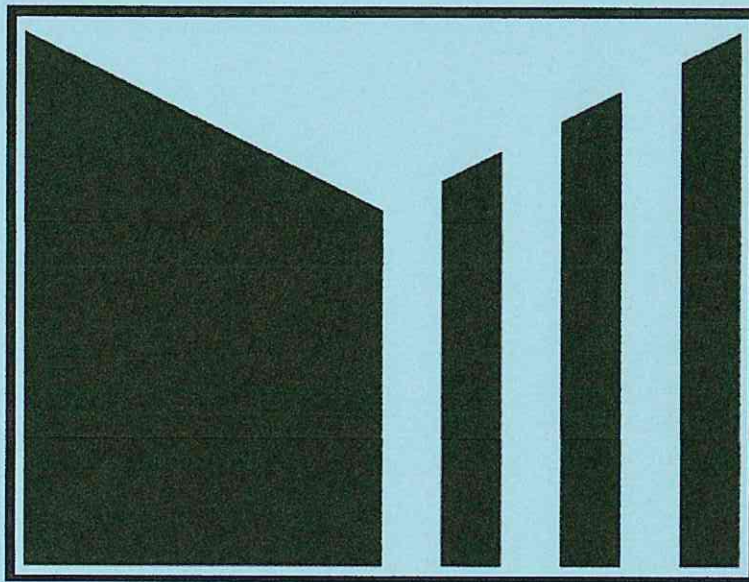
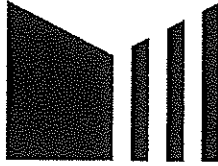


MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

February 9, 2015



MONTROSE MANAGEMENT DISTRICT
NOTICE OF MEETING

TO: THE BOARD OF DIRECTORS OF THE MONTROSE MANAGEMENT DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that a meeting of the Board of Directors of the Montrose Management District will be held at 12:00 pm on Monday, February 9, 2015, 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 prior meeting.
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. Accept bookkeeper/investment officer's annual disclosure under the Public Funds Investment Act.
8. Adopt Resolution Regarding Annual Review of Investment Policy and List of Qualified Broker/Dealers of Montrose Management District.
9. Executive Director's report. Consider the following actions:
 - a. Approve contract with Harris County for nuisance abatement services.
10. 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.
11. Reconvene in Open Session and authorize appropriate action by legal counsel related to Item 8 on the agenda.
12. Announcements.
13. 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 the previous meeting.

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

January 12, 2015

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the Montrose Management District held a regular meeting, open to the public, on Monday, January 12, 2015, 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 -	<i>vacant</i>	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 -	<i>vacant</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 Wynn, Mitchmore, Llewellyn, Leverett and Ellis, thus constituting a quorum. Also present were Bill Calderon, David Hawes, Susan Hill, Linda Clayton, Gretchen Larson and Marie Cortes, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell & Giuliani; Pat Hall, Equi-Tax, Inc., Darrell Hawthorne, Municipal Accounts & Consulting; and Ray Lawrence, Lawrence & Associates. Others attending the meeting were Dennis Beedon, Montrose Business Ambassador; Officer Victor Beserra, HPD; Barry Abrams, Blank Rome LLP; Daphne Scarbrough, Richmond Avenue Coalition; Tawny Tidwell; Howard Christy; and Lane Lewis. Acting Chair Stinson called the meeting to order at 12:06 p.m.

APPROVE MINUTES OF MEETING HELD DECEMBER 8, 2014.

It was noted that Director Hubbard was not present at the December 8, 2014, Board meeting as reflected in the Minutes. Upon a motion duly made by Director Grover, and being seconded by Director Jara, the Board voted unanimously to approve the Minutes of the December 8, 2014, with one correction reflecting that Director Hubbard was absent.

ACCREPT OATHS OF OFFICE, SWORN STATEMENTS, AND BONDS FROM NEWLY APPOINTED BOARD MEMBERS.

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

RECEIVE PUBLIC COMMENTS.

There were no public comments.

12:09 p.m. – Director Randall Ellis arrived at meeting

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

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

EXECUTIVE DIRECTOR'S REPORT. CONSIDER THE FOLLOWING ACTIONS:

- a. Approve contract with Harris County for nuisance abatement services.**

This item was tabled.

- b. Consider amendment to the WPM contract for additional services associated with general mobility planning, the District SPA application, and bike lanes.**

Mr. Calderon reported Walter P Moore's proposal was included in the Board agenda materials. There was general discussion regarding the suggested upgrades on the shared lane markings. There was discussion regarding public education and materials regarding the shared bike lanes. Officer Beserra discussed educating the public, including cyclists. He reported educational materials would be handed out to cyclists. Director Stinson requested a summary of monies paid out to Walter P. Moore.

- c. Consider amendment to photography services contract with CrackedFox.**

- d. Consider amendment to photography services contract with EV1 Productions.**

Mr. Calderon reported the amendments to the services contract included a new line item to address ownership of photos. The District would own the photos and would be able to authorize use of them to third parties.

A handout was provided of the Executive Director's Monthly Report, December 8,, 2014 – January 12, 2015, a copy is attached as Exhibit A. Mr. Calderon reported staff was working on bi-annual newsletter. There was discussion regarding having a Board Retreat on February 21 or 28. He reported there was a meeting scheduled Thursday with TxDOT to review the bridge plans. He reported all wiring issues for the District branding signage have been resolved. He provided an update on the bike lanes project. Director Stinson requested information be put on the website regarding the bike lanes. Officer Beserra presented the monthly Crime Statistic Report, and answered questions. There was general discussion regarding placement of a security camera at Fairview and Taft.

Upon a motion duly made by Director Jara, and being seconded by Director Hubbard, the Board voted unanimously to approve the amendment to WPM contract, the amendment to the photography services contract with CrackedFox and the amendment to the photography services contract with EV1 Productions, as presented.

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

Ms. Hall presented the Monthly Assessment Collection Report, included in the Board agenda materials. She reported 11% collected for the East zone and 14% collected for the West zone for the 2014 assessment. No action from the Board was required.

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

The Board convened in Executive Session at 12:46 p.m.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION BY LEGAL COUNSEL RELATED TO ITEM 8 ON THE AGENDA.

The Board reconvened from Executive Session at 1:27 p.m. No action was taken.

ANNOUNCEMENTS.

Director Stinson announced there was a new business in the District named Syphon, a coffee shop.

ADJOURN.

There being no further business to come before the Board, Acting Chair Stinson adjourned the meeting at 1:28 p.m.



Secretary

List of Exhibits:

- A. Executive Director's Monthly Report, December 8, 2014 – January 12, 2015

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2013	0.12500	\$508,718.85	\$281,921.96	\$226,796.89	55%
2012	0.12500	\$432,201.01	\$426,422.78	\$5,778.23	99%
2011	0.12500	\$410,638.02	\$409,555.47	\$1,082.55	99%
2010	0.12500	\$402,221.57	\$401,870.32	\$351.25	99%
2009	0.12500	\$419,939.17	\$419,901.67	\$37.50	99%
2008	0.12500	\$396,675.13	\$396,650.13	\$25.00	99%
2007	0.12500	\$309,868.58	\$309,849.83	\$18.75	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2013 Assessment Collected	233,052.44	233,052.44
2012 Assessment Collected	1,196.73	1,196.73
2011 Assessment Collected	-713.18	-713.18
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
Penalty & Interest	307.42	307.42
Overpayments	13,977.61	13,977.61
CAD Lawsuits	118.16	118.16
CAD Corrections	713.18	713.18
Collection Fees	324.46	324.46
Court Fees	0.00	0.00
Total Revenue	248,976.82	248,976.82
Overpayments Presented for Refund	2,746.19	2,746.19
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2013:	410,785,211	Uncertified:	1,079,884
ASSESSED VALUE FOR 2012:	346,069,977	Uncertified:	0
ASSESSED VALUE FOR 2011:	328,532,103	Uncertified:	0
ASSESSED VALUE FOR 2010:	321,799,663	Uncertified:	0
ASSESSED VALUE FOR 2009:	336,117,938	Uncertified:	0
ASSESSED VALUE FOR 2008:	317,339,817	Uncertified:	0
ASSESSED VALUE FOR 2007:	322,144,526	Uncertified:	0

Assessment Collection Account: Compass Bank, Account No. 2530962019

ASSESSMENT PLAN PROJECTIONS

YEAR	MAX RATE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE @ 10%
2007	0.12500	337,500	320,625	309,849.83	
2008	0.12500	337,500	320,625	396,650.13	
2009	0.12500	337,500	320,625	419,901.67	
2010	0.12500	337,500	320,625	401,870.32	
2011	0.12500	337,500	320,625	409,555.47	
2012	0.12500	337,500	320,625	426,422.78	
2013	0.12500	337,500	320,625	\$281,921.96	
2014	0.12500	337,500	320,625		
2015	0.12500	337,500	320,625		
2016	0.12500	337,500	320,625		
		3,375,000	3,206,250		375,000

The Projected Levy is based on the rate remaining at 0.12500

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

MONTROSE DISTRICT EAST ZONE

January 2014

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNERS	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
PPF AMLI 2221 WEST DALLAS ST LL 200 W MONTROSE ST STE 2200 CHICAGO IL 60606-5070	1269260010001	2221 W DALLAS ST 404 77019	MULTI-FAMILY	62,800,000	78,500.00
UST REALTY COMPANY % UNIV OF ST THOMAS: ATTN PRES 3800 MONTROSE BLVD HOUSTON TX 77006-4626	02616400000027 02616300000021 02616300000001	4100 MONTROSE BLVD 77006 4203 YOAKUM BLVD 77006 4200 MONTROSE BLVD	OFFICE BUILDINGS	14,054,250	17,567.81
4203 MONTROSE LTD 3810 W ALABAMA HOUSTON TX 77027-5204	1277520010001	4203 MONTROSE BLVD 77006	OFFICE BUILDING	9,716,385	12,145.48
RIVERSIDE CPI LLC & REALTY CTR MANAGEMENT INC 1990 S BUNDY DR STE 100 LOS ANGELES CA 90025	0370370010001	220 W ALABAMA ST 131 77006	MULTI - FAMILY	8,357,357	10,446.70
ARMSTRONG CHARLES 5000 MONTROSE BLVD UNIT 22C HOUSTON TX 77006-6564	01406700000002 01402500000001 01402500000002 01402500000005 01406600000002 01406700000001 01406700000003 01406700000004 01406700000005 01406700000006 01406700000009 01803400000001 01803400000002 01803400000003 01803400000011 01406600000004 01803400000012 02615100000020 02615100000021 02615100000027 04421300000001 01406800000009	804 PACIFIC ST 77006 2302 GENESEE ST 12 77006 2308 GENESEE ST 77006 120 FAIRVIEW ST 77006 2401 GRANT ST 77006 802 PACIFIC ST 77006 808 PACIFIC ST 77006 811 PACIFIC ST 77006 925 HYDE PARK BLVD 77006 809 HYDE PARK BLVD 77006 925 HYDE PARK BLVD 77006 1002 CALIFORNIA ST 77006 1004 CALIFORNIA ST 77006 1004 CALIFORNIA ST 77006 1007 MISSOURI ST 77006 907 FAIRVIEW ST 77006 1005 MISSOURI ST 77006 2602 CROCKER ST 77006 2605 GRANT ST 77006 805 PACIFIC ST 77006 810 PACIFIC ST 77006 810 HYDE PARK BLVD 77006	VARIOUS COMMERCIAL	8,337,163	10,391.61

MONTROSE DISTRICT EAST ZONE

January 2014						
TOP TEN ASSESSMENT PAYERS						
POST RICHMOND LP 4401 NORTHSIDE PKWY NW STE 800 ATLANTA GA 30327-3093	1309010010001	RICHMOND AVE 77006	MULTI - FAMILY	10,030,448	9,239.10	
WALGREENS 03157 % TAX DEPT STOP NO.75 300 WILMOT RD DEERFIELD IL 60015-4614	1179390010001	3317 MONTROSE BLVD 77006	RETAIL PHARMACY	5,825,000	7,281.26	
4119 MONTROSE LIMITED 4200 MONTROSE BLVD HOUSTON TX 77006-4963	1207680010001	4119 MONTROSE BVD 77006	OFFICE BUILDINGS	4,526,228	5,657.79	
3815 MONTROSE BULD LP 3815 MONTROSE BULD STE 211 HOUSTON TX 77006-4666	1222280020001 1222280010001	3820 ROSELAND ST 77006 3815 MONTROSE BLVD 77006	OFFICE BUILDINGS	4,066,056	5,082.57	
102 104 GREENWICH ST MANHATTA % RICHMOND MONTROSE CVS LP 1 CVS DR WOONSOCKET RI 02895-0146	1258090010001	1003 RICHMOND AVE 77006	RETAIL PHARMACY	3,843,472	4,804.34	

MONTROSE DISTRICT EAST ZONE

January 2014

TOP TEN DELINQUENTS

PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
SPUR APARTMENTS LLC 1525 MARYLAND ST HOUSTON TX 77006-1875	92 008 259 000 0003	219 W ALABAMA ST 32 77006	MULTI-FAMILY	2012	1,193.12
UPSTAIRS DOWNSTAIRS LLC 609 COLQUITT ST HOUSTON TX 77006-5523	92 023 062 000 0013	609 COLQUITT ST 77006	COMMERCIAL BUILDING	2010 - 2012	985.64
HARRIS DWAYNE & PAULA D 315 W ALABAMA ST STE 200 HOUSTON TX 77006-5177	92 008 260 000 0013	315 W ALABAMA ST 77006	OFFICE BUILDINGS	2012	814.89
HAGERTY THOMAS & VERONICA C/O HAGERTY ADVERTISING GROUP 3611 MONTROSE BLVD HOUSTON TX 77006-4691	92 026 156 000 0016	3611 MONTROSE BLVD #3 77006	COMMERCIAL	2012	775.10
SPARTAN REAL ESTATE LLC 1000 JACKSON BLVD HOUSTON TX 77006-1928	92 018 046 000 0028	1000 JACKSON BLVD 77006	COMMERCIAL WAREHOUSE	2012	717.66
FOLGADO FRANCO A 4310 MOUNT VERNON ST APT 8 HOUSTON TX 77006-5841	92 030 247 000 0013	4310 MOUNT VERNON ST 8 77006	MULTI-FAMILY	2011 - 2012	696.94
GARZA PROPERTIES 2206 HAZARD ST STE 15 HOUSTON TX 77019-6559	92 014 150 000 0015	815 RICHMOND AVE 77006	COMMERCIAL	2012	675.88
GAMRU PROPERTIES LTD 501 SUL ROSS ST HOUSTON TX 77006-5030	92 008 270 000 0005	506 SUL ROSS ST #11 77006	MULTI-FAMILY	2012	667.06
COSA BELLA LTD 2321 MCDUFFIE ST HOUSTON TX 77019-6527	92 018 034 000 0009	1009 MISSOURI ST 77006	COMMERCIAL	2012	581.72
IANNUCCI DIANE 327 WESTHEIMER RD HOUSTON TX 77006-3129	92 004 141 000 0026	327 WESTHEIMER RD 77006	COMMERCIAL	2012	372.97

**Harris County Improvement District No. 6 / East Montrose
Lawsuit and Arbitration Status Summary as of 12/5/2014**

Jun 930

Summary

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

Settled

587,045,320	Original value of Settled accounts as of 12/5/2014
158	Number of Settled accounts as of 12/5/2014
55,281,391	Reduction in value of Settled accounts
9.42%	Average % reduction in value of Settled accounts

Unsettled

147,925,055	Original value of Unsettled accounts as of 12/5/2014
83	Number of Unsettled accounts as of 12/5/2014

.125 Tax rate per \$100 valuation

\$17,412 Estimated reduction in assessment on 82 Unsettled accounts,
based on **9.42%** average

**MONTROSE DISTRICT WEST ZONE
ASSESSMENT COLLECTION REPORT
January 2015
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/15 - 12/31/15**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2014	0.12500	\$1,372,739.44	\$589,208.15	\$783,531.29	43%
2013	0.12500	\$1,145,240.46	\$1,121,045.89	\$24,194.57	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:	Current Month	Year to Date
2014 Assessment Collected	394,781.21	394,781.21
2013 Assessment Collected	-1,202.49	-1,202.49
2012 Assessment Collected	-501.19	-501.19
2011 Assessment Collected	-445.50	-445.50
2010 Assessment Collected	-445.50	-445.50
Penalty & Interest	-570.28	-570.28
Overpayments	7,097.53	7,097.53
CAD Lawsuits	1,569.29	1,569.29
CAD Corrections	0.00	0.00
Collection Fees	-339.13	-339.13
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	399,943.94	399,943.94
Overpayments Presented for Refund	5,562.63	5,562.63
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2014:	1,101,673,290	Uncertified:	4,050,451
ASSESSED VALUE FOR 2013:	916,291,363	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	\$1,121,045.89	
2014	0.12500	939,686	892,702	\$589,208.15	
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

MONTRÖSE DISTRICT WEST ZONE

January 2015

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 04422500000170 04422500000169 04422500000168 04422500000145 04422500000110 04422500000105 04422500000005 04422500000002 04422500000171	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	74,770,722	93,463.40
FINGER FSC MONTRÖSE LTD 98 DETERING ST STE 200 HOUSTON TX 77007-8259	1215190010001	4899 MONTRÖSE BLVD 187 77006	MULTI - FAMILY	62,934,814	78,668.52
US REIF WESTHEIMER APARTMENTS TX LLC 1270 SOLDIERS FIELD RD BRIGHTON MA 02135-1003	1286390010001	2001 WESTHEIMER RD 244 77098	MULTI - FAMILY	48,808,923	61,011.15
DUNLAVY DEVELOPMENT PHASE 1 LLC 101 BERKSHIRE ST BELLAIRE TX 77401-5309	1286480010001	4310 DUNLAVY ST 236 77006	MULTI - FAMILY	40,600,000	50,750.00
ANBIL ILR 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	40,560,967	50,701.21
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	35,053,929	43,817.41
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	26,972,706	33,715.88
BEHRINGER HARVARD MUSEUM DISTRICT PROJECT OWNER LP 5800 GRANITE PKWY STE 1000 PLANO TX 75024-6619	1336630010001	1301 RICHMOND AVE #270 77006	APARTMENT	23,345,222	29,181.53

MONTROSE DISTRICT WEST ZONE

January 2015					
TOP TEN ASSESSMENT PAYERS					
4300 DUNLAVY DEVELOPMENT LLC 101 BERKSHIRE ST BELLAIRE TX 77401-5309	1286480010002	4310 DUNLAVY ST 77006	APARTMENT	19,335,887	24,169.86
WEINGARTEN REALTY INVESTORS 0591-001 P O BOX 924133 HOUSTON TX 77292-4133	0442250000173	2030 W GRAY ST 77019	SHOPPING CENTER	16,739,278	20,924.10

MONTROSE DISTRICT WEST ZONE

January 2015 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 77054-4230	94 010 167 000 0030	1116 W GRAY ST 77019	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 GRENNOCH LN HOUSTON TX 77025-2408	94 056 125 000 0013	2009 COLQUITT ST #16 77098	MULTI - FAMILY	2012 - 2013	1,541.16	
KNA PARTNERS 550 WAUGH DR HOUSTON TX 77019-2002	94 026 174 000 0001	1111 WESTHEIMER RD 77006	RETAIL	2013	1,425.00	
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 12/5/2014**

Jur 939

Summary

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

Settled

803,993,686	Original value of Settled accounts as of 12/5/2014
379	Number of Settled accounts as of 12/5/2014
51,801,745	Reduction in value of Settled accounts
6.44%	Average % reduction in value of Settled accounts

Unsettled

408,474,681	Original value of Unsettled accounts as of 12/5/2014
162	Number of Unsettled accounts as of 12/5/2014

.125 Tax rate per \$100 valuation

\$32,898 Estimated reduction in assessment on 161 Unsettled accounts,
based on **6.56%** average

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT SUMMARY REPORT
MONTROSE DISTRICT
February 9, 2015

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

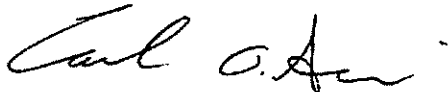
Suit pending:

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*
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

Paid in full:

1710 Indiana LLC \$927.54, *1710 Indiana St.-0520620420014*
Tran Duy Holdings Ltd. \$919.20, *1301 Waugh Dr.-0523620080004*
Eng C. Chen & Chiang Tzuu \$872.96, *3321 Stanford St.-0261360000009*
505 W. Alabama LLC \$772.14, *515 W. Alabama St.-0230570000018*
Saddlebrook Ventures LLC \$710.64, *1601 Castile Ct.-0392240030015*
Drake Custom Homes Ltd. \$470.78, *503 W. Drew St.-0140570000003*
Dusan Vrabel \$402.59, *1505 Westheimer Rd.-0522290000009*
Geary Michael Ashby \$168.72, *2510 Park St.-0180510000003*
David Dunn \$75.05, *1620 Commonwealth St.-0442320000002*

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



Carl O. Sandin

PerdueBrandonFielderCollins&Mott LLP 
ATTORNEYS AT LAW

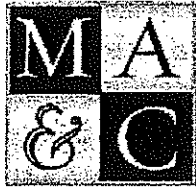
Email: csandin@pbfcml.com
Office: 713-802-6965 (Direct Line)
Mobile: 713-824-1290
Fax: 713-862-1429

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

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



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District

Bookkeeper's Report

February 9, 2015

Montrose Management District
Cash Flow Report - Checking Account
As of February 9, 2015

Num	Name	Memo	Amount	Balance
BALANCE AS OF 01/13/2015				\$10,242.94
Receipts				
	Interest		11.71	
	Wire Transfer		100,000.00	
Total Receipts				100,011.71
Disbursements				
4567	e-Vision 1 Productions, LLC	MMD Video Archive	(250.00)	
4589	Claudia Kolker	Editorial Expense	(6,400.00)	
4590	Bankcard Center	Credit Card Expenses	(807.69)	
4591	Comcast	Office Expense	0.00	
4592	Verizon Wireless	Cell Phone Expense	0.00	
4593	Aaron M Day	Security Expense	(3,525.73)	
4594	Adalberto R Ramos	Security Expense	(1,230.87)	
4595	Brian M Alms	Security Expense	(595.66)	
4596	Chad J Wall	Security Expense	(408.81)	
4597	John E Obenhaus	Security Expense	(1,463.84)	
4598	Joseph C Mabasa	Security Expense	(3,120.79)	
4599	Juan Arroyo	Security Expense	(2,014.08)	
4600	Lec T Jaquarya	Security Expense	(2,261.89)	
4601	Leon Laureano.	Security Expense	(2,146.34)	
4602	Ricardo Gonzales	Security Expense	(585.36)	
4603	Richard J Bass	Security Expense	(780.21)	
4604	Sean M Blevins	Security Expense	(595.66)	
4605	Todd L Thibodeaux	Security Expense	(1,488.42)	
4606	Victor Beserra.	Security Expense / Coordinator Fee	(3,940.86)	
4607	Alamshenas Real Estate LTD	Assessment Refund	(197.66)	
4608	Alamshenas Real Estate LTD	Assessment Refund	(100.00)	
4609	Amreit	Assessment Refund	(893.75)	
4610	Brian Copeland	Assessment Refund	(200.38)	
4611	Capital Title of Texas LLC	Assessment Refund	(651.80)	
4612	Craig L Weinstock	Assessment Refund	(257.00)	
4613	F L Toy LTD	Assessment Refund	(75.00)	
4614	F L Toy LTD	Assessment Refund	(102.50)	
4615	G Acker & J Blum	Assessment Refund	(5.00)	
4616	Midtown Properties, Inc.	Assessment Refund	(1,919.43)	
4617	Midtown Properties, Inc.	Assessment Refund	(2,068.91)	
4618	Midtown Properties, Inc.	Assessment Refund	(979.68)	
4619	New 4119 Montrose LLC	Assessment Refund	(553.44)	
4620	Saul Snyder	Assessment Refund	(64.96)	
4621	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
4622	ALLY	Vehicle Lease	(938.00)	
4623	Amber Ambrose	Editorial Expense	(1,000.00)	
4624	Blank Rome LLP	Legal Fees	(552.50)	
4625	Bracewell & Giuliani LLP	Legal Fees - General Counsel	(1,125.90)	
4626	Chris Labod	Website Maintenance	(350.00)	
4627	Cracked Fox	Graphic Design & Marketing Services	(3,700.00)	
4628	Deborah Quinn Hensel	Writing and Photography Expense	(300.00)	
4629	Dennis C. Beedon	Business Ambassador Program Services	(2,660.17)	
4630	Equi-Tax, Inc.	Tax Services	(1,652.70)	
4631	Gandy Squared Lighting Design	Bridge Lighting Design	(4,780.00)	
4632	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(19,989.41)	

Montrose Management District
Cash Flow Report - Checking Account
As of February 9, 2015

Num	Name	Memo	Amount	Balance
Disbursements				
4633	Kudela & Weinheimer	District Identity Marker	(1,615.00)	
4634	Lawrence & Associates	Economic Development	(1,265.17)	
4635	Mitchell J. Shields	Editorial Expense	(1,500.00)	
4636	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(2,313.49)	
4637	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Coll	(1,095.02)	
4638	SentriForce	Mobile Camera Program	(1,550.00)	
4639	SMC Logistics	Street Lights	(350.00)	
4640	Tawny Tidwell	Social Media Consulting Services	(3,500.00)	
4641	Bankcard Center	Credit Card Expenses	0.00	
4642	Comcast	Office Expense	0.00	
4643	Verizon Wireless	Cell Phone Expense	0.00	
4644	Harris County Treasurer	Legal Fees	(5,069.45)	
Wire	United States Treasury	Monthly Payroll Taxes	(8,051.96)	
Total Disbursements				<u>(104,244.49)</u>
BALANCE AS OF 02/09/2015				<u><u>\$6,010.16</u></u>

Montrose Management District

Account Balances

As of February 9, 2015

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
GREEN BANK (XXXXX0210)	09/16/2014	03/16/2015	0.30 %	50,000.00	West Zone
POST OAK BANK (XXXXX0889)	10/07/2014	04/05/2015	0.30 %	50,000.00	East Zone
POST OAK BANK (XXXXX0897)	10/07/2014	04/05/2015	0.30 %	50,000.00	West Zone
ICON BANK (XXXXX1435)	11/01/2014	04/30/2015	0.24 %	50,000.00	West Zone
ICON BANK (XXXXX1831)	11/08/2014	06/06/2015	0.24 %	50,000.00	East Zone
GREEN BANK (XXXXX0169)	12/08/2014	07/06/2015	0.35 %	50,000.00	East Zone
GREEN BANK (XXXXX0143)	01/06/2015	08/04/2015	0.35 %	50,000.00	East Zone
GREEN BANK (XXXXX0311)	02/03/2015	09/01/2015	0.35 %	50,000.00	East Zone
Money Market Funds					
COMPASS BANK-PREMIER (XXXXX2019)	03/20/2012		0.15 %	474,086.66	(East Zone) Tax
COMPASS BANK-PREMIER (XXXXX2086)	03/20/2012		0.15 %	740,736.83	(West Zone) Tax
Checking Account(s)					
TRADITION BANK (XXXXX9069)			0.25 %	6,010.16	Checking Account
Totals for Operating Fund:				\$1,620,833.65	
Grand total for Montrose Management District:				\$1,620,833.65	

Montrose Management District
Summary of Pledged Securities
As of February 9, 2015

Financial Institution: COMPASS BANK-PREMIER		
Total CDs, MM:	\$1,214,823.49	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$1,110,394.66	Investment Policy Received: Yes
Ratio of pledged securities to investments:	115.08 %	
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:	\$6,010.16	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	

Montrose Management District
Revenue & Expenditures East Zone
January 2015

Sources of Funds	Jan 15	Budget	\$ Over Budget	% of Budget	Jan 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Revenue									
14110 · Assessments	233,536	316,313	(82,777)	74%	233,536	316,313	(82,777)	74%	594,860
14112 · Assessment Refunds	12,184	583	11,601	2,090%	12,184	583	11,601	2,090%	7,000
14310 · Penalties & Interest	307	833	(526)	37%	307	833	(526)	37%	10,000
14370 · Interest Earned on Temp. Invest	104	100	4	104%	104	100	4	104%	1,200
14380 · Interest	4	3	1	133%	4	3	1	133%	40
14390 · Ending FY 2014 Fund Balance	30,872	30,872	0	100%	30,872	30,872	0	100%	370,466
14400-1 · Tradition Bank Loan.	0	0	0	0%	0	0	0	0%	700,000
14400 · Tradition Bank Loan	0	0	0	0%	0	0	0	0%	300,000
Total Sources	277,007	348,704	(71,697)	79%	277,007	348,704	(71,697)	79%	1,983,566
Uses of Funds									
Business Development									
16124 · Marketing & Public Rel Director	966	1,012	(46)	95%	966	1,012	(46)	95%	12,142
16125 · Marketing & Public Relations	6,049	8,979	(2,930)	67%	6,049	8,979	(2,930)	67%	107,750
16135 · Economic Development Services	367	1,224	(857)	30%	367	1,224	(857)	30%	14,683
16140 · Web Site Main./Host/I.T.	171	305	(134)	56%	171	305	(134)	56%	3,660
16141 · GIS Services	24	368	(344)	7%	24	368	(344)	7%	4,416
Total Business Development	7,577	11,888	(4,311)	64%	7,577	11,888	(4,311)	64%	142,651
Mobility & Transportation									
17010 · Engineering Services	0	2,667	(2,667)	0%	0	2,667	(2,667)	0%	32,000
17030 · Mobility Projects	0	25,000	(25,000)	0%	0	25,000	(25,000)	0%	300,000
Total Mobility & Transportation	0	27,667	(27,667)	0%	0	27,667	(27,667)	0%	332,000
Project Staffing & Admin									
16150 · Admin & Management	674	700	(26)	96%	674	700	(26)	96%	8,400
16160 · Reimbursable Expenses	201	427	(226)	47%	201	427	(226)	47%	5,120
16170 · Reimbursable Mileage	150	250	(100)	60%	150	250	(100)	60%	3,000
16180 · Postage/ Deliveries	16	29	(13)	55%	16	29	(13)	55%	347
16190 · Printing & Reproduction	197	250	(53)	79%	197	250	(53)	79%	3,000
16200 · Public Notices, Advertising	0	213	(213)	0%	0	213	(213)	0%	2,560
16210 · Project Management	1,498	1,310	188	114%	1,498	1,310	188	114%	15,725
16215 · Director Of Services	2,157	2,259	(102)	95%	2,157	2,259	(102)	95%	27,102
16220 · Legal Services	1,622	1,850	(228)	88%	1,622	1,850	(228)	88%	22,200
16250 · Bookkeeping	556	413	143	135%	556	413	143	135%	4,950
16260 · Assess Data Mgmt & Billing Svcs	446	575	(129)	78%	446	575	(129)	78%	6,900
16270 · Office Supplies	0	100	(100)	0%	0	100	(100)	0%	1,200
16280 · Other	20	15	5	133%	20	15	5	133%	180
16290 · Office Lease Space	388	585	(197)	66%	388	585	(197)	66%	7,020
16291 · Office Equipment	32	100	(68)	32%	32	100	(68)	32%	1,200
16340 · Auditing Fees	0	300	(300)	0%	0	300	(300)	0%	3,600
16530 · Insurance & Surety Bond	0	400	(400)	0%	0	400	(400)	0%	4,800
16600 · Payroll Expenses	2,945	3,200	(255)	92%	2,945	3,200	(255)	92%	38,400
Total Project Staffing & Admin	10,902	12,976	(2,074)	84%	10,902	12,976	(2,074)	84%	155,704

Montrose Management District
Revenue & Expenditures East Zone
January 2015

	Jan 15	Budget	\$ Over Budget	% of Budget	Jan 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415 - Vehicle Maint. & Operations	300	350	(50)	86%	300	350	(50)	86%	4,200
15420 - Contract Public Safety Services	9,572	9,000	572	106%	9,572	9,000	572	106%	108,000
15425 - Mobile Camera Program	496	875	(379)	57%	496	875	(379)	57%	10,500
15430 - Cell Phone	47	50	(3)	94%	47	50	(3)	94%	600
16100 - Store Front Equipment	0	57	(57)	0%	0	57	(57)	0%	680
16102 - Public Safety Equipment	0	38	(38)	0%	0	38	(38)	0%	450
16110 - Graffiti Abatement	0	1,625	(1,625)	0%	0	1,625	(1,625)	0%	19,500
16115 - Nuisance Abatement	0	1,378	(1,378)	0%	0	1,378	(1,378)	0%	16,537
Total Security and Public Safety	10,415	13,373	(2,958)	78%	10,415	13,373	(2,958)	78%	160,467
Visual Improvements & Cultural									
16212 - Beautification Design & Install	0	16,750	(16,750)	0%	0	16,750	(16,750)	0%	201,000
16213 - Landscape Maintenance	0	4,167	(4,167)	0%	0	4,167	(4,167)	0%	50,000
Total Visual Improvements & Cultural	0	20,917	(20,917)	0%	0	20,917	(20,917)	0%	251,000
Total Uses	28,894	85,821	(57,927)	33%	28,894	85,821	(57,927)	33%	1,041,822
Net Ordinary Revenue	248,113	261,883	(13,770)	95%	248,113	261,883	(13,770)	95%	941,744
Planned Reserves	248,113	261,883	(13,770)	95%	248,113	261,883	(13,770)	95%	941,744

Montrose Management District
Revenue & Expenditures West Zone
January 2015

Sources of Funds	Jan 15	Budget	\$ Over Budget	% of Budget	Jan 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Revenue									
14110-1 • Assessments.	396,374	500,000	(103,626)	79%	396,374	500,000	(103,626)	79%	1,342,600
14112-1 • Assessment Refunds.	5,523	1,250	4,273	442%	5,523	1,250	4,273	442%	15,000
14310-1 • Penalties & Interest.	(570)	1,583	(2,153)	(36%)	(570)	1,583	(2,153)	(36%)	19,000
14370-1 • Interest Earned on Temp. Inves	42	125	(83)	34%	42	125	(83)	34%	1,500
14380-1 • Interest.	8	7	1	114%	8	7	1	114%	85
14390-1 • Ending FY 2014 Fund Balance.	46,021	46,021	0	100%	46,021	46,021	0	100%	552,251
14400-1 • Tradition Bank Loan.	0	0	0	0%	0	0	0	0%	700,000
14400 • Tradition Bank Loan	0	0	0	0%	0	0	0	0%	300,000
Total Sources	447,398	548,986	(101,588)	81%	447,398	548,986	(101,588)	81%	2,930,436
Uses of Funds									
Business Development									
16124-1 • Marketing & Public Rel Dir	2,045	2,150	(105)	95%	2,045	2,150	(105)	95%	25,803
16125-1 • Marketing & Public Relation	12,847	19,081	(6,234)	67%	12,847	19,081	(6,234)	67%	228,970
16135-1 • Economic Development Service	776	2,600	(1,824)	30%	776	2,600	(1,824)	30%	31,202
16140-1 • Web Site Main./Host/I.T..	364	712	(348)	51%	364	712	(348)	51%	8,540
16141-1 • GIS Services.	51	782	(731)	7%	51	782	(731)	7%	9,384
Total Business Development	16,083	25,325	(9,242)	64%	16,083	25,325	(9,242)	64%	303,899
Mobility & Transportation									
17010-1 • Engineering Services.	0	5,667	(5,667)	0%	0	5,667	(5,667)	0%	68,000
17030-1 • Mobility Projects.	0	58,333	(58,333)	0%	0	58,333	(58,333)	0%	700,000
Total Mobility & Transportation	0	64,000	(64,000)	0%	0	64,000	(64,000)	0%	768,000
Project Staffing & Admin									
16150-1 • Admin & Management	1,426	1,488	(62)	96%	1,426	1,488	(62)	96%	17,850
16160-1 • Reimbursable Expenses.	427	907	(480)	47%	427	907	(480)	47%	10,880
16170-1 • Reimbursable Mileage.	318	417	(99)	76%	318	417	(99)	76%	5,000
16180-1 • Postage, Deliveries	35	61	(26)	57%	35	61	(26)	57%	737
16190-1 • Printing & Reproduction	419	500	(81)	84%	419	500	(81)	84%	6,000
16200-1 • Public Notices , Advertising	0	453	(453)	0%	0	453	(453)	0%	5,440
16210-1 • Project Management	3,172	2,785	387	114%	3,172	2,785	387	114%	33,415
16215-1 • Director Of Services	4,565	4,799	(234)	95%	4,565	4,799	(234)	95%	57,591
16220-1 • Legal Services.	3,447	4,317	(870)	80%	3,447	4,317	(870)	80%	51,800
16250-1 • Bookkeeping.	1,169	963	206	121%	1,169	963	206	121%	11,550
16260-1 • Assess Data Mgmt & Billing Svc	947	1,342	(395)	71%	947	1,342	(395)	71%	16,100
16270-1 • Office Supplies.	0	233	(233)	0%	0	233	(233)	0%	2,800
16280-1 • Other.	23	35	(12)	66%	23	35	(12)	66%	420
16290-1 • Office Lease Space.	812	1,365	(553)	59%	812	1,365	(553)	59%	16,380
16291-1 • Office Equipment.	69	233	(164)	30%	69	233	(164)	30%	2,800
16340-1 • Auditing Fees.	0	700	(700)	0%	0	700	(700)	0%	8,400
16530-1 • Insurance & Surety Bond.	0	850	(850)	0%	0	850	(850)	0%	10,200
Total Project Staffing & Admin	16,829	21,448	(4,619)	78%	16,829	21,448	(4,619)	78%	257,363

Montrose Management District
Revenue & Expenditures West Zone
January 2015

	Jan 15	Budget	\$ Over Budget	% of Budget	Jan 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415-1 • Vehicle Maint. & Operations.	638	817	(179)	78%	638	817	(179)	78%	9,800
15420-1 • Contract Public Safety Service	20,374	21,000	(626)	97%	20,374	21,000	(626)	97%	252,000
15425-1 • Mobile Camera Program.	1,054	2,042	(988)	52%	1,054	2,042	(988)	52%	24,500
15430-1 • Cell Phone.	100	117	(17)	85%	100	117	(17)	85%	1,400
16101-1 • Public Safety Training.	0	27	(27)	0%	0	27	(27)	0%	320
16102-1 • Public Safety Equipment.	0	88	(88)	0%	0	88	(88)	0%	1,050
16110-1 • Graffiti Abatement.	0	3,792	(3,792)	0%	0	3,792	(3,792)	0%	45,500
16115-1 • Nuisance Abatement.	0	3,216	(3,216)	0%	0	3,216	(3,216)	0%	38,588
Total Security and Public Safety	22,166	31,099	(8,933)	71%	22,166	31,099	(8,933)	71%	373,158
Visual Improvements & Cultural									
16212-1 • Identification Design & Install	0	39,083	(39,083)	0%	0	39,083	(39,083)	0%	469,000
Total Visual Improvements & Cultural	0	39,083	(39,083)	0%	0	39,083	(39,083)	0%	469,000
Total Uses	55,078	180,955	(125,877)	30%	55,078	180,955	(125,877)	30%	2,171,420
Net Ordinary Revenue	392,320	368,031	24,289	107%	392,320	368,031	24,289	107%	759,016
Planned Reserves	392,320	368,031	24,289	107%	392,320	368,031	24,289	107%	759,016

Montrose Management District
Revenue & Expenditures Total Zone
January 2015

Sources of Funds	Jan 15	Budget	\$ Over Budget	% of Budget	Jan 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Revenue									
14110-1 - Assessments.	396,374	500,000	(103,626)	79%	396,374	500,000	(103,626)	79%	1,342,600
14110 - Assessments	233,536	316,313	(82,777)	74%	233,536	316,313	(82,777)	74%	594,860
14112-1 - Assessment Refunds.	5,523	1,250	4,273	442%	5,523	1,250	4,273	442%	15,000
14112 - Assessment Refunds	12,184	583	11,601	2,090%	12,184	583	11,601	2,090%	7,000
14310-1 - Penalties & Interest.	(570)	1,583	(2,153)	(36%)	(570)	1,583	(2,153)	(36%)	19,000
14310 - Penalties & Interest	307	833	(526)	37%	307	833	(526)	37%	10,000
14370-1 - Interest Earned on Temp. Inves	42	125	(83)	34%	42	125	(83)	34%	1,500
14370 - Interest Earned on Temp. Invest	104	100	4	104%	104	100	4	104%	1,200
14380-1 - Interest.	8	7	1	114%	8	7	1	114%	85
14380 - Interest	4	3	1	133%	4	3	1	133%	40
14390-1 - Ending FY 2014 Fund Balance.	46,021	46,021	0	100%	46,021	46,021	0	100%	552,251
14390 - Ending FY 2014 Fund Balance	30,872	30,872	0	100%	30,872	30,872	0	100%	370,466
14400-1 - Tradition Bank Loan.	0	0	0	0%	0	0	0	0%	700,000
14400 - Tradition Bank Loan	0	0	0	0%	0	0	0	0%	300,000
Total Sources	724,405	897,690	(173,285)	81%	724,405	897,690	(173,285)	81%	3,914,002
Uses of Funds									
Business Development									
16124-1 - Marketing & Public Rel Dir	2,045	2,150	(105)	95%	2,045	2,150	(105)	95%	25,803
16124 - Marketing & Public Rel Director	966	1,012	(46)	95%	966	1,012	(46)	95%	12,142
16125-1 - Marketing & Public Relations	12,847	19,081	(6,234)	67%	12,847	19,081	(6,234)	67%	228,970
16125 - Marketing & Public Relations	6,049	8,979	(2,930)	67%	6,049	8,979	(2,930)	67%	107,750
16135-1 - Economic Development Service	776	2,600	(1,824)	30%	776	2,600	(1,824)	30%	31,202
16135 - Economic Development Services	367	1,224	(857)	30%	367	1,224	(857)	30%	14,683
16140-1 - Web Site Main./Host/I.T..	364	712	(348)	51%	364	712	(348)	51%	8,540
16140 - Web Site Main./Host/I.T.	171	305	(134)	56%	171	305	(134)	56%	3,660
16141-1 - GIS Services.	51	782	(731)	7%	51	782	(731)	7%	9,384
16141 - GIS Services	24	368	(344)	7%	24	368	(344)	7%	4,416
Total Business Development	23,660	37,213	(13,553)	64%	23,660	37,213	(13,553)	64%	446,550
Mobility & Transportation									
17010-1 - Engineering Services.	0	5,667	(5,667)	0%	0	5,667	(5,667)	0%	68,000
17010 - Engineering Services	0	2,667	(2,667)	0%	0	2,667	(2,667)	0%	32,000
17030-1 - Mobility Projects.	0	58,333	(58,333)	0%	0	58,333	(58,333)	0%	700,000
17030 - Mobility Projects	0	25,000	(25,000)	0%	0	25,000	(25,000)	0%	300,000
Total Mobility & Transportation	0	91,667	(91,667)	0%	0	91,667	(91,667)	0%	1,100,000
Project Staffing & Admin									
16150-1 - Admin & Management	1,426	1,488	(62)	96%	1,426	1,488	(62)	96%	17,850
16150 - Admin & Management	674	700	(26)	96%	674	700	(26)	96%	8,400
16160-1 - Reimbursable Expenses.	427	907	(480)	47%	427	907	(480)	47%	10,880
16160 - Reimbursable Expenses	201	427	(226)	47%	201	427	(226)	47%	5,120
16170-1 - Reimbursable Mileage.	318	417	(99)	76%	318	417	(99)	76%	5,000
16170 - Reimbursable Mileage	150	250	(100)	60%	150	250	(100)	60%	3,000
16180-1 - Postage, Deliveries	35	61	(26)	57%	35	61	(26)	57%	737

Montrose Management District
Revenue & Expenditures Total Zone
January 2015

	Jan 15	Budget	\$ Over Budget	% of Budget	Jan 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
16180 - Postage, Deliveries	16	29	(13)	55%	16	29	(13)	55%	347
16190-1 - Printing & Reproduction	419	500	(81)	84%	419	500	(81)	84%	6,000
16190 - Printing & Reproduction	197	250	(53)	79%	197	250	(53)	79%	3,000
16200-1 - Public Notices, Advertising	0	453	(453)	0%	0	453	(453)	0%	5,440
16200 - Public Notices, Advertising	0	213	(213)	0%	0	213	(213)	0%	2,560
16210-1 - Project Management	3,172	2,785	387	114%	3,172	2,785	387	114%	33,415
16210 - Project Management	1,498	1,310	188	114%	1,498	1,310	188	114%	15,725
16215-1 - Director Of Services	4,565	4,799	(234)	95%	4,565	4,799	(234)	95%	57,591
16215 - Director Of Services	2,157	2,259	(102)	95%	2,157	2,259	(102)	95%	27,102
16220-1 - Legal Services	3,447	4,317	(870)	80%	3,447	4,317	(870)	80%	51,800
16220 - Legal Services	1,622	1,850	(228)	88%	1,622	1,850	(228)	88%	22,200
16250-1 - Bookkeeping	1,169	963	206	121%	1,169	963	206	121%	11,550
16250 - Bookkeeping	556	413	143	135%	556	413	143	135%	4,950
16260-1 - Assess Data Mgmt & Billing Svc	947	1,342	(395)	71%	947	1,342	(395)	71%	16,100
16260 - Assess Data Mgmt & Billing Svc	446	575	(129)	78%	446	575	(129)	78%	6,900
16270-1 - Office Supplies	0	233	(233)	0%	0	233	(233)	0%	2,800
16270 - Office Supplies	0	100	(100)	0%	0	100	(100)	0%	1,200
16280-1 - Other	23	35	(12)	60%	23	35	(12)	60%	420
16280 - Other	20	15	5	133%	20	15	5	133%	180
16290-1 - Office Lease Space	812	1,365	(553)	59%	812	1,365	(553)	59%	16,380
16290 - Office Lease Space	388	585	(197)	66%	388	585	(197)	66%	7,020
16291-1 - Office Equipment	69	233	(164)	30%	69	233	(164)	30%	2,800
16291 - Office Equipment	32	100	(68)	32%	32	100	(68)	32%	1,200
16340-1 - Auditing Fees	0	700	(700)	0%	0	700	(700)	0%	8,400
16340 - Auditing Fees	0	300	(300)	0%	0	300	(300)	0%	3,600
16530-1 - Insurance & Surety Bond	0	850	(850)	0%	0	850	(850)	0%	10,200
16530 - Insurance & Surety Bond	0	400	(400)	0%	0	400	(400)	0%	4,800
16500 - Payroll Expenses	2,945	3,200	(255)	92%	2,945	3,200	(255)	92%	38,400
Total Project Staffing & Admin	27,731	34,424	(6,693)	81%	27,731	34,424	(6,693)	81%	413,067
Security and Public Safety									
15415-1 - Vehicle Maint. & Operations	638	817	(179)	78%	638	817	(179)	78%	9,800
15415 - Vehicle Maint. & Operations	300	350	(50)	86%	300	350	(50)	86%	4,200
15420-1 - Contract Public Safety Service	20,374	21,000	(626)	97%	20,374	21,000	(626)	97%	252,000
15420 - Contract Public Safety Services	9,572	9,000	572	106%	9,572	9,000	572	106%	108,000
15425-1 - Mobile Camera Program	1,054	2,042	(988)	52%	1,054	2,042	(988)	52%	24,500
15425 - Mobile Camera Program	496	875	(379)	57%	496	875	(379)	57%	10,500
15430-1 - Cell Phone	100	117	(17)	85%	100	117	(17)	85%	1,400
15430 - Cell Phone	47	50	(3)	94%	47	50	(3)	94%	600
16100 - Store Front Equipment	0	57	(57)	0%	0	57	(57)	0%	680
16101-1 - Public Safety Training	0	27	(27)	0%	0	27	(27)	0%	320
16102-1 - Public Safety Equipment	0	88	(88)	0%	0	88	(88)	0%	1,050
16102 - Public Safety Equipment	0	38	(38)	0%	0	38	(38)	0%	450
16110-1 - Graffiti Abatement	0	3,792	(3,792)	0%	0	3,792	(3,792)	0%	45,500
16110 - Graffiti Abatement	0	1,625	(1,625)	0%	0	1,625	(1,625)	0%	19,500
16115-1 - Nuisance Abatement	0	3,216	(3,216)	0%	0	3,216	(3,216)	0%	38,588
16115 - Nuisance Abatement	0	1,378	(1,378)	0%	0	1,378	(1,378)	0%	16,537
Total Security and Public Safety	32,581	44,472	(11,891)	73%	32,581	44,472	(11,891)	73%	553,625

Montrose Management District
Revenue & Expenditures Total Zone
January 2015

	Jan 15	Budget	\$ Over Budget	% of Budget	Jan 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Visual Improvements & Cultural									
16212-1 - Identification Design & Install	0	39,083	(39,083)	0%	0	39,083	(39,083)	0%	469,000
16212 - Beautification Design & Install	0	16,750	(16,750)	0%	0	16,750	(16,750)	0%	201,000
16213 - Landscape Maintenance	0	4,167	(4,167)	0%	0	4,167	(4,167)	0%	50,000
Total Visual Improvements & Cultural	0	60,000	(60,000)	0%	0	60,000	(60,000)	0%	720,000
Total Uses	83,972	267,776	(183,804)	31%	83,972	267,776	(183,804)	31%	3,215,242
Net Ordinary Revenue	640,433	629,914	10,519	102%	640,433	629,914	10,519	102%	700,760
Planned Reserves	640,433	629,914	10,519	102%	640,433	629,914	10,519	102%	700,760



CONTROL ACCOUNT
MONTROSE MD
Account Number
XXXX XXXX 1351



ACCOUNT SUMMARY			
Account Number	XXXX XXXX 1351	Previous Balance	\$1,353.59
Credit Limit	\$10,000.00	Payments	\$1,353.58
Available Credit	\$8,646.42	Charges	\$1,353.58
Statement Closing Date	January 14, 2015	Interest	\$0.00
Payment Due Date	February 09, 2015	Other Charges	\$3,097.59
Amount Due	\$3,097.59	Gift Advances	\$0.00
Min Payment Due	\$30.98	Minimum Charges	\$0.00
Days in Billing Cycle	31	Finance Charge	\$0.00
		New Balance	\$4,447.59
TOTAL FINANCE CHARGE PAID IN 2014: \$0.00			

TRANSACTIONS			
Trans Date	Post Date	Reference Number	Transaction Description
12/19	12/19	747600PLXOLDWEE	PAYMENT - THANK YOU
			\$1,353.58
TOTAL XXXXXXXXXX1351 \$1,353.58			
GRETCHEN LARSON			
12/16	12/16	2401339FE01GSRIRZ	RIVAS ITALIAN RESTAURANT HOUSTON TX
			\$34.15
12/17	12/17	2449215PCBNW65ED	GP COMMON BOND HOUSTON TX
			\$25.51
12/18	12/18	2446717PCBUTP959	WOKER #14 HOUSTON TX
			\$25.00
12/18	12/18	2449119PCBDCARH	SPROUT SOCIAL 866-878-3311 IL
			\$25.00
12/18	12/18	2490641P2ABRTZDVF	FACEBOOK UZZNSCAKLE 859-219774 CA
			\$185.50
01/07	01/07	246921607001D7D6H	MAILCHIMP MAILCHIMP.COM CA
			\$115.00
01/12	01/12	24811218D00DLXVE4	SP CHARLES NICHOLAS PROD HOUSTON TX
			\$275.50
TOTAL XXXXXXXXXX1351 \$807.69			

PAID

Check # 4590

3545 0401 JAN 3 7 10 156114 8 PAGE 1 OF 1 11 5182 2015 0000 01/06/2015



P.O. BOX 38833
SALT LAKE CITY UT 84150-0833

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

Main Checks Payable to:

BANKCARD CENTER
PO BOX 38833
SALT LAKE CITY UT 84150-0833

PAYMENT INFORMATION

Account Number XXXX XXXX 1351
Payment Due Date 02/09/15
New Balance \$4,447.59
Minimum Payment Due \$30.98
Past Due Amount \$0.00
Cash Endowed \$0.00
Total Payment Amount \$3,097.59

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

⑆5066 0000⑆5398000000⑆21351⑆



Officer Payroll Report

Print to PDF

Shift Period	Name	Total Hours	Regular Hourly Rate	Hourly Compensation	Salary	Total
Jan-15						
Jan-15	Alms, Brian	15.00	\$43.00	\$645.00	\$0.00	\$645.00
Jan-15	Arroyo, Juan	55.00	\$43.00	\$2,365.00	\$0.00	\$2,365.00
Jan-15	Bass, Richard	20.00	\$43.00	\$860.00	\$0.00	\$860.00
Jan-15	Beserra, Victor	29.00	\$43.00	\$1,247.00	\$3,500.00	\$4,747.00
Jan-15	Blevins, Sean	15.00	\$43.00	\$645.00	\$0.00	\$645.00
Jan-15	Dry, Aaron	108.00	\$43.00	\$4,644.00	\$0.00	\$4,644.00
Jan-15	Gonzales, Ricardo	15.00	\$43.00	\$645.00	\$0.00	\$645.00
Jan-15	Jaguaria, Lee	66.00	\$43.00	\$2,838.00	\$0.00	\$2,838.00
Jan-15	Laureano, Leon	61.00	\$43.00	\$2,623.00	\$0.00	\$2,623.00
Jan-15	Mabasa, Joseph	94.00	\$43.00	\$4,042.00	\$0.00	\$4,042.00
Jan-15	Odenburas, John	42.00	\$43.00	\$1,806.00	\$0.00	\$1,806.00
Jan-15	Ramos, Adalberto	35.00	\$43.00	\$1,505.00	\$0.00	\$1,505.00
Jan-15	Thibodeaux, Todd	40.00	\$43.00	\$1,720.00	\$0.00	\$1,720.00
Jan-15	Wall, Chad	11.00	\$43.00	\$473.00	\$0.00	\$473.00
Period Total		14		\$26,103.00	\$3,500.00	\$29,603.00
Grand Total		14		\$26,103.00	\$3,500.00	\$29,603.00

PAID

Check # 4593-4606

Sunday, February 01, 2015

Page 1 of 1



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77060
P.O. Box 73105, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 01/06/2015

LEGAL DESCRIPTION

ALAMSHENAS REAL ESTATE LTD
1937 W GRAY ST STE 100
HOUSTON TX 77019-4809

TR5 7C & 7D
ABST 696 O SMITH

1937 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0055
TAX YEAR: 2013
REF No.: 0886750

DATE PROCESSED: 01/06/2015
RECEIPT NUMBER: 94130393
DEPOSIT BATCH No.: RF150106

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 2013-51817

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 \$197.66.

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

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

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Check # 4607



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

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P.O. Box 73105, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 01/06/2015

LEGAL DESCRIPTION

ALAMSHENAS REAL ESTATE LTD
1937 W GRAY ST STE 100
HOUSTON TX 77019-4809

TR5 7C & 7D
ABST 696 O SMITH

1937 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0055
TAX YEAR: 2014
REF No.: 0886751

DATE PROCESSED: 01/06/2015
RECEIPT NUMBER: 94140382
DEPOSIT BATCH No.: RF150106

NOTICE OF CHANGE IN TAX LIABILITY

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- ☐ Exemption(s) Added
 - ☐ Homestead
 - ☐ Over 65
 - ☐ Disabled Person
 - ☐ Disabled Veteran

- ☐ Account Prorated
- ☐ Account Deleted
- ☒ Rendition Penalty Waived
- Other: Cause 2013-61817

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$100.00.

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.

PAID

Check # 4608



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: 01/06/2015

LEGAL DESCRIPTION

AMRBIT
% RAM RHALTY SERVICES
8 GREENWAY PLZ STE 1000
HOUSTON TX 77046-0808

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

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/228/000/0005
TAX YEAR: 2013
REF No.: 0886752

DATE PROCESSED: 01/06/2015
RECEIPT NUMBER: 94130409
DEPOSIT BATCH No.: RF150106

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
☐ Rendition Penalty Waived
☒ Other: Cause 2013-4977

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 \$893.75.

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.



Equi-Tax Inc.
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www.equitaxinc.com

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

DATE: 01/09/2015

LEGAL DESCRIPTION

COPHLAND BRIAN M
2002 CHIHOO
HOUSTON TX 77019

LTS 8 & 9 BLK 19
HYDE PARK

2301 COMMONWEALTH ST 24

MONTROSE MD WEST

ACCOUNT NUMBER: 94/018/019/000/0008
TAX YEAR: 2013
REF No.: 0886787

DATE PROCESSED: 01/09/2015
RECEIPT NUMBER: 94130035
DEPOSIT BATCH No.: RF150109

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.

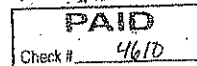
The explanation of the change is:

☐ Decrease in Appraised Value
☐ Exemption(s) Added
☐ Homestead
☐ Over 65
☐ Disabled Person
☐ Disabled Veteran
☐ Account Prorated
☐ Account Deleted
☐ Rendition Penalty Waived
☒ Other: Cause 2013-632105

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 \$200.38.

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.



MONTROSE MD EAST
DATE: 01/14/2015
TAX YEAR: 2014

OVERAGE AMOUNT: \$651.80
DEPOSIT BATCH NO.: 92-369
RECEIPT NUMBER: 92140254

OWNER NAME: INNER LOOP HOLDINGS LTD

CHECK NO.: 12065

ACCOUNT NUMBER: 92/026/145/000/0010

DATE OF PAYMENT: 01/14/2015

PAID BY: 790291

LEGAL DESCRIPTION

CAPITAL TITLE OF TEXAS LLC
3040 POST OAK BLVD #150
HOUSTON TX 77056

LT 10 BLK 19
MONTROSE

3616 STAMFORD ST 8

SECOND PAYMENT

DISTRICT NAME: MONTROSE MD EAST
Amount of Refund: \$651.80
OVERPAYMENT AMOUNT: \$651.80

AMOUNT OF CHECK: \$651.80 CHECK NO: 12065

AMOUNT APPLIED: \$0.00 Ref No.: 14196446

DIFFERENCE: \$651.80

COMPLETED BY: [Signature] DATE: 1-14

FIRST PAYMENT RECEIVED FROM: 908419 MIDTOWN PROPERTIES, INC.

DATE PAID: 12/31/2014 DEPOSIT# 92-364 CHECK# 20970

DISPOSITION OF OVERPAYMENT

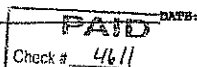
REFUND TO: Capital Title of Texas LLC DATE: 1-22-15

Address: 3040 Post Oak Blvd #150

Address:

City: Houston State: TX Zip: 77056

APPLIED TO ACCT#



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 01/09/2015

LEGAL DESCRIPTION

WEINSTOCK CRAIG L
4950 Woodway, Unit 408
Houston, Texas 77056

LT 23 BLK 4
ALDEN PLACE

314 W BILL ST 7

MONTROSE MD EAST

ACCOUNT NUMBER: 92/057/034/000/0023
TAX YEAR: 2013
REF No.: 0886786

DATE PROCESSED: 01/09/2015
RECEIPT NUMBER: 92130428
DEPOSIT BATCH No.: RF150109

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.

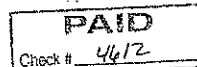
The explanation of the change is:

☐ Decrease in Appraised Value
☐ Exemption(s) Added
☐ Homestead
☐ Over 65
☐ Disabled Person
☐ Disabled Veteran
☐ Account Prorated
☐ Account Deleted
☐ Rendition Penalty Waived
☒ Other: Cause 2013-611610

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 \$257.00.

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.





Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77050
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 01/06/2015

LEGAL DESCRIPTION

F L TOY LTD
TOY GARY
PO BOX 22032
HOUSTON TX 77227-2032

TRS 3 & 4A BLK 1
DEARBORN PLACE

2045 W ALABAMA ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/056/121/000/0003
TAX YEAR: 2013
REP NO.: 0886754

DATE PROCESSED: 01/06/2015
RECEIPT NUMBER: 94130655
DEPOSIT BATCH NO.: RF150106

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 2013-1158

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.

PAID

Check # 4613



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77050
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 01/06/2015

LEGAL DESCRIPTION

F L TOY LTD
TOY GARY
PO BOX 22032
HOUSTON TX 77227-2032

TRS 2 & 3A BLK 1
DEARBORN PLACE

2049 W ALABAMA ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/056/121/000/0002
TAX YEAR: 2013
REP NO.: 0886753

DATE PROCESSED: 01/06/2015
RECEIPT NUMBER: 94130654
DEPOSIT BATCH NO.: RF150106

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 2013-1158

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 \$102.50.

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.

PAID

Check # 4614



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77050
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

MONTROSE MD WEST
DATE: 01/09/2015
TAX YEAR: 2014

OVERPAYMENT: \$5.00
DEPOSIT BATCH NO.: 94-273
RECEIPT NUMBER: 94140381

OWNER NAME: ACKER G & BLUM J

CHECK NO.: 4351

ACCOUNT NUMBER: 94/044/225/000/0050

DATE OF PAYMENT: 01/09/2015

PAID BY:

LEGAL DESCRIPTION

ACKER G & BLUM J
ACKER BLUM INVESTMENTS L C
1738 NORFOLK ST
HOUSTON TX 77098-4408

TR 7B
ABST 696 O SMITH

1939 W GRAY ST

NOTICE OF OVERPAYMENT OF TAX

DISTRICT NAME
MONTROSE MD WEST

OVERPAYMENT AMOUNT
\$5.00

REASON: overpayment

AMOUNT OF CHECK: \$998.75 CHECK NO: 4351
AMOUNT APPLIED: \$993.75 Ref No.: ACKER G & BLUM J
DIFFERENCE: \$5.00

COMPLETED BY: [Signature] DATE: 1-9

Make refund payable to:

Address:

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

PAID

Check # 4615

MONTROSE MD WEST
DATE: 01/02/2015
TAX YEAR: 2014

OVERAGE AMOUNT: \$1,919.43
DEPOSIT BATCH NO.: 94-271
RECEIPT NUMBER: 94140090

OWNER NAME: F6 PROPERTIES INC

CHECK NO.: 20968

ACCOUNT NUMBER: 94/018/058/000/0001

DATE OF PAYMENT: 12/31/2014

PAID BY:

LEGAL DESCRIPTION

F6 PROPERTIES INC
1724 RICHMOND AVE
HOUSTON TX 77098-3604

LTS 1 & 2 & TR 3A BLK 11 &
TR D BLK 12
HYDE PARK HEIGHTS

2300 PARK ST 20

SECOND PAYMENT

DISTRICT NAME
MONTROSE MD WEST

OVERPAYMENT AMOUNT
\$1,919.43

Amount of Refund: \$1,919.43

AMOUNT OF CHECK: \$1,919.43 CHECK NO: 20968

AMOUNT APPLIED: \$0.00 Ref No.:

DIFFERENCE: \$1,919.43

COMPLETED BY: [Signature] DATE: 1-2

FIRST PAYMENT RECEIVED FROM: 008795 NATIONAL TAX SEARCH, LLC

DATE PAID: 12/31/2014 DEPOSIT# 94-271 CHECK# 11319

DISPOSITION OF OVERPAYMENT

REFUND TO: Midtown Properties Inc DATE: 1-10-15

Address: 1724 Richmond Ave

Address:

City: Houston State: TX Zip: 77098

APPLIED TO ACCT#

DATE:

PAID

Check # 4616

MONTROSE MD WEST
DATE: 01/02/2015
TAX YEAR: 2014
OWNER NAME: WHITEHALL APARTMENTS LTD
ACCOUNT NUMBER: 94/057/123/000/0014
PAID BY:
WHITEHALL APARTMENTS LTD
% MIDTOWN PROPERTIES INC
1724 RICHMOND AVE
HOUSTON TX 77098-3604
OVERLAGE AMOUNT: \$2,068.91
DEPOSIT BATCH NO.: 94-271
RECEIPT NUMBER: 94140683
CHECK NO.: 20968
DATE OF PAYMENT: 12/31/2014
LEGAL DESCRIPTION
LTS 14 15 & 16 & TR 13 BLK 3
RICHMOND PLACE
1903 PORTSMOUTH ST 29

SECOND PAYMENT

DISTRICT NAME: MONTROSE MD WEST
Amount of Refund: \$2,068.91
AMOUNT OF CHECK: \$2,068.91
AMOUNT APPLIED: \$0.00
DIFFERENCE: \$2,068.91
COMPLETED BY: AK DATE: 1-2
OVERPAYMENT AMOUNT: \$2,068.91
CHECK NO.: 20968
Ref No.:
DATE: 1-2

FIRST PAYMENT RECEIVED FROM: 000795 NATIONAL TAX SEARCH, LLC

DATE PAID: 12/31/2014 DEPOSIT# 94-271 CHECK# 11319

DISPOSITION OF OVERPAYMENT

REFUND TO: Midtown Properties DATE: 1-12-15
Address: 1724 Richmond Ave
Address:
City: Houston State: TX zip: 77098
APPLIED TO ACCT# PAID DATE: 4617



www.equitaxinc.com

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

SECOND PAYMENT ON PAID ITEM

CONTROL# 92
DISTRICT MONTROSE MD East AMOUNT 979.68
ACCOUNT# 92-037-036-000-0010 DEPOSIT# 92-344
DATE 1-5
LEGAL DESC:

PAID BY: Midtown Properties Inc
AMOUNT OF PMT: 979.68 CHECK# 20970
AMOUNT APPLIED: OF#
DIFFERENCE 979.68 LOAN#
COMPLETED BY: AK DATE 1-5

FIRST PAYMENT RECEIVED: ok 11291 ref 79414
FROM: National Tax Search LLC DATE 12-31 DEPOSIT# 92-343

DISPOSITION OF OVERPAYMENT

REFUND REQUESTED: Midtown Properties DATE 1-16-15
1724 Richmond Ave
Houston TX 77098
OVERPAYMENT APPLIED TO ACCT# DATE

PAID
Check # 4615



www.equitaxinc.com

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

DATE: 01/06/2015
NEW 4119 MONTROSE LLC
3810 W ALABAMA ST
HOUSTON TX 77027-5204
LEGAL DESCRIPTION
RES A BLK 1 &
TR 3 3C 4 4A 5 & 5A BLK 24 &
TR 5 A & B (ABANDONED ALLEY)
LOCHARY CORNER & BARRETTA
4119 MONTROSE BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/120/768/001/0001
TAX YEAR: 2011
REF No.: 0886749
DATE PROCESSED: 01/06/2015
RECEIPT NUMBER: 92000442
DEPOSIT BATCH No.: RP150106

NOTICE OF CHANGE IN TAX LIABILITY

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

The explanation of the change is:

[] Decrease in Appraised Value
[] Exemption(s) Added
[] Homestead
[] Over 65
[] Disabled Person
[] Disabled Veteran
[] Account Prorated
[] Account Deleted
[] Redemption Penalty Waived
[] Other: CAUSE 2011-02741

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 \$553.44.
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 # 4619



www.equitaxinc.com

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

DATE: 01/09/2015
SHYDER SAUL
% BERTT LITTIAL
4500 MONTROSE BLVD STE F
HOUSTON TX 77006-5642
LEGAL DESCRIPTION
LTS 5 6 7 8 & 12 BLK 8
PETER HOMESTEAD
714 WOODROW RD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/014/154/000/0005
TAX YEAR: 2012
REF No.: 0886785
DATE PROCESSED: 01/09/2015
RECEIPT NUMBER: 92000151
DEPOSIT BATCH No.: RP150109

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
[] Redemption Penalty Waived
[] Other: CAUSE 2012-12177

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 \$64.96.
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 # 4620



Questions? Visit allyauto.com or call 888-825-ALLY(2559)
Statement reflects payment(s) received through: 01/22/15

Account Summary		
Next Payment:	Past Due Payments:	Other Unpaid Amounts:
Due Date: 02/13/15	Due Date:	Late Charge:
Base Payment: \$469.00	Amount:	Extension Fee:
Sales/Use Tax:		Summons:
Per. Property Tax:		Registration Fee:
Other Scheduled:		Miscellaneous:
Total: \$469.00	Total:	Total:
STATEMENT TOTAL: \$469.00		

Account Information		Important Account Message
Account Number: 61182026617	Scheduled End Date: 01/12/17	
Make: 14 JEEP GRAND	Payments Remaining: 23	
VIN: 1C4RJEEG6C322598		

Your best ownership experience begins here. Your Jeep® Grand vehicle has exciting features and exciting flexibility. So does MyJeep® Owner Connect. It offers fast, easy access to vehicle information, quick-tip videos, offers and more — all at no cost to you. Register today at myjeepownerconnect.com.

Auto Pay: Keeping track of due dates for your bills can be a challenge. Enrolling in Auto Pay makes things a little easier. You select the payment date that works best for you and your payments will be automatically withdrawn from your savings or checking account. Log in to your account at ally.com and enroll in Auto Pay today!

Don't Want to Mail Your Payment? We have Options:

- ☒ **Automatic Payments** — Allow your payment to be conveniently transferred from your checking or savings account to Ally, at no cost to you. Please visit ally.com for more information.
- ☒ **Online Payments and Billing Statements** — Register for Ally Online Services at ally.com, add your account, then schedule one-time payments at your convenience or go green with e-statements, at no cost to you.
- ☒ **Payments by Phone** — To hear available options call 888-825-2559. A third party service provider fee may apply.

Contact Information: You can reach us by visiting allyauto.com or call us at 888-825-ALLY(2559). Do not send cash or post-dated checks. All checks will be processed upon receipt. Make checks payable to ALLY.

Return the portion below with your payment to the Payment Processing Center address below.

ALLY BILLING TOOL 004



DUE DATE: 02/13/15

ACCOUNT NUMBER: 61182026617
STATEMENT TOTAL: \$469.00

TOTAL AMOUNT PAID: \$

PO BOX 38902
BLOOMINGTON MN 55428-0902

PAID
Check # 4622

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234

THE MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227

04 07 611 9202 97693 2 00046900 7 7 4



Questions? Visit allyauto.com or call 888-825-ALLY(2559)
Statement reflects payment(s) received through: 01/22/15

Account Summary		
Next Payment:	Past Due Payments:	Other Unpaid Amounts:
Due Date: 02/13/15	Due Date:	Late Charge:
Base Payment: \$469.00	Amount:	Extension Fee:
Sales/Use Tax:		Summons:
Per. Property Tax:		Registration Fee:
Other Scheduled:		Miscellaneous:
Total: \$469.00	Total:	Total:
STATEMENT TOTAL: \$469.00		

Account Information		Important Account Message
Account Number: 61182026617	Scheduled End Date: 01/12/17	
Make: 14 JEEP GRAND	Payments Remaining: 23	
VIN: 1C4RJEEG6C322598		

Your best ownership experience begins here. Your Jeep® Grand vehicle has exciting features and exciting flexibility. So does MyJeep® Owner Connect. It offers fast, easy access to vehicle information, quick-tip videos, offers and more — all at no cost to you. Register today at myjeepownerconnect.com.

Auto Pay: Keeping track of due dates for your bills can be a challenge. Enrolling in Auto Pay makes things a little easier. You select the payment date that works best for you and your payments will be automatically withdrawn from your savings or checking account. Log in to your account at ally.com and enroll in Auto Pay today!

Don't Want to Mail Your Payment? We have Options:

- ☒ **Automatic Payments** — Allow your payment to be conveniently transferred from your checking or savings account to Ally, at no cost to you. Please visit ally.com for more information.
- ☒ **Online Payments and Billing Statements** — Register for Ally Online Services at ally.com, add your account, then schedule one-time payments at your convenience or go green with e-statements, at no cost to you.
- ☒ **Payments by Phone** — To hear available options call 888-825-2559. A third party service provider fee may apply.

Contact Information: You can reach us by visiting allyauto.com or call us at 888-825-ALLY(2559). Do not send cash or post-dated checks. All checks will be processed upon receipt. Make checks payable to ALLY.

Return the portion below with your payment to the Payment Processing Center address below.

ALLY BILLING TOOL 004



DUE DATE: 02/13/15

ACCOUNT NUMBER: 61182026617
STATEMENT TOTAL: \$469.00

TOTAL AMOUNT PAID: \$

PO BOX 38902
BLOOMINGTON MN 55428-0902

PAID
Check # 4622

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234

THE MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227

04 07 611 9202 97693 2 00046900 7 7 4

INVOICE

Amber Ambrose
6431 Fairwood Dr.
Houston, TX 77088

amber@amberambrose.com
361.813.6681
amberambrose.com

Client:
Montrose Management District
Invoice #217

Date:
February 3, 2015

Project Description:
Editorial content creation

Hourly Charges or Project Fee:
\$1000/month as per current contract

Additional Charges or Reimbursements:
\$0

Adjustments:
\$0

Total Fee Due:
\$1,000

Please send check to addressee/address above OR PayPal funds to amber@amberambrose.com. Thank you for your patronage!

PAID
Check # 4623

BLANK  ROME LLP
COUNSELORS AT LAW

700 LOUISIANA
SUITE 4000

HOUSTON, TEXAS 77002-3727
(713) 228-6601 FAX: (713) 228-6605
FEDERAL TAX ID. NO. 23-1311674

MONTROSE MANAGEMENT DISTRICT
C/O BILL CALDERON
HAWES HILL CALDERON LLP
9610 LONGPOINT
HOUSTON, TX 77005
SUITE 150

INVOICE DATE: JANUARY 08, 2015
MATTER NO. 139016-00601 02752
INVOICE NO. 1460863

REGARDING: MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2012-20396; 1620 HAWTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT; IN THE 33RD JUDICIAL DISTRICT
COURT OF HARRIS COUNTY, TEXAS

FOR LEGAL SERVICES RENDERED THROUGH 12/31/14

\$ 552.50

CURRENT INVOICE TOTAL

\$ 552.50

ACH / WIRE

MAIL

BANK NAME: BKS Citizens Bank	Blank Rome LLP
ADDRESS: Philadelphia, PA	Attn: Cash Receipts
ACCOUNT TITLE: Blank Rome LLP	One Logan Square
ACCOUNT NUMBER: 6218669326	130 North 18th Street
ABA NUMBER: 036076150 (Domestic)	Philadelphia, PA 19103-6998
SWIFT CODE: CITIUS33 (International)	

PORTLAND, ME NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA GREG TEXAS ALABAMA

BLANK ROME LLP

700 LOUISIANA
SUITE 4000
HOUSTON, TEXAS 77002-2727
(713) 228-6501 FAX: (713) 228-6505
FEDERAL TAX ID. NO. 23-1311874

MONTROSE MANAGEMENT DISTRICT
C/O BILL CALDERON
HAWES HILL CALDERON LLP
9610 LONGPOINT
HOUSTON, TX 77005
SUITE 150

INVOICE DATE: JANUARY 08, 2015
MATTER NO. 139016-00601 02752
INVOICE NO. 1460863

PAID

REGARDING: MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2012-20396; 1620 HAWTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT; IN THE 33RD JUDICIAL DISTRICT
COURT OF HARRIS COUNTY, TEXAS

FOR LEGAL SERVICES RENDERED THROUGH DECEMBER 31, 2014

DATE	DESCRIPTION	TIMEKEEPER	HOURS	AMOUNT
12/20/14	RECEIPT OF ELECTRONIC NOTICE OF ACTIVITY BY SUPREME COURT; REVIEW SUPREME COURT CLERK WEBSITE REGARDING REQUEST FOR BRIEFING	B ABRAMS	0.20	85.00
12/22/14	PREPARE AND FORWARD EMAIL TO CLIENT REPRESENTATIVES REGARDING COURTS REQUEST FOR BRIEFING AND UPDATE ON PROCEDURAL STATUS; RECEIPT OF REPLY EMAILS FROM B. CALDERON AND D. HAWES	B ABRAMS	0.30	340.00
12/23/14	RECEIPT OF FORMAL NOTICE FROM SUPREME COURT CLERK REGARDING BRIEFING REQUEST AND DEADLINES	B ABRAMS	0.10	42.50
12/24/14	RECEIPT OF COURT OF APPEALS NOTICE OF FORWARDING FILE TO SUPREME COURT; RECEIPT AND FORWARD TO CLIENT REPRESENTATIVES FORMAL NOTICE OF BRIEFING REQUEST FROM SUPREME COURT	B ABRAMS	0.20	85.00
TOTAL SERVICES				\$ 552.50

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

MONTROSE MANAGEMENT DISTRICT
FILE NUMBER: 139016-00601

PAGE NUMBER: 2
INVOICE NO. 1460863
JANUARY 08, 2015

CURRENT INVOICE TOTAL TIME AND FEE SUMMARY

\$ 552.50

TIMEKEEPER	RATE	HOURS	FEES
BARRY ABRAMS	425.00	1.30	552.50
TOTALS		1.30	\$ 552.50

Bracewell & Giuliani LLP

ATTORNEYS AT LAW

P. O. Box 848566
Dallas, TX 75284-8566
713 223-2300
FAX ID 74-1024827

Remittance Page

January 13, 2015
051914
INVOICE NO: 21604577
04674

Client: Montrose Management District
Matter: General Counsel
Matter No: 051914.000001

Please Remit Total Balance Due \$ 1,125.00

Please Return this Remittance Page with Your Payment

WIRE TRANSFER INFORMATION

Wire to: Bank of America, 901 Main Street, Dallas, Texas
Name on Account: Bracewell & Giuliani LLP
Bank Account No: 001390804197
ABA Number (For Wire Transfers Only): 026009593; (For ACH'S Only): 111000025
For International Wires Also Include:
Swift Code (U.S. Funds): BOFAUS33; Swift Code (Foreign Funds): BOFAUS63
Please include the invoice number as a reference when sending the wire.

PAID

Check # 4625

STATEMENT FOR PROFESSIONAL SERVICES IS PAYABLE UPON PRESENTATION
INVOICE AMOUNT DUE IN UNITED STATES DOLLARS

Bracewell & Giuliani LLP

ATTORNEYS AT LAW

P. O. Box 848566
Dallas, TX 75284-8566
713 223-2300
FAX ID 74-1024827

Page 1

Montrose Management District
3815 Montrose Boulevard
Suite 211
Houston, Texas 77006

January 13, 2015
Invoice: 21604577
B/A: 04674

Our Matter #: 051914.000001 For Services Through December 31, 2014
General Counsel

			Hours	Rate/Hr	Amount
12/04/14	Revise the post hearing documents to reflect the December meeting date; prepare email to S Hill transmitting same	Deborah Russell	0.25	315.00	78.75
12/05/14	Review invoice received from TSG Reporting; scan and prepare email to S Hill transmitting same for payment	Deborah Russell	0.25	315.00	78.75
12/08/14	Prepare for and attend Board meeting	Clark Stockton Lord	1.50	553.50	830.25
12/12/14	Prepare letter to the Harris County Clerk transmitting the amended information form for West and East portions of the District for filing	Deborah Russell	0.25	315.00	78.75

Summary of Fees

	Hours	Rate/Hr	Amount
Clark Stockton Lord	1.50	553.50	830.25
Deborah Russell	0.75	315.00	236.25
Total	2.25	434.25	1,066.50

Total Fees for Professional Services \$ 1,066.50

Costs

Amount

Filing Fees

12/31/14

Filing Fees - County Clerk - Harris Filing fee for the amended information form

57.00

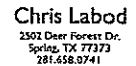
Postage

STATEMENT FOR PROFESSIONAL SERVICES IS PAYABLE UPON PRESENTATION
INVOICE AMOUNT DUE IN UNITED STATES DOLLARS

Page 2

January 13, 2015
Invoice: 21604577

Total Current Billing for this Matter	\$ 1,125.90
---------------------------------------	-------------



Invoice

item	hrs / qty	rate / price	taxes	subtotal
MMD Website Maintenance	00:00	\$350.00		\$350.00
Monthly retainer for Montrose Management District website maintenance				



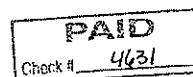
Total due by Feb 15, 2015 \$350.00

STATEMENT FOR PROFESSIONAL SERVICES IS PAYABLE UPON PRESENTATION.
INVOICE AMOUNT DUE IN UNITED STATES DOLLARS



Total	\$2,500.00
-------	------------

Thank you for your business



7155 Old Katy Road, Suite 270
Houston, Texas 77024
713.665.0987
713.665.0908 (fax)
www.ketozest.com

Invoice #: 10581
Invoice Date: 1/15/2015
Billing Period: 12/1/2014 - 12/31/2014
Project #: MON-451
Project Name: Montrose District - Exploratory
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
Austin Taphorn	20.0	\$65.00	\$1,300.00
Cathleen Lynch	3.5	\$90.00	\$315.00
			\$1,615.00

Total Amount Due This Invoice: **\$1,615.00**

PAYMENTS OUTSTANDING

Invoice #	Invoice Date	Fees	Expenses	Paid to Date	Balance Due
18400	12/9/2014	\$2,140.00	\$22.23	\$0.00	\$2,232.23
18356	11/17/2014	\$1,462.50	\$119.74	\$0.00	\$1,582.24
		\$3,602.50	\$211.97	\$0.00	

Total Past Due Amount: **\$3,814.47**

Total Current + Past Due Amount: **\$5,429.47**

PAID
Check # 4633

Thank You!

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

February 2, 2015

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

INVOICE

Description	Amount
Professional fees:	
Services performing as Director of Economic Development for January, 2015.	\$1,000.00
Reimbursable expenses:	
Prepaid discounted registration fee for Marcus & Millichap multi-family conference on April 2, 2015.	\$ 265.17
Total amount due	\$1,265.17

PAID
Check # 4634

Thank you,

Ray C. Lawrence

To: Gretchen Larson, Bill Calderon
Montrose Management District

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

Date: 2/2/15

Re: Invoice for editing stories for MMD website

Rate: \$500 per article

Articles: 3 -- Another Walk On The Wild Side (1/12), The Mommie Series (1/26),
Tales of the Cauldron (2/2)

Total Due: \$1,500

PAID
Check # 4635



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

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

Invoice

Date	Invoice #
2/1/2015	36779

Description	Amount
Monthly Bookkeeping	1,125.00
Additional report preparation	75.00
Additional time for Board Meeting	181.25
Monthly Payroll Taxes	75.00
Public and board files for year end audit	150.00
Prepared Federal Audit Requests/Copied Hedged Securities	75.00
Preparation and maintenance of Quarterly Investment Report	\$12.50
Annual charge for Checks, W-2s, 1099s, W-3s & 1096's Tax Forms	209.28
Mileage	8.05
Postage	20.16
Copies	72.75
Document Storage & Retention Service	9.50
Total Reimbursable Expenses	110.46
Total	\$2,313.49

PAID
Check # 4636

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

8834 N. Capital of Texas Highway, Suite 150 • Austin, Texas 78759 • 512.782.3400 • fax 512.735.9968

1300 Post Oak Blvd. • Suite 1600 • Houston, Texas 77056 • Phone: 713.631.4539 • Fax: 713.631.6859

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

INVOICE #	1000024347
Date	12/30/2014
Page	1

Bill to:

Montrose Management District E (HCID 5)
c/o Equi-Tax Inc.
P.O. Box 73109
Houston TX 77273

Description	Professional Services rendered in the collection of delinquent taxes, penalties and interest for December 2014.	Ext. Price	\$182.89
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> PAID Check # 4637 </div>			
COPY			
			\$182.89

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

INVOICE #	1000024345
Date	12/30/2014
Page	1

Bill to:

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

Description	Professional Services rendered in the collection of delinquent taxes, penalties and interest for December 2014.	Ext. Price	\$912.13
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> PAID Check # 4637 </div>			
			\$912.13

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
1/1/2015	16350	NET 15	LC	1/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Camera, optional Strobe Lighting, Wireless Communication. SITE: ARTGALLERY UNIT: MONTROSE2	1	350.00	1/1/2015	350.00
<div style="border: 1px solid black; padding: 5px; display: inline-block;">PAID Check # 4638</div> <div style="margin-left: 200px;"><i>Ok to pay</i> <i>for</i> <i>me</i></div>					

Monthly Security Invoice

Sales Tax (0.0%) \$0.00

Total \$350.00

Payments/Credits \$0.00

Balance Due \$350.00

Make checks payable to SentiForce

SentiForce
6611 Fortwest Dr. Suite 100
Houston, TX 77024
713-742-6000

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
1/1/2015	16351	NET 15	LC	1/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Camera, optional Strobe Lighting, Wireless Communication. SITE: BARNABYS UNIT: MONTROSE3	1	350.00	1/1/2015	350.00
<div style="border: 1px solid black; padding: 5px; display: inline-block;">PAID Check # <u>4638</u></div> <div style="margin-top: 20px; text-align: right;"><i>OK to Pay</i> <i>[Signature]</i></div>					

Monthly Security Invoice

Sales Tax (0.0%) \$0.00

Total \$350.00

Payments/Credits \$0.00

Balance Due \$350.00

Make checks payable to SentiForce

SentiForce
6611 Fortwest Dr. Suite 100
Houston, TX 77024
713-742-6000

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
1/1/2015	16352	NET 15	LC	1/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: BISQUIT UNIT: MONTROSE4	1	350.00	1/1/2015	350.00
<div><div><div>PAID</div><div>Check # 4638</div></div><div><div>OK to Pay</div><div>PM</div></div></div>					

Monthly Security Invoice

Make checks payable to SentiForce

SentiForce
6611 Portwest Dr. Suite 100
Houston, TX 77024
713-742-6000

Sales Tax (0.0%)	\$0.00
Total	\$350.00
Payments/Credits	\$0.00
Balance Due	\$350.00

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
1/1/2015	16353	NET 15	LC	1/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Camera, optional Strobe Lighting, Wireless Communication. SITE: CHELSEA UNIT: MONTROSE2	1	350.00	1/1/2015	350.00
<div style="text-align: right; margin-right: 100px;"><i>OK to Pay</i></div> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"><div>PAID</div><div>Check # 4638</div></div>					

Monthly Security Invoice

Make checks payable to SentiForce

SentiForce
6611 Portwest Dr. Suite 100
Houston, TX 77024
713-742-6000

Sales Tax (8.25%)	\$0.00
Total	\$350.00
Payments/Credits	\$0.00
Balance Due	\$350.00

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
1/1/2015	16354	NET 15	LC	1/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
CONSOLE	Security Camera Video Console.	1	150.00	1/1/2015	150.00
<div><div><div>PAID</div><div>Check # 4638</div></div><div><div>OK to Pay</div><div>pmc</div></div></div>					

Monthly Security Invoice

Make checks payable to SentiForce

SentiForce
6611 Portwest Dr. Suite 100
Houston, TX 77024
713-742-6000

Sales Tax (0.0%)	\$0.00
Total	\$150.00
Payments/Credits	\$0.00
Balance Due	\$150.00

smc Logistics

13107 James Ln.
Stafford, TX 77477

Phone # 832-433-5155

info@smclogisticsworks.com

Date 1/23/2015 Invoice # 453

Bill To
Montrose District
Josh Hawes
5020 Montrose, suite 311
Houston, TX 77006

P.O. No.	Terms	Project		
	Net 30			
Hours	Description	Rate	# Lights Reported	Amount
10	Survey of burned out street lights January 2015 Montrose District	35.00	51	350.00

PAID
Check # 4639

We appreciate your prompt payment.

Total

\$350.00

Tawny Tidwell
4333 Harby St
Houston TX 77023

Montrose Management District
Gretchen Larson
5020 Montrose Blvd. #300
Houston TX 77005

Invoice # 0000028
Invoice Date February 2, 2015
Amount Due \$3,500.00 USD

Task	Time Entry Notes	Rate	Hours	Line Total
Time	[Social Media Management 01/01/15 to 01/31/15]	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 **FreeBooks**



PAYMENT STUB

Tawny Tidwell
4333 Harby St
Houston TX 77023

To View Your Invoice Online
Go to <https://tawnytidwell.freebooks.com/code> and enter the code 3ABZV69RMFW2BK

Client Montrose Management District
Invoice # 0000028
Invoice Date February 2, 2015
Amount Due \$3,500.00 USD
Amount Enclosed

BARBARA J. SCROTT
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.: AH008899

Customer No.: V00071086

INVOICE

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

Amount Due: \$,069.45

Amount Paid:

(Please detach and mail this top portion with payment)

DATE	DESCRIPTION	AMOUNT
02/02/15	MAR'15: ASST. COUNTY ATTY FRK	5,069.45
PAID Check # 4644		

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

Check Auditors Form 1581
Harris County, Texas (REV. 10/1)

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 #: 43014924

Date: 2/1/2015

Page: 1

DATE	DESCRIPTION	AMOUNT
	Professional Consulting, Project Management & Administrative Fee , Marketing & Public Director, January 2015	\$18,752.23
	GIS Mapping, P. Horton	\$75.08
	Reimbursable expenses as follows:	
12/22/2014	City of Houston 1 of 8	\$0.19
12/2/2014	ESRI 1 of 9	\$35.54
12/9/2014	ESRI 1 of 9	\$107.34
1/7/2015	Harris County Clerk 1/12/2015	\$9.00
	Verizon - 1/20 - 2/19, 2015	\$56.03
	Verizon - G. Larson - 1/20 -2/19, 2015 (50%)	\$91.03
	Mileage, R. Hill January 2015	\$14.19
	Mileage, R. Hill Dec 2014	\$18.17
	Mileage, M. Cortes	\$273.48
	In house copies 2727 @ .15 each + 29 sets @ \$1.00 each	\$438.05
	In house postage	\$4.58
	In house color copies 229 @ .50 each	\$114.50
<div style="border: 1px solid black; padding: 5px; text-align: center;"> PAID Check # <u>4632</u> </div>		
		Sales Tax: \$0.00
		Total Amount: \$19,989.41
		Amount Applied: \$0.00
		Balance Due: \$19,989.41

Terms: C.O.D.

EXPENSE REPORT

PAID
Check # 4629

V. Deserra



Hometown Grocer, Hometown Team.

Great food.
Low prices.

3300 MONTROSE BLVD.
(713) 526-7865
YOUR CASHIER WAS Marisha

HR SHELL \$50 50.00
GB *****0764 50.00 Binc
HR SHELL \$50 50.00
GB *****0756 50.00 Binc
KROGER PLUS CUSTOMER *****5155
TAX 0.00
*** BALANCE 100.00
*****3519
REF#: 000000
PURCHASE: 100.00
CASHBACK: 0.00
TOTAL: 100.00

DEBIT CHANGE 100.00
0.00

Gas Cards

V. Deserra



Great food.
Low prices.

3300 MONTROSE BLVD.
(713) 526-7865
YOUR CASHIER WAS JONATHAN

KROGER PLUS CUSTOMER *****5155
HR SHELL \$25 25.00
GB *****0572 25.00 Binc
HR SHELL \$25 25.00
GB *****0580 25.00 Binc
HR SHELL \$25 25.00
GB *****0598 25.00 Binc
HR SHELL \$25 25.00
GB *****0564 25.00 Binc
TAX 0.00
*** BALANCE 100.00
*****3519
REF#: 000000
PURCHASE: 100.00
CASHBACK: 0.00
TOTAL: 100.00

DEBIT CHANGE 100.00
0.00

Gas Cards

V. Deserra



Great food.
Low prices.

3300 MONTROSE BLVD
(713) 526-7865
YOUR CASHIER WAS Shakira

HR SHELL \$25 25.00
GB *****0801 25.00 Binc
HR SHELL \$25 25.00
GB *****0812 25.00 Binc
KROGER PLUS CUSTOMER *****5155
HR SHELL \$25 25.00
GB *****0820 25.00 Binc
HR SHELL \$25 25.00
GB *****0836 25.00 Binc
HR SHELL \$25 25.00
GB *****0830 25.00 Binc
TAX 0.00
*** BALANCE 125.00
*****3519
REF#: 000000
PURCHASE: 125.00
CASHBACK: 0.00
TOTAL: 125.00

DEBIT CHANGE 125.00
0.00

Gas Cards

V. Deserra

SPLASH HAND CAR WASH # 2
2283 S. SHEPHERD DR
HOUSTON TX 77019
713-525-5151

Terminal ID: 01201548 2811
1/18/15 9:06 AM

VISA - SWIPE
ACCT #: *****3519
CREDIT SALE
UID: 501823727709 REF #: 3982
BATCH #: 231 AUTH #: 909609

AMOUNT \$28.08
TIP \$
TOTAL \$

APPROVED

CUSTOMER COPY

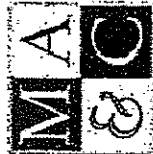
Car Wash

PAID

Check # 4606

MONTROSE DISTRICT SECURITY
Expenses January 2015

V. Deserra / Kim [unclear] \$345




Montrose Management District

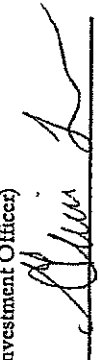
Quarterly Investment Inventory Report Period Ending December 31, 2014

BOARD OF DIRECTORS
Montrose Management District

Attached is the Quarterly Investment Inventory Report for the
Period ending December 31, 2014.

This report and the District's investment portfolio are in compliance with the
investment strategies expressed in the District's investment policy, and the
Public Funds Investment Act.


Mark M. Burton
(Investment Officer)


Ghia Lewis
(Investment Officer)

COMPLIANCE TRAINING

"HB 675 states the Investment Officer must attend at least one training seminar for (6) six hours
Within twelve months of taking office and requires at least (4) four hours training within each (2)
two year period thereafter.

INVESTMENT OFFICERS

Mark M. Burton

Ghia Lewis

CURRENT TRAINING

October 1, 2005 (McCall, Gibson 4 Hours)

October 26, 2007 (UNT 10 Hours)

October 26, 2009 (Texpool Academy 10 Hours)

November 5, 2011 (Texpool Academy 10 Hours)

November 5, 2013 (Texpool Academy 10 Hours)

September 13, 2003 (McCall, Gibson 6 Hours)

September 23, 2007 (McCall, Gibson 4 Hours)

October 26, 2009 (Texpool Academy 10 Hours)

October 25, 2011 (Texpool Academy 10 Hours)

November 7, 2013 (Texpool Academy 10 Hours)

Montrose Management District

Summary of Money Market Funds

10/01/2014 - 12/31/2014

Fund: Operating					Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
Financial Institution: COMPASS BANK-PREMIER					338,811.04				
Account Number: XXXX2019 Date Opened: 03/20/2012 Current Interest Rate: 0.15%									
Date	Description								
10/01/2014									
10/01/2014						337.54			42.88
10/02/2014						590.78			
10/02/2014						2,508.31			
10/02/2014						73.97			
10/07/2014	POB CD XXXX2019 INTEREST								
10/13/2014	To Checking						(43,200.00)		
10/15/2014							(15.00)		
10/20/2014	To Checking						(4,800.00)		
10/22/2014						1,838.93			
11/03/2014									
11/10/2014	To Checking								40.25
11/10/2014	To Checking						(32,000.00)		
11/12/2014	ASSESSMENTS						(3,200.00)		
11/17/2014						2,635.59			
11/19/2014	IconCD XXXX7732 INTEREST							(18.00)	
11/24/2014	Credit for ACH settlement					78.93			
11/24/2014	ASSESSMENTS					1,130.41			
12/01/2014						683.57			
12/08/2014	To Checking								34.04
12/08/2014	GREEN CD XXXX0169 INTEREST						(51,200.00)		
12/15/2014						74.38			
12/16/2014	Credit for ACH settlement							(18.00)	
12/17/2014	Credit for ACH settlement					2,902.50			
12/17/2014	ASSESSMENTS					1,120.64			
12/17/2014	ASSESSMENTS					4,489.40			
12/23/2014	ASSESSMENTS					27,172.60			
12/24/2014	ASSESSMENTS					6,137.66			

Methods Used For Reporting Market Values

Certificates of Deposit:	Price Value Plus Accrued Interest
Securities/Other Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/AMT Accounts:	Bid/Ask = Book Value = Current Market

Montrose Management District

Summary of Money Market Funds

10/01/2014 - 12/31/2014

Fund: Operating							
Financial Institution: COMPASS BANK-PREMIER							
Account Number: XXXX2019		Date Opened: 03/20/2012	Current Interest Rate: 0.15%				
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance	
12/29/2014	Credit for EB settlement	1,920.15					
12/29/2014	ASSESSMENTS		21,851.76				
12/30/2014	Credit for EB settlement		976.58				
12/30/2014	Credit for EB settlement		551.52				
Totals for Account XXXX2019:		\$398,611.04	\$77,275.22	(\$134,451.00)	\$117.17	\$281,752.43	
Account Number: XXXX2006							
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance	
10/01/2014		562,053.81					
10/01/2014					71.85		
10/02/2014	ASSESSMENTS		2,063.38				
10/02/2014	ASSESSMENTS		210.00				
10/07/2014	POB CD XXXX0897 INTEREST		73.97				
10/07/2014	ASSESSMENTS		874.63				
10/13/2014	To Checking			(91,800.00)			
10/15/2014	ASSESSMENTS		739.67				
10/15/2014	ASSESSMENTS		1,091.50				
10/22/2014	To Checking			(15.00)			
10/28/2014	ASSESSMENTS			(10,200.00)			
11/03/2014			1,010.34				
11/10/2014	To Checking					64.87	
11/10/2014	To Checking						
11/12/2014	ASSESSMENTS		2,551.36				
11/14/2014	ICON CD XXXX5538		78.93				
11/18/2014				(68,000.00)			
11/24/2014	ASSESSMENTS		589.39				
11/24/2014	ASSESSMENTS		2,357.92				

Methods Used For Reporting Market Values

Certificate of Deposit:	Face Value Plus Accrued Interest
Securities/Other Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/AMT Accounts:	Balance = Book Value = Current Market

Montrose Management District
Summary of Money Market Funds
10/01/2014 - 12/31/2014

Fund: Operating						
Financial Institution: COMPASS BANK-PREMIER						
Account Number: XXXX2086 Date Opened: 03/20/2012 Current Interest Rate: 0.15%						
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2014						51.98
12/01/2014	ASSESSMENTS		1,345.70			
12/08/2014	To Checking			(108,800.00)		
12/08/2014			3,341.27			
12/10/2014				(3,341.27)		
12/15/2014				(18.00)		
12/16/2014	Credit for ACH Settlement		1,203.88			
12/16/2014	Credit for ACH Settlement		1,523.48			
12/17/2014	Credit for ACH Settlement		785.25			
12/17/2014	ASSESSMENTS		10,189.07			
12/18/2014	Credit for ACH Settlement		1,725.00			
12/18/2014	Credit for EB Settlement		466.72			
12/23/2014	Credit for EB Settlement		600.45			
12/23/2014	ASSESSMENTS		37,820.39			
12/26/2014	Credit for bank card sys		730.65			
12/29/2014	ASSESSMENTS		9,570.38			
12/29/2014	ASSESSMENTS		54,093.72			
12/29/2014	ASSESSMENTS		72,717.37			
12/30/2014	Credit for EB Settlement		5,092.85			
12/30/2014	Credit for Amer Exp settlmt		693.41			
12/31/2014	Credit for ACH Settlement		541.64			
12/31/2014	Credit for EB Settlement		528.37			
Totals for Account XXXX2086:		\$562,053.81	\$215,210.69	(\$288,992.27)	\$188.70	\$486,460.93
Totals for Operating Fund:		\$900,864.85	\$292,485.91	(\$423,443.27)	\$305.87	\$770,213.36

Methods Used For Reporting Market Values		
Certificate of Deposit	Price Value Plus Accrued Interest	
Securities/Direct Government Obligations	Market Value Quoted by the Sitter of the Security and Confirmed in Writing	
Public Fund Investment Pool/AMT Accounts	Balance = Book Value = Current Market	

Montrose Management District
Summary of Certificates of Deposit with Money Market
10/01/2014 - 12/31/2014

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest												
Funds: Operating																											
Certificates of Deposit																											
GREEN BANK	XXXXX0143	07/10/14	01/05/15	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.30%	34.11	0.00	0.00	0.00	71.51												
GREEN BANK	XXXXX0169	06/10/14	12/07/14	50,000.00	0.00	0.00	0.00	50,000.00	0.00	0.30%	46.44	74.38	0.00	74.38	0.00												
GREEN BANK	XXXXX0169	12/08/14	07/06/15	0.00	0.00	50,000.00	0.00	0.00	50,000.00	0.35%	0.00	0.00	0.00	0.00	11.03												
GREEN BANK	XXXXX0210	09/16/14	03/16/15	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.30%	6.16	0.00	0.00	0.00	43.56												
GREEN BANK	XXXXX0311	08/07/14	02/03/15	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.30%	22.60	0.00	0.00	0.00	60.00												
ICON BANK	XXXXX7732	05/12/14	11/07/14	50,000.00	0.00	0.00	0.00	50,000.00	0.00	0.32%	62.25	78.93	0.00	78.93	0.00												
ICON BANK	XXXXX1831	11/08/14	06/06/15	0.00	0.00	50,000.00	0.00	0.00	50,000.00	0.24%	0.00	0.00	0.00	0.00	17.42												
ICON BANK	XXXXX5538	05/05/14	10/31/14	50,000.00	0.00	0.00	0.00	50,000.00	0.00	0.32%	65.32	78.93	0.00	78.93	0.00												
ICON BANK	XXXXX1435	11/01/14	04/30/15	0.00	0.00	50,000.00	0.00	0.00	50,000.00	0.24%	0.00	0.00	0.00	0.00	19.73												
POST OAK BANK	XXXXX0889	04/10/14	10/06/14	50,000.00	0.00	0.00	0.00	50,000.00	0.00	0.30%	71.51	73.97	0.00	73.97	0.00												
POST OAK BANK	XXXXX0889	10/07/14	04/05/15	0.00	0.00	50,000.00	0.00	0.00	50,000.00	0.30%	0.00	0.00	0.00	0.00	34.93												
POST OAK BANK	XXXXX0897	04/10/14	10/06/14	50,000.00	0.00	0.00	0.00	50,000.00	0.00	0.30%	71.51	73.97	0.00	73.97	0.00												
POST OAK BANK	XXXXX0897	10/07/14	04/05/15	0.00	0.00	50,000.00	0.00	0.00	50,000.00	0.30%	0.00	0.00	0.00	0.00	34.93												
Totals for Operating Funds:				400,000.00	0.00	250,000.00	0.00	250,000.00	400,000.00	N/A	379.90	380.18	0.00	380.18	\$293.11												
Beginning Balance:								Interest Earned:	\$380.18																		
Plus Principal From Cash:				\$0.00				Less Beg Accrued Interest:	\$379.90																		
Less Principal Withdrawn:				\$0.00				Plus End Accrued Interest:	\$293.11																		
Plus Interest Reinvested:				\$0.00				Fixed Interest Earned:	\$293.39																		
Fixed Balance:				\$400,000.00				MM Interest Earned:	\$305.87																		
MM Balance:				\$770,215.36				Total Interest Earned:	\$599.26																		
Total Balance:				\$1,170,215.36																							
Totals for District:				400,000.00	0.00	250,000.00	0.00	250,000.00	400,000.00	N/A	379.90	380.18	0.00	380.18	\$293.11												
<table><tr><td>Interest Earned:</td><td>\$380.18</td></tr><tr><td>Less Beg Accrued Interest:</td><td>\$379.90</td></tr><tr><td>Plus End Accrued Interest:</td><td>\$293.11</td></tr><tr><td>Fixed Interest Earned:</td><td>\$293.39</td></tr><tr><td>MM Interest Earned:</td><td>\$305.87</td></tr><tr><td>Total Interest Earned:</td><td>\$599.26</td></tr></table>																Interest Earned:	\$380.18	Less Beg Accrued Interest:	\$379.90	Plus End Accrued Interest:	\$293.11	Fixed Interest Earned:	\$293.39	MM Interest Earned:	\$305.87	Total Interest Earned:	\$599.26
Interest Earned:	\$380.18																										
Less Beg Accrued Interest:	\$379.90																										
Plus End Accrued Interest:	\$293.11																										
Fixed Interest Earned:	\$293.39																										
MM Interest Earned:	\$305.87																										
Total Interest Earned:	\$599.26																										

Methods Used For Reporting Market Values

Certificates of Deposit: Price Value Plus Accrued Interest

Securities/Other Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing

Public Fund Investment Pool/AM Accounts: Balance = Book Value + Current Market

Montrose Management District

Detail of Pledged Securities

10/01/2014 - 12/31/2014

Financial Institution: COMPASS BANK-PREMIER

Security: FHLMC CUSIP: 3128PAA55	Par Value	Maturity Date	Pledged:	Released:	Amount Released:
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Date	Value
10/31/2014	457,051.00
11/30/2014	448,545.99
12/31/2014	447,421.11

Security: FHLMC CUSIP: 31300LZC2	Par Value	Maturity Date	Pledged:	Released:	Amount Released:
-------------------------------------	-----------	---------------	----------	-----------	------------------

Date	Value
10/31/2014	124,909.05
11/30/2014	125,903.55
12/31/2014	125,903.55

Security: FHLMC CUSIP: 31326FHR2	Par Value	Maturity Date	Pledged:	Released:	Amount Released:
-------------------------------------	-----------	---------------	----------	-----------	------------------

Date	Value
10/31/2014	351,570.17
11/30/2014	350,226.15
12/31/2014	341,443.59

Security: FNMA CUSIP: 3138BQJ56	Par Value	Maturity Date	Pledged:	Released:	Amount Released:
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Date	Value
10/31/2014	129,475.03
11/30/2014	127,599.14
12/31/2014	127,599.14

Security: FNMA CUSIP: 31419ATX5	Par Value	Maturity Date	Pledged:	Released:	Amount Released:
------------------------------------	-----------	---------------	----------	-----------	------------------

Date	Value
10/31/2014	69,093.50
11/30/2014	68,027.27
12/31/2014	68,027.27

Methods Used For Reporting Market Values

Certificates of Deposit:
 Securities/Other Government Obligations:
 Public Fund Investment Pool/AAI Accounts:
 Face Value Plus Accrued Interest
 Market Value Quoted by the Seller of the Security and Confirmed in Writing
 Balance = Book Value = Current Market

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. Accept the bookkeeper/investment officer's annual disclosure under the Public Funds Investment Act.

MEMORANDUM

Date: February 9, 2015

To: Board of Directors
Montrose Management District

Copy: Board of Directors
Attorney for the District
Texas Ethics Commission

From: Municipal Accounts & Consulting, L.P.

Subject: DISCLOSURE UNDER THE PUBLIC FUNDS INVESTMENT ACT

As bookkeeper and Investment Officer for the District, I submit this disclosure of my relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the District as of the date of this memorandum, in compliance with the Public Funds Investment Act and with the District's Investment Policy.

1. I have the following "personal business relationships" with individuals or entities who are offering to engage, have offered to engage or may offer to engage in an investment transaction with the District:

(a) I own (i) ten per cent (10%) or more of the voting stock or shares or (b) \$5,000 or more of the fair market value of the following business organizations:

(b) I have received from the following business organizations funds that exceed ten percent (10%) of my gross income for the previous year:

(c) I acquired from the following business organizations during the previous year investments with a book value of \$2,500 or more for my personal account:

2. I am related within the second degree of affinity (marriage) or consanguinity (blood) as determined by Chapter 573, Government Code, to the following individuals who are seeking, have sought or may seek to sell an investment to the District:

3. I acknowledge that this disclosure will be filed with the Board of Directors of the District and the Texas Ethics Commission by the District.

(SIGNATURE)

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. Adopt the Resolution Regarding Annual Review of Investment Policy and List of Qualified Broker/Dealers for the Montrose Management District.

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

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

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

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

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

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

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

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

PASSED AND APPROVED THIS 9th day of February 2015.

Chair

ATTEST:

Secretary



CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

1. The Board of Directors of Montrose Management District convened in regular session on the 9th day of February 2015, at the regular meeting place thereof, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Cassie Stinson	Secretary
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

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

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

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

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

SIGNED AND SEALED on the 9th day of February 2015.

(SEAL)

Secretary, Board of Directors



EXHIBIT A

AMENDED INVESTMENT POLICY – April 8, 2013

INVESTMENT POLICY

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

ARTICLE I PURPOSE

Section 1.01. Purpose.

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

ARTICLE II DEFINITIONS

Section 2.01. Definitions.

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

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

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

ARTICLE III INVESTMENT OFFICER

Section 3.01. Investment Officer.

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

Section 3.02. Training.

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

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

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

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

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

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

ARTICLE IV
PROCEDURES FOR INVESTMENT OF DISTRICT MONIES

Section 4.01. Qualified Broker/Dealers

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

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

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

Section 4.03. Certifications from Sellers of Investments.

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

Section 4.04. Solicitation of Bids for Certificates of Deposit.

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

Section 4.05. Settlement Basis.

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

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

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

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

Section 4.07. Monitoring the Rating Changes in Investments.

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

ARTICLE V
PROVISIONS APPLICABLE TO ALL FUNDS

Section 5.01. Provisions Applicable to All Fund Groups.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 5.03 Diversification.

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

ARTICLE VI
AUTHORIZED INVESTMENTS

Section 6.01. Authorized Investments.

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

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

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

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

Section 6.02. Prohibited Investments.

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

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

ARTICLE VII
INVESTMENT STRATEGIES

Section 7.01. Strategy Applicable to All Funds.

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

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

Section 7.02. Investment Strategy for all Funds.

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

ARTICLE VIII
MISCELLANEOUS

Section 8.01. Annual Review.

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

Section 8.02. Superseding Clause.

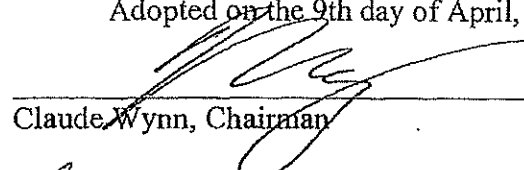
This Policy supersedes any prior policies adopted by the Board of Directors regarding investment or securitization of District Funds.

Section 8.03. Open Meeting.

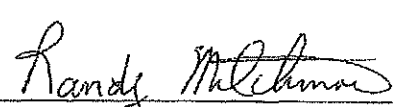
The Board officially finds, determines and declares that this Investment Policy was reviewed, carefully considered, and adopted at a regular meeting of the Board, and that a sufficient written notice of the date, hour, place and subject of this meeting was posted at a place

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

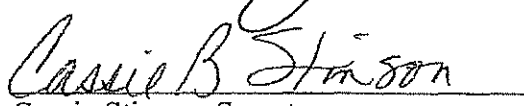
Adopted on the 9th day of April, 2012.



Claude Wynn, Chairman

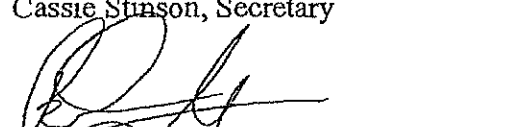


Randy Mitchmoore, Vice Chairman

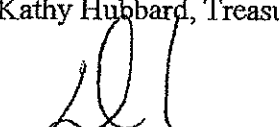


Cassie Stinson, Secretary

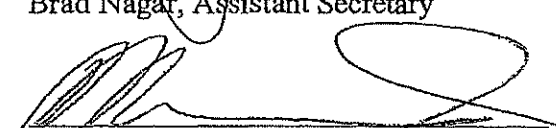
Kathy Hubbard, Treasurer



Brad Nagar, Assistant Secretary




Dana Thorpe, Director



Dennis Murland, Director




Robert Vara, Director



Michael Grover, Director

Tammy Manning, Director

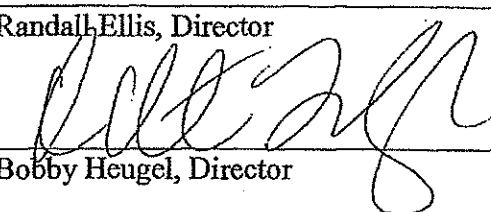


David Robinson, Director

Randall Ellis, Director



Lane Llewellyn, Director



Bobby Heugel, Director

EXHIBIT A
LIST OF AUTHORIZED BROKER/DEALERS

Allegiance Bank of Texas
Trustmark National Bank
Amegy Bank, N.A.
Bank of America, N.A.
Bank of Houston
Bank of Texas, N.A.
BBVA Compass Bank
Beal Bank, s.s.b.
Capital Bank
Capital Markets Group, Inc.
Capital One Financial Corp.
Central Bank
Chase Investments Services Corp.
Chasewood Bank (Inc)

Coastal Securities, Inc.
Comerica Bank
Commercial State Bank
Community State Bank
Crosby State Bank
Edward Jones
Encore Bank
Enterprise Bank
First Bank
First Bank of Conroe
First Bank of Texas
First Bank & Trust Company (Inc)
First Choice Bank
First Community Bank
First National Bank Bastrop
First Southwest Company
First National Bank
First National Bank of Texas
FiServ Investor Services, Inc.
Frost Bank

Metro Bank, N.A.
Midkiff & Stone Capital Group, Inc.
MidSouth Bancorp, Inc.
Moody National Bank
Morgan Keegan & Co., Inc.
Morgan Stanley
New First National Bank
Northwest Investment Services, Inc.
Omni Bank, N.A.
Patriot Bank
Plains State Bank
Post Oak Bank
Preferred Bank
Prosperity Bank/Prosperity Bancshares, Inc.
Prudential Securities Group, Inc.
Raymond James & Associates, Inc.
RBC Capital Markets
Regions Bank
Morgan Stanley Smith Barney
Security State Bank
Southwest Securities, Inc.
State Bank of Texas
State Street Bank & Trust Co.
Sterling Bank/Sterling Bancshares, Inc.
Sun America Securities, Inc.
Tex Star Investment Pool
Texas Capital Bank, N.A.
Texas CLASS
Texas Citizens Bank
Texas Community Bank
Texas First Bank
Texas Independent Bank
Texas Savings Bank, s.s.b.
Texas State Bank

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

Exhibit "B"

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

To: Montrose Management District (the "District")

From: _____,

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

[Office such person holds]

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

Date: _____, 2012

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

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

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

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

By: _____
Name: _____
Title: _____

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

EXHIBIT A

AMENDED INVESTMENT POLICY – April 9, 2012

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

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

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

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

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

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

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

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



Randy Mitchem DDS
Secretary, Board of Directors
Vice Chairman

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

9. Receive the Executive Director's Monthly Report on District initiatives and consider the following actions:
 - Approve a contract with Harris County for nuisance abatement services

MONTROSE MANAGEMENT DISTRICT

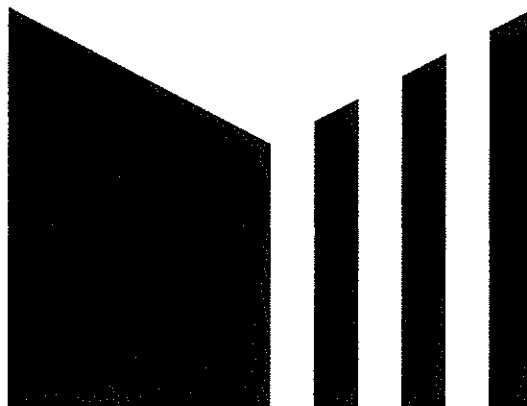
SERVICE PLAN

MONTHLY REPORT

JANUARY 12 – FEBRUARY 9, 2015

COMMITTEE ACTIVITY

STAFF ACTIVITY



COMMITTEE ACTIVITY

Business and Economic Development Committee

The committee met on January 28.

Marketing and Business Relations Committee

The committee met on January 28.

Mobility and Visual Improvements Committee

The committee met on January 19.

Public Safety Committee

The committee met on January 9.

Finance Committee

The Finance Committee met on February 2.

STAFF ACTIVITY

JANUARY 12 – FEBRUARY 9, 2015

Marketing and Business Relations Committee

The Marketing Committee met on January 28 and a copy of the minutes from the meeting are included in the February board book for review.

Staff worked with the website team to make corrections and updates to the current District website. Work was also completed for the January e-newsletter. The new website creative team continues to work on the redesign of the website and the new site was shown to the marketing committee at their regular meeting on January 28.

Staff is working on the bi-annual printed newsletter.

The committee also discussed updates to the marketing strategy/plan for 2015, received additional input and guidance from the committee, and will update and revisit next month.

Business Ambassador Program

The Business Ambassadors completed 20 new visits and a total of 51 visits in January. They also dropped off marketing materials, answered general questions and inquiries about District services and completed other assignments as directed by the Executive Director and staff.

Social Media

See social media report attached.

Mobility and Visual Improvements Committee

The committee met on January 19. The committee received updates on the discussions with TxDOT. The plans are final and in the hopper for formal review. We anticipate needing to transfer the 20% project management fee of \$280,000.00 by the first week in April. The project will be let by TxDOT in June. Total estimated cost is \$2.7 million.

The District signage plans were also expected to be completed by the end of February and submitted for signature to the City. Bidding of those plans will depend on available resources.

We will receive a presentation today on the landscaping plans.

The discussions on the bike lanes project with the city are progressing. A meeting with the city was held on 2/3/15 with PWE, HGAC, Bike Houston, B-Cycle, and the District with WPM hosting. Plans will include pursuit of designation as a demonstration project with the City. Tony will also provide a brief verbal update.

We also received the final costs estimates on the special sweep for cleanup. The estimate is attached. I will have the item on the agenda next month for approval.

Safety and Security Committee

The committee met on January 9. Officer Bessera will update the board on committee discussions and the crime stats.

Business and Economic Development Committee

The committee met on January 28 and discussed various developments occurring in the District. Minutes of the meeting are attached. The committee discussed the District's participation in the TIRZ discussions with the City as a high priority. The need for improved infrastructure was recommended as an area of focus.

Finance Committee

The committee met on February 2 and discussed invoices and various delinquent assessments. A list of delinquent accounts was considered and recommended by the committee for suit. The invoices were also approved and forwarded to the full board for approval.



December 10, 2014

Montrose District

Sweeping Pricing

Mr. Calderon,

Thank you for allowing Waste Partners Environmental to prepare the following quote for your review. Waste Partners Environmental is the Southwest's local single-source for construction and event site waste disposal and cleaning services. We bring the area's leading portable sanitation, solid waste disposal, street sweeping and cleaning experts together under one roof to provide our customers with the most cost-effective, convenient way possible to secure their special event or job site clean-up services.

Street Sweeping

- Sweeping main corridors.
- \$3,850.00 per sweeping occurrence.
- Pricing includes the cleaning of handicap ramps throughout the routes.

Street Sweeping

- Sweeping bike lanes.
- \$1,900.00 per sweeping occurrence.
- Pricing includes the cleaning of handicap ramps throughout the routes.

All pricing is confidential and deemed proprietary information and used solely for the purpose of quoting. Prices may vary based on service bundling, time, terms and quantity of services and condition of agreement between parties.

I am looking forward to hearing from you! Thanks and have a great day!

Kindest regards,

Ruben Oseguera

Branch Manager Houston/Beaumont

Please visit us at www.wastepartnersenvironmental.com

Your one stop shopping for

Roll-Offs – Portable Toilets – Street Sweeping – Erosion Control

Serving Houston*Dallas/Fort Worth*Austin*Phoenix*Las Vegas

Montrose Management District
Mobility and Visual Improvements Committee Meeting

January 19, 2015

The Montrose Management District Mobility and Visual Improvements Committee held a meeting on Monday, January 19, 2015, at 9:00 AM at the District offices, 5020 Montrose, Suite 311, Houston, Texas.

Montrose Management District Board members present were Director Robert Jara. Also in attendance were Executive Director Bill Calderon, Social Media Manager Tawny Tidwell, Jeremy Rocha and Lee Anne Dixon, with Walter P Moore, and Cathleen Lynch with Kudela & Weinheimer.

Call Meeting to Order.

The meeting was called to order at 9:07 a.m.

Receive an Update on SPA application with the City of Houston from Walter P. Moore.

Rocha provided a brief update, discussing the proposed changes to the application that the City had recommended in their comments received in December. WPM largely agreed with the proposed changes. The elimination of the 1000 foot buffer, and the segmenting of the District into three quadrants were the most significant changes. The sub-committee on the SPA did recommend a few minor modifications to the application for discussion with the City when the meeting was scheduled. Those included language to allow for annexation into the District of a parking garage should one be built outside the boundary of the District. The second was allowing for the entire District to count garage spaces in a garage structure should one be built within the boundary of the SPA, regardless of its location.

Receive an Update on Bridge Lighting Plans from Gandy

Calderon provided an update on behalf of Gandy, who was not able to attend the meeting. A recent meeting with TxDOT had the timeline for the submission for plan review scheduled for January 20. The proposed changes to the plans themselves were not extensive, but there were a number of other related issues that were requested be addressed in general comments to accompany the submission. Calderon also advised that he had requested assistance to Gandy by WPM for review of the plans prior to submission in order to benefit from their experience with TxDOT submissions.

The timeline still anticipated a final review and signoff on the plans by 3/17/15. Bidding would be in April, with a letting anticipated by June 2015. TxDOT indicated that the District would have to provide its 20% match by the first week in April. The remainder of the revenue would be required prior to letting of the contract.

Receive an Update on District Branding Signage from K&W; and 5) District landscaping

Lynch provided the update, advising that a meeting with the MEP engineers would be on 1/20, and she anticipated that their evaluation and comments for the plans would take 7-10 business days. She believed that the plans would then be ready for submission to the various parties for signature in order to bring them to final form.

On the landscaping plans, she indicated that work had been initiated on the lighting for the median bullet ends. She expected to move that portion of the planning process along well enough to be able to make recommendations to the committee/board on phasing of the landscaping in the District based on funding availability. Calderon requested that she be prepared to come before the Board at the meeting and present an update on both matters.

Receive an Update on the bike lane initiative.

Lee Anne Dixon shared that a meeting with Bike Houston had already been had, with good progress. And a meeting was set for Feb 3, 2015 to review the proposals and receive feedback from the City, HGAC, Bike Houston, B Cycle, and other members of the biking community on plans. She also indicated that there was an initiative the City was working on to let a contract to further the plans for bike lane designation, marking, signage, etc., and that there was a possibility that Montrose could receive designation as a pilot project. We will explore that possibility in the meeting in February.

Street Sweeping addendum to the contract

Calderon shared that a proposal was forthcoming based on discussions with Mr. Dirt, the sweeping contractor, for approximately \$5800 for a one time pass.

Announcements

None offered

Adjourn

The meeting was adjourned at 9:58 a.m.

Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: January 28, 2015
SUBJECT: Business & Economic Development Committee Meeting Minutes

The Business & Economic Development Committee of the Montrose Management District held its January meeting on Wednesday, January 28, 2015 at Tradition Bank, 5020 Montrose Blvd., Houston, TX 77006. Committee members attending were Claude Wynn, Lane Llewellyn, Steve Madden, Ryan Haley, Jason Ezer and Charlie Norris. Larry Zomper of Zomper & Associates attended as a guest. Staff attending were Bill Calderon and Ray Lawrence. The meeting was called to order at 12:10 PM.

Actions Required to Retain Businesses in the District

Recent comments by property and business owners have raised concerns about the retention of desirable businesses located in the District. The committee agreed unanimously that the No. 1 problem threatening business retention was infrastructure. That the District has been seriously shortchanged by Public Works over many years rendering streets, sidewalks and utilities beyond the stage where they can be repaired. Many need to be totally rebuilt. Since the Rebuild Houston program was started, only \$1.75 million has been allocated to the Montrose District. One secondary problem is that the City generates \$10 million/month in Rebuild Houston tax revenue but only spends it once it's in the bank. Inclusion of part of the District in a Midtown TIRZ or formation of a Montrose TIRZ could be at least a partial solution to the problem. But the latter would only generate a maximum of \$300 million in bond funds while infrastructure funding of as much as \$1 billion is urgently needed to rebuild the streets, sidewalks and water and sewer trunk lines in major corridors other than Alabama which is already on the post-2017 CIP project list. Moreover, the normal period of time required before funds become available once a TIRZ is approved is four years, although – according to Bill Calderon – it might be conceivable to pledge TIRZ revenues to secure near-term CIP funds.

The District could attempt to fund some improvements from existing revenue, but there would be real limitations to the dollar amounts that could be committed to such projects. Also, no immediate results could be achieved since engineering and design amounting to 10%-15% of total capital cost would be required, taking up to two years to complete. There are simply no shovel-ready projects in hand. In any case, with respect to the District's own funds – the District is in a holding pattern until the TxDOT Highway 59 lighting project gets underway.

Accordingly, the Rebuild Houston program remains the best opportunity for the District to obtain severely needed infrastructure funding near term. The committee agreed that a “no holds barred” effort is needed. That the District had been patient for too long. It was agreed that nothing positive is likely to happen this year. That the District needs to focus on the next mayoral possibilities (see next subject) and that once the new mayor is elected, the District needs to find creative ways of demanding its fair share of Rebuild Houston and future CIP funds. This may require a citizen effort. Bill Calderon suggested mobilizing residents and business owners, adopting a theme, giving out T-shirts and organizing a march on City Hall to demand action. His suggestion was greeted with enthusiasm.

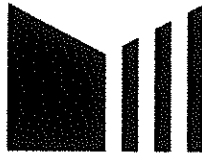
Interfacing with Mayoral Candidates

Several ideas were discussed regarding ways to get responses by 2015 mayoral candidates on addressing Montrose's infrastructure needs. One possibility would be to survey the leading candidates, itemize Montrose's needs and get their commitments or refusals to commit, then distribute the findings to businesses and residents to assist them in making their voting decisions. In addition to infrastructure issues, permitting and inspections could be addressed. Likely department head choices should also be explored. Survey methodology and the list of specific subjects to be raised will be discussed at the next committee meeting. Board member, Robert Jara, will also be asked to help in this effort. To give candidate views proper exposure, invitations to them to speak at the Fall 2015 Real Estate Forum luncheon in September or October could be considered.

Adjournment

The meeting was adjourned at 1:33 PM.

The next meeting of the committee is scheduled for Wednesday, February 25. Topics on the agenda for the January meeting but not discussed will be carried over to the February meeting.



MEMORANDUM

TO: Montrose District Board of Directors
FROM: District Executive Director
DATE: January 28, 2015
SUBJECT: Marketing and Business Relations Committee Meeting Minutes

The Marketing and Business Relations Committee met on Wednesday, January 28 at 4:00 p.m. at Tradition Bank, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

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

Staff and vendors present: Marketing Director Gretchen Larson, Executive Director Bill Calderon, Business Ambassador Dennis Beedon, Social Media Strategist Tawny Tidwell, and Darin Coin, Xenn Creative.

THE COMMITTEE WAS CONSIDERED THE FOLLOWING:

1. Receive presentation from Xenn Creative on website redesign
2. Receive report and discuss 2015 Communications Plan
3. Receive updates on Business Ambassador Program

Receive presentation from Xenn Creative on website redesign.

Darin Coin, with Xenn Creative, showed the committee a draft of the proposed site and walked them through the various pages and how the navigation would work throughout the site. He noted that there was still work to do on incorporating the business database and the HAA calendar feed. The committee members stated that they really liked the design as it was impactful, functional and easy to read. Staff noted that Xenn is estimating completion by the last week in March and that they were also working with the creative team on the announcement of the new site to the board and the media.

Receive report and discuss 2015 Communications Plan.

Staff updated the committee on the plan noting that recommended changes for both business mixers and the business workshops were still being planned. Staff also noted that plans for further development of the "M" concept were on hold and had been removed from the plan and placed on a future project task list. In addition, the hotel "concierge" program was recommended to be delayed until launch of the new website. Staff stated that they were also recommending that the Economic Development brochure be mailed to the property owners rather than the bi-annual newsletter. Staff also noted that in addition to all the events and regular marketing efforts for

businesses, the plan also supported all of the service plan areas and therefore, input from each of the committees was being requested as to their specific outreach needs.

The committee members discussed that they would like to see the community meetings part of the plan changed to a pro-active outreach noting that this was discussed by the Business and Economic Development Committee. They asked that the Executive Director create a short brief “talking points” flyer that included statistics about the infrastructure issues facing the District such that the community could use those to lobby city hall for much needed improvements. Staff noted that they would work with the Executive Director to get additional input from the other committees as well to add to the plan and return to the committee at their March meeting.

Receive updates on Business Ambassador Program.

BA Dennis Beedon gave the committee updates regarding visits for the past month. He stated that they continue to be well received and that feedback from businesses on the work the District was doing was very positive.

There being no further business to discuss the meeting adjourned at 5:45 p.m.

**Montrose District
Social Media Report
December 2014**

**prepared by
Tawny Tidwell**

February 2, 2015

Stats

TWITTER:

Number of total tweets from Jan 01-Jan 31:	80
Increase in Followers for January 2015:	226
Total Followers:	4,480

FACEBOOK:

Total number of 'likes': (Up from 9,067 in December 2014)	9,628
--	-------

Total page views this month:	280,800 by 155,300 Indiv. Users
Total page views in December:	147,900 by 88,100 Indiv. Users

Top 5 Posts:

Hard Freeze Warning	28,200
Two Star Chron Review for BCN	11,400
Best New Restaurants of 2014	11,300
MFAH Expansion Plans	7,400
El Tiempo is Moving	7,300

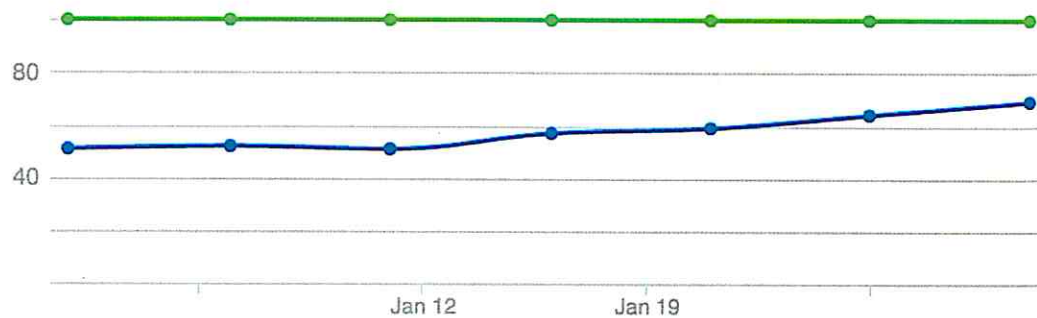
THREE MONTH RECAP

	November	December	January
Twitter	4,163	4,282	4,480
Facebook	8,297	9,067	9,628

Graphs

MY SOCIAL SCORES

ENGAGEMENT **69%** INFLUENCE **100%**



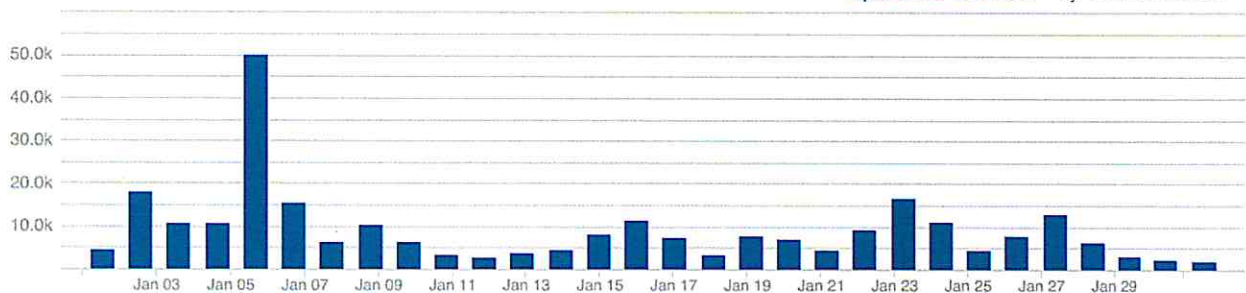
Interactive Stats (above):

Engagement: Conversing with people on Twitter who talk about our content, and retweeting others' content.

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

PAGE IMPRESSIONS

Impressions **280.8k** by 155.3k Users



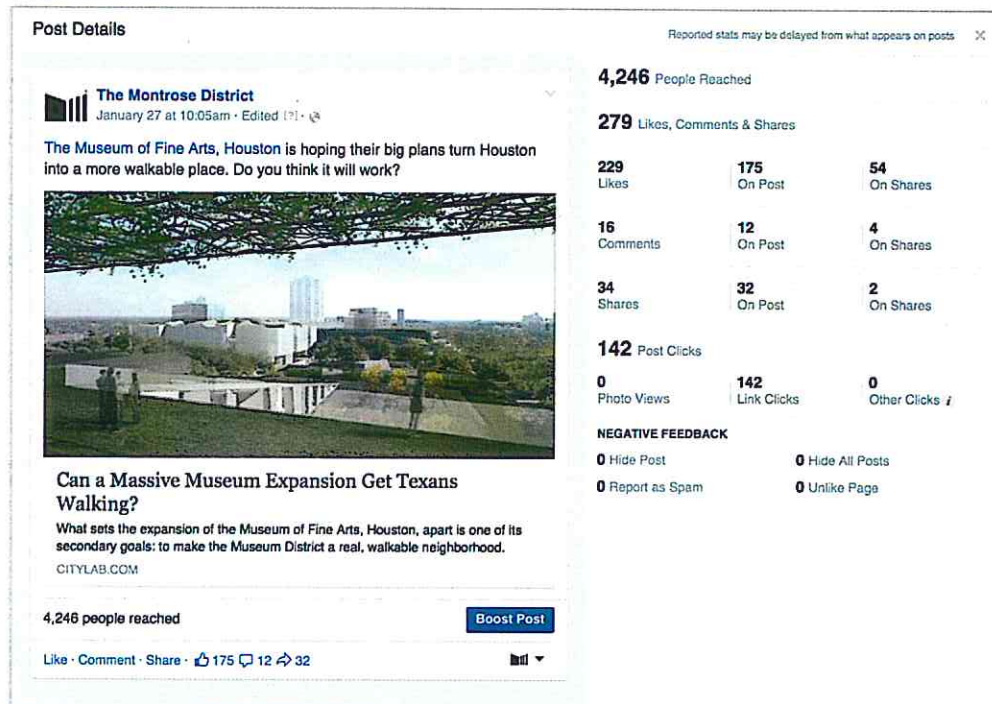
Our engagement is up on Facebook by a pretty great margin, thanks to our new content-driven approach. People are really responding well to our original content.

Insights

Twitter

I recently tinkered with our brand presentation on twitter, and based on the uptick in follows, I think it paid off in spades. We have gained many new influential followers this month, including editors at PaperCity and Cite Magazine.

Facebook



I wanted to highlight this great example of engagement on this post, even though it is a CityLab article from Rice University. As you can see, we got lots of likes and comments on the original post. We ALSO got 32 shares, many of which were from restaurants and other businesses in the Montrose community.

These shares illustrate that the businesses are paying attention to our content, and that they have at least some buy-in to the Montrose District as a resource and a partner. I'm also very excited by the comments because it means that people not only see what we post, but they are interested in engaging with us!

