District convened in regular session on December 8, 2014, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Cassie Stinson	Secretary
Brad Nagar	Assistant Secretary
Kathy Hubbard	Treasurer
Dana Thorpe	Director
Robert Jara	Director
Ryan Haley	Director
Debra "Lane" Llewellyn	Director
Robert Lincoln Heugel	Director
Michael V. Grover	Director
Stephen Madden	Director
Randall Ellis	Director
Dan Leverett	Director
Todd Edwards	Director

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

ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES
ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR SEVEN
OF THE DISTRICT'S SERVICE PLAN

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

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

purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED on the 8th day of December, 2014.

Secretary, Board of Directors
Montrose Management District



**ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES
ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR FIVE OF THE
DISTRICT'S SERVICE PLAN (WESTERN SERVICE AREA)**

WHEREAS, the Harris County Improvement District No. 11 (West Montrose Management District) was created by House Bill 4722, Acts of the 81st Legislature, Regular Session, 2009, and approved by the Governor on June 19, 2009, and is governed by Chapter 375, Texas Local Government Code and Chapter 3878, Texas Special Districts Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law; and

WHEREAS, after appropriate notice was given pursuant to the provisions of the Governing Laws, the Board of Directors of the District (the "Board"), held a public hearing (the "Hearing") on January 10, 2011, on the advisability of the District providing services and improvement projects (the "Projects") described in the 2009-2017 Service and Improvement and Assessment Plan (the "Service Plan"), the nature and cost of the Projects, the area and property to be benefited by the Projects, the amount of the benefit and the proposed time, method and amount of assessments to pay for the Projects; and

WHEREAS, the Board, at a duly called meeting held on January 10, 2011, adopted an order (the "Original Order") approving the Service Plan, an assessment roll for the District, the levy of seven annual assessments, and other related matters; and

WHEREAS, the Original Order provided that the Board may vary the rate of assessment for subsequent years from the rate adopted for Year 2 of the Service Plan, provided that in no year may the rate be more than \$0.1250 per \$100 assessed valuation; and

WHEREAS, the Board desires to set the rate of assessment for Year 5 of the Service Plan for all properties on the District's assessment roll.

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

Assessment Rate. The rate of assessment for Year 5 of the Service Plan for the western portion of the District for all properties shown on the assessment roll is hereby set at \$0.1250 per \$100 of assessed valuation.

Method of Assessment; Caps. The District hereby assesses the properties shown on the District's assessment roll on the basis of the 2014 certified taxable values as shown on the appraisal rolls of the Harris County Appraisal District; and the total dollar assessment for each property is hereby capped at twice the total assessment on such property for the first year such property is assessed under the Service Plan.

Due Date. The fourth installment of the District's assessment shall be due and payable prior to February 1, 2015. Any assessment not paid prior to February 1, 2015, will be delinquent. All delinquent assessments shall incur penalties and interest as provided in the Original Order. There will be no split payment of assessments or discounts for the early payment of assessments.

Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed contained in the Original Order are hereby confirmed and ratified.

Filing with Harris County and TCEQ. The District's employees and legal counsel are hereby authorized to file all documents regarding the District's assessment rate that are required to be filed with Harris County and the Texas Commission on Environmental Quality ("TCEQ").

Ratification of Prior Action. All action not inconsistent with this order previously taken by the Board, the District, or by the District's employees or Assessor/Collector in connection with the matters set forth herein is hereby ratified, approved and confirmed.

(Signature Page Follows)

PASSED, APPROVED AND ADOPTED this 8th day of December, 2014.

Chairman, Board of Directors
Montrose Management District

ATTEST:

Secretary, Board of Directors
Montrose Management District



CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

1. The Board of Directors of the Montrose Management District convened in regular session on December 8, 2014, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Cassie Stinson	Secretary
Brad Nagar	Assistant Secretary
Kathy Hubbard	Treasurer
Dana Thorpe	Director
Robert Jara	Director
Ryan Haley	Director
Debra "Lane" Llewellyn	Director
Robert Lincoln Heugel	Director
Michael V. Grover	Director
Stephen Madden	Director
Randall Ellis	Director
Dan Leverett	Director
Todd Edwards	Director

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

ORDER SETTING THE RATE OF ASSESSMENT FOR ALL PROPERTIES
ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR FOUR
OF THE DISTRICT'S SERVICE PLAN

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

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

purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED on the 8th day of December, 2014.

Secretary, Board of Directors
Montrose Management District



**ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR THE
MONTROSE MANAGEMENT DISTRICT AND LEVYING
ASSESSMENTS AGAINST THE PROPERTY ON THE SUPPLEMENTAL
ASSESSMENT ROLL (EASTERN SERVICE AREA)**

WHEREAS, the Harris County Improvement District No. 6 was created by House Bill 3518, Acts of the 79th Legislature, Regular Session, 2005, and approved by the Governor on June 17, 2005, and is governed by Chapter 375, Texas Local Government Code, as amended, and Chapter 3843, Texas Special Districts Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law.

WHEREAS, in accordance with the Act, petitions (the "Petitions") were presented to the Board of Directors of the District (the "Board") requesting the District to provide services and improvements as described in the 2008-2017 Service and Improvement and Assessment Plan (the "Service Plan") for the eastern portion of the District; and

WHEREAS, after the issuance of proper notice pursuant to the Act, the District held a public hearing on the Petitions on March 19, 2008, to give property owners an opportunity to question and/or contest the granting of the Petitions; and

WHEREAS, on April 16, 2008, the Board adopted its Order Granting Petition; Approving a Service Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District For Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Ten-Year Period; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (the "Original Order"); and

WHEREAS, the Act and the Original Order provides that the District may add to its assessment roll properties that are eligible for assessment that were not on the prior year's assessment roll, and properties with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) (the "Construction Improvements") at the value shown on the tax rolls of the Harris County Appraisal District ("HCAD") for each year; and

WHEREAS, the District's Assessor/Collector prepared a supplemental assessment roll (the "Supplemental Assessment Roll") with the Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2014; and

WHEREAS, after giving notice in accordance with the requirements of the Act, the District held a public hearing (the "Hearing") on October 27, 2014, on the advisability of adding the Construction Improvements to the District's assessment roll at the value shown on the tax rolls of HCAD on January 1, 2014 and levying the Year 7 assessment against the properties with Construction Improvements based on the 2014 HCAD values; and

WHEREAS, following the Hearing, the Chief Hearing Examiner presented his report to the Board; and

WHEREAS, the Board desires to accept the Hearing Examiner's Report and Proposal for Decision (the "Hearing Examiner's Report"); and

WHEREAS, the Board desires to add to its assessment roll those properties with Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2014, and levy the Year 7 assessment against such properties based on the 2014 HCAD values; and

OFFICIAL NOTICE OF CERTAIN MATTERS

The Board hereby orders that official notice be taken and that all persons, entities, and parties be on notice of and that the official record of the proceedings of the Hearing includes:

1. All memoranda and reports of the staff and of consultants to the District and documents of the District prepared and dated as of or prior to the date of such hearing and relating to the Petition, the District, the Service Plan, the levy of assessments, the Original Assessment Roll (as hereinafter defined) and supplementing the Original Assessment Roll with the Supplemental Assessment Roll, the basis of assessment and the subject matter of such hearing;
2. The status of The Houston Business Journal as a newspaper of general circulation within the county in which the District is located;
3. All petitions, certificates, orders, resolutions, reports, and related documents and data submitted to and on file with the District and Board relating to the hearing, the District's Service Plan, assessment roll and the proposed levy of assessments; and
4. The tax rolls of the Harris County Appraisal District for the Year 2014, the value of property on the tax roll and the owners of property and their addresses on the tax roll.

There was submitted for the record and as evidence of the matters therein contained, an affidavit of publication of notice of the hearing in The Houston Business Journal, with such publication occurring on September 26, 2014, which is at least thirty (30) days prior to the date of such hearing, as required by the Act.

There was also submitted evidence that notice was mailed by regular, first class U. S. Mail on September 25, 2014, which is at least thirty (30) days prior to the date of such hearing, as required by the Act, to each owner of property with Construction Improvements in the District subject to assessment at the address of such property owner as reflected on the most recent tax rolls of Harris County, Texas, such evidence including return receipts and returned notices of those persons who failed to accept or receive the notice of hearing.

FINDINGS OF FACT

In consideration of all issues of fact and law relative to the aforesaid hearing, the Board rules and makes the following Findings of Fact:

1. All petitions, resolutions, orders, and related documents and data required pursuant to the Act and to the Code, and of the District have been duly and timely submitted to and filed with the District.
2. By order of the Board, the time, date, subject, and place of the hearing before the Hearing Examiners was set for October 27, 2014, at 9:30 a.m. at Bracewell & Giuliani LLP, 711 Louisiana, Suite 2300, Houston, Texas 77002.
3. Notice of the Hearing (the "Notice") was given in accordance with the Act by publishing a copy of the Notice in The Houston Business Journal, a newspaper of general circulation in Harris County, Texas, on September 26, 2014, a date not later than thirty (30) days before the date of the hearing, and by mailing a copy of the Notice by regular, first class U. S. Mail on September 25, 2014, a date not later than thirty (30) days before the date of the Hearing, to each owner of property with Construction Improvements in the District at the current address of such property owner as shown on the Harris County Appraisal District tax roll.
4. The Service Plan and the Original Order authorize the District to supplement the assessment roll approved by the Original Order (the "Original Assessment Roll") without need for a further petition, provided that a public hearing is held in compliance with all requirements of the Act.
5. The Original Assessment Roll, as supplemented by the Supplemental Assessment Roll, (the "2014 Assessment Roll") should be approved as the assessment roll for the District.
6. That there should be levied against all properties shown on the Supplemental Assessment Roll for Year 7 of the Service Plan, an assessment for services and improvements in accordance with the Petition, the Service Plan and the Original Order.
7. All of the real property in the District, which is being assessed by the Board in the amount shown on the 2014 Assessment Roll, will be benefited by the services and improvements proposed to be provided by the District in the Service Plan, and each parcel of real property will receive special benefits in each year equal to or greater than the amount assessed, and will receive special benefits during the term of the Service Plan in an amount equal to or greater than the total amount assessed during the term of the Service Plan.
8. The cost of providing services and improvements for the District, as shown in the Service Plan, on the basis of the value of property as shown on the tax rolls of the Harris County Appraisal District and as shown on the 2014 Assessment Roll results in imposing equal shares of the cost on property similarly benefited, and results in a reasonable classification and formula for the apportionment of costs of

the various classes of services and improvements proposed to be provided in the Service Plan to the benefited property within the District.

9. The Board, pursuant to the Original Order, levied one annual assessment for the year 2008 against all properties shown on the District's assessment roll. The Board subsequently levied an annual assessment for the year 2010 against all properties shown on the District's assessment roll.
10. The provisions relating to due and delinquency dates for assessments, interest, and penalties on delinquent assessments, and procedures in connection with the Original Order with the imposition and collection of assessments as set forth in the Service Plan should be approved and continued and will expedite collection of the assessments in a timely manner in order to provide the services and improvements needed and required for the District as described with the Service Plan.
11. That the recitations, objectives, goals, costs, programs, and conclusions set forth in the Service Plan are found to be true and correct and will benefit the District and the properties within the District, including the Construction Improvements, as determined and set forth in the Service Plan.
12. The Board finds that it is advisable for the improvements and services set forth in the Service Plan be provided to properties within the District, including the Construction Improvements, during the term set forth in the Service Plan.
13. That the matters, facts, and recommendations of the Hearing Examiner's Report and Proposal for Decision are found to be true and correct.

CONCLUSIONS OF LAW

The District has met all requirements of the Act necessary to supplement the Original Assessment Roll with the Supplemental Assessment Roll and levy assessments on the properties with Construction Improvements, and the Hearing Examiner's Report and the Supplemental Assessment Roll should be approved.

1. The public hearing of the District on the advisability of the District supplementing the Original Assessment Roll with the Construction Improvements and levying an assessment against such properties based on the 2014 HCAD certified appraised values, was held and all necessary and appropriate notice thereof was given under the authority of and in accordance with the provisions of the Act.
2. The Board is authorized to supplement the Original Assessment Roll, to conduct the Hearing, and to levy assessments for services and improvements in accordance with the Petition and the Original Order.
3. In order to accomplish and effectuate the purposes for which the District was created as set forth in the Act, the Hearing Examiner's Report should be approved in its entirety, the 2014 Assessment Roll should be approved and the assessment on properties with Construction Improvements should be levied by the Board for Year 7 based on the 2014 HCAD certified appraised values of such properties.

4. The method of apportioning costs on the basis of valuation of property as shown on the tax rolls of the Harris County Appraisal District for services and improvements will result in the reasonable apportionment of the costs and in imposing equal shares of the costs of the Service Plan on properties similarly benefited and results in a reasonable classification and formula for the apportionment of the costs of the various classes of services and improvements proposed to be provided to the benefited property within the District.

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

Section 1. Findings and Adoption of Hearing Examiner's Report. The recitals, findings of fact and conclusions of law in the preamble of this Order are hereby found and determined to be true and correct. The matters, facts, and recommendations of the Hearing Examiner's Report, which is attached hereto as Exhibit A, are hereby accepted and the Hearing Examiner's Report and Proposal for Decision is hereby approved.

Section 2. Assessment Roll. The Original Assessment Roll is hereby supplemented with the Construction Improvements shown on the Supplemental Assessment Roll. The 2014 Assessment Roll is hereby approved as the assessment roll of the District. The 2014 Assessment Roll as approved is incorporated in this Order by reference.

Section 3. Levy of Assessments on Construction Improvements. The Board hereby levies upon the Construction Improvements shown on the Supplemental Assessment Roll an assessment for Year 7 at the rate of \$0.125 per \$100 assessed valuation, which rate was adopted by the Board on November 10, 2014.

Section 4. Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed, contained in the Original Order are hereby confirmed.

Section 5. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Order, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Order or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Board in adopting this Order that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Order are declared to be severable for that purpose.

Section 6. Notice. The Board officially finds, determines, recites, and declares that sufficient written notices of the date, hour, place, and subject of this meeting of the Board were posted at places convenient to the public at the Harris County Clerk's Office and in the District for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Order and the subject matter thereof has been

discussed, considered, and formally acted upon. The Board further ratifies, approves, and confirms such written notice and the contents and posting thereof.

[Signature Page Follows]

PASSED AND ADOPTED this 8th day of December, 2014.

Chairman, Board of Directors
Montrose Management District

ATTEST:

Secretary, Board of Directors
Montrose Management District



Exhibit A - Hearings Examiner's Report and Proposal for Decision

CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

1. The Board of Directors of the Montrose Management District convened in regular session on December 8, 2014, inside the boundaries of the District, and the roll was called of the duly constituted members of said Board, to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Cassie Stinson	Secretary
Brad Nagar	Assistant Secretary
Kathy Hubbard	Treasurer
Dana Thorpe	Director
Robert Jara	Director
Ryan Haley	Director
Debra "Lane" Llewellyn	Director
Robert Lincoln Heugel	Director
Michael V. Grover	Director
Stephen Madden	Director
Randall Ellis	Director
Todd Edwards	Director
Dan Leverett	Director

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

ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR MONTROSE MANAGEMENT
DISTRICT AND LEVYING ASSESSMENTS AGAINST THE PROPERTIES ON THE
SUPPLEMENTAL ASSESSMENT ROLL (EASTERN SERVICE AREA)

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

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

adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code.

SIGNED AND SEALED on the 8th day of December, 2014.

Secretary, Board of Directors
Montrose Management District



**ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR THE
MONTROSE MANAGEMENT DISTRICT AND LEVYING
ASSESSMENTS AGAINST THE PROPERTY ON THE SUPPLEMENTAL
ASSESSMENT ROLL (WESTERN SERVICE AREA)**

WHEREAS, the Harris County Improvement District No. 11 (West Montrose Management District) was created by House Bill 4722, Acts of the 81st Legislature, Regular Session, 2009, and approved by the Governor on June 19, 2009, and is governed by Chapter 375, Texas Local Government Code and Chapter 3878, Texas Special Districts Local Laws Code (together, as amended, the "Act"). The Montrose Management District (the "District") is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) and Harris County Improvement District No. 6 (the former East Montrose Management District), which such consolidation was approved by an Order Approving Consolidation Agreement between Harris County Improvement District No. 11 and Harris County Improvement District No. 6 and Approving Consolidation, dated February 15, 2011, in accordance with State Law.

WHEREAS, in accordance with the Act, petitions (the "Petitions") were presented to the Board of Directors of the District (the "Board") requesting the District to provide services and improvements as described in the 2009-2017 Service and Improvement and Assessment Plan (the "Service Plan") for the western portion of the District; and

WHEREAS, after the issuance of proper notice pursuant to the Act, the District held a public hearing on the Petitions on October 21, 2010, to give property owners an opportunity to question and/or contest the granting of the Petitions; and

WHEREAS, on January 10, 2011, the Board adopted its Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District For Year 1 of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Seven Year Period Specified in the Service and Improvement Plan, Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (the "Original Order"); and

WHEREAS, the Act and the Original Order provides that the District may add to its assessment roll properties that are eligible for assessment that were not on the prior year's assessment roll, and properties with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) (the "Construction Improvements") at the value shown on the tax rolls of the Harris County Appraisal District ("HCAD") for each year; and

WHEREAS, the District's Assessor/Collector prepared a supplemental assessment roll (the "Supplemental Assessment Roll") with the Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2014; and

WHEREAS, after giving notice in accordance with the requirements of the Act, the District held a public hearing (the "Hearing") on October 27, 2014, on the advisability of adding

the Construction Improvements to the District's assessment roll at the value shown on the tax rolls of HCAD on January 1, 2014 and levying the third assessment against the properties with Construction Improvements based on the 2014 HCAD values; and

WHEREAS, following the Hearing, the Chief Hearing Examiner presented his report to the Board; and

WHEREAS, the Board desires to accept the Hearing Examiner's Report and Proposal for Decision (the "Hearing Examiner's Report"); and

WHEREAS, the Board desires to add to its assessment roll those properties with Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2014, and levy the fourth assessment against such properties based on the 2014 HCAD values; Now therefore,

OFFICIAL NOTICE OF CERTAIN MATTERS

The Board hereby orders that official notice be taken and that all persons, entities, and parties be on notice of and that the official record of the proceedings of the Hearing includes:

1. All memoranda and reports of the staff and of consultants to the District and documents of the District prepared and dated as of or prior to the date of such hearing and relating to the Petition, the District, the Service Plan, the levy of assessments, the Original Assessment Roll (as hereinafter defined) and supplementing the Original Assessment Roll with the Supplemental Assessment Roll, the basis of assessment and the subject matter of such hearing;
2. The status of the Houston Business Journal as a newspaper of general circulation within the county in which the District is located;
3. All petitions, certificates, orders, resolutions, reports, and related documents and data submitted to and on file with the District and Board relating to the hearing, the District's Service Plan, assessment roll and the proposed levy of assessments; and
4. The tax rolls of the Harris County Appraisal District for the Year 2014, the value of property on the tax roll and the owners of property and their addresses on the tax roll.

There was submitted for the record and as evidence of the matters therein contained, an affidavit of publication of notice of the hearing in the Houston Business Journal, with such publication occurring on September 26, 2014, which is at least thirty (30) days prior to the date of such hearing, as required by the Act.

There was also submitted evidence that notice was mailed by regular, first class U. S. Mail on September 25, 2014, which is at least thirty (30) days prior to the date of such hearing, as required by the Act, to each owner of property with Construction Improvements in the District subject to assessment at the address of such property owner as reflected on the most recent tax rolls of Harris County, Texas, such evidence including return receipts and returned notices of those persons who failed to accept or receive the notice of hearing.

FINDINGS OF FACT

In consideration of all issues of fact and law relative to the aforesaid hearing, the Board rules and makes the following Findings of Fact:

1. All petitions, resolutions, orders, and related documents and data required pursuant to the Act and to the Code, and of the District have been duly and timely submitted to and filed with the District.
2. By order of the Board, the time, date, subject, and place of the hearing before the Hearing Examiners was set for October 27, 2014, at 9:30 a.m. at the offices of Bracewell & Giuliani LLP, 711 Louisiana, Suite 2300, Houston, Texas 77002.
3. Notice of the Hearing (the "Notice") was given in accordance with the Act by publishing a copy of the Notice in The Houston Business Journal, a newspaper of general circulation in Harris County, Texas, on September 26, 2014, a date not later than thirty (30) days before the date of the hearing, and by mailing a copy of the Notice by regular, first class U. S. Mail on September 25, 2014, a date not later than thirty (30) days before the date of the Hearing, to each owner of property with Construction Improvements in the District at the current address of such property owner as shown on the Harris County Appraisal District tax roll.
4. The Service Plan and the Original Order authorize the District to supplement the assessment roll approved by the Original Order (the "Original Assessment Roll") without need for a further petition, provided that a public hearing is held in compliance with all requirements of the Act.
5. The Original Assessment Roll, as supplemented by the Supplemental Assessment Roll, (the "2014 Assessment Roll") should be approved as the assessment roll for the District.
6. That there should be levied against all properties shown on the Supplemental Assessment Roll for Year 4 of the Service Plan, an assessment for services and improvements in accordance with the Petition, the Service Plan and the Original Order.
7. All of the real property in the District, which is being assessed by the Board in the amount shown on the 2014 Assessment Roll, will be benefited by the services and improvements proposed to be provided by the District in the Service Plan, and each parcel of real property will receive special benefits in each year equal to or greater than the amount assessed, and will receive special benefits during the term of the Service Plan in an amount equal to or greater than the total amount assessed during the term of the Service Plan.
8. The cost of providing services and improvements for the District, as shown in the Service Plan, on the basis of the value of property as shown on the tax rolls of the Harris County Appraisal District and as shown on the 2014 Assessment Roll results in imposing equal shares of the cost on property similarly benefited, and results in a reasonable classification and formula for the apportionment of costs of

the various classes of services and improvements proposed to be provided in the Service Plan to the benefited property within the District.

9. The Board, pursuant to the Original Order, levied the first annual assessment using 2010 tax values against all properties shown on the District's assessment roll.
10. The provisions relating to due and delinquency dates for assessments, interest, and penalties on delinquent assessments, and procedures in connection with the Original Order with the imposition and collection of assessments as set forth in the Service Plan should be approved and continued and will expedite collection of the assessments in a timely manner in order to provide the services and improvements needed and required for the District as described with the Service Plan.
11. That the recitations, objectives, goals, costs, programs, and conclusions set forth in the Service Plan are found to be true and correct and will benefit the District and the properties within the District, including the Construction Improvements, as determined and set forth in the Service Plan.
12. The Board finds that it is advisable for the improvements and services set forth in the Service Plan be provided to properties within the District, including the Construction Improvements, during the term set forth in the Service Plan.
13. That the matters, facts, and recommendations of the Hearing Examiner's Report and Proposal for Decision are found to be true and correct.

CONCLUSIONS OF LAW

The District has met all requirements of the Act necessary to supplement the Original Assessment Roll with the Supplemental Assessment Roll and levy assessments on the properties with Construction Improvements, and the Hearing Examiner's Report and the Supplemental Assessment Roll should be approved.

1. The public hearing of the District on the advisability of the District supplementing the Original Assessment Roll with the Construction Improvements and levying an assessment against such properties based on the 2014 HCAD certified appraised values, was held and all necessary and appropriate notice thereof was given under the authority of and in accordance with the provisions of the Act.
2. The Board is authorized to supplement the Original Assessment Roll, to conduct the Hearing, and to levy assessments for services and improvements in accordance with the Petition and the Original Order.
3. In order to accomplish and effectuate the purposes for which the District was created as set forth in the Act, the Hearing Examiner's Report should be approved in its entirety, the 2014 Assessment Roll should be approved and the assessment on properties with Construction Improvements should be levied by the Board based on the 2014 HCAD certified appraised values of such properties.

4. The method of apportioning costs on the basis of valuation of property as shown on the tax rolls of the Harris County Appraisal District for services and improvements will result in the reasonable apportionment of the costs and in imposing equal shares of the costs of the Service Plan on properties similarly benefited and results in a reasonable classification and formula for the apportionment of the costs of the various classes of services and improvements proposed to be provided to the benefited property within the District.

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

Section 1. Findings and Adoption of Hearing Examiner's Report. The recitals, findings of fact and conclusions of law in the preamble of this Order are hereby found and determined to be true and correct. The matters, facts, and recommendations of the Hearing Examiner's Report, which is attached hereto as Exhibit A, are hereby accepted and the Hearing Examiner's Report and Proposal for Decision is hereby approved.

Section 2. Assessment Roll. The Original Assessment Roll is hereby supplemented with the Construction Improvements shown on the Supplemental Assessment Roll. The 2014 Assessment Roll is hereby approved as the assessment roll of the District. The 2014 Assessment Roll as approved is incorporated in this Order by reference.

Section 3. Levy of Assessments on Construction Improvements. The Board hereby levies upon the Construction Improvements shown on the Supplemental Assessment Roll an assessment for Year 4 at the rate of \$0.125 per \$100 assessed valuation, which rate was adopted by the Board on November 10, 2014.

Section 4. Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed, contained in the Original Order are hereby confirmed.

Section 5. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Order, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Order or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Board in adopting this Order that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Order are declared to be severable for that purpose.

Section 6. Ratification of Prior Action. All action not inconsistent with this order previously taken by the Board, the District, or by the District's employees or Assessor/Collector in connection with the matters set forth herein is hereby ratified, approved and confirmed. Further, the Authority's attorney may make any clerical clarifications regarding references to the District's assessment years in all prior records and documents to ensure that all such prior

records and documents are consistent with this Order and that any necessary corrections are made.

Section 6. Notice. The Board officially finds, determines, recites, and declares that sufficient written notices of the date, hour, place, and subject of this meeting of the Board were posted at places convenient to the public at the Harris County Clerk's Office and in the District for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Order and the subject matter thereof has been discussed, considered, and formally acted upon. The Board further ratifies, approves, and confirms such written notice and the contents and posting thereof.

[Signature Page Follows]

PASSED AND ADOPTED this 8th day of December, 2014.

Chairman, Board of Directors
Montrose Management District

ATTEST:

Secretary, Board of Directors
Montrose Management District



Exhibit A - Hearings Examiner's Report and Proposal for Decision

CERTIFICATE FOR ORDER

THE STATE OF TEXAS

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COUNTY OF HARRIS

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

1. The Board of Directors of the Montrose Management District convened in regular session on December 8, 2014, inside the boundaries of the District, and the roll was called of the duly constituted members of said Board, to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Cassie Stinson	Secretary
Brad Nagar	Assistant Secretary
Kathy Hubbard	Treasurer
Dana Thorpe	Director
Robert Jara	Director
Ryan Haley	Director
Debra "Lane" Llewellyn	Director
Robert Lincoln Heugel	Director
Michael V. Grover	Director
Stephen Madden	Director
Randall Ellis	Director
Todd Edwards	Director
Dan Leverett	Director

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

ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR MONTROSE MANAGEMENT DISTRICT AND LEVYING ASSESSMENTS AGAINST THE PROPERTIES ON THE SUPPLEMENTAL ASSESSMENT ROLL (WESTERN SERVICE AREA)

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

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

adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code.

SIGNED AND SEALED on the 8th day of December, 2014.

Secretary, Board of Directors
Montrose Management District



**AMENDED INFORMATION FORM OF
MONTROSE MANAGEMENT DISTRICT (EASTERN SERVICE AREA)**

THE STATE OF TEXAS

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COUNTY OF HARRIS

We, the undersigned, constituting a majority of the members of the Board of Directors of Montrose Management District (the "District"), do hereby make, execute and affirm this Amended Information Form in compliance with TEXAS WATER CODE §49.452 and §49.455 and 30 TEXAS ADMIN. CODE §293.92. We do hereby certify as follows:

1. The most recent assessment levied by the District on property within the eastern portion of the District is \$0.125 per \$100 of assessed valuation.
2. The form Notice to Purchasers required by §49.452, Texas Water Code, as amended, to be furnished by a seller to a purchaser of real property in the District is attached hereto as Exhibit "A" and incorporated herein for all purposes.

WITNESS OUR HANDS this 8th day of December, 2014.

Claude Wynn

Randy Mitchmore

Cassie Stinson

Brad Nagar

Kathy Hubbard

Dana Thorpe

Debra "Lane" Llewellyn

Robert Heugel

Michael V. Grover

Robert Jara

Ryan Haley

Dan Leverett

Randy Ellis

Todd Edwards

Stephen Madden

THE STATE OF TEXAS

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COUNTY OF HARRIS

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BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Claude Wynn, Randy Mitchmore, Cassie Stinson, Brad Nagar, Kathy Hubbard, Dana Thorpe, Debra "Lane" Llewellyn, Michael V. Grover, Ryan Haley, Dan Leverett, Robert Heugel, Robert Jara, Todd Edwards, Stephen Madden and Randall Ellis, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of December, 2014.

(SEAL)

Notary Public, State of Texas

After recording, return to: Montrose Management District, Harris County, Texas, c/o Bracewell & Giuliani, 711 Louisiana Street, Suite 2300, Pennzoil Place - South Tower, Houston, Texas 77002-2770, Attn: Debbie J. Russell.

EXHIBIT "A"

NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the MONTROSE MANAGEMENT DISTRICT (the "District"). The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. The District has not levied taxes but the most recent projected tax rate is \$ 0 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$ 0, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$ 0.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$ 0. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The District has the authority to levy an assessment on property within the District. The District may exercise this authority without holding an election on the matter. As of this date, the amount of the assessment is \$ 0.125 per \$100 of valuation for the real property and any improvements thereon, as reflected on the tax rolls of the Harris County Appraisal District in the District.

The District is located in whole or in part within the corporate boundaries of the City of Houston. The taxpayers of the District are subject to the taxes imposed by the municipality and assessments or taxes imposed by the District until the District is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

The purpose of this District is to promote, develop, encourage and maintain employment, commerce, transportation, housing, tourism, recreation, arts, entertainment, economic development, safety and public welfare. The cost of these services and improvements is not included in the purchase price of your property.

The legal description of the property you are acquiring is as follows:

(description of property)

SELLER:

(Date)

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY

ESTABLISHES ASSESSMENT RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE UPCOMING YEAR. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

PURCHASER:

Signature of Purchaser

(Date)

(APPROPRIATE ACKNOWLEDGMENTS)

**AMENDED INFORMATION FORM OF
MONTROSE MANAGEMENT DISTRICT (WESTERN SERVICE AREA)**

THE STATE OF TEXAS

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COUNTY OF HARRIS

We, the undersigned, constituting a majority of the members of the Board of Directors of Montrose Management District (the "District"), do hereby make, execute and affirm this Amended Information Form in compliance with TEXAS WATER CODE §49.452 and §49.455 and 30 TEXAS ADMIN. CODE §293.92. We do hereby certify as follows:

1. The most recent assessment levied by the District on property within the western portion of the District is \$0.125 per \$100 of assessed valuation.
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WITNESS OUR HANDS this 8th day of December, 2014.

Claude Wynn

Randy Mitchmore

Cassie Stinson

Brad Nagar

Kathy Hubbard

Dana Thorpe

Debra "Lane" Llewellyn

Robert Heugel

Michael V. Grover

Robert Jara

Ryan Haley

Stephen Madden

Dan Leverett

Todd Edwards

Randy Ellis

THE STATE OF TEXAS

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COUNTY OF HARRIS

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Claude Wynn, Randy Mitchmore, Cassie Stinson, Brad Nagar, Kathy Hubbard, Dana Thorpe, Debra "Lane" Llewellyn, Michael V. Grover, Stephen Madden, Dan Leverett, Robert Jara, Robert Heugel, Todd Edwards, Ryan Haley, and Randall Ellis, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of December, 2014.

(SEAL)

Notary Public, State of Texas

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The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$ 0. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

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The legal description of the property you are acquiring is as follows:

(description of property)

SELLER:

(Date)

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY

ESTABLISHES ASSESSMENT RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE UPCOMING YEAR. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

PURCHASER:

Signature of Purchaser

(Date)

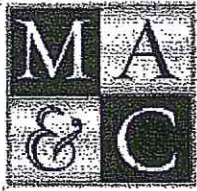
(APPROPRIATE ACKNOWLEDGMENTS)

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

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



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District

Bookkeeper's Report

December 8, 2014

Montrose Management District
Cash Flow Report - Checking Account
As of December 8, 2014

Num	Name	Memo	Amount	Balance
BALANCE AS OF 11/11/2014				\$15,956.93
Receipts				
	Wire Transfer		10,000.00	
	Luncheon Sponsorships		1,000.00	
	Luncheon Sponsorships		1,000.00	
	Interest		7.39	
	Wire Transfer		160,000.00	
Total Receipts				172,007.39
Disbursements				
4281	Verizon Wireless	Cell Phone Expense	(80.08)	
4420	Muze Development Partners LLC	VOID: Website Hosting	0.00	
4427	Comcast	Office Expense	(294.77)	
4448	Bracewell & Giuliani LLP	Legal Fees - General Counsel	(4,057.40)	
4477	Bankcard Center	Credit Card Expenses	(1,335.71)	
4478	Comcast	Office Expense	(194.76)	
4481	Claudia Kolker	Editorial Expense	(6,400.00)	
4482	Mr. Dirt of Texas	Street Sweeping Expense	(7,104.00)	
4483	Minuteman Press - Post Oak	Montrose District Brochure	(1,733.96)	
4484	Museum Business District	Sponsorship-Luncheon	(750.00)	
4485	Aaron M Day	Security Expense	(4,822.70)	
4486	Adalberto R Ramos	Security Expense	(655.80)	
4487	Brian M Alms	Security Expense	(397.11)	
4488	Chad J Wall	Security Expense	(1,263.57)	
4489	Francisco R Gomez	Security Expense	(397.10)	
4490	John E Obenhaus	Security Expense	(1,562.97)	
4491	Joseph C Mabasa	Security Expense	(3,606.87)	
4492	Juan Arroyo	Security Expense	(1,663.97)	
4493	Lee T Jaquarya	Security Expense	(1,562.97)	
4494	Leon Laureano.	Security Expense	(1,977.79)	
4495	Natalie Flores	Security Expense	(195.55)	
4496	Ricardo Gonzales	Security Expense	(266.97)	
4497	Richard J Bass	Security Expense	(397.10)	
4498	Sean M Blevins	Security Expense	(1,151.60)	
4499	Todd L Thibodeaux	Security Expense	(1,309.86)	
4500	Victor Beserra.	Security Expense / Coordinator Fee	(4,299.58)	
4501	4203 Montrose LLC	Assessment Refund	(1,354.21)	
4502	4411 Montrose LP	Assessment Refund	(99.88)	
4503	Elizabeth Condic	Assessment Refund	(816.12)	
4504	Elizabeth Condic	Assessment Refund	(537.50)	
4505	Gary B. Mosley	Assessment Refund	(75.00)	
4506	James A. Winters	Assessment Refund	(78.97)	
4507	New 4119 Montrose LLC	Assessment Refund	(518.31)	
4508	Takara Associates LP	Assessment Refund	(467.88)	
4509	Wertheim Thomas A Trustee	Assessment Refund	(200.43)	
4510	Gary B. Mosley	Assessment Refund	(76.81)	
4511	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
4512	ALLY	Vehicle Lease	(938.00)	
4513	Dennis C. Beedon	Business Ambassador Program Services	(2,600.94)	
4514	e-Vision 1 Productions, LLC	MMD Video Archive	(2,500.00)	
4515	Equi-Tax, Inc.	Tax Services	(1,393.12)	
4516	Gandy Squared Lighting Design	Bridge Lighting Design	(8,479.15)	
4517	Greater East End Management District	Graffiti Abatement Services	(4,480.00)	

Montrose Management District
Cash Flow Report - Checking Account
As of December 8, 2014

Num	Name	Memo	Amount	Balance
Disbursements				
4518	Kudela & Weinheimer	District Identity Marker	(1,626.58)	
4519	La Colombe d'or Restaurant and Hotel, Inc	Annual Luncheon	(1,967.21)	
4520	Lawrence & Associates	Economic Development	(1,000.00)	
4521	Magoo's Print Shop	Marketing Expenses	(330.00)	
4522	Mitchell J. Shields	Editorial Expense	(1,000.00)	
4523	Mr. Dirt of Texas	Street Sweeping Expense	(7,104.00)	
4524	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(1,675.77)	
4525	Muze Development Partners LLC	To Replace Ck# 4420	(575.00)	
4526	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Coll	(2,010.85)	
4527	SMC Logistics	Street Lights	(350.00)	
4528	South Main Alliance	SMA Membership Dues	(2,500.00)	
4529	Tawny Tidwell	Social Media Consulting Services	(7,015.00)	
4530	Tradition Bank	Legal Fees	(16,366.50)	
4531	United Graphics	Brochures	(1,535.00)	
4532	Walter P. Moore	West Montrose Mobility Study	(12,267.50)	
4533	Harris County Treasurer	Legal Fees	(5,069.45)	
4534	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(21,061.63)	
4535	TSG Reporting, Inc.	Public Hearing	(885.00)	
Wire	United States Treasury	Monthly Payroll Taxes	(8,878.50)	
Total Disbursements				<u>(166,516.50)</u>
BALANCE AS OF 12/08/2014				<u><u>\$21,447.82</u></u>

Montrose Management District

Account Balances

As of December 8, 2014

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
GREEN BANK (XXXX0169)	06/10/2014	12/08/2014	0.30 %	50,000.00	East Zone
GREEN BANK (XXXX0143)	07/10/2014	01/06/2015	0.30 %	50,000.00	East Zone
GREEN BANK (XXXX0311)	08/07/2014	02/03/2015	0.30 %	50,000.00	East Zone
GREEN BANK (XXXX0210)	09/16/2014	03/16/2015	0.30 %	50,000.00	West Zone
POST OAK BANK (XXXX0889)	10/07/2014	04/05/2015	0.30 %	50,000.00	East Zone
POST OAK BANK (XXXX0897)	10/07/2014	04/05/2015	0.30 %	50,000.00	West Zone
ICON BANK (XXXX1435)	11/01/2014	04/30/2015	0.24 %	50,000.00	West Zone
ICON BANK (XXXX1831)	11/08/2014	06/06/2015	0.24 %	50,000.00	East Zone
Money Market Funds					
COMPASS BANK-PREMIER (XXXXX2019)	03/20/2012		0.15 %	214,539.20	(East Zone) Tax
COMPASS BANK-PREMIER (XXXXX2086)	03/20/2012		0.15 %	288,798.62	(West Zone) Tax
Checking Account(s)					
TRADITION BANK (XXXXX9069)			0.25 %	21,447.82	Checking Account
Totals for Operating Fund:				\$924,785.64	
Grand total for Montrose Management District:				\$924,785.64	

Montrose Management District
Summary of Pledged Securities
 As of December 8, 2014

Financial Institution: COMPASS BANK-PREMIER		
Total CDs, MM:	\$503,337.82	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$1,132,098.75	Investment Policy Received: Yes
Ratio of pledged securities to investments:	446.87 %	
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:	\$21,447.82	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
November 2014

Sources of Funds	Nov 14	Budget	\$ Over Budget	% of Budget	Jan - Nov 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Revenue									
14110 • Assessments	2,425	2,500	(75)	97%	495,985	500,120	(4,135)	99%	515,377
14112 • Assessment Refunds	(1,454)	720	(2,174)	(202%)	(14,093)	7,920	(22,013)	(178%)	8,640
14310 • Penalties & Interest	269	667	(398)	40%	9,710	7,333	2,377	132%	8,000
14370 • Interest Earned on Temp. Invest	119	16	103	744%	1,300	176	1,124	739%	192
14380 • Interest	2	3	(1)	67%	36	29	7	124%	32
14390 • Ending FY 2013 Fund Balance	28,047	28,047	0	100%	308,512	308,512	0	100%	336,559
Total Sources	29,408	31,953	(2,545)	92%	801,450	824,090	(22,640)	97%	868,800
Uses of Funds									
Business Development									
16124 • Marketing & Public Rel Director	966	1,012	(46)	95%	10,630	11,131	(501)	95%	12,142
16125 • Marketing & Public Relations	6,537	7,808	(1,271)	84%	90,267	85,888	4,379	105%	93,696
16135 • Economic Development Services	388	1,064	(676)	36%	7,108	11,704	(4,596)	61%	12,768
16140 • Web Site Main./Host/I.T.	112	240	(128)	47%	2,910	2,640	270	110%	2,880
16141 • GIS Services	45	320	(275)	14%	1,256	3,520	(2,264)	36%	3,840
Total Business Development	8,048	10,444	(2,396)	77%	112,171	114,883	(2,712)	98%	125,326
Mobility & Transportation									
17001 • Transportation Inv. Contract	0	1,600	(1,600)	0%	0	17,600	(17,600)	0%	19,200
17010 • Engineering Services	0	2,667	(2,667)	0%	11,915	29,333	(17,418)	41%	32,000
17020 • Bridge Lighting Maint	2,713	0	2,713	100%	33,495	0	33,495	100%	0
17030 • Mobility Projects	0	3,467	(3,467)	0%	565	38,133	(37,568)	1%	41,600
Total Mobility & Transportation	2,713	7,734	(5,021)	35%	45,975	85,066	(39,091)	54%	92,800
Project Staffing & Admin									
16150 • Admin & Management	674	700	(26)	96%	7,506	7,700	(194)	97%	8,400
16160 • Reimbursable Expenses	37	427	(390)	9%	700	4,693	(3,993)	15%	5,120
16170 • Reimbursable Mileage	602	133	469	453%	2,694	1,467	1,227	184%	1,600
16180 • Postage, Deliveries	22	35	(13)	63%	180	381	(201)	47%	416
16190 • Printing & Reproduction	224	187	37	120%	2,466	2,053	413	120%	2,240
16200 • Public Notices, Advertising	0	213	(213)	0%	0	2,347	(2,347)	0%	2,560
16210 • Project Management	1,498	1,310	188	114%	16,474	14,414	2,060	114%	15,725
16215 • Director Of Services	2,157	2,258	(101)	96%	23,727	24,843	(1,116)	96%	27,102
16220 • Legal Services	6,860	640	6,220	1,072%	32,783	7,040	25,743	466%	7,680
16250 • Bookkeeping	588	416	172	141%	5,397	4,576	821	118%	4,992
16260 • Assess Data Mgmt & Billing Svcs	446	587	(141)	76%	6,084	6,453	(369)	94%	7,040
16270 • Office Supplies	0	80	(80)	0%	0	880	(880)	0%	960
16280 • Other	20	16	4	125%	208	176	32	118%	192
16290 • Office Lease Space	388	416	(28)	93%	4,270	4,576	(306)	93%	4,992
16291 • Office Equipment	62	107	(45)	58%	593	1,173	(580)	51%	1,280
16340 • Auditing Fees	0	0	0	0%	3,715	3,520	195	106%	3,520
16530 • Insurance & Surety Bond	0	0	0	0%	3,036	4,800	(1,764)	63%	4,800
16600 • Payroll Expenses	3,760	3,200	560	118%	28,772	35,200	(6,428)	82%	38,400

Montrose Management District
Revenue & Expenditures East Zone
November 2014

	Nov 14	Budget	\$ Over Budget	% of Budget	Jan - Nov 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Total Project Staffing & Admin	17,338	10,725	6,613	162%	138,605	126,292	12,313	110%	137,019
Security and Public Safety									
15415 - Vehicle Maint. & Operations	300	1,013	(713)	30%	4,671	11,147	(6,476)	42%	12,160
15420 - Contract Public Safety Services	10,140	9,459	681	107%	105,972	104,045	1,927	102%	113,504
15425 - Mobile Camera Program	496	800	(304)	62%	8,831	8,800	31	100%	9,600
15430 - Cell Phone	105	48	57	219%	683	528	155	129%	576
16100 - Store Front Equipment	0	57	(57)	0%	0	623	(623)	0%	680
16102 - Public Safety Equipment	26	133	(107)	20%	296	1,467	(1,171)	20%	1,600
16110 - Graffiti Abatement	1,434	1,600	(166)	90%	19,256	17,600	1,656	109%	19,200
16115 - Nuisance Abatement	0	1,400	(1,400)	0%	0	15,400	(15,400)	0%	16,800
Total Security and Public Safety	12,501	14,510	(2,009)	86%	139,709	159,610	(19,901)	88%	174,120
Visual Improvements & Cultural									
16212 - Beautification Design & Install	0	9,715	(9,715)	0%	21,380	106,867	(85,487)	20%	116,382
16213 - Landscape Maintenance	1,917	2,500	(583)	77%	16,721	27,500	(10,779)	61%	30,000
16216 - Holiday Design & Install	0	3,200	(3,200)	0%	0	3,200	(3,200)	0%	3,200
Total Visual Improvements & Cultural	1,917	15,415	(13,498)	12%	38,101	137,567	(99,466)	28%	149,782
Total Uses	42,517	58,828	(16,311)	72%	474,561	623,418	(148,857)	76%	679,047
Net Ordinary Revenue	(13,109)	(26,875)	13,766	49%	326,889	200,672	126,217	163%	189,753
Planned Reserves	(13,109)	(26,875)	13,766	49%	326,889	200,672	126,217	163%	189,753

Montrose Management District
Revenue & Expenditures West Zone
November 2014

Sources of Funds	Nov 14	Budget	\$ Over Budget	% of Budget	Jan - Nov 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Revenue									
14110-1 · Assessments.	3,694	2,576	1,118	143%	1,121,842	1,077,658	44,184	104%	1,095,177
14112-1 · Assessment Refunds.	(620)	1,530	(2,150)	(41%)	(20,454)	16,830	(37,284)	(122%)	18,360
14310-1 · Penalties & Interest.	536	1,417	(881)	38%	11,489	15,583	(4,094)	74%	17,000
14370-1 · Interest Earned on Temp. Inves	144	34	110	424%	1,695	374	1,321	433%	408
14380-1 · Interest.	5	6	(1)	83%	77	62	15	124%	68
14390-1 · Ending FY 2013 Fund Balance.	34,225	34,225	0	100%	376,476	376,476	0	100%	410,701
Total Sources	37,984	39,788	(1,804)	95%	1,491,125	1,486,983	4,142	100%	1,541,714
Uses of Funds									
Business Development									
16124-1 · Marketing & Public Rel Dir	2,045	2,150	(105)	95%	22,496	23,652	(1,156)	95%	25,803
16125-1 · Marketing & Public Relation	13,885	16,592	(2,707)	84%	190,648	182,512	8,136	104%	199,104
16135-1 · Economic Development Service	822	2,261	(1,439)	36%	15,126	24,871	(9,745)	61%	27,132
16140-1 · Web Site Main./Host/I.T..	238	510	(272)	47%	6,148	5,610	538	110%	6,120
16141-1 · GIS Services.	80	680	(600)	12%	2,654	7,480	(4,826)	35%	8,160
Total Business Development	17,070	22,193	(5,123)	77%	237,072	244,125	(7,053)	97%	266,319
Mobility & Transportation									
17001-1 · Transportation Inv. Contract.	0	3,400	(3,400)	0%	0	37,400	(37,400)	0%	40,800
17010-1 · Engineering Services.	0	5,667	(5,667)	0%	25,320	62,333	(37,013)	41%	68,000
17020-1 · Bridge Lighting Maint.	5,766	0	5,766	100%	71,176	0	71,176	100%	0
17030-1 · Mobility Projects.	0	7,367	(7,367)	0%	1,200	81,033	(79,833)	1%	88,400
Total Mobility & Transportation	5,766	16,434	(10,668)	35%	97,696	180,766	(83,070)	54%	197,200
Project Staffing & Admin									
16150-1 · Admin & Management	1,426	1,488	(62)	96%	15,885	16,363	(478)	97%	17,850
16160-1 · Reimbursable Expenses.	69	907	(838)	8%	1,479	9,973	(8,494)	15%	10,880
16170-1 · Reimbursable Mileage.	1,108	283	825	392%	5,556	3,117	2,439	178%	3,400
16180-1 · Postage, Deliveries	47	74	(27)	64%	383	810	(427)	47%	884
16190-1 · Printing & Reproduction	409	397	12	103%	5,175	4,363	812	119%	4,760
16200-1 · Public Notices , Advertising	0	453	(453)	0%	0	4,987	(4,987)	0%	5,440
16210-1 · Project Management	3,172	2,785	387	114%	34,887	30,631	4,256	114%	33,415
16215-1 · Director Of Services	4,565	4,799	(234)	95%	50,211	52,792	(2,581)	95%	57,591
16220-1 · Legal Services.	14,576	1,360	13,216	1,072%	69,505	14,960	54,545	465%	16,320
16230-1 · Bookkeeping.	1,250	884	366	141%	11,470	9,724	1,746	118%	10,608
16260-1 · Assess Data Mgmt & Billing Svc	947	1,247	(300)	76%	12,929	13,713	(784)	94%	14,960
16270-1 · Office Supplies.	0	170	(170)	0%	0	1,870	(1,870)	0%	2,040
16280-1 · Other.	23	34	(11)	68%	188	374	(186)	50%	408
16290-1 · Office Lease Space.	812	884	(72)	92%	8,940	9,724	(784)	92%	10,608
16291-1 · Office Equipment.	132	227	(95)	58%	1,259	2,493	(1,234)	51%	2,720
16340-1 · Auditing Fees.	0	0	0	0%	7,885	7,480	405	105%	7,480
16530-1 · Insurance & Surety Bond.	0	0	0	0%	6,451	10,200	(3,749)	63%	10,200

Montrose Management District
Revenue & Expenditures West Zone
November 2014

	<u>Nov 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Jan - Nov 14</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
Total Project Staffing & Admin	<u>28,536</u>	<u>15,992</u>	<u>12,544</u>	<u>178%</u>	<u>232,203</u>	<u>193,574</u>	<u>38,629</u>	<u>120%</u>	<u>209,564</u>
Security and Public Safety									
15415-1 · Vehicle Maint. & Operations.	638	2,153	(1,515)	30%	9,926	23,687	(13,761)	42%	25,840
15420-1 · Contract Public Safety Service	21,860	20,100	1,760	109%	220,950	221,096	(146)	100%	241,196
15425-1 · Mobile Camera Program.	1,054	1,700	(646)	62%	18,689	18,700	(11)	100%	20,400
15430-1 · Cell Phone.	190	102	88	186%	1,419	1,122	297	126%	1,224
16101-1 · Public Safety Training.	0	27	(27)	0%	0	293	(293)	0%	320
16102-1 · Public Safety Equipment.	54	283	(229)	19%	625	3,117	(2,492)	20%	3,400
16110-1 · Graffiti Abatement.	3,046	3,400	(354)	90%	40,904	37,400	3,504	109%	40,800
16115-1 · Nuisance Abatement.	0	2,975	(2,975)	0%	0	32,725	(32,725)	0%	35,700
Total Security and Public Safety	<u>26,842</u>	<u>30,740</u>	<u>(3,898)</u>	<u>87%</u>	<u>292,513</u>	<u>338,140</u>	<u>(45,627)</u>	<u>87%</u>	<u>368,880</u>
Visual Improvements & Cultural									
16212-1 · Identification Design & Install	0	20,645	(20,645)	0%	45,433	227,093	(181,660)	20%	247,738
16216-1 · Holiday Design & Install.	0	6,800	(6,800)	0%	0	6,800	(6,800)	0%	6,800
Total Visual Improvements & Cultural	<u>0</u>	<u>27,445</u>	<u>(27,445)</u>	<u>0%</u>	<u>45,433</u>	<u>233,893</u>	<u>(188,460)</u>	<u>19%</u>	<u>254,538</u>
Total Uses	<u>78,214</u>	<u>112,804</u>	<u>(34,590)</u>	<u>69%</u>	<u>904,917</u>	<u>1,190,498</u>	<u>(285,581)</u>	<u>76%</u>	<u>1,296,501</u>
Net Ordinary Revenue	<u>(40,230)</u>	<u>(73,016)</u>	<u>32,786</u>	<u>55%</u>	<u>586,208</u>	<u>296,485</u>	<u>289,723</u>	<u>198%</u>	<u>245,213</u>
Planned Reserves	<u>(40,230)</u>	<u>(73,016)</u>	<u>32,786</u>	<u>55%</u>	<u>586,208</u>	<u>296,485</u>	<u>289,723</u>	<u>198%</u>	<u>245,213</u>

Montrose Management District
Revenue & Expenditures Total Zone
November 2014

Sources of Funds	Nov 14	Budget	\$ Over Budget	% of Budget	Jan - Nov 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Revenue									
14110-1 - Assessments.	3,694	2,576	1,118	143%	1,121,842	1,077,658	44,184	104%	1,095,177
14110 - Assessments	2,425	6,082	(3,657)	40%	495,985	503,702	(7,717)	98%	515,377
14112-1 - Assessment Refunds.	(620)	1,530	(2,150)	(41%)	(20,454)	16,830	(37,284)	(122%)	18,360
14112 - Assessment Refunds	(1,454)	720	(2,174)	(202%)	(14,093)	7,920	(22,013)	(178%)	8,640
14310-1 - Penalties & Interest.	536	1,417	(881)	38%	11,489	15,583	(4,094)	74%	17,000
14310 - Penalties & Interest	269	667	(398)	40%	9,710	7,333	2,377	132%	8,000
14370-1 - Interest Earned on Temp. Inves	144	34	110	424%	1,695	374	1,321	453%	408
14370 - Interest Earned on Temp. Invest	119	16	103	744%	1,300	176	1,124	739%	192
14380-1 - Interest.	5	6	(1)	83%	77	62	15	124%	68
14380 - Interest	2	3	(1)	67%	36	29	7	124%	32
14390-1 - Ending FY 2013 Fund Balance.	34,225	34,225	0	100%	376,476	376,476	0	100%	410,701
14390 - Ending FY 2013 Fund Balance	28,047	28,047	0	100%	308,512	308,512	0	100%	336,559
Total Sources	67,392	75,323	(7,931)	89%	2,292,375	2,314,655	(22,080)	99%	2,410,514
Uses of Funds									
Business Development									
16124-1 - Marketing & Public Rel Dir	2,045	2,150	(105)	95%	22,496	23,652	(1,156)	95%	25,803
16124 - Marketing & Public Rel Director	966	1,012	(46)	95%	10,630	11,131	(501)	95%	12,142
16125-1 - Marketing & Public Relations	13,885	16,592	(2,707)	84%	190,448	182,512	8,136	104%	199,104
16125 - Marketing & Public Relations	6,537	7,808	(1,271)	84%	90,267	85,888	4,379	105%	93,696
16135-1 - Economic Development Service	822	2,261	(1,439)	36%	15,126	24,871	(9,745)	61%	27,132
16135 - Economic Development Services	388	1,064	(676)	36%	7,108	11,704	(4,596)	61%	12,768
16140-1 - Web Site Maint./Host/I.T..	238	510	(272)	47%	6,148	5,610	538	110%	6,120
16140 - Web Site Maint./Host/I.T.	112	240	(128)	47%	2,910	2,640	270	110%	2,880
16141-1 - GIS Services.	80	680	(600)	12%	2,654	7,480	(4,826)	35%	8,160
16141 - GIS Services	45	320	(275)	14%	1,256	3,520	(2,264)	36%	3,840
Total Business Development	25,118	32,637	(7,519)	77%	349,243	359,008	(9,765)	97%	391,645
Mobility & Transportation									
17001-1 - Transportation Inv. Contract.	0	3,400	(3,400)	0%	0	37,400	(37,400)	0%	40,800
17001 - Transportation Inv. Contract	0	1,600	(1,600)	0%	0	17,600	(17,600)	0%	19,200
17010-1 - Engineering Services.	0	5,667	(5,667)	0%	23,320	62,333	(37,013)	41%	68,000
17010 - Engineering Services	0	2,667	(2,667)	0%	11,915	29,533	(17,418)	41%	32,000
17020-1 - Bridge Lighting Maint.	5,766	0	5,766	100%	71,176	0	71,176	100%	0
17020 - Bridge Lighting Maint	2,713	0	2,713	100%	33,495	0	33,495	100%	0
17030-1 - Mobility Projects.	0	7,367	(7,367)	0%	1,200	81,033	(79,833)	1%	88,400
17030 - Mobility Projects	0	3,467	(3,467)	0%	565	38,133	(37,568)	1%	41,600
Total Mobility & Transportation	8,479	24,168	(15,689)	35%	143,671	265,832	(122,161)	54%	290,000
Project Staffing & Admin									
16150-1 - Admin & Management	1,426	1,488	(62)	96%	15,885	16,363	(478)	97%	17,850
16150 - Admin & Management	674	700	(26)	96%	7,506	7,700	(194)	97%	8,400
16160-1 - Reimbursable Expenses.	69	907	(838)	8%	1,479	9,973	(8,494)	15%	10,880
16160 - Reimbursable Expenses	37	427	(390)	9%	700	4,693	(3,993)	15%	5,120
16170-1 - Reimbursable Mileage.	1,108	283	825	392%	5,556	3,117	2,439	178%	3,400

Montrose Management District

Revenue & Expenditures Total Zone

November 2014

	Nov 14	Budget	\$ Over Budget	% of Budget	Jan - Nov 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
16170 • Reimbursable Mileage	602	133	469	453%	2,694	1,467	1,227	184%	1,600
16180-1 • Postage, Deliveries	47	74	(27)	64%	383	810	(427)	47%	884
16180 • Postage, Deliveries	22	35	(13)	63%	180	381	(201)	47%	416
16190-1 • Printing & Reproduction	409	397	12	103%	5,175	4,363	812	119%	4,760
16190 • Printing & Reproduction	224	187	37	120%	2,466	2,053	413	120%	2,240
16200-1 • Public Notices, Advertising	0	453	(453)	0%	0	4,987	(4,987)	0%	5,440
16200 • Public Notices, Advertising	0	213	(213)	0%	0	2,347	(2,347)	0%	2,560
16210-1 • Project Management	3,172	2,785	387	114%	34,887	30,631	4,256	114%	33,415
16210 • Project Management	1,498	1,310	188	114%	16,474	14,414	2,060	114%	15,725
16215-1 • Director Of Services	4,565	4,799	(234)	95%	50,211	52,792	(2,581)	95%	57,591
16215 • Director Of Services	2,157	2,258	(101)	96%	23,727	24,843	(1,116)	96%	27,102
16220-1 • Legal Services.	14,576	1,360	13,216	1,072%	69,505	14,960	54,545	465%	16,320
16220 • Legal Services	6,860	640	6,220	1,072%	32,783	7,040	25,743	466%	7,680
16230-1 • Bookkeeping.	1,250	884	366	141%	11,470	9,724	1,746	118%	10,608
16230 • Bookkeeping	588	416	172	141%	5,397	4,576	821	118%	4,992
16260-1 • Assess Data Mgmt & Billing Svc	947	1,247	(300)	76%	12,929	13,713	(784)	94%	14,960
16260 • Assess Data Mgmt & Billing Svcs	446	587	(141)	76%	6,084	6,453	(369)	94%	7,040
16270-1 • Office Supplies.	0	170	(170)	0%	0	1,870	(1,870)	0%	2,040
16270 • Office Supplies	0	80	(80)	0%	0	880	(880)	0%	960
16280-1 • Other.	23	34	(11)	68%	188	374	(186)	50%	408
16280 • Other	20	16	4	125%	208	176	32	118%	192
16290-1 • Office Lease Space.	812	884	(72)	92%	8,940	9,724	(784)	92%	10,608
16290 • Office Lease Space	388	416	(28)	93%	4,270	4,576	(306)	93%	4,992
16291-1 • Office Equipment.	132	227	(95)	58%	1,259	2,493	(1,234)	51%	2,720
16291 • Office Equipment	62	107	(45)	58%	593	1,173	(580)	51%	1,280
16340-1 • Auditing Fees.	0	0	0	0%	7,885	7,480	405	105%	7,480
16340 • Auditing Fees	0	0	0	0%	3,715	3,520	195	106%	3,520
16530-1 • Insurance & Surety Bond.	0	0	0	0%	6,451	10,200	(3,749)	63%	10,200
16530 • Insurance & Surety Bond	0	0	0	0%	3,036	4,800	(1,764)	63%	4,800
16600 • Payroll Expenses	3,760	3,200	560	118%	28,772	35,200	(6,428)	82%	38,400
Total Project Staffing & Admin	45,874	26,717	19,157	172%	370,808	319,866	50,942	116%	346,583
Security and Public Safety									
15415-1 • Vehicle Maint. & Operations.	638	2,153	(1,515)	30%	9,926	23,687	(13,761)	42%	25,840
15415 • Vehicle Maint. & Operations	300	1,013	(713)	30%	4,671	11,147	(6,476)	42%	12,160
15420-1 • Contract Public Safety Service	21,860	20,100	1,760	109%	220,950	221,096	(146)	100%	241,196
15420 • Contract Public Safety Services	10,140	9,459	681	107%	105,972	104,045	1,927	102%	113,504
15425-1 • Mobile Camera Program.	1,054	1,700	(646)	62%	18,689	18,700	(11)	100%	20,400
15425 • Mobile Camera Program	496	800	(304)	62%	8,831	8,800	31	100%	9,600
15430-1 • Cell Phone.	190	102	88	186%	1,419	1,122	297	126%	1,224
15430 • Cell Phone	105	48	57	219%	683	528	155	129%	576
16100 • Store Front Equipment	0	57	(57)	0%	0	623	(623)	0%	680
16101-1 • Public Safety Training.	0	27	(27)	0%	0	293	(293)	0%	320
16102-1 • Public Safety Equipment.	54	283	(229)	19%	625	3,117	(2,492)	20%	3,400
16102 • Public Safety Equipment	26	133	(107)	20%	296	1,467	(1,171)	20%	1,600
16110-1 • Graffiti Abatement.	3,046	3,400	(354)	90%	40,904	37,400	3,504	109%	40,800
16110 • Graffiti Abatement	1,434	1,600	(166)	90%	19,256	17,600	1,656	109%	19,200
16115-1 • Nuisance Abatement.	0	2,975	(2,975)	0%	0	32,725	(32,725)	0%	35,700
16115 • Nuisance Abatement	0	1,400	(1,400)	0%	0	15,400	(15,400)	0%	16,800

Montrose Management District
Revenue & Expenditures Total Zone
November 2014

	Nov 14	Budget	\$ Over Budget	% of Budget	Jan - Nov 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Total Security and Public Safety	39,343	45,250	(5,907)	87%	432,222	497,750	(65,528)	87%	543,000
Visual Improvements & Cultural									
16212-1 • Identification Design & Install	0	20,645	(20,645)	0%	45,433	227,093	(181,660)	20%	247,738
16212 • Beautification Design & Install	0	9,715	(9,715)	0%	21,380	106,867	(85,487)	20%	116,582
16213 • Landscape Maintenance	1,917	2,500	(583)	77%	16,721	27,500	(10,779)	61%	30,000
16216-1 • Holiday Design & Install	0	6,800	(6,800)	0%	0	6,800	(6,800)	0%	6,800
16216 • Holiday Design & Install	0	3,200	(3,200)	0%	0	3,200	(3,200)	0%	3,200
Total Visual Improvements & Cultural	1,917	42,860	(40,943)	4%	83,534	371,460	(287,926)	22%	404,320
Total Uses	120,731	171,632	(50,901)	70%	1,379,478	1,813,916	(434,438)	76%	1,975,548
Net Ordinary Revenue	(53,339)	(96,309)	42,970	55%	913,097	500,739	412,358	182%	434,966
Planned Reserves	(53,339)	(96,309)	42,970	55%	913,097	500,739	412,358	182%	434,966

Officer Payroll Report

Print to PDF

Start Date	End Date	Officer Name	Hourly Rate	Hours	Gross Pay	Net Pay
Nov-14						
Nov-14	Nov-14	Alms, Brian	\$43.00	10.00	\$430.00	\$430.00
Nov-14	Nov-14	Arroyo, Juan	\$43.00	45.00	\$1,935.00	\$1,935.00
Nov-14	Nov-14	Bass, Richard	\$43.00	10.00	\$430.00	\$430.00
Nov-14	Nov-14	Beserra, Victor	\$43.00	36.00	\$1,548.00	\$1,548.00
Nov-14	Nov-14	Blevins, Sean	\$43.00	29.00	\$1,247.00	\$1,247.00
Nov-14	Nov-14	Day, Aaron	\$43.00	153.00	\$6,579.00	\$6,579.00
Nov-14	Nov-14	Flores, Natalie	\$43.00	5.00	\$215.00	\$215.00
Nov-14	Nov-14	Gomez, Francisco	\$43.00	10.00	\$430.00	\$430.00
Nov-14	Nov-14	Gonzales, Ricardo	\$43.00	7.00	\$301.00	\$301.00
Nov-14	Nov-14	Jaquary, Lee	\$43.00	45.00	\$1,935.00	\$1,935.00
Nov-14	Nov-14	Laureano, Leon	\$43.00	56.00	\$2,408.00	\$2,408.00
Nov-14	Nov-14	Mabata, Joseph	\$43.00	111.00	\$4,773.00	\$4,773.00
Nov-14	Nov-14	Oberhaus, John	\$43.00	45.00	\$1,935.00	\$1,935.00
Nov-14	Nov-14	Ramos, Adelberto	\$43.00	18.00	\$774.00	\$774.00
Nov-14	Nov-14	Thibodeaux, Todd	\$43.00	35.00	\$1,505.00	\$1,505.00
Nov-14	Nov-14	Wall, Chad	\$43.00	36.00	\$1,548.00	\$1,548.00
Period Total				16	\$27,993.00	\$27,993.00
Grand Total				16	\$27,993.00	\$27,993.00

PAID
Check # 4485-4500

Sunday, November 30, 2014

Page 1 of 1

V. Beserra
MONTROSE EXPRESS LUBE LLC
3810 W ALABAMA ST
HOUSTON TX 77027
360444

DATE: 11/24/14
MERCHANT ID: 360444
CREDIT CARD: DEBIT SALE
TIME: 11:16 AM
TXN: 11/24/14

CASH
EXPIRATION DATE: 11/24/14
QTY: 1
APPROVAL CODE: 000000
ENTRY METHOD: 000000

PRODUCT: GEN AUTO WASH
QTY: 1
PRICE: 46.88
AMOUNT: 46.88

TOTAL AMOUNT: \$46.88

APPROVED 000000
THANKS FOR YOUR BUSINESS
CUSTOMER COPY

Matthew Management
District Security
Patrol Expenses
November 2014
Victor Beserra
Via this
\$ 507.76

V. Beserra
MONTROSE EXPRESS LUBE LLC
3810 W ALABAMA ST
HOUSTON TX 77027
360444

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AMOUNT: 46.88

TOTAL AMOUNT: \$46.88

APPROVED 000000
THANKS FOR YOUR BUSINESS
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Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 10/23/2014

LEGAL DESCRIPTION

4203 MONTROSE LLC
3810 W ALABAMA ST
HOUSTON TX 77027-5204

RES A BLK 1
MONTROSE CROSSING SOUTH
4203 MONTROSE BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/127/752/001/0001
TAX YEAR: 2012
REF No.: 0886107

DATE PROCESSED: 10/23/2014
RECEIPT NUMBER: 92000466
DEPOSIT BATCH No.: RP141023

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 2012 tax year.

The explanation of the change is:

- | | |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Redemption Penalty Waived |
| <input type="checkbox"/> Over 65 | <input checked="" type="checkbox"/> Other: <i>Missed 2012-58942</i> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

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 \$1,354.21.

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.

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Check # 4501



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17111 Rolling Creek Drive, Suite 200, Houston, Texas 77059
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 11/05/2014

LEGAL DESCRIPTION

4411 MONTROSE LP
4200 Montrose Blvd Suite 500
Houston, TX 77006

RES A BLK 1
MONOTEC GALLERY RESERVE

4411 MONTROSE ST

MONTROSE MD EAST

ACCOUNT NUMBER: 92/124/395/001/0001
TAX YEAR: 2013
REF No.: 0886211

DATE PROCESSED: 11/05/2014
RECEIPT NUMBER: 92130453
DEPOSIT BATCH No.: RP141105

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:

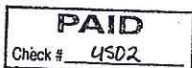
☐ Decrease in Appraised Value
☐ Exemption(s) Added
☐ Homestead
☐ Over 65
☐ Disabled Person
☐ Disabled Veteran

☐ Account Prorated
☐ Account Deleted
☐ Rendition Penalty Waived
☒ Other: CAUSE 2013-62460

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 \$99.88.

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.



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P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 11/13/2014

LEGAL DESCRIPTION

Elizabeth Condie
3800 Montrose Blvd
Houston, TX 77006

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: 2012
REF No.: 0886369

DATE PROCESSED: 11/13/2014
RECEIPT NUMBER: 92000297
DEPOSIT BATCH No.: RP141113

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 2012 tax year.

The explanation of the change is:

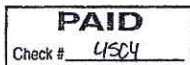
☐ Decrease in Appraised Value
☐ Exemption(s) Added
☐ Homestead
☐ Over 65
☐ Disabled Person
☐ Disabled Veteran

☐ Account Prorated
☐ Account Deleted
☐ Rendition Penalty Waived
☒ Other: CAUSE 2012-58876

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 \$537.50.

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.



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P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 11/13/2014

LEGAL DESCRIPTION

Elizabeth Condie
3800 Montrose Blvd
Houston, TX 77006

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: 2012
REF No.: 0886369

DATE PROCESSED: 11/13/2014
RECEIPT NUMBER: 92000296
DEPOSIT BATCH No.: RP141113

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 2012 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 2012-58876

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 \$816.12.

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.



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P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 11/05/2014

LEGAL DESCRIPTION

MOSLEY GARY B
615 E 5TH ST
HOUSTON

TX 77007-2614

LT 11 BLK 6
LANCASTER PLACE KITH 3

1748 RICHMOND AVE S

MONTROSE MD WEST

ACCOUNT NUMBER: 94/054/035/000/0011
TAX YEAR: 2013
REF No.: 0886217

DATE PROCESSED: 11/05/2014
RECEIPT NUMBER: 94130617
DEPOSIT BATCH No.: RP141105

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:

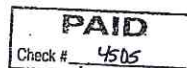
☐ Decrease in Appraised Value
☐ Exemption(s) Added
☐ Homestead
☐ Over 65
☐ Disabled Person
☐ Disabled Veteran

☐ Account Prorated
☐ Account Deleted
☐ Rendition Penalty Waived
☒ Other: CAUSE 2013-52206

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 \$75.00.

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.





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P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 11/13/2014

WINTERS JAMES A
2015 W Alabama
Houston, TX 77098

LEGAL DESCRIPTION

TRS 11 12 & 13A BLK 1
DEARBORN PLACE

2015 W ALABAMA ST 1

MONTROSE MD WEST

ACCOUNT NUMBER: 94/056/121/000/0011
TAX YEAR: 2013
REF No.: 0886371

DATE PROCESSED: 11/13/2014
RECEIPT NUMBER: 94130661
DEPOSIT BATCH No.: RP141113

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 2013-54669

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 \$78.97.

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.

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Check # 4506



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Ad Valorem Tax Assessors / Collectors

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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: 10/23/2014

RSW 4119 MONTROSE LLC
3810 W ALABAMA ST
HOUSTON TX 77027-5204

LEGAL DESCRIPTION

RSR A BLK 1 E
TRS 3 3C 4 4A 5 & 5A BLK 24 &
TRS A & B (ABANDONED ALLEY)
LOCKHART CORNER & BARZIZA
4119 MONTROSE BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/120/768/001/0001
TAX YEAR: 2013
REF No.: 0886106

DATE PROCESSED: 10/23/2014
RECEIPT NUMBER: 92000449
DEPOSIT BATCH No.: RP141023

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 2013-58942

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 \$518.31.

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 # 4507



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

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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: 11/05/2014

Takara Associates P
1828 Bissonnet
Houston, TX 77005

LEGAL DESCRIPTION

LTS 1 THRU 5 & 8 THRU 12 &
TRS 7 & 11 BLK 10
MONTLEW PLACE

1913 W MAIN 77

MONTROSE MD WEST

ACCOUNT NUMBER: 94/038/223/000/0001
TAX YEAR: 2013
REF No.: 0886215

DATE PROCESSED: 11/05/2014
RECEIPT NUMBER: 94000320
DEPOSIT BATCH No.: RP141105

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 2013-58241

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 \$467.88.

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.

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Check # 4508



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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: 10/23/2014

WERTHEIM THOMAS A TRUSTER
9668 WESTHEIMER RD STE 220
HOUSTON TX 77063-3242

LEGAL DESCRIPTION

TRS 7A & 8A & 9
ARST 696 O SMITH

2411 S SHEPHERD DR

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/255/000/0055
TAX YEAR: 2013
REF No.: 0886116

DATE PROCESSED: 10/23/2014
RECEIPT NUMBER: 94130422
DEPOSIT BATCH No.: RP141023

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 2013-53887

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 \$200.43.

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 # 4509



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Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 77109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 11/05/2014

LEGAL DESCRIPTION

MOSLEY GARY
1014 TULANE ST
HOUSTON TX 77008-6845

LT 12 BLK 39
HYDE PARK MAIN SEC 2

1902 WELCH ST 16

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/061/039/0012
TAX YEAR: 2013
REP No.: 0886216

DATE PROCESSED: 11/05/2014
RECEIPT NUMBER: 94130471
DEPOSIT BATCH No.: RP141105

NOTICE OF CHANGE IN TAX LIABILITY

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The explanation of the change is:

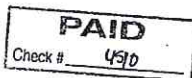
- ☐ Decrease in Appraised Value
- ☐ Exemption(s) Added
 - ☐ Homestead
 - ☐ Over 65
 - ☐ Disabled Person
 - ☐ Disabled Veteran

- ☐ Account Prorated
- ☐ Account Deleted
- ☒ Remission Penalty Waived
- Other: Cause 2013-56206

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 \$76.81.

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.



PO BOX 380902
BLOOMINGTON MN 55438-0902

THE MONTROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

Account Number: 611020297091
STATEMENT TOTAL: \$469.00
TOTAL AMOUNT PAID: \$

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234



04 07 611 9202 97691 8 00046900 7 7 4



Do not send cash or post-dated checks. All checks will be deposited upon receipt. Make checks payable to ALLY.

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



Account Number: 811920297091
Make/Model: 14 JEEP GRAND CHEROK
VIN: 1C4RJEG8C322598

Payments Remaining: 25
Scheduled End Date: 01/12/17

Account Summary

Next Payment	Past Due Payments	Other Unpaid Amounts
Due Date: 11/12/14 Due Amount: \$469.00 Sales Tax: \$0.00 Per. Property Tax: \$0.00 Other Scheduled: \$0.00 Total: \$469.00	Due Date: 11/12/14 Due Amount: \$0.00 Sales Tax: \$0.00 Per. Property Tax: \$0.00 Other Scheduled: \$0.00 Total: \$0.00	Late Charge: \$0.00 Extension Fee: \$0.00 Registration Fee: \$0.00 Miscellaneous: \$0.00 Total: \$0.00

STATEMENT TOTAL: \$469.00 Statement reflects payment(s) received through: 11/21/14

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

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

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

Important Account Messages

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Check # 493

Have you downloaded our brand new Ally Auto Mobile Pay app yet? If not, you're missing out on the chance to make your vehicle payment on the go - whenever, wherever. Visit us at ally.com/auto and click on Ally Auto Mobile Pay to learn more.

Celebrate the most award winning lineup ever! From the "Best Priced SUV in America" Patriot to the "Most Award Winning SUV Ever" Grand Cherokee, you'll find exactly what you are looking for at your local Jeep Dealer. Drive an iconic Jeep and create your own timeless memories. See your local Jeep dealer for exciting incentives taking place during November's Big Finish event! (ends 11/30/2014)



PO BOX 380902
BLOOMINGTON MN 55438-0902

THE MONTROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227



04 07 611 9202 98617 2 00046900 7 7 6

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Account Number: 611920298017
Make/Model: 14 JEEP GRAND CHEROK
VIN: 1C4RJEG8C348220

Payments Remaining: 25
Scheduled End Date: 01/12/17

Account Summary

Next Payment	Past Due Payments	Other Unpaid Amounts
Due Date: 11/12/14 Due Amount: \$469.00 Sales Tax: \$0.00 Per. Property Tax: \$0.00 Other Scheduled: \$0.00 Total: \$469.00	Due Date: 11/12/14 Due Amount: \$0.00 Sales Tax: \$0.00 Per. Property Tax: \$0.00 Other Scheduled: \$0.00 Total: \$0.00	Late Charge: \$0.00 Extension Fee: \$0.00 Registration Fee: \$0.00 Miscellaneous: \$0.00 Total: \$0.00

STATEMENT TOTAL: \$469.00 Statement reflects payment(s) received through: 11/21/14

Additional Payment Options:

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

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

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

Important Account Messages

PAID
Check # 492

Have you downloaded our brand new Ally Auto Mobile Pay app yet? If not, you're missing out on the chance to make your vehicle payment on the go - whenever, wherever. Visit us at ally.com/auto and click on Ally Auto Mobile Pay to learn more.

Celebrate the most award winning lineup ever! From the "Best Priced SUV in America" Patriot to the "Most Award Winning SUV Ever" Grand Cherokee, you'll find exactly what you are looking for at your local Jeep Dealer. Drive an iconic Jeep and create your own timeless memories. See your local Jeep dealer for exciting incentives taking place during November's Big Finish event! (ends 11/30/2014)

Invoice

10/12/14
12/12/14

Buyer:
Gretchen Larson
Montrose Management District
520 Montrose Blvd.
Suite 311
Houston, Texas, 77006

Seller:
Gretchen Larson
Montrose Management District
520 Montrose Blvd.
Suite 311
Houston, Texas, 77006

Business Ambassador Contract \$2,400.00

\$0.00	\$0.00
\$2,400.00	\$0.00
	\$2,400.00

\$2,400.00	\$2,400.00
------------	------------

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$2,400.00	\$0.00	\$0.00	\$0.00	\$2,400.00

James Becker 12/1/14

PAID

Check # 493



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

INVOICE

Date: November 1, 2014
Invoice # 30

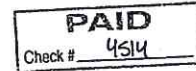
For: Nov 2014 Video Development

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

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

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

THANK YOU FOR YOUR BUSINESS!



Harris Hill Calderon, LLP

EXPENSE REPORT

Date	Destination	Business Mileage	Vehicle	Amount	Bill to Dist.
11/01/14	Business Mileage	contact with Montrose Business	12	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	13	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	13	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	15	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	12	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	14	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	13	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	35	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	20	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	10	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	12	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	15	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	22	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	13	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	5	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	12	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	12	Y	Y
11/01/14	Business Mileage	contact with Montrose Business	14	Y	Y
11/01/14	Business Mileage	Monthly phone allowance	45.00	Y	Y
Total				\$ 45.00	Y



December 2, 2014

Invoice # MBRDG-11

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

Re: Montrose Management District Bridge Lighting Design

Lighting Design:
Drawing and Specification Format Revisions \$ 8,120.00

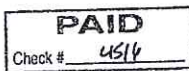
Reimbursable Expenses:
Plotting \$ 69.15

Total Amount Due: \$ 8,189.15

Please remit to:

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

Thank You!



INVOICE

1824 Spring Street
Houston, Texas 77007
www.gandy2.com

1824 Spring Street
Houston, Texas 77007
www.gandy2.com

INVOICE NO. 177617
DATE 11/01/14
ITEM 1
DESCRIPTION 1 DD-G LJ-G REF-> 113456

GANDY LIGHTING DESIGN
WILL CALL - 4255 RICHMOND AVE.
(281) 796-1255

ACCOUNT NO. 90000
REFERENCE 177617
DATE 11/01/14
TERMS 11/04/14
DUE 11/04/14

DESCRIPTION
DIGITAL COPY 8.5X11
SCREEN POST BIND UP TO 24
BOND PDF/DNF UP TO 24
STAPLE BIND PRINTS

QTY
1
1
24
1

UNIT PRICE
\$9.12
\$1.04
\$1.04
\$1.04

TOTAL
\$9.12
\$1.04
\$24.96
\$1.04

SUB-TOTAL
\$36.16

TAX (TX)
\$5.27

TOTAL AMOUNT DUE
\$41.43

PLEASE MAKE NOTE OF OUR NEW HOURS AT OUR 4255 RICHMOND PER LOCATION EFFECTIVE MON, OCT 1, 2014. MONDAY THRU FRIDAY 7am to 7pm & SATURDAY 10am to 2pm.

INVOICED BY: D. LYLE
GANDY LIGHTING DESIGN

THANK YOU FOR YOUR BUSINESS!

Equi-Tax Inc.

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

BILL TO

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

Invoice

DATE	INVOICE #
12/1/2014	47396



December 2, 2014

Invoice # MSLC-07

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

Re: Montrose Management District Signage Lighting and Controls Design

Lighting Design:
Meeting and Correspondence \$ 290.00

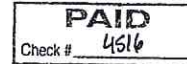
Reimbursable Expenses:
N/A

Total Amount Due: \$ 290.00

Please remit to:

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

Thank You!



DESCRIPTION	AMOUNT
Roll Management, Billing and Collections	1,393.12
<div>PAID</div> <div>Check # 4515</div>	
Total	\$1,393.12

Invoice

Page 1 of 2

Greater East End Management District

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

Invoice

DATE	INVOICE NO.
11/30/2014	9-76
TERMS	DUE DATE
Net 30	12/31/2014

Bill To
Montrose (HCIDPH)
Bill Calderon, Executive Director
HCIDPH (Houston)
P.O. Box 22167-2167
Houston, TX 77227

Amount Due	Enclosed
\$4,480.00	

Please detach top portion and return with your payment.

Date	Service	Activity	Quantity	Rate	Amount
11/03/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 42	8	80.00	640.00
11/06/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 33	8	80.00	640.00
11/10/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 34	8	80.00	640.00
11/13/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 32	8	80.00	640.00
11/17/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 26	8	80.00	640.00
11/20/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 31	8	80.00	640.00
<div>PAID</div> <div>Check # 4517</div>					
Continue to the next page					

Invoice

Page 2 of 2

Date	Service	Activity	Quantity	Rate	Amount
11/24/2014	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 42	8	80.00	640.00
Total Sites Abated: 240					Total \$4,480.00

7155 Old Katy Road, Suite 270
Houston, Texas 77024
713.669.6987
713.669.0906 (fax)
www.lawrence.com

Invoice #: 18355
Invoice Date: 11/17/2014
Billing Period: 10/1/2014 - 10/31/2014
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	100%	\$8,500.00	\$0.00
	\$8,500.00		\$8,500.00	\$0.00

Total Amount Due This Invoice: \$0.00

PAYMENTS OUTSTANDING

Invoice #	Invoice Date	Fees	Expenses	Paid to Date	Balance Due
17524	8/13/2014	\$2,975.00	\$0.00	\$2,930.66	\$44.34
		\$2,975.00	\$0.00	\$2,930.66	

Total Past Due Amount: \$44.34

Total Current + Past Due Amount: \$44.34

PAID

Check # 4518

Thank You!

7155 Old Katy Road, Suite 270
Houston, Texas 77024
713.669.6987
713.669.0906 (fax)
www.lawrence.com

Invoice #: 18356
Invoice Date: 11/17/2014
Billing Period: 10/1/2014 - 10/31/2014
Project #: MON-451
Project Name: Montrose District - Esplanade
Schematic Design

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

INVOICE

FEES

Personnel	Hours	Billing Rate	Amount
Cathleen Lynch	0.5	\$90.00	\$45.00
Thaddeus Kudela	1.0	\$105.00	\$105.00
Tyson Gaspard	17.5	\$75.00	\$1,312.50
			\$1,462.50

REIMBURSABLE EXPENSES

Date	Vendor Name	Vendor Invoice #	Amount
10/31/2014	Plot Stop		\$119.74
			\$119.74

Total Amount Due This Invoice: \$1,582.24

PAID

Check # 4518

Thank You!



LA COL
3410 M
Houston,

LA COLOMBE D'OR
3410 MONTROSE BLVD
HOUSTON, TX 77005
7135247999

ORDER: 33

Cashier: Francisco De L.
19-Nov-2014 12:34:33P

1 Open Food \$5,467.21
Subtotal \$5,467.21
Tax (removed) \$0.00
Total \$5,467.21

SALE

Payments \$5,467.21
House Charge

Order 8836FT1AG0YHJ < 3,500 >



1961.21

PAID

Check # 4519

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

December 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 November, 2014.	\$1,000.00
Total amount due	\$1,000.00

Thank you,

Ray C. Lawrence

PAID

Check # 4520



INVOICE for email

Date	Invoice #
11/17/2014	14-11042

Bill To:

Montrose District
 Email Invoice
 PO Box 22167
 Houston, TX 77066

To: Gretchen Larson, Bill Calderon
 Montrose Management District

From:
 Mitchell J. Shields
 1934 North Boulevard #5
 Houston, Texas 77098-5446

Date: 11/30/14

Re: Invoice for editing stories for MMD website

Rate: \$500 per article

Articles: 2 - The Values Game, Mothers Little Helper

Total Due: \$1,000

P.O. Number	Customer Contact	Rep	Account #	Terms
	Gretchen Larson			Net 10 Days
Item Code	Quantity	Description	Amount	
Posters/Ba...	1 each	2014 Fall Real Estate Forum - Podium Sign	49.00	
Posters/Ba...	2 each	2014 Fall Real Estate Forum - Posters - Sponsors	138.00	
Mail Merge	152 each	2014 Fall Real Estate Forum - Name Badges	95.00	
C8000	26 each	2014 Fall Real Estate Forum - Table Tents	48.00	

PAID

Check # 4521

Thank you for choosing Magee's! EIN # 20-0544930	Total	\$330.00
--	-------	----------

PAID
 Check # 4521

PAID
 Check # 4522

Thank you for choosing Magoos! EIN # 20-0544930

Magoos PrintShop, Inc. * Certified WBE / HUB
 16637 West Hardy, Suite E * Houston, Texas 77060 * magoosprintshop.com
 281.875.6000 * Fax 281.875.6048 * Toll Free 866.850.0022 * Toll Free Fax 866.890.0022

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

INVOICE# 47X00137
 INV DATE 07/31/14
 ACCOUNT# 229281
 DUE DATE UPON RECEIPT

MONTROSE MGMT DISTRICT
 P O BOX 22167
 HOUSTON, TX 77227

Please remit top portion with payment

AMOUNT YOU
 ARE PAYING
 Phone#

AMOUNT 7,104.00

SERVICE ADDRESS: MONTROSE
 MONTROSE (HOUSTON, TX)

DATE	LOCATION:	DESCRIPTION	AMOUNT
07/09/14	47X00137	MONTROSE SWEET FLAT RATE 07/09/14	776.00
07/09/14		MAIN LINES	
07/09/14		ORDER/TICKET#00013300	
07/10/14	47X00137	SWEET FLAT RATE 07/10/14	776.00
07/10/14		MAIN LINES	
07/10/14		ORDER/TICKET#00013309	
07/15/14		CREDIT ALL ADM FEE PER RUBEN	
07/23/14	47X00137	SWEET FLAT RATE 07/23/14	776.00
07/23/14		MAIN LINES	
07/23/14		ORDER/TICKET#00013394	
07/24/14	47X00137	SWEET FLAT RATE 07/24/14	776.00
07/24/14		MAIN LINES	
07/24/14		ORDER/TICKET#00013402	
LOOKS LIKE THIS INVOICE WAS SKIPPED. PLEASE SUBMIT PAYMENT AS SOON AS POSSIBLE			
Please include the invoice number on your check. There will be a \$50.00 charge on all returned checks.			
INV#	47X00137	CURRENT	30 DAY 60 DAY 90 DAY
ACCT#	229281		DATE 07/31/14 PAGE 1 OF 1

PAID
 Check # 4523

PLEASE PAY THIS AMOUNT 7,104.00



MUNICIPAL ACCOUNTS
 & CONSULTING, L.P.

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

Invoice

Date	Invoice #
12/1/2014	36088

Description	Amount
Monthly Bookkeeping	1,125.00
Delivery of documents	12.50
Advance invoices to Directors	150.00
Additional time to report after advance	150.00
Additional time for Board Meeting	37.50
Process Monthly Payroll Taxes	18.75
Correspond with Board Member	37.50
Delivery	8.92
Delivery	11.69
Mileage	31.36
Copies	56.25
Postage	28.80
Document Storage & Retention Service	7.50
Total Reimbursable Expenses	144.52
<div>PAID Check # 4524</div>	
Total	\$1,675.77

PAID
 Check # 4524

100 River Pointe • Suite 240 • Conroe, Texas 77384 • Phone: 936.756.1641 • Fax: 936.756.1844

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

1300 Post Oak Blvd. • Suite 1600 • Houston, Texas 77056 • Phone: 713.623.4539 • Fax: 713.629.6859

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

INVOICE #	IVC00023718
Type	
Date	11/9/2014
Page	1

Bill to:

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

Description	Est. Price
Professional Services rendered in the collection of delinquent taxes, penalties and interest for October 2014.	\$912.50
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> PAID Check # 4526 </div>	
Total	\$912.50

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

INVOICE #	IVC00023720
Type	
Date	11/9/2014
Page	1

Bill to:

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

Description	Est. Price
Professional Services rendered in the collection of delinquent taxes, penalties and interest for October 2014.	\$1,068.28
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> PAID Check # 4526 </div>	
Total	\$1,068.28



13107 Jensen Ln.
Stafford, TX 77477

Phone # 832-433-5155

info@southmainalliance.com

Date	Invoice #
11/30/2014	428

Bill To Montrose District Josh Hawes 5020 Montrose, suite 311 Houston, TX 77008
--

Hours	Description	Rate	# Lights Reported	Amount
10	Survey of burned out street lights November 2014 Montrose District	35.00	30	350.00
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> PAID Check # 4527 </div>				
Total				\$350.00

We appreciate your prompt payment.



December 1, 2014

Bill Calderon
Executive Director
Montrose Management District
Houston, TX

Dear Bill:

It is a pleasure working with you to expand the South Main Alliance (SMA) collaboration with the Montrose Management District. I believe that our collaboration links the Montrose area to key stakeholders in the broader area including Rice University, Hermann Park and Texas Medical Center as well as Super Neighborhoods that share boundaries with the Montrose Management District. I also think that SMA helps link the non-profit institutions in Montrose with the Montrose Management District's purposes and capabilities.

As you are well aware, this is a very exciting moment in the history of our area. Dynamic new leadership is setting new vision and goals for the Texas Medical Center; capital master plans are underway at The Menil Collection and the Museum of Fine Arts, Houston; and preparation to host Super Bowl LI in Houston in 2017 is heating up. Important public policy issues include Reimagine METRO, the City's General Plan, Bikeways and Bike Share, homelessness initiatives and TxDOT plans for SH 288 and connections to the Texas Medical Center.

SMA with our partner the Main Street Coalition is uniquely positioned to provide a forum for the richly diverse interests that create the character of our area to meet, share information and explore collaborative strategies. This forum affords the opportunity for the major institutions to learn about and interact with vital neighborhoods including Montrose, University Place, Museum Park and most recently Stadium Park.

I hope that the Montrose Management District will consider becoming a voting SMA member for 2014-2015 at \$2,500. Member contributions sustain our efforts to protect, enhance and promote this unique Texas place.

Sincerely,

Susan Young

Susan Young
President

Cc: Claude Wynn

PAID Check # 4528

1401 Richmond Ave, Suite 270
Houston, TX 77006
713.750.1020
713.760.1088 fax
sma@southmainalliance.org
www.southmainalliance.org

Tawny Tidwell
4333 Harby St.
Houston TX 77023

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

Invoice # 000023
Invoice Date November 29, 2014
Amount Due \$3,500.00 USD

Task	Time Entry Notes	Rate	Hours	Line Total
Time	[Social Media Management 12/01/14 to 12/31/14]	25.00	140	3,500.00
Total				3,500.00
Amount Paid				-0.00
Amount Due				\$3,500.00 USD

Terms
Please send payment within 21 days of receiving this invoice. A 1.5% interest charge will be added monthly to late invoices.

This invoice was sent using FRS#6006

PAID
Check # 4529

PAYMENT STUB

Tawny Tidwell
4333 Harby St.
Houston TX 77023

To View Your Invoice Online
Go to <https://tawnytidwell.freshbooks.com/code> and enter the code 3fuaWNYa3EIBpwC

Client Montrose Management District
Invoice # 000023
Invoice Date November 29, 2014
Amount Due \$3,500.00 USD
Amount Enclosed

Tawny Tidwell
4333 Harby St.
Houston TX 77023

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

Invoice # 000022
Invoice Date November 29, 2014
Amount Due \$3,515.00 USD

Task	Time Entry Notes	Rate	Hours	Line Total
Time	[Social Media Management 11/01/14 to 11/30/14]	25.00	140	3,500.00

Item	Description	Unit Cost	Quantity	Line Total
Expense	[Social Media Management 11/07/14] Postage, MailChimp: ENews Expense	15.00	1	15.00

Total 3,515.00
Amount Paid -0.00
Amount Due \$3,515.00 USD

Terms
Please send payment within 21 days of receiving this invoice. A 1.5% interest charge will be added monthly to late invoices.

PAID
Check # 4529

This invoice was sent using FRS#6006

PAYMENT STUB

Tawny Tidwell
4333 Harby St.
Houston TX 77023

To View Your Invoice Online
Go to <https://tawnytidwell.freshbooks.com/code> and enter the code 6qGwq7BW6LUG

Client Montrose Management District
Invoice # 000022
Invoice Date November 29, 2014
Amount Due \$3,515.00 USD
Amount Enclosed



Charles W. Norris
President

December 2, 2014

Montrose Management District
c/o Bill Calderon, Executive Director
5020 Montrose Blvd Ste 311
Houston TX 77006
Delivered via email
Original Hand Delivered

RE: Invoice #1 i/a/o \$16,366.50 - Gardere Wynne Sewell LLP Attorney Opinion
Letter in consideration of MMD \$3,000,000 Loan Request for Capital Improvements

Dear Mr. Calderon,

This letter is intended to serve as Tradition Bank's invoice for legal costs associated with the referenced loan request. Please make your check payable to "Tradition Bank" and send to my attention at the address above on or before December 19, 2014. Also, I have enclosed a copy of the Gardere Wynne Sewell LLP invoice #1170253 to Tradition Bank for your review. If you have any questions, please let me know. Thank you.

Sincerely,

Charles W. Norris
Charles W. Norris
President

Cc: Ed Burdzinski, General Counsel

PAID
Check # 4530

5020 Montrose Blvd., Ste. 200
Houston, Texas 77006

713.666.2511 phone
713.663.8471 direct
713.529.4996 fax

MLO# 698723
cwnorris@traditionbank.com



Invoice

Date	Invoice #
11/6/2014	16154

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

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

P.O. Number	Terms	Rep	Ship	Project	
			11/6/2014		
Quantity	Item Code	Description	Price Each	Amount	
1	Print	250 - MONTROSE '14 HOLIDAY DECORATING CONTEST POSTCARDS: 5.5 X 8.5, COLORS 4/4 ON 100# GLOSS COVER, CUT AND BOX.	95.00	95.00	
1	Bindery	Out-of-state sale, exempt from sales tax	0.00 0.00%	0.00 0.00	
Total				\$95.00	

PAID
Check # 4531



Invoice

Date	Invoice #
11/19/2014	16337

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

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

P.O. Number	Terms	Rep	Ship	Project
			11/19/2014	
Quantity	Item Code	Description	Price Each	Amount
1	Print	225 - 30 PG + CVR (MONTROSE DISTRICT REAL ESTATE BROCHURE: 11 X 17 TO 8.5 X 11, COLORS 4/4 ON 100% SILK COVER AND 80% SILK TEXT. PERFECT BIND	1,440.00	1,440.00
1	Bindery	Out-of-state sale, exempt from sales tax	0.00	0.00
			0.00%	0.00
			Total	\$1,440.00

PAID
Check # 4531

United Graphics 5426 North Gessner, Houston, TX 77041 PH: 713.460.3260 FAX: 713.460.4210 [customerservice@unitedgraphics.org]

WALTER P MOORE

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

Invoice # : PC014370
Project : PC01300701
Project Name : Montrose Management District
Special Parking Area

Invoice Group : 02
Invoice Date : 10/29/2014

Attention: Bill Calderon

For Professional Services Rendered through: 10/29/2014

Professional Personnel	500.00	
Total Salaries		000.00
Current Invoice		000.00
Max Fee :	17,500.00	
Prior Billings:	16,832.50	
Total Available :	867.50	
Amount Due This Invoice		867.50

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

PAID
Check # 4532

PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW:
1301 MC KINNEY, SUITE 1100 HOUSTON, TEXAS 77010 PHONE: 713.630.7300 FAX: 713.632.7396

WALTER P MOORE

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

Invoice # : PC00214079
Project : PC01300701
Project Name : Montrose Management District
Special Parking Area
Invoice Group : **
Invoice Date : 05/30/2014

Attention: Bill Calderon

For Professional Services Rendered through: 3/30/2014

Total Project Fee Authorized	67,000.00
Percent Complete as of 3/30/2014	70.00
Fee Earned To Date	30,900.00
Less Previous Billings	28,500.00
Current Billing Amount	11,400.00
Amount Due this Invoice	11,400.00

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

PAID
Check # 4532

PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW:
1301 MC KINNEY, SUITE 1100 HOUSTON, TEXAS 77010 PHONE: 713.630.7300 FAX: 713.632.7396

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.: AH008562

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
12/01/14	JAN'15: ASST. COUNTY ATTY FEE	5,069.45

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

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

County Auditor's Form #301
Harris County, Texas (REV. 3/07)

ck # 4533

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

Invoice

Bill To:

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

Invoice #: 43014868
Date: 12/1/2014
Page: 1

DATE	DESCRIPTION	AMOUNT
	Professional Consulting, Project Management & Administrative Fee, Marketing & Public Director, November 2014	\$18,752.23
	GIS Mapping, P. Horton	\$124.50
	Reimbursable expenses as follows:	
10/23/2014	Hour Messenger City of Houston 1 of 7	\$14.35
11/4/2014	Harris County Clerk 11/10/2014	\$0.22
	Verizon - 8/20 - 9/19, 2014	\$9.67
	Verizon - G. Larson - 8/20 - 9/19, 2014 (50%)	\$100.01
	Verizon G. Larson 11/20 - 12/19, 2014 (50%)	\$92.43
	Verizon - 11/20 - 12/19, 2014	\$49.89
10/14/2014	Parking Mileage, R. Hill	\$12.00
	Mileage, M. Cortes	\$14.19
	Mileage, G. Larson Nov	\$153.44
	Mileage, G. Larson Oct	\$212.82
	Mileage, M. Cortes Oct	\$248.28
	Mileage, R. Calderon	\$97.80
	Mileage, M. Cortes Nov	\$238.76
	Mileage, G. Larson Aug	\$144.48
	Mileage, M. Cortes Aug	\$238.76
	In house copies 2512 @ .15 each + 30 sets @ \$1.00 each	\$406.80
	In house color copies 204 @ .50 each	\$102.00
Sales Tax:		\$0.00
Total Amount:		\$21,061.63
Amount Applied:		\$0.00
Balance Due:		\$21,061.63

Terms: C.O.D.

CK# 4534

verizon

Invoice Number Account Number Date Due Page

9735741128 319181047-0000 11/21/14 22 of 39

Summary for Gretchen Larson: 832-392-2546

Your Plan

Nationwide Email & Data 450
\$4.99 monthly charge
450 monthly allowance minutes
\$.25 per minute after allowance

Friends & Family

M2M National Unlimited
Unlimited Mobile to Mobile
Unl. Night & Weekend Min
Unlimited OFFPEAK

Data MHS CRP Email/4GB
\$20.00 monthly charge
4 monthly gigabyte allowance
\$10.00 per GB after allowance

Beginning on 01/07/09:
05% Access Discount

Have more questions about your charges?
Get details for usage charges at
www.vzw.com/mybusinessaccount.

Monthly Charges

Nationwide Email & Data 450	11/20 - 12/19	\$4.99
05% Access Discount	11/20 - 12/19	-\$0.80
Data MHS CRP Email/4GB	11/20 - 12/19	\$20.00
Total Equipment Coverage - Assumed	11/20 - 12/19	9.99
		\$108.18

Usage and Purchase Charges

Voice	Allowance	Used	Billed	Cost
SharePlan	minutes 450 (shared)	578	—	—
Mobile to Mobile	minutes unlimited	172	—	—
Night/Weekend	minutes unlimited	51	—	—
Total Voice				\$0.00
Messaging				
Text - Sent	messages	91	91	18.20
Text - Rcv'd	messages	123	123	24.60
Picture & Video - Sent	messages	27	27	6.76
Picture & Video - Rcv'd	messages	33	33	8.25
Total Messaging				\$57.80

Data	Allowance	Used	Billed	Cost
Gigabyte Usage	gigabytes 4	2	—	—
Total Data				\$0.00
Total Usage and Purchase Charges				\$57.80

Verizon Wireless® Surcharges

Fed Universal Service Charge	1.57
Regulatory Charge	.18
Administrative Charge	.88
TX Franchise Surchg	.24
Texas Universal Service	2.91
	\$5.68

Taxes, Governmental Surcharges and Fees

TX State 911 Fee	.50
TX Equalization Surcharge	.06
TX State Sales Tax	10.21
Houston City Sales Tax	1.63
Houston Mta Tax	.59
	\$12.99

Total Current Charges for 832-392-2546

\$184.85

verizon

Invoice Number Account Number Date Due Page

9735741128 319181047-0000 11/21/14 22 of 39

Summary for Montrose Montrose: 832-370-9191

Your Plan

Nationwide Business Talk 450
\$44.99 monthly charge
450 monthly allowance minutes
\$.25 per minute after allowance

Friends & Family

M2M National Unlimited
Unlimited Mobile to Mobile
Unl. Night & Weekend Min
Unlimited OFFPEAK

Pay As You Use Megabyte Data
\$1.99 per megabyte

Beginning on 12/04/08:
05% Access Discount

Have more questions about your charges?
Get details for usage charges at
www.vzw.com/mybusinessaccount.

Monthly Charges

Nationwide Business Talk 450	08/20 - 09/19	\$44.99
05% Access Discount	08/20 - 09/19	-\$3.60
		\$41.39

Usage and Purchase Charges

Voice	Allowance	Used	Billed	Cost
SharePlan	minutes 450 (shared)	80	—	—
Mobile to Mobile	minutes unlimited	6	—	—
Night/Weekend	minutes unlimited	134	—	—
Total Voice				\$0.00

Messaging				
Text - Sent	messages	1	1	.20
Text - Rcv'd	messages	2	2	.40
Total Messaging				\$0.60

Total Usage and Purchase Charges

	\$0.60
Verizon Wireless® Surcharges	
Fed Universal Service Charge	1.66
Regulatory Charge	.18
Administrative Charge	.88
TX Franchise Surchg	.24
Texas Universal Service	1.28
	\$4.24

Taxes, Governmental Surcharges and Fees

TX State 911 Fee	.50
TX Equalization Surcharge	.06
TX State Sales Tax	2.83
	\$3.44

Total Current Charges for 832-370-9191

\$49.67

Summary for Gretchen Larson: 832-392-2546

Your Plan

Nationwide Email & Data 450
\$84.99 monthly charge
450 monthly allowance minutes
\$.25 per minute after allowance

Friends & Family

822M National Unlimited
Unlimited Mobile to Mobile

**UNL Night & Weekend Min
Unlimited OFFPEAK**

Data MHS CRP Email/4GB
\$20.00 monthly charge
4 monthly gigabyte allowance
\$10.00 per GB after allowance

**Beginning on 01/07/09:
08% Access Discount**

Have more questions about your charges?
Get details for usage charges at
vzw.com/mybusinessaccount

Monthly Charges

Nationwide Email & Data 450	08/20 - 09/19	84.99
08% Access Discount	08/20 - 09/19	-6.80
Data MHS CRP Email/4GB	08/20 - 09/19	20.00
Total Equipment Coverage -- Assurion	08/20 - 09/19	9.99
		\$108.18

Usage and Purchase Charges

Voice	Allowance	Used	Eligible	Cost
SharePlan <i>minutes</i>	450 (shared)	682	—	—
Mobile to Mobile <i>minutes</i>	unlimited	104	—	—
Night/Weekend <i>minutes</i>	unlimited	51	—	—
Total Voice				\$.00

Messaging

Text – Sent	messages	—	94	94	18.80
Text – Rec'd	messages	—	130	130	26.00
Picture & Video – Sent	messages	—	43	43	10.75
Picture & Video – Rec'd	messages	—	64	64	16.00
Total Messaging					\$71.55

Data

Unbilled Usage from Previous Months				
Gigabyte Usage	gigabytes	1	—	—
Current Data Usage				
Gigabyte Usage	gigabytes	4	1	—
Total Data				\$0.00

Total Usage and Purchase Charges

Verizon Wireless* Surcharges	
Fed Universal Service Charge	1.66
Regulatory Charge	.18
Administrative Charge	.88
TX Franchise Surchg	.24
Texas Universal Service	3.29
	<u>\$5.25</u>

Taxes, Governmental Surcharges and Fees

TX State 911 Fee	.50
TX Equalization Surcharge	.00
TX State Sales Tax	11.10
Houston City Sales Tax	1.70
Houston Min Tax	.50
	<u>\$14.80</u>

Total Current Charges for 832-392-2548

\$200.01

[illegible]

certify that the above is true and correct to the best of my knowledge.

Date 12/3/2014

Patrick L. Horton

Main Cities		Aug 2014		Business Meetings			Montrose District		
Date	Destination	Purpose	Miles Driven	Item	Amount	Other Expenses(2)	Bill to DHC	(Y/N)	
1-Aug	Wells		28					Y	
2-Aug	Wells		27					Y	
3-Aug	Wells		16					Y	
4-Aug	Wells		28					Y	
5-Aug	Wells		30					Y	
6-Aug	Wells		24					Y	
7-Aug	Wells		20					Y	
8-Aug	Wells		27					Y	
9-Aug	Wells		31					Y	
10-Aug	Wells		27					Y	
11-Aug	Wells		28					Y	
12-Aug	Wells		28					Y	
13-Aug	Wells		29					Y	
14-Aug	Wells		1	Phone interview	\$ 145			Y	
I certify that the above expenses were incurred and paid for by me.						\$ 43.00			
Attach evidence of <small>10-10-2013</small>		Signature		Date	Business Miles (1) \$ 0.68 Other Expenses (2)				
		Approval		Date		Expenses billed to District \$ 45.00 Expenses not billed to District \$ -			
						\$ 103.76			
						\$ 233.76			
						\$ 233.76			

[illegible]

11/10/14

**MONTROSE MANAGEMENT DISTRICT
NOTICE OF MEETING**

11/07/2014 PERSONAL
19.00 NOTICE

**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, November 10, 2014, at 401 Branard Street, 2nd Floor, Room 106, Houston, Texas 77006, inside the boundaries of the District, open to the public, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

AGENDA

1. Determine quorum; call to order.
2. Approve minutes of meeting held October 13, 2014
3. Accept Oaths of Office, Sworn Statements, and Bonds from Newly Appointed Board Members.
4. Receive public comments.
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 fee increase for hourly rate paid to Municipal Accounts for bookkeeping services;
 - b.) Consider approval of an agreement with Chris Labod for web maintenance services.
 - c.) Renew agreement with Houston Arts Alliance.
8. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss litigation, and matters related to the same.
9. Reconvene in Open Session and authorize appropriate action by legal counsel related to item 8 on the agenda.
10. Announcements.
11. Adjourn.



Bill Calderon
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.

Payments also accepted by
Credit Card and
ACH Direct Deposit
281-497-2218

102750 83109 11/05/14

HAWES HILL CALDERON
9610 LONG POINT STE 150
HOUSTON TX 77055

Payments also accepted by
Credit Card and
ACH Direct Deposit
281-497-2218

102750 83109 11/05/14

HAWES HILL CALDERON
9610 LONG POINT STE 150

BALANCE DUE UPON RECEIPT.
AFTER 11/20/14, PAY \$141.07

DELIVERY DATE	INVOICE NUMBER	INVOICE DATE	AMOUNT
10/21/14	273034	HHCLLP	19.54
10/22/14	273114	HOBBY	21.97
10/22/14	273118	HOBBY	14.35
10/23/14	273165	MONTROSE	14.35
10/28/14	273349	HHCLLP	20.69
10/28/14	273360	EAD	28.32
10/28/14	273361	IMD	14.35

DELIVERY DATE	INVOICE NUMBER	INVOICE DATE	AMOUNT
10/21/14	273034	HHCLLP	19.54
10/22/14	273114	HOBBY	21.97
10/22/14	273118	HOBBY	14.35
10/23/14	273165	MONTROSE	14.35
10/28/14	273349	HHCLLP	20.69
10/28/14	273360	EAD	28.32
10/28/14	273361	IMD	14.35

Payable Upon Receipt 11767 Katy Frwy. Suite 630 Houston TX 77079 TOTAL DUE 133.57

Please return this portion with payment to: 11767 Katy Frwy. Suite 630 Houston TX 77079 TOTAL DUE 133.57

Main Census		NOV 2014		Montrose District	
Date	Destination	Purpose	Other Expenses (2)	Item	Bill to Dist. (Y/N)
12-Nov	MMO	Visit	35		Y
14-Nov		Visit	30		Y
17-Nov		Visit	28		Y
18-Nov		Visit	31		Y
18-Nov		Visit	27		Y
21-Nov		Visit	33		Y
24-Nov		Visit	35		Y
24-Nov		Visit	32		Y
28-Nov		Visit	28		Y
28-Nov		Visit	34		Y
				Phone allowance	Y
				Business Mileage	Y
				Other Expenses (2)	Y
				Business Miles (1) @ 0.58	\$ 193.76
				Other Expenses (2)	\$ 45.00
				Expenses billed to District (1) \$	45.00
				Expenses not billed to District \$	-
				Amount Billed to District	\$ 238.76
				Total Reimbursement	\$ 238.76

MONTROSE MANAGEMENT DISTRICT
HAWES HILL CALDERON LLP
ROY HILL

DATE	CLIENT #	VENDOR/DESCRIPTION	QTY	U PRICE	TOT REIM	BILL
11/14/2014	11767	Posting of board meeting agenda	24	0.650	\$15.60	YES
11/14/2014	11767	Posting of meeting agenda			\$0.75	YES
					TOTAL	\$16.35

I certify that the above is true and correct to the best of my knowledge.

Roy Hill
Roy Hill



CITY OF HOUSTON

Annis Parker, Mayor

Houston Police Department
1200 Travis Houston, Texas 77002-6000 713/247-1000

CITY COUNCIL MEMBERS: Brenda Starling Jerry Davis Ellen R. Cohen Delight Boykin Dave Martin Richard Nguyen Oliver Pennington Edward Gonzalez Robert Gallegos Mike Lester Larry V. Green Stephen C. Costello David Robinson Michael Kubzan C. O. "Boyz" Bradford Jack Christie CITY CONTROLLER: Ronald C. Green

September 29, 2014

Charles A. McClelland, Jr.
Chief of Police



Hawes Hill Calderon, LLP
Attn: Patrick Horton
9610 Long Point, Suite 150
Houston, Texas 77055

Dear Patrick Horton:

On August 18, 2014, you submitted a Public Information request for a digital copy of UCR files for June 2014 to include specific address of Part I and II incidents. We are providing you with a copy of the UCR data for June 2014.

Attached are your document(s) and below is the invoice.

PAYMENT MUST BE FOR THE EXACT AMOUNT OF THE INVOICE.

Make payment by check/money order only made payable to the: City of Houston
Mail payment to: HPD, Open Records, 21st Floor, 1200 Travis, Houston, TX 77002
Reference OR #14-5433

Quantity	Description	Unit Price	Total
1	CD	\$1.00	\$1.00
	Postage	\$0.48	\$0.48
TOTAL			\$1.48

Return Payment With Invoice To:

HPD, Open Records, 1200 Travis, 21st FL
Houston, TX 77002
713 308 5300 713 308 5188(hes)
Email: hpdoopenrecords@houstonpolice.org

Jeffrey C. Monk
Administration Manager
JCM/aph



EXPENSE REPORT

Name	Period Ending	Service Area	Other Expenses (2)	Bill to Dist.
Gretchen Larson	October 31, 2014	Montrose		(Y/N)
Date	Destination	Business Mileage	Amount	
1-Oct	District meetings	Miss Driven	28	Y
2-Oct	District meetings	Miss Driven	36	Y
8-Oct	District meetings	Miss Driven	36	Y
14-Oct	District meetings	Miss Driven	32	Y
15-Oct	District meetings	Miss Driven	42	Y
18-Oct	District meetings	Miss Driven	30	Y
22-Oct	District meetings	Miss Driven	28	Y
26-Oct	District meetings	Miss Driven	34	Y
27-Oct	District meetings	Miss Driven	40	Y
29-Oct	District meetings	Miss Driven	24	Y
Total			\$ 28.80	Y
Total Reimbursement			\$ 28.80	

11/20/14

C:\Users\Gretchen\Google Drive\Bart Folgers\Gretchen\Expense Reports\2009 Expense Reports\MontroseOct

EXPENSE REPORT

Hawes Hill Calderon, LLP

Name	Period Ending	Service Area	Other Expenses (2)	Bill to Dist.
Gretchen Larson	November 30, 2014	Montrose		(Y/N)
Date	Destination	Business Mileage	Amount	
3-Nov	District meetings	Miss Driven	32	Y
8-Nov	District meetings	Miss Driven	36	Y
7-Nov	District meetings	Miss Driven	36	Y
10-Nov	District meetings	Miss Driven	30	Y
14-Nov	District meetings	Miss Driven	22	Y
18-Nov	District meetings	Miss Driven	30	Y
19-Nov	District meetings	Miss Driven	34	Y
24-Nov	District meetings	Miss Driven	24	Y
26-Nov	District meetings	Miss Driven	30	Y
Total			\$ 274	Y
Total Reimbursement			\$ 274	

11/20/14

C:\Users\Gretchen\Google Drive\Bart Folgers\Gretchen\Expense Reports\2009 Expense Reports\MontroseNov

Houston First Corporation, Inc.
 THEATER DISTRICT PARKING GARAGE
 511 RUSK Phone 832 497 7070
 Old RUSK, Exit 15
 OPERATED BY REPUBLIC PARKING SYSTEM
 RPT# 52899
 10/14/14 12:07 L8 6 AM 7 Tolls 01512
 10/14/14 09:45 In 10/14/14 12:07 Out
 FTR 241715
 Fee1 \$ 12.00
 Total Fee \$ 12.00
 CASH PAID \$ 12.00
 Cash Tender \$ 12.00
 Change Due \$ 0.00
 THANK YOU FOR YOUR PATRONAGE
 PLEASE CODE AGAIN

*Montrose
 State Bank Harris*

DATE	CLIENT NO.	VENDOR/DESCRIPTION	QTY	U PRICE	TOT REIM.	BAL.
070714	Montrose	mileage to meet with finance committee	12	\$0.585	\$6.78	
071414		mileage to meet with board	12	\$0.569	\$6.72	
071414		mileage to dealership to wait security vehicle	36	\$0.569	\$20.54	
072114		mileage to from meeting mobility committee	12	\$0.565	\$6.78	
072214		mileage to from info with Neartown Civ Assn	12	\$0.585	\$6.78	
072314		mileage to meeting of business expo dev comm	12	\$0.58	\$6.72	
080414		mileage to meet finance committee	12	\$0.58	\$6.72	
080814		mileage to security committee	12	\$0.56	\$6.72	
081114		mileage to meeting with Long Fire and then board	12	\$0.56	\$6.72	
081514		mileage to from visual improvements comm	12	0.580	6.72	
081914		mileage to briefing for on assis	12	\$0.50	\$6.72	
082714		mileage to business eco committee	12	\$0.50	\$6.72	
TOTAL					\$97.00	



Corporate Headquarters
 747 Third Avenue, Suite 10A
 New York, NY 10017
 Phone: (877) 702-9580
 Fax: (212) 207-3311
 www.tsgreporting.com

INVOICE

DATE: 11/26/2014
 INVOICE # 102714-326226

Bill To: Debbie Russell
 Bracewell & Giuliani LLP
 711 Louisiana Street
 Suite 2300
 Houston, TX 77002

CASE: Public Hearing - Montrose Management District
 WITNESS: Proceedings (East) / Proceedings (West)
 DATE: 10/27/2014
 LOCATION: Houston, TX

Billing Comments / Instructions:

SHIP VIA	Overnight	TERMS	net 30
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SERVICES	# PAGES / QTY	UNIT PRICE	AMOUNT
Original & 1 Certified Transcript	110	\$6.00	\$660.00
Reporter Appearance Fee / Session	1	\$175.00	\$175.00
Compressed / ASCII / Word Index - Complimentary	2	\$45.00	\$0.00
SUBTOTAL			\$835.00
SHIPPING & HANDLING			\$50.00
TOTAL			\$885.00

Please make all checks payable to: TSG Reporting, Inc. Federal ID # 41-2085745
 For prompt payment processing, please include the invoice # with your check. All balances in arrears will be assessed a late fee of 1.5% per month, not to exceed the legal limit. If you have any questions, please call TSG.
 THANK YOU FOR YOUR BUSINESS!

CK # 4535

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

AGENDA MEMORANDUM

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

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



MARK M. BURTON, P.L.L.C.
Certified Public Accountants
HOUSTON ■ CONROE ■ DALLAS ■ AUSTIN

December 5, 2014

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

This letter is to confirm our understanding of the terms and objectives of our engagement and the nature and limitations of the services we will provide.

We will perform the following services:

1. We will compile, from information you and your bookkeeper provide, the annual financial statements of Montrose Management District as of and for the year ended December 31, 2014.

The objective of a compilation is to assist you in presenting financial information in the form of financial statements. We will utilize information that is your representation without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for the statements to be in conformity with accounting principles generally accepted in the United States of America (GAAP).

You are responsible for

- a. the preparation and fair presentation of the financial statements in accordance with GAAP.
- b. designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.
- c. preventing and detecting fraud.
- d. identifying and ensuring that the entity complies with the laws and regulations applicable to its activities.
- e. making all financial records and related information available to us.

We are responsible for conducting the engagement in accordance with Statement on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation differs significantly from a review or an audit of financial statements. A compilation does not contemplate performing inquiry, analytical procedures, or other procedures performed in a review. Additionally, a compilation does not contemplate obtaining an understanding of the entity's internal control; assessing fraud risk; testing accounting records by obtaining sufficient appropriate audit evidence through inspection, observation, confirmation, or the examination of source documents (for example, cancelled checks or bank images); or other procedures ordinarily performed in an audit. Accordingly, we will not express an opinion or provide any assurance regarding the financial statements being compiled.

Our engagement cannot be relied upon to disclose errors, fraud, or illegal acts. However, we will inform the appropriate level of management of any material errors, and of any evidence or information that comes to our attention during the performance of our compilation procedures that fraud may have occurred. In addition, we will report to you any evidence or information that comes to our attention during the performance of our compilation procedures regarding illegal acts that may have occurred, unless they are clearly inconsequential. We have no responsibility to identify and communicate deficiencies or material weaknesses in your internal control as part of this engagement.

The financial statements will not be accompanied by a report. Based on our discussions with you, the financial statements are for management's use only and are not intended for third party use and will be designated as such.

Material departures from GAAP or other comprehensive basis of accounting (OCBOA) may exist and the effects of those departures, if any, on the financial statements may not be disclosed. In addition, substantially all disclosures required by GAAP or OCBOA may be omitted.

Certain required supplementary information may also be included in the financial statements, and we make no representations regarding the appropriateness of such information for your intended use or for any other purpose.

Notwithstanding these limitations, you represent that you have knowledge about the nature of the procedures applied and the basis of accounting and assumptions used in the preparation of the financial statements that allows you to place the financial information contained in the statements in proper context. Further, you represent and agree that the use of the financial statements will be limited to members of the management.

Should you require financial statements for third party use, we would be pleased to discuss with you the requested level of service. Such engagement would be considered separate and not deemed to be part of the services described in this engagement letter.

2. We will assist your bookkeeper in adjusting the books of accounts so that he (she) will be able to prepare a working trial balance from which financial statements can be compiled as of and for the year ended December 31, 2014. Your bookkeeper will provide us with a detailed trial balance and any supporting schedules we require.

You are responsible for making management decisions and performing management functions, and for designating an individual with suitable skill, knowledge, or experience to oversee any consulting services we provide. You are responsible for evaluating the adequacy and results of the services performed and accepting responsibility for such services. You are responsible for establishing and maintaining internal controls, including monitoring ongoing activities.

We estimate that our fees for these services will range from \$3,400 to \$3,600. You will also be billed for out-of-pocket costs such as report production, word processing, postage, travel, etc. Additional expenses are estimated to be \$85 to \$250. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the work performed. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees are payable upon presentation.

All working papers of our engagement remain our property and constitute confidential information. Except as discussed below, any requests for access to our working papers will be discussed with you before making them available to requesting parties:

1. Our firm, as well as other accounting firms, participate in a peer review program covering our audit and accounting practices. This program requires that once every three years we subject our system of quality control to an examination by another accounting firm. As part of this process, the other firm will review a sample of our work. It is possible that the work we perform for you may be selected for review. If it is, the other firm is bound by professional standards to keep all information confidential.
2. We may be required to make certain work papers available to state or federal regulators pursuant to authority given to them by law or regulation. If requested, access to such work papers will be provided under the supervision of our firm personnel. Further, upon request, we may provide copies of selected work papers to the state or federal regulators and such copies may be distributed by the state or federal regulators to other third parties including government agencies.

It is our policy to keep work papers related to this engagement for seven years. When your records are returned to you, it is your responsibility to retain and protect your records for possible use, including potential examination by any government or regulatory agencies.

In the event of a dispute over our engagement, we mutually agree that any dispute that may arise in connection with our engagement will be submitted to mediation by selecting a third party to help us reach an agreement. We acknowledge that the results of this mediation will not be binding upon either of us. The costs of the mediation will be shared equally by both of us.

If we incur legal fees as a result of our reliance on any false representation by you, you agree to reimburse us for all of our legal fees and related costs of defense.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Sincerely,

MARK M. BURTON, P.L.L.C.

By _____
Mark M. Burton, President

Acknowledged:

MONTROSE MANAGEMENT DISTRICT

By _____

Title _____

Date _____

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

AGENDA MEMORANDUM

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

9. Receive a proposal to engage McCall Gibson Swedlund Barfoot PLLC, for the District's annual audit report.

McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

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

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

December 8, 2014

Board of Directors
Montrose Management District
Harris County, Texas

We are pleased to confirm our understanding of the services we are to provide Montrose Management District (the "District") for the year ended December 31, 2014. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of the District as of and for the year ended December 31, 2014. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis, and
- 2) Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund

We have also been engaged to report on supplementary information other than RSI that accompanies the District's financial statements. The document we submit to you will include various supplementary schedules as required by the Texas Commission on Environmental Quality (the "Commission") as published in the *Water District Financial Management Guide*. This supplementary information will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and we will provide an opinion on it in relation to the financial statements as a whole except for that portion marked "unaudited", on which we will express no opinion.

Audit Objective

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Directors of the District. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the basic financial statements and all accompanying information as well as all representations contained therein. You are also responsible for making all management decisions and performing all management functions; for designating an individual with suitable skill, knowledge, or experience to oversee the preparation of your financial statements and related notes; and for evaluating the adequacy and results of those services and accepting responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Management Responsibilities (Continued)

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, consultants, regulators, the public or others. In addition, you are responsible for identifying and ensuring that the District complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with the Commission's requirements. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with the Commission's requirements, (2) that you believe the supplementary information, including its form and content, is fairly presented in accordance with the Commission's requirements, (3) that the methods of measurement or presentation have not changed from those used in the prior period, and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

With regard to using the auditor's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures - General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the District or to acts by management or employees acting on behalf of the District.

Audit Procedures – General (Continued)

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform you of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform you of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include direct confirmation of certain assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Audit Procedures – Internal Control

Our audit will include obtaining an understanding of the District and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures – Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Engagement Administration, Fees and Other

We are aware of the State statute requiring the audit to be completed within 120 days and filed with the Texas Commission on Environmental Quality within 135 days from the closing date of the audit and barring any unforeseen circumstances every effort will be made to comply with this rule.

In accordance with provisions of the Local Records Retention Schedule Section 2-1: Item 1025-01(e) we agree to retain our audit work papers in our office for a period of three years after all questions arising from the audit have been resolved. In order to allow for all questions arising from the audit to be resolved and to comply with Rule 501.76(f) of the Rules of Professional Conduct of the Texas State Board of Public Accountancy the actual date will be the five-year anniversary of the audit report in question.

Engagement Administration, Fees and Other (Continued)

We expect to present a draft of the audit report within 45 days of the availability of the District's accounting records. Chris Swedlund is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign the report. Our fees for these services will be at our standard hourly rates and include any other direct charges. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. The following is an estimate of our fees for the services included in this engagement letter.

- Audit of the District's financial statements as of and for the year ended December 31, 2014, to range between \$7,500 and \$8,500

If for any reason our services are terminated prior to issuance of a final report, our engagement will be deemed to have been completed, even if we have not completed our report. The District will be obligated to compensate us for our time expended through the date of termination. The above fee is based on anticipated cooperation from your consultants and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

You agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.

We believe this letter accurately summarizes the significant terms of the engagement. If you have any questions, please let us know. If you agree with the terms of the engagement as described in this letter, please sign the enclosed copy and return it to us. We appreciate the confidence you have placed in us by retaining this firm as your independent auditor in this matter.

Sincerely,

McCall Gibson Swedlund Barfoot PLLC

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants

This letter correctly sets forth the understanding of Montrose Management District.

Signature

Title

Date

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

10. Consider approval of the 2015 Annual Budget for the District.

**Montrose Management District
Revenue and Expenditures
East Zone**

Montrose Management District
Revenue & Expenditures East Zone
October 2014

Sources of Funds	Oct 14	Budget	\$ Over Budget	% of Budget	Jan - Oct 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110 • Assessments	1,714	654	1,060	262%	493,560	497,620	(4,060)	99%	515,377
14112 • Assessment Refunds	(39)	720	(759)	(5%)	(10,767)	7,200	(17,967)	(150%)	8,640
14310 • Penalties & Interest	937	667	270	140%	9,441	6,667	2,774	142%	8,000
14370 • Interest Earned on Temp. Invest	117	16	101	731%	1,181	160	1,021	738%	192
14380 • Interest	6	3	3	200%	34	27	7	126%	32
14390 • Ending FY 2013 Fund Balance	28,047	28,047	0	100%	280,466	280,466	0	100%	336,559
Total Sources	30,782	30,107	675	102%	773,915	792,140	(18,225)	98%	868,800
Uses of Funds									
Business Development									
16124 • Marketing & Public Rel Director	966	1,012	(46)	95%	9,664	10,119	(455)	96%	12,142
16125 • Marketing & Public Relations	7,357	7,808	(451)	94%	81,162	78,080	3,082	104%	93,696
16135 • Economic Development Services	363	1,064	(701)	34%	5,920	10,640	(4,720)	56%	12,768
16140 • Web Site Main./Host/I.T.	2,744	240	2,504	1,143%	2,798	2,400	398	117%	2,880
16141 • GIS Services	16	320	(304)	5%	1,211	3,200	(1,989)	38%	3,840
Total Business Development	11,446	10,444	1,002	110%	100,755	104,439	(3,684)	96%	125,326
Mobility & Transportation									
17001 • Transportation Inv. Contract	0	1,600	(1,600)	0%	0	16,000	(16,000)	0%	19,200
17010 • Engineering Services	0	2,667	(2,667)	0%	0	26,667	(26,667)	0%	32,000
17020 • Bridge Lighting Maint	93	0	93	100%	30,781	0	30,781	100%	0
17030 • Mobility Projects	0	3,467	(3,467)	0%	8,554	34,667	(26,113)	25%	41,600
Total Mobility & Transportation	93	7,734	(7,641)	1%	39,335	77,334	(37,999)	51%	92,800
Project Staffing & Admin									
16150 • Admin & Management	674	700	(26)	96%	6,832	7,000	(168)	98%	8,400
16160 • Reimbursable Expenses	3	427	(424)	1%	664	4,267	(3,603)	16%	5,120
16170 • Reimbursable Mileage	71	133	(62)	53%	2,093	1,333	760	157%	1,600
16180 • Postage, Deliveries	6	35	(29)	17%	158	347	(189)	46%	416
16190 • Printing & Reproduction	153	187	(34)	82%	2,243	1,867	376	120%	2,240
16200 • Public Notices, Advertising	0	213	(213)	0%	0	2,133	(2,133)	0%	2,560
16210 • Project Management	1,498	1,310	188	114%	14,977	13,104	1,873	114%	15,725
16215 • Director Of Services	2,157	2,258	(101)	96%	21,570	22,585	(1,015)	96%	27,102
16220 • Legal Services	1,622	640	982	253%	24,307	6,400	17,907	380%	7,680
16250 • Bookkeeping	416	416	0	100%	4,809	4,160	649	116%	4,992
16260 • Assess Data Mgmt & Billing Sves	446	587	(141)	76%	5,638	5,867	(229)	96%	7,040
16270 • Office Supplies	0	80	(80)	0%	0	800	(800)	0%	960
16280 • Other	17	16	1	106%	188	160	28	118%	192
16290 • Office Lease Space	391	416	(25)	94%	3,883	4,160	(277)	93%	4,992
16291 • Office Equipment	0	107	(107)	0%	436	1,067	(631)	41%	1,280
16340 • Auditing Fees	0	0	0	0%	3,715	3,520	195	106%	3,520
16530 • Insurance & Surety Bond	0	0	0	0%	3,036	4,800	(1,764)	63%	4,800
16600 • Payroll Expenses	2,441	3,200	(759)	76%	25,017	32,000	(6,983)	78%	38,400
Total Project Staffing & Admin	9,895	10,725	(830)	92%	94,549	83,570	10,979	113%	137,019

Montrose Management District
Revenue & Expenditures East Zone
October 2014

	Oct 14	Budget	\$ Over Budget	% of Budget	Jan - Oct 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415 • Vehicle Maint. & Operations	300	1,013	(713)	30%	4,371	10,133	(5,762)	43%	12,160
15420 • Contract Public Safety Services	10,098	9,459	639	107%	95,831	94,587	1,244	101%	113,504
15425 • Mobile Camera Program	496	800	(304)	62%	8,335	8,000	335	104%	9,600
15430 • Cell Phone	48	48	0	100%	578	480	98	120%	576
16100 • Store Front Equipment	0	57	(57)	0%	0	567	(567)	0%	680
16102 • Public Safety Equipment	26	133	(107)	20%	271	1,333	(1,062)	20%	1,600
16110 • Graffiti Abatement	1,843	1,600	243	115%	17,823	16,000	1,823	111%	19,200
16115 • Nuisance Abatement	0	1,400	(1,400)	0%	0	14,000	(14,000)	0%	16,800
Total Security and Public Safety	12,811	14,510	(1,699)	88%	127,209	145,100	(17,891)	88%	174,120
Visual Improvements & Cultural									
16212 • Beautification Design & Install	0	9,715	(9,715)	0%	16,833	97,152	(80,319)	17%	116,582
16213 • Landscape Maintenance	1,917	2,500	(583)	77%	14,804	25,000	(10,196)	59%	30,000
16216 • Holiday Design & Install	0	0	0	0%	0	0	0	0%	3,200
Total Visual Improvements & Cultural	1,917	12,215	(10,298)	16%	31,637	122,152	(90,515)	26%	149,782
Total Uses	36,162	55,628	(19,466)	65%	393,485	532,595	(139,110)	74%	679,047
Net Ordinary Revenue	(5,380)	(25,521)	20,141	21%	380,430	259,545	120,885	147%	189,753
Planned Reserves	(5,380)	(25,521)	20,141	21%	380,430	259,545	120,885	147%	189,753

**Montrose Management District
Revenue and Expenditures
West Zone**

Montrose Management District
Revenue & Expenditures West Zone
October 2014

Sources of Funds	Oct 14	Budget	\$ Over Budget	% of Budget	Jan - Oct 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110-1 · Assessments.	4,259	2,239	2,020	190%	1,118,148	1,095,177	22,971	102%	1,095,177
14112-1 · Assessment Refunds.	0	1,530	(1,530)	0%	(19,634)	15,300	(34,934)	(128%)	18,360
14310-1 · Penalties & Interest.	1,031	1,417	(386)	73%	10,953	14,167	(3,214)	77%	17,000
14370-1 · Interest Earned on Temp. Inves	146	34	112	429%	1,551	340	1,211	456%	408
14380-1 · Interest.	12	6	6	200%	72	57	15	126%	68
14390-1 · Ending FY 2013 Fund Balance.	34,225	34,225	0	100%	342,251	342,251	0	100%	410,701
Total Sources	39,673	39,451	222	101%	1,453,341	1,467,292	(13,951)	99%	1,541,714
Uses of Funds									
Business Development									
16124-1 · Marketing & Public Rel Dir	2,045	2,150	(105)	95%	20,451	21,502	(1,051)	95%	25,803
16125-1 · Marketing & Public Relation	15,630	16,592	(962)	94%	171,305	165,920	5,385	103%	199,104
16135-1 · Economic Development Service	768	2,261	(1,493)	34%	12,604	22,610	(10,006)	56%	27,132
16140-1 · Web Site Main./Host/I.T..	5,831	510	5,321	1,143%	5,910	5,100	810	116%	6,120
16141-1 · GIS Services.	34	680	(646)	5%	2,574	6,800	(4,226)	38%	8,160
Total Business Development	24,308	22,193	2,115	110%	212,844	221,932	(9,088)	96%	266,319
Mobility & Transportation									
17001-1 · Transportation Inv. Contract.	0	3,400	(3,400)	0%	0	34,000	(34,000)	0%	40,800
17010-1 · Engineering Services.	0	5,667	(5,667)	0%	0	56,667	(56,667)	0%	68,000
17020-1 · Bridge Lighting Maint.	197	0	197	100%	65,410	0	65,410	100%	0
17030-1 · Mobility Projects.	0	7,367	(7,367)	0%	18,178	73,667	(55,489)	25%	88,400
Total Mobility & Transportation	197	16,434	(16,237)	1%	83,588	164,334	(80,746)	51%	197,200
Project Staffing & Admin									
16150-1 · Admin & Management	1,426	1,488	(62)	96%	14,459	14,875	(416)	97%	17,850
16160-1 · Reimbursable Expenses.	6	907	(901)	1%	1,409	9,067	(7,658)	16%	10,880
16170-1 · Reimbursable Mileage.	150	283	(133)	53%	4,447	2,833	1,614	157%	3,400
16180-1 · Postage, Deliveries	13	74	(61)	18%	336	737	(401)	46%	884
16190-1 · Printing & Reproduction	324	397	(73)	82%	4,767	3,967	800	120%	4,760
16200-1 · Public Notices, Advertising	0	453	(453)	0%	0	4,533	(4,533)	0%	5,440
16210-1 · Project Management	3,172	2,785	387	114%	31,715	27,846	3,869	114%	33,415
16215-1 · Director Of Services	4,565	4,799	(234)	95%	45,647	47,993	(2,346)	95%	57,591
16220-1 · Legal Services.	3,447	1,360	2,087	253%	51,604	13,600	38,004	379%	16,320
16250-1 · Bookkeeping.	884	884	0	100%	10,221	8,840	1,381	116%	10,608
16260-1 · Assess Data Mgmt & Billing Svc	947	1,247	(300)	76%	11,981	12,467	(486)	96%	14,960
16270-1 · Office Supplies.	0	170	(170)	0%	0	1,700	(1,700)	0%	2,040
16280-1 · Other.	20	34	(14)	59%	165	340	(175)	49%	408
16290-1 · Office Lease Space.	819	884	(65)	93%	8,128	8,840	(712)	92%	10,608
16291-1 · Office Equipment.	0	227	(227)	0%	927	2,267	(1,340)	41%	2,720
16340-1 · Auditing Fees.	0	0	0	0%	7,885	7,480	405	105%	7,480
16530-1 · Insurance & Surety Bond.	0	0	0	0%	6,451	10,200	(3,749)	63%	10,200
Total Project Staffing & Admin	15,773	15,992	(219)	99%	200,142	177,585	22,557	113%	209,564

Montrose Management District
Revenue & Expenditures West Zone
October 2014

	Oct 14	Budget	\$ Over Budget	% of Budget	Jan - Oct 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415-1 · Vehicle Maint. & Operations.	638	2,153	(1,515)	30%	9,289	21,533	(12,244)	43%	25,840
15420-1 · Contract Public Safety Service	21,388	20,100	1,288	106%	199,090	200,997	(1,907)	99%	241,196
15425-1 · Mobile Camera Program.	1,054	1,700	(646)	62%	17,635	17,000	635	104%	20,400
15430-1 · Cell Phone.	103	102	1	101%	1,229	1,020	209	120%	1,224
16101-1 · Public Safety Training.	0	27	(27)	0%	0	267	(267)	0%	320
16102-1 · Public Safety Equipment.	54	283	(229)	19%	570	2,833	(2,263)	20%	3,400
16110-1 · Graffiti Abatement.	3,917	3,400	517	115%	37,857	34,000	3,857	111%	40,800
16115-1 · Nuisance Abatement.	0	2,975	(2,975)	0%	0	29,750	(29,750)	0%	35,700
Total Security and Public Safety	27,154	30,740	(3,586)	88%	265,670	307,400	(41,730)	86%	368,880
Visual Improvements & Cultural									
16212-1 · Identification Design & Install	0	20,645	(20,645)	0%	35,771	206,448	(170,677)	17%	247,738
16216-1 · Holiday Design & Install.	0	0	0	0%	0	0	0	0%	6,800
Total Visual Improvements & Cultural	0	20,645	(20,645)	0%	35,771	206,448	(170,677)	17%	254,538
Total Uses	67,432	106,004	(38,572)	64%	798,015	1,077,699	(279,684)	74%	1,296,501
Net Ordinary Revenue	(27,759)	(66,553)	38,794	42%	655,326	389,593	265,733	168%	245,213
Planned Reserves	(27,759)	(66,553)	38,794	42%	655,326	389,593	265,733	168%	245,213

**Montrose Management District
Revenue and Expenditures
Total Zone**

Montrose Management District
Revenue & Expenditures Total Zone
October 2014

Sources of Funds	YTD Budget	\$ Over Budget	% of Budget	Annual Budget	2015
14110-1 · Assessments.	1,095,177	22,971	102%	1,095,177	\$ 1,342,600
14110 · Assessments	497,620	(4,060)	99%	515,377	\$ 594,860
14112-1 · Assessment Refunds.	15,300	(34,934)	(128%)	18,360	\$ 15,000
14112 · Assessment Refunds	7,200	(17,967)	(150%)	8,640	\$ 7,000
14310-1 · Penalties & Interest.	14,167	(3,214)	77%	17,000	\$ 19,000
14310 · Penalties & Interest	6,667	2,774	142%	8,000	\$ 10,000
14370-1 · Interest Earned on Temp. Inves	340	1,211	456%	408	\$ 1,500
14370 · Interest Earned on Temp. Invest	160	1,021	738%	192	\$ 1,200
14380-1 · Interest.	57	15	126%	68	\$ 85
14380 · Interest	27	7	126%	32	\$ 40
Tradition Bank Loan					\$ 700,000
Tradition Bank Loan					\$ 300,000
14390-1 · Ending FY 2014 Fund Balance.	342,251	0	100%	410,701	\$ 552,251
14390 · Ending FY 2014 Fund Balance	280,466	0	100%	336,559	\$ 370,466
Total Sources	2,259,432	(32,176)	99%	2,410,514	\$ 3,914,002
Uses of Funds					
Marketing // Business Development					
16124-1 · Marketing & Public Rel Dir	21,502	(1,051)	95%	25,803	\$ 25,803
16124 · Marketing & Public Rel Director	10,119	(455)	96%	12,142	\$ 12,142
16125-1 · Marketing & Public Relation	165,920	5,385	103%	199,104	\$ 228,970
16125 · Marketing & Public Relations	78,080	3,082	104%	93,696	\$ 107,750
16135-1 · Economic Development Service	22,610	(10,006)	56%	27,132	\$ 31,202
16135 · Economic Development Services	10,640	(4,720)	56%	12,768	\$ 14,683
16140-1 · Web Site Main./Host/I.T..	5,100	810	116%	6,120	\$ 8,540
16140 · Web Site Main./Host/I.T.	2,400	398	117%	2,880	\$ 3,660
16141-1 · GIS Services.	6,800	(4,226)	38%	8,160	\$ 9,384
16141 · GIS Services	3,200	(1,989)	38%	3,840	\$ 4,416
Total Marketing// Business Development	326,371	(12,772)	96%	391,645	\$ 446,550
Mobility & Transportation					
17001-1 · Transportation Inv. Contract.	34,000	(34,000)	0%	40,800	\$ -
17001 · Transportation Inv. Contract	16,000	(16,000)	0%	19,200	\$ -
17010-1 · Engineering Services.	56,667	(56,667)	0%	68,000	\$ 68,000
17010 · Engineering Services	26,667	(26,667)	0%	32,000	\$ 32,000
17020-1 · Bridge Lighting Maint.	0	65,410	100%	0	\$ -
17020 · Bridge Lighting Maint	0	30,781	100%	0	\$ -
17030-1 · Mobility Projects.	73,667	(55,489)	25%	88,400	\$ 700,000
17030 · Mobility Projects	34,667	(26,113)	25%	41,600	\$ 300,000
Total Mobility & Transportation	241,668	(118,745)	51%	290,000	\$ 1,100,000
Project Staffing & Admin					
16150-1 · Admin & Management	14,875	(416)	97%	17,850	\$ 17,850
16150 · Admin & Management	7,000	(168)	98%	8,400	\$ 8,400
16160-1 · Reimbursable Expenses.	9,067	(7,658)	16%	10,880	\$ 10,880
16160 · Reimbursable Expenses	4,267	(3,603)	16%	5,120	\$ 5,120
16170-1 · Reimbursable Mileage.	2,833	1,614	157%	3,400	\$ 5,000
16170 · Reimbursable Mileage	1,333	760	157%	1,600	\$ 3,000

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	YTD Budget	\$ Over Budget	% of Budget	Annual Budget	2015
16180-1 · Postage, Deliveries	737	(401)	46%	884	\$ 737
16180 · Postage, Deliveries	347	(189)	46%	416	\$ 347
16190-1 · Printing & Reproduction	3,967	800	120%	4,760	\$ 6,000
16190 · Printing & Reproduction	1,867	376	120%	2,240	\$ 3,000
16200-1 · Public Notices, Advertising	4,533	(4,533)	0%	5,440	\$ 5,440
16200 · Public Notices, Advertising	2,133	(2,133)	0%	2,560	\$ 2,560
16210-1 · Project Management	27,846	3,869	114%	33,415	\$ 33,415
16210 · Project Management	13,104	1,873	114%	15,725	\$ 15,725
16215-1 · Director Of Services	47,993	(2,346)	95%	57,591	\$ 57,591
16215 · Director Of Services	22,585	(1,015)	96%	27,102	\$ 27,102
16220-1 · Legal Services	13,600	38,004	379%	16,320	\$ 51,800
16220 · Legal Services	6,400	17,907	380%	7,680	\$ 22,200
16250-1 · Bookkeeping	8,840	1,381	116%	10,608	\$ 11,550
16250 · Bookkeeping	4,160	649	116%	4,992	\$ 4,950
16260-1 · Assess Data Mgmt & Billing Svc	12,467	(486)	96%	14,960	\$ 16,100
16260 · Assess Data Mgmt & Billing Svc	5,867	(229)	96%	7,040	\$ 6,900
16270-1 · Office Supplies	1,700	(1,700)	0%	2,040	\$ 2,800
16270 · Office Supplies	800	(800)	0%	960	\$ 1,200
16280-1 · Other	340	(175)	49%	408	\$ 420
16280 · Other	160	28	118%	192	\$ 180
16290-1 · Office Lease Space	8,840	(712)	92%	10,608	\$ 16,380
16290 · Office Lease Space	4,160	(277)	93%	4,992	\$ 7,020
16291-1 · Office Equipment	2,267	(1,340)	41%	2,720	\$ 2,800
16291 · Office Equipment	1,067	(631)	41%	1,280	\$ 1,200
16340-1 · Auditing Fees	7,480	405	105%	7,480	\$ 8,400
16340 · Auditing Fees	3,520	195	106%	3,520	\$ 3,600
16530-1 · Insurance & Surety Bond	10,200	(3,749)	63%	10,200	\$ 10,200
16530 · Insurance & Surety Bond	4,800	(1,764)	63%	4,800	\$ 4,800
16600 · Payroll Expenses	32,000	(6,983)	78%	38,400	\$ 38,400
Total Project Staffing & Admin	293,155	26,553	109%	346,583	\$ 413,067
Security and Public Safety					
15415-1 · Vehicle Maint. & Operations	21,533	(12,244)	43%	25,840	\$ 9,800
15415 · Vehicle Maint. & Operations	10,133	(5,762)	43%	12,160	\$ 4,200
15420-1 · Contract Public Safety Service	200,997	(1,907)	99%	241,196	\$ 252,000
15420 · Contract Public Safety Services	94,587	1,244	101%	113,504	\$ 108,000
15425-1 · Mobile Camera Program	17,000	635	104%	20,400	\$ 24,500
15425 · Mobile Camera Program	8,000	335	104%	9,600	\$ 10,500
15430-1 · Cell Phone	1,020	209	120%	1,224	\$ 1,400
15430 · Cell Phone	480	98	120%	576	\$ 600
16100 · Store Front Equipment	567	(567)	0%	680	\$ 680
16101-1 · Public Safety Training	267	(267)	0%	320	\$ 320
16102-1 · Public Safety Equipment	2,833	(2,263)	20%	3,400	\$ 1,050
16102 · Public Safety Equipment	1,333	(1,062)	20%	1,600	\$ 450
16110-1 · Graffiti Abatement	34,000	3,857	111%	40,800	\$ 45,500
16110 · Graffiti Abatement	16,000	1,823	111%	19,200	\$ 19,500
16115-1 · Nuisance Abatement	29,750	(29,750)	0%	35,700	\$ 38,588
16115 · Nuisance Abatement	14,000	(14,000)	0%	16,800	\$ 16,538
Total Security and Public Safety	452,500	(59,621)	87%	543,000	\$ 533,625

Montrose Management District
Revenue & Expenditures Total Zone
October 2014

	YTD Budget	\$ Over Budget	% of Budget	Annual Budget	2015
Visual Improvements & Cultural					
16212-1 · Identification Design & Install	206,448	(170,677)	17%	247,738	\$ 469,000
16212 · Beautification Design & Install	97,152	(80,319)	17%	116,582	\$ 201,000
16213 · Landscape Maintenance	25,000	(10,196)	59%	30,000	\$ 50,000
16216-1 · Holiday Design & Install.	0	0	0%	6,800	\$ -
16216 · Holiday Design & Install	0	0	0%	3,200	\$ -
Total Visual Improvements & Cultural	328,600	(261,192)	21%	404,320	\$ 720,000
Total Uses	1,642,294	(425,777)	74%	1,975,548	\$ 3,213,242
Net Ordinary Revenue	617,138	393,601	164%	434,966	\$ 700,760
Planned Reserves	617,138	393,601	164%	434,966	\$ 700,760