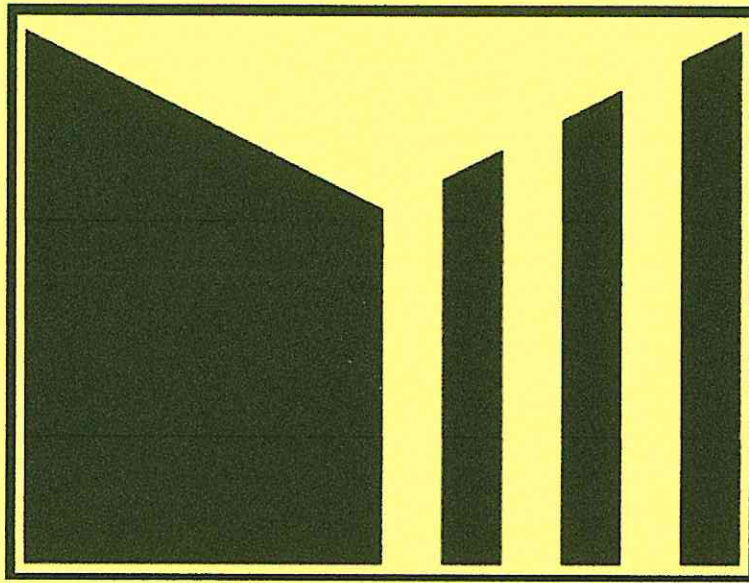


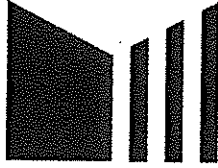
# MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials  
Meeting of the Board of Directors

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March 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, March 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. Executive Director's report. Consider the following actions:
  - a. Consider an updated services agreement with Amber Ambrose for writing services
  - b. Consider an amendment to the Street sweeping contract for a special pass through the District in an amount not to exceed \$6,000
8. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss litigation, and matters related to the same.
9. Reconvene in Open Session and authorize appropriate action by legal counsel related to Item 8 on the agenda.
10. Announcements.
11. Adjourn.



*Bill Caldeon*

\_\_\_\_\_  
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

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**AGENDA MEMORANDUM**

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

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2. Approve minutes of the previous meeting.

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

**February 9, 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, February 9, 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 -	Brad Nagar
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 Llewellyn and Ellis, thus constituting a quorum. Also present were Bill Calderon, David Hawes, Linda Clayton, Gretchen Larson and Tony Allender, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell & Giuliani; Pat Hall, Equi-Tax, Inc., Felecia Alexander, Municipal Accounts & Consulting; and Ray Lawrence, Lawrence & Associates. Others attending the meeting were Dennis Beedon, Montrose Business Ambassador; Officer Victor Beserra, HPD; Daphne Scarbrough, Richmond Avenue Coalition; Tawny Tidwell; Jack Valinski; Claire Siegel, Snap Kitchen; Ray Valdez, Avondale Association; Lee Anne Dixon, Walter P. Moore; Mary Blitzer, Bike Houston; and Cathleen Lynch and Austin Taphorn, both with Kudela & Weinheimer. Chairman Wynn called the meeting to order at 12:02 p.m.

**APPROVE MINUTES OF PRIOR MEETING.**

Upon a motion duly made by Director Grover, and being seconded by Director Mitchmore, the Board voted unanimously to approve the Minutes of the January 12, 2015, Board meeting, as presented.

**ACCEPT 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.**

Claire Siegel introduced herself to the Board. She is the dietician at the newly opened Snap Kitchen in the Montrose District. She provided information and handouts on Snap Kitchen.

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

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

**ACCEPT BOOKKEEPER/INVESTMENT OFFICER'S ANNUAL DISCLOSURE UNDER THE PUBLIC FUNDS INVESTMENT ACT.**

Upon a motion duly made by Director Hubbard, and being seconded by Director Madden, the Board voted unanimously to accept the Bookkeeper/Investment Officer's Annual Disclosure, as presented.

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

Mr. Calderon reviewed the Resolution, included in the Board agenda materials. He reported he was not aware of any changes to the list of qualified broker/dealers and was recommending the Resolution be approved. Upon a motion duly made by Director Mitchmore, and being seconded by Director Haley, the Board voted unanimously to adopt the Resolution regarding Annual Review of Investment Policy and List of Qualified Broker/Dealers, as presented.

**EXECUTIVE DIRECTOR'S REPORT. CONSIDER THE FOLLOWING ACTIONS:**

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

Mr. Calderon reviewed the Interlocal Agreement, County Attorney Community Protection Program, included in the Board agenda materials, and answered questions. He reported there was no change in the rate from last year and the District would be sharing the costs with East Aldine Management District and International Management District. He reported the agreement had been reviewed by legal counsel. Director Grover expressed his objection to the agreement. Upon a motion duly made by Director Madden, and being seconded by Director Stinson, the Board voted to approve the Interlocal Agreement as presented; Director Grover opposed. The motion passed.

Mr. Calderon provided an update on Committee meetings. He reported the Marketing and Business Relations Committee continued work on the bi-annual newsletter. He reported the new design of the District's website should be finalized at the end of March. He reported the bridge and lighting plans were final and waiting for formal review. There was general discussion regarding the need to transfer the 20% project management fee of \$280,000 the first week of April to TxDOT. He answered questions regarding the expected timeline. There was general discussion regarding the process of being able to get the 20% advance fee back if the plans were not approved by TxDOT. Officer Beserra presented the crime statistics report and answered questions.

Lee Anne Dixon, with offices of Walter P. Moore, provided a presentation on the bike lanes signage and striping project, a copy is attached as Exhibit A. She highlighted on the general goals of the project and ways to improve striping at intersections. Maps were provided showing (a) short-term projects for bikeway network, a copy is attached as Exhibit B; and (b) long-term projects for bikeway network, a copy is attached as Exhibit C.

Cathleen Lynch, Kudela & Weinheimer, provided a presentation on proposed landscaping improvement plans, a copy is attached as Exhibit D. She provided information on proposed placement of identity markers and the design and layout of esplanades. She reported they were proposing sustainable plants that were native or adaptable.

**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, and answered questions. She reported 87% collected in the East zone and 90% collected in the West zone. Director Hubbard reported the Finance Committee had reviewed delinquent assessments due and were recommending several to file suit on. No action from the Board was required.

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

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

An executive session was not called.

**ANNOUNCEMENTS.**

There were no announcements.

**ADJOURN.**

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 1:16 p.m.



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Secretary

List of Exhibits:

- A. Presentation from Walter P. Moore regarding bike signage and striping
- B. Map showing bikeway network
- C. Map showing proposed long-term bikeway network
- D. Presentation from Kudela & Weinheimer regarding proposed landscaping improvements

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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AGENDA MEMORANDUM

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

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

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2014	0.12500	\$617,968.22	\$542,360.62	\$75,607.60	88%
2013	0.12500	\$497,179.77	\$492,410.70	\$4,769.07	99%
2012	0.12500	\$428,441.18	\$427,018.96	\$1,422.22	100%
2011	0.12500	\$409,486.26	\$409,108.02	\$378.24	99%
2010	0.12500	\$402,221.57	\$402,184.07	\$37.50	99%
2009	0.12500	\$419,939.17	\$419,901.67	\$37.50	99%
2008	0.12500	\$396,675.13	\$396,650.13	\$25.00	99%
2007	0.12500	\$309,868.58	\$309,849.83	\$18.75	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2014 Assessment Collected	226,787.75	475,418.81
2013 Assessment Collected	194.63	-62.37
2012 Assessment Collected	0.00	-64.96
2011 Assessment Collected	0.00	-553.44
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	595.15	595.15
Overpayments	6,416.22	21,438.39
CAD Lawsuits	467.99	1,343.39
CAD Corrections	0.00	0.00
Collection Fees	164.33	164.33
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
<b>Total Revenue</b>	<b>234,626.07</b>	<b>498,279.30</b>
Overpayments Presented for Refund	18,520.33	21,027.21
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2014:	496,960,302	Uncertified:	4,731,685
ASSESSED VALUE FOR 2013:	401,416,667	Uncertified:	0
ASSESSED VALUE FOR 2012:	343,062,098	Uncertified:	0
ASSESSED VALUE FOR 2011:	327,610,699	Uncertified:	0
ASSESSED VALUE FOR 2010:	321,799,663	Uncertified:	0
ASSESSED VALUE FOR 2009:	336,117,938	Uncertified:	0
ASSESSED VALUE FOR 2008:	317,339,817	Uncertified:	0
ASSESSED VALUE FOR 2007:	322,144,526	Uncertified:	0

Assessment Collection Account: Compass Bank, Account No. 2530962019

**ASSESSMENT PLAN PROJECTIONS**

YEAR	MAX RATE	PROJECTED LEVY 2%	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE @ 10%
2007	0.12500	337,500	320,625	309,849.83	
2008	0.12500	344,250	327,038	396,650.13	
2009	0.12500	351,135	333,578	419,901.67	
2010	0.12500	358,158	340,250	402,184.07	
2011	0.12500	365,321	347,055	409,108.02	
2012	0.12500	372,627	353,996	427,018.96	
2013	0.12500	380,080	361,076	\$492,410.70	
2014	0.12500	387,681	368,297	\$542,360.62	
2015	0.12500	395,435	375,663		
2016	0.12500	403,344	383,177		
		3,695,531	3,510,754		369,553

The Projected Levy is based on the rate remaining at 0.12500

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

**MONTROSE DISTRICT EAST ZONE**

February 2015

**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	59,252,444	86,565.56
POST RICHMOND LP 4401 NORTHSIDE PKWY NW STE 800 ATLANTA GA 30327-3093	1308010010001	RICHMOND AVE 77006	MULTI - FAMILY	29,214,117	36,517.65
UST REALTY COMPANY % UNIV OF ST THOMAS: ATTN PRES 3800 MONTROSE BLVD HOUSTON TX 77006-4626	0261640000027 0261630000021 0261630000001	4100 MONTROSE BLVD 77006 4203 YOAKUM BLVD 77006 4200 MONTROSE BLVD	OFFICE BUILDINGS	13,904,459	17,380.57
CAMPANILE SOUTH LP 109 N POST OAK LN STE 200 HOUSTON TX 77024-7789	0302460000001 0302460000041 0302460000026 0302460000023	0 RICHMOND 77006 0 RICHMOND 77006 4306 YOAKUM BLVD #16 77006 4301 MOUNT VERNON #26 77006	OFFICE BUILDINGS	11,380,510	14,225.64
4203 MONTROSE LTD 3810 W ALABAMA HOUSTON TX 77027-5204	1277520010001	4203 MONTROSE BLVD 77006	OFFICE BUILDING	10,214,000	12,767.50
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	9,000,516	11,250.65
WALGREENS 03157 % TAX DEPT STOP NO 75 300 WILMOT RD DEERFIELD IL 60015-4614	1179390010001	3317 MONTROSE BLVD 77006	RETAIL PHARMACY	8,205,613	10,257.02
ARMSTRONG CHARLES 5000 MONTROSE BLVD UNIT 22C HOUSTON TX 77006-6564	0140670000002 0140250000001 0140250000002 0140250000005 0140670000001 0140670000003 0140670000004 0140670000005 0140670000006 0140670000009	804 PACIFIC ST 77006 2302 GENESEE ST 12 77006 2308 GENESEE ST 77006 120 FAIRVIEW 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	VARIOUS COMMERCIAL	7,157,554	8,909.63

MONTROSE DISTRICT EAST ZONE

February 2015

TOP TEN ASSESSMENT PAYERS

0261510000020	2602 CROCKER ST 77006				
0261510000021	2605 GRANT ST 77006				
0261510000027	805 PACIFIC ST 77006				
0442130000001	810 PACIFIC ST 77006				
0140680000009	810 HYDE PARK BLVD 77006				
NEW 4119 MONTROSE LLC					
4200 MONTROSE BLVD					
HOUSTON TX 77006-4963					
1207680010001	4119 MONTROSE BVD 77006	OFFICE BUILDINGS	4,928,228	6,160.29	
1222280020001	3820 ROSELAND ST 77006	OFFICE BUILDINGS	4,600,509	5,750.64	
1222280010001	3815 MONTROSE BLVD 77006				
3815 MONTROSE BULD LP					
3815 MONTROSE BULD STE 211					
HOUSTON TX 77006-4666					

MONTROSE DISTRICT EAST ZONE

February 2015						
TOP TEN DELINQUENTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
TEXAS ART SUPPLY CO 4899 MONTROSE BLVD STE 1312 HOUSTON TX 77006-6164	92 030 143 000 0026	2001 MONTROSE BLVD 77006	WAREHOUSE	2014	4,871.48	
MORTGAGE RECOVERY FUND 3939 LTD 2701 WESTHEIMER RD UNIT 13N HOUSTON TX 77098-1237	92 132 698 001 0001	3939 MONTROSE BLVD 77006	SHOPPING CENTER	2014	4,649.99	
4310 YOAKUM PARTNERS HIP 4310 YOAKUM BLVD HOUSTON TX 77006-5818	92 026 135 000 0014	530 LOVETT BLVD 77006	SINGLE-FAMILY	2014	2,887.61	
TEXAS ART SUPPLY 4899 MONTROSE BLVD STE 1312 HOUSTON TX 77006-6164	92 124 288 001 0001	2101 MONTROSE BLVD 77006	WAREHOUSE	2014	2,842.82	
SHAW'S JEWELRY LTD 1015 W GRAY ST HOUSTON TX 77019-4227	92 133 077 001 0001	1015 W GRAY ST 77019	RETAIL STORE	2014	2,772.83	
SPARTAN REAL ESTATE LLC 1000 JACKSON BLVD HOUSTON TX 77006-1928	92 018 046 000 0028	1000 JACKSON BLVD 77006	COMMERCIAL WAREHOUSE	2012 - 2014	2,555.27	
BAIRD CHARLES L 2438 WHITE OAK DR HOUSTON TX 77009-7322	92 008 270 000 0005	506 SUL ROSS ST #11 77006	APARTMENT	2012 - 2014	2,381.27	
ARMSTRONG CHARLES 5000 MONTROSE BLVD UNIT 22C HOUSTON TX 77006-6564	92 044 213 000 0001	810 PACIFIC ST 77006	BAR/TAVERN	2014	2,182.17	
WHITNEY PLACE LTD 3718 INGOLD ST HOUSTON TX 77005-3623	92 121 274 001 0001	425 WETHEIMER RD 77006	SHOPPING CENTER	2014	2,063.18	
GAWERC BRONIA 330 FAIRVIEW ST HOUSTON TX 77006-3002	92 014 054 000 0011	330 FAIRVIEW ST 77006	OFFICE BUILDINGS	2013 - 2014	2,023.12	
HOUSTON TX 77088-2620						

**Harris County Improvement District No. 6 / East Montrose  
Lawsuit and Arbitration Status Summary as of 1/9/2015**

Jur 930

**Summary**

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

**Settled**

595,216,250	Original value of <b>Settled</b> accounts as of 1/9/2015
168	Number of <b>Settled</b> accounts as of 1/9/2015
55,981,709	Reduction in value of <b>Settled</b> accounts
9.41%	Average % reduction in value of <b>Settled</b> accounts

**Unsettled**

147,491,170	Original value of <b>Unsettled</b> accounts as of 1/9/2015
81	Number of <b>Unsettled</b> accounts as of 1/9/2015

.125 Tax rate per \$100 valuation

**\$17,340** Estimated reduction in assessment on 81 Unsettled accounts,  
based on **9.41%** average

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2014	0.12500	\$1,375,156.42	\$1,266,552.39	\$108,604.03	92%
2013	0.12500	\$1,143,541.70	\$1,119,347.13	\$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	677,344.24	1,072,125.45
2013 Assessment Collected	-1,698.76	-2,901.25
2012 Assessment Collected	0.00	-501.19
2011 Assessment Collected	0.00	-445.50
2010 Assessment Collected	0.00	-445.50
Penalty & Interest	991.60	421.32
Overpayments	3,733.89	10,831.42
CAD Lawsuits	1,872.47	3,441.76
CAD Corrections	0.00	0.00
Collection Fees	0.00	-339.13
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
<b>Total Revenue</b>	<b>682,243.44</b>	<b>1,082,187.38</b>
Overpayments Presented for Refund	5,300.57	10,863.20
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2014:	<b>1,103,606,869</b>	Uncertified:	<b>2,212,795</b>
ASSESSED VALUE FOR 2013:	<b>914,392,350</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2012:	<b>778,469,814</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2011:	<b>707,258,348</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2010:	<b>694,497,461</b>	Uncertified:	<b>0</b>

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	\$1,119,347.13	
2014	0.12500	939,686	892,702	\$1,266,552.39	
2015	0.12500	958,480	910,556		
2016	0.12500	977,650	928,767		
		<b>6,453,886</b>	<b>6,131,191</b>		<b>645,389</b>

The Projected Levy is based on the rate remaining at 0.12500

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

# MONTROSE DISTRICT WEST ZONE

February 2015						
TOP TEN ASSESSMENT PAYERS						
PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT	
WEINGARTEN REALTY INVESTORS	0442250000001	2005 W GRAY ST 77019	VARIOUS COMMERCIAL	74,770,722	93,463.40	
0591-001	0442250000170	1953 W GRAY ST 77019				
P O BOX 924133	0442250000169	1953 W GRAY ST 77019				
HOUSTON TX 77292-4133	0442250000168	2028 W GRAY ST 77019				
	0442250000145	2001 W GRAY ST 77019				
	0442250000110	2020 W GRAY ST 77019				
	0442250000105	2010 W GRAY ST 77019				
	0442250000005	2002 W GRAY ST 77019				
	0442250000002	1950 W GRAY ST 77019				
	0442250000171	2017 W GRAY ST 77019				
FINGER FSC MONTROSE LTD	1215190010001	4899 MONTROSE BLVD 187 77006	MULTI - FAMILY	62,934,814	78,668.52	
99 DETERING ST STE 200						
HOUSTON TX 77007-8259						
US REIF WESTHEIMER APARTMENTS TX LLC	1286390010001	2001 WESTHEIMER RD 244 77098	MULTI - FAMILY	48,808,923	61,011.15	
1270 SOLDIERS FIELD RD						
BRIGHTON MA 02135-1003						
DUNLAVY DEVELOPMENT PHASE 1 LLC	1286480010001	4310 DUNLAVY ST 236 77006	MULTI - FAMILY	40,600,000	50,750.00	
101 BERKSHIRE ST						
BELLAIRE TX 77401-5309						
ANBIL II-R O L P	0730810030011	1505 W CLAY ST 77019	SHOPPING CENTER	40,560,967	50,701.21	
105 TOWN CENTER RD STE 10	1170070010001	1422 W GRAY ST 77019				
KING OF PRUSSIA PA 19406-2394	1170070020001	1414 WAUGH DR 77019				
	0730810030007	1521 W CLAY ST 77019				
WEST GRAY RESIDENTIAL LP	1335700010001	1340 W GRAY ST 77019	MULTI - FAMILY	35,053,929	43,817.41	
C/O THE HANOVER CO EARL MALLEY						
5847 SAN FELIPE ST STE 3600						
HOUSTON TX 77057-3263						
TEXAS ABERCROMBIE FAMILY INT LTD	1327190010001	0 W ALABAMA ST 77098	SUPERMARKET	26,972,706	33,715.88	
730 N POST OAK RD STE 110	1327190010002	1701 W ALABAMA ST 77098				
HOUSTON TX 77024-3854						
BEHRINGER HARVARD MUSEUM	1336630010001	1301 RICHMOND AVE #270 77006	APARTMENT	23,345,222	29,181.53	
DISTRICT PROJECT OWNER LP						
5800 GRANITE PKWY STE 1000						
PLANO TX 75024-6619						

# MONTROSE DISTRICT WEST ZONE

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

MONTROSE DISTRICT WEST ZONE

February 2015						
TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
5020 INVESTMENTS LTD	94 036 024 000 0003	5020 MONTROSE BLVD 77006	OFFICE BUILDINGS	2013 - 2014	23,931.03	
5020 MONTROSE BLVD FL 9						
HOUSTON TX 77006-6550						
MCLEROY VALERIE & JOHN	94 059 173 000 0003	1223 WAUGH DR 77019	COMMERCIAL BUILDING	2011 - 2014	4,557.54	
P O BOX 540101						
HOUSTON TX 77254-0101						
SILVERLAKE HOLDINGS PARTNERS	94 132 190 001 0001	1212 WAUGH DR 77019	RESTAURANT	2014	3,860.04	
1964 W GRAY STE 204						
HOUSTON TX 77019-4812						
LEVEL HEADED CHOW LLC	94 026 198 000 0005	3414 GRAUSTARK ST #8 77006	MULTI - FAMILY	2010 - 2014	3,574.55	
4721 N MAIN ST STE Q						
HOUSTON TX 77009-4400						
1927 WEST GRAY LLC	94 044 25 000 0120	1935 W GRAY ST 77019	RETAIL STORE	2014	3,076.10	
1800 AUGUSTA DR FL 4						
HOUSTON TX 77057-3149						
FORTUNES PLAYSGROUND LLC	94 052 355 000 0004	1355 W GRAY ST 77019	MEDICAL OFFICES	2014	2,967.18	
1355 W GRAY ST						
HOUSTON TX 77019-4019						
SLS HOUSTON PROPERTIES LLC	94 044 225 000 0115	1934 W GRAY ST #61 77019	PARKING GARAGE	2014	2,904.58	
2500 WEST LOOP S STE 522						
HOUSTON TX 77027-4523						
YEUNG INSTITUTE LLC	94 124 782 001 0001	1103 BANKS ST 77006	SURGICAL CENTER	2013 - 2014	2,766.00	
1103 BANKS ST						
HOUSTON TX 77006-6113						
KNA PARTNERS	94 026 174 000 0001	1111 WESTHEIMER RD 77006	SHOPPING CENTER	2013 - 2014	2,749.15	
550 WAUGH DR						
HOUSTON TX 77019-2002						
EISEMANN MAUDE	94 010 167 000 0030	1116 W GRAY ST 77019	VACANT	2010 - 2014	2,739.83	
5455 JOHN DREAPER DR						
HOUSTON TX 77054-4230						

**Harris County Improvement District No. 11 / West Montrose  
Lawsuit and Arbitration Status Summary as of 1/9/2015**

Jur 939

**Summary**

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

**Settled**

806,539,172	Original value of <b>Settled</b> accounts as of 1/9/2015
237	Number of <b>Settled</b> accounts as of 1/9/2015
52,953,045	Reduction in value of <b>Settled</b> accounts
6.57%	Average % reduction in value of <b>Settled</b> accounts

**Unsettled**

416,014,329	Original value of <b>Unsettled</b> accounts as of 1/9/2015
172	Number of <b>Unsettled</b> accounts as of 1/9/2015

.125 Tax rate per \$100 valuation

**\$34,142** Estimated reduction in assessment on 172 Unsettled accounts,  
based on **6.57%** average

**PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.**  
**DELINQUENT ASSESSMENT SUMMARY REPORT**  
**MONTROSE DISTRICT**  
**March 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*  
Legacy Community Health Endowment \$1,316.66, *1407 Missouri St.-0180030000011*  
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:**

Martha Simmons \$662.62, 3804 Brandt St.-0082600000003

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



Carl O. Sandin

PerdueBrandonFielderCollins&Mott LLP   
ATTORNEYS AT LAW

Email: [csandin@pbfcm.com](mailto:csandin@pbfcm.com)

Office: 713-802-6965 (Direct Line)

Mobile: 713-824-1290

Fax: 713-862-1429

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

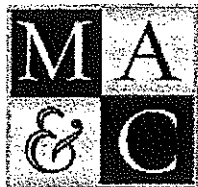
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**AGENDA MEMORANDUM**

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

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



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

## Montrose Management District

### Bookkeeper's Report

March 9, 2015

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

Num	Name	Memo	Amount	Balance
<b>BALANCE AS OF 02/10/2015</b>				<b>\$6,010.17</b>
<b>Receipts</b>				
	Wire Transfer		40,000.00	
	Interest		12.09	
	Wire Transfer		150,000.00	
<b>Total Receipts</b>				<b>190,012.09</b>
<b>Disbursements</b>				
4591	Comcast	Office Expenses	(114.44)	
4592	Verizon Wireless	Cell Phone Expense	(80.08)	
4645	Gandy Squared Lighting Design	Bridge Lighting Design	(7,552.03)	
4646	Greater East End Management District	Graffiti Abatement Services	(5,120.00)	
4647	Bracewell & Giuliani LLP	Legal Fees - General Counsel	(987.75)	
4648	Claudia Kolker	Editorial Expense	(6,400.00)	
4649	Aaron M Day	Security Expense	(3,033.66)	
4650	Adalberto R Ramos	Security Expense	(865.05)	
4651	Brian M Alms	Security Expense	(595.65)	
4652	Chad J Wall	Security Expense	(621.08)	
4653	Charles Starks	Security Expense	(568.52)	
4654	Francisco R Gomez	Security Expense	(198.55)	
4655	John E Obenhaus	Security Expense	(1,431.13)	
4656	Joseph C Mabasa	Security Expense	(2,295.60)	
4657	Juan Arroyo	Security Expense	(1,664.97)	
4658	Lee T Jaquarya	Security Expense	(1,896.08)	
4659	Leon Laurcano.	Security Expense	(1,646.69)	
4660	Natalie Flores	Security Expense	(196.55)	
4661	Ricardo Gonzales	Security Expense	(550.66)	
4662	Richard J Bass	Security Expense	(595.66)	
4663	Sean M Blevins	Security Expense	(397.10)	
4664	Todd L Thibodeaux	Security Expense	(1,134.31)	
4665	Victor Beserra.	Security Expense / Coordinator Fee	(4,066.53)	
4666	Corelogic Commercial Tax Service	Assessment Refund	(11,250.65)	
4667	Corelogic Commercial Tax Service	Assessment Refund	(4,143.69)	
4668	Eric Samet Et Al	Assessment Refund	(95.59)	
4669	Kunikco LLC	Assessment Refund	(407.49)	
4670	Mandola Family Properties LLC	Assessment Refund	(40.96)	
4671	Mandola Family Properties LLC	Assessment Refund	(17.50)	
4672	Midtown Properties, Inc.	Assessment Refund	(1,364.35)	
4673	Midtown Properties, Inc.	Assessment Refund	(775.69)	
4674	Midtown Properties, Inc.	Assessment Refund	(2,199.09)	
4675	National Tax Search LLC	Assessment Refund	(703.13)	
4676	Ninos	Assessment Refund	(31.25)	
4677	Ninos Restaurant & Bar Inc	Assessment Refund	(157.40)	
4678	Olympus/Nelson Property Mgmt	Assessment Refund	(822.01)	
4679	Staveous Xydis	Assessment Refund	(578.46)	
4680	Tamara Garber	Assessment Refund	(905.09)	
4681	Vincent A Mandola	Assessment Refund	(328.55)	
4682	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
4683	ALLY	Vehicle Lease	(938.00)	
4684	Amber Ambrose	Editorial Expense	(1,000.00)	
4685	Bike Houston	Bicycle Maps	(1,500.00)	
4686	BIO Landscape & Maintenance, Inc.	Landscape Maintenance	(3,833.32)	

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

Num	Name	Memo	Amount	Balance
<b>Disbursements</b>				
4687	Blank Rome LLP	Legal Fees	(1,347.70)	
4688	Chris Labod	Website Maintenance	(350.00)	
4689	Cracked Fox	Graphic Design & Marketing Services	(5,005.00)	
4690	Dennis C. Beedon	Business Ambassador Program Services	(2,744.61)	
4691	e-Vision 1 Productions, LLC	MMD Video Archive	(2,400.00)	
4692	Equi-Tax, Inc.	Tax Services	(7,217.37)	
4693	Greater East End Management District	Graffiti Abatement Services	(5,120.00)	
4694	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(19,927.51)	
4695	Houston Arts Alliance	Syndication Services	(3,000.00)	
4696	Kudela & Weinheimer	District Identity Marker	(135.00)	
4697	Lawrence & Associates	Economic Development	(1,000.00)	
4698	Magoo's Print Shop	Marketing Expenses	(72.00)	
4699	Mitchell J. Shields	Editorial Expense	(2,000.00)	
4700	Mr. Dirt of Texas	Street Sweeping Expense	(7,104.00)	
4701	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(2,830.25)	
4702	SentriForce	Mobile Camera Program	(1,800.00)	
4703	Tawny Tidwell	Social Media Consulting Services	(3,500.00)	
4704	TML Intergovernmental Risk Pool	Insurance Expense	(9,796.08)	
4705	United Graphics	Newsletter Expense	(543.00)	
4706	Walter P. Moore	West Montrose Mobility Study	(14,300.00)	
4707	Bankcard Center	Credit Card Expense	0.00	
4708	Comcast	Office Expense	0.00	
4709	Verizon Wireless	Cell Phone Expense	0.00	
Wire	United States Treasury	Monthly Payroll Taxes	(6,805.78)	
<b>Total Disbursements</b>				(171,302.61)
<b>BALANCE AS OF 03/09/2015</b>				<b>\$24,719.65</b>

**Montrose Management District**

**Account Balances**

As of March 9, 2015

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Fund: Operating</b>					
<b>Certificates of Deposit</b>					
GREEN BANK (XXXX0210)	09/16/2014	03/16/2015	0.30 %	50,000.00	West Zone
POST OAK BANK (XXXX0889)	10/07/2014	04/05/2015	0.30 %	50,000.00	East Zone
POST OAK BANK (XXXX0897)	10/07/2014	04/05/2015	0.30 %	50,000.00	West Zone
ICON BANK (XXXX1435)	11/01/2014	04/30/2015	0.24 %	50,000.00	West Zone
ICON BANK (XXXX1831)	11/08/2014	06/06/2015	0.24 %	50,000.00	East Zone
GREEN BANK (XXXX0169)	12/08/2014	07/06/2015	0.35 %	50,000.00	East Zone
GREEN BANK (XXXX0143)	01/06/2015	08/04/2015	0.35 %	50,000.00	East Zone
GREEN BANK (XXXX0311)	02/03/2015	09/01/2015	0.35 %	50,000.00	East Zone
<b>Money Market Funds</b>					
COMPASS BANK-PREMIER (XXXX2019)	03/20/2012		0.15 %	648,644.16	(East Zone) Tax
COMPASS BANK-PREMIER (XXXX2086)	03/20/2012		0.15 %	1,291,312.17	(West Zone) Tax
<b>Checking Account(s)</b>					
TRADITION BANK (XXXX9069)			0.25 %	24,719.65	Checking Account
<b>Totals for Operating Fund:</b>				<b>\$2,364,675.98</b>	
<b>Grand total for Montrose Management District:</b>				<b>\$2,364,675.98</b>	

**Montrose Management District**  
**Summary of Pledged Securities**

As of March 9, 2015

<b>Financial Institution: COMPASS BANK-PREMIER</b>			
Total CDs, MM:	\$1,939,956.33	Collateral Security Required:	Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File:	Yes
Total pledged securities:	\$2,435,990.87	Investment Policy Received:	Yes
Ratio of pledged securities to investments:	144.14 %		
<b>Financial Institution: GREEN BANK</b>			
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		
<b>Financial Institution: ICON BANK</b>			
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		
<b>Financial Institution: POST OAK BANK</b>			
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		
<b>Financial Institution: TRADITION BANK (Depository Bank)</b>			
Total CDs, MM, and Checking Accounts:	\$24,719.65	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**  
February 2015

Sources of Funds	Feb 15	Budget	\$ Over Budget	% of Budget	Jan - Feb 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Revenue</b>									
14110 - Assessments	226,982	255,786	(28,804)	89%	473,374	489,322	(15,948)	97%	594,860
14112 - Assessment Refunds	6,416	583	5,833	1,101%	2,283	1,167	1,116	196%	7,000
14310 - Penalties & Interest	595	833	(238)	71%	595	1,667	(1,072)	36%	10,000
14370 - Interest Earned on Temp. Invest	74	100	(26)	74%	178	200	(22)	89%	1,200
14380 - Interest	4	3	1	133%	8	7	1	114%	40
14390 - Ending FY 2014 Fund Balance	30,872	30,872	0	100%	61,744	61,744	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
<b>Total Sources</b>	<b>264,943</b>	<b>288,177</b>	<b>(23,234)</b>	<b>92%</b>	<b>538,182</b>	<b>554,107</b>	<b>(15,925)</b>	<b>97%</b>	<b>1,983,566</b>
<b>Uses of Funds</b>									
<b>Business Development</b>									
16124 - Marketing & Public Rel Director	966	1,012	(46)	95%	1,933	2,024	(91)	96%	12,142
16125 - Marketing & Public Relations	6,294	8,979	(2,685)	70%	15,235	17,956	(2,723)	85%	107,750
16135 - Economic Development Services	355	1,224	(869)	29%	722	2,447	(1,725)	30%	14,683
16140 - Web Site Maint./Host/I.T.	112	305	(193)	37%	283	610	(327)	46%	3,660
16441 - GIS Services	0	368	(368)	0%	24	736	(712)	3%	4,416
<b>Total Business Development</b>	<b>7,727</b>	<b>11,888</b>	<b>(4,161)</b>	<b>65%</b>	<b>18,197</b>	<b>23,775</b>	<b>(5,578)</b>	<b>77%</b>	<b>142,651</b>
<b>Mobility &amp; Transportation</b>									
17010 - Engineering Services	0	2,667	(2,667)	0%	6,993	5,333	1,660	131%	32,000
17030 - Mobility Projects	0	0	0	0%	0	0	0	0%	300,000
<b>Total Mobility &amp; Transportation</b>	<b>0</b>	<b>2,667</b>	<b>(2,667)</b>	<b>0%</b>	<b>6,993</b>	<b>5,333</b>	<b>1,660</b>	<b>131%</b>	<b>332,000</b>
<b>Project Staffing &amp; Admin</b>									
16150 - Admin & Management	674	700	(26)	96%	1,348	1,400	(52)	96%	8,400
16160 - Reimbursable Expenses	68	427	(359)	16%	269	853	(584)	32%	5,120
16170 - Reimbursable Mileage	155	250	(95)	62%	305	500	(195)	61%	3,000
16180 - Postage, Deliveries	152	29	123	524%	169	58	111	291%	347
16190 - Printing & Reproduction	95	250	(155)	38%	292	500	(208)	58%	3,000
16200 - Public Notices, Advertising	0	213	(213)	0%	0	427	(427)	0%	2,560
16210 - Project Management	1,498	1,310	188	114%	2,995	2,621	374	114%	15,725
16215 - Director Of Services	2,157	2,259	(102)	95%	4,314	4,517	(203)	96%	27,102
16220 - Legal Services	1,622	1,850	(228)	88%	3,992	3,700	292	108%	22,200
16250 - Bookkeeping	700	413	287	169%	1,256	825	431	152%	4,950
16260 - Assess Data Mgmt & Billing Svcs	1,781	575	1,206	310%	2,755	1,150	1,605	240%	6,900
16270 - Office Supplies	0	100	(100)	0%	23	200	(200)	0%	1,200
16280 - Other	2	15	(13)	13%	30	30	(7)	77%	180
16290 - Office Lease Space	388	585	(197)	66%	776	1,170	(394)	66%	7,020
16291 - Office Equipment	0	100	(100)	0%	69	200	(131)	35%	1,200
16340 - Auditing Fees	0	0	0	0%	0	0	0	0%	3,600
16530 - Insurance & Surety Bond	0	0	0	0%	0	0	0	0%	4,800
16600 - Payroll Expenses	2,585	3,200	(615)	81%	5,531	6,400	(869)	86%	38,400
<b>Total Project Staffing &amp; Admin</b>	<b>11,877</b>	<b>12,276</b>	<b>(399)</b>	<b>97%</b>	<b>24,094</b>	<b>24,551</b>	<b>(457)</b>	<b>98%</b>	<b>155,704</b>

Montrose Management District  
Revenue & Expenditures East Zone  
February 2015

	Feb 15	Budget	\$ Over Budget	% of Budget	Jan - Feb 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Security and Public Safety</b>									
15415 - Vehicle Maint. & Operations	300	350	(50)	86%	600	700	(100)	86%	4,200
15420 - Contract Public Safety Services	10,021	9,000	1,021	111%	19,594	18,000	1,594	109%	108,000
15425 - Mobile Camera Program	576	875	(299)	66%	1,072	1,750	(678)	61%	10,500
15430 - Cell Phone	18	50	(32)	36%	65	100	(35)	65%	600
16100 - Store Front Equipment	0	57	(57)	0%	0	113	(113)	0%	680
16102 - Public Safety Equipment	0	38	(38)	0%	26	75	(49)	35%	450
16110 - Graffiti Abatement	1,638	1,625	13	101%	3,277	3,250	27	101%	19,500
16115 - Nuisance Abatement	0	1,378	(1,378)	0%	0	2,756	(2,756)	0%	16,537
<b>Total Security and Public Safety</b>	<b>12,553</b>	<b>13,373</b>	<b>(820)</b>	<b>94%</b>	<b>24,634</b>	<b>26,744</b>	<b>(2,110)</b>	<b>92%</b>	<b>160,467</b>
<b>Visual Improvements &amp; Cultural</b>									
16212 - Beautification Design & Install	480	480	0	100%	2,753	2,753	0	100%	201,000
16213 - Landscape Maintenance	1,917	4,167	(2,250)	46%	3,833	8,333	(4,500)	46%	50,000
<b>Total Visual Improvements &amp; Cultural</b>	<b>2,397</b>	<b>4,647</b>	<b>(2,250)</b>	<b>52%</b>	<b>6,586</b>	<b>11,086</b>	<b>(4,500)</b>	<b>59%</b>	<b>251,000</b>
<b>Total Uses</b>	<b>34,554</b>	<b>44,851</b>	<b>(10,297)</b>	<b>77%</b>	<b>80,504</b>	<b>91,489</b>	<b>(10,985)</b>	<b>88%</b>	<b>1,041,822</b>
<b>Net Ordinary Revenue</b>	<b>230,389</b>	<b>243,326</b>	<b>(12,937)</b>	<b>95%</b>	<b>457,678</b>	<b>462,618</b>	<b>(4,940)</b>	<b>99%</b>	<b>941,744</b>
<b>Planned Reserves</b>	<b>230,389</b>	<b>243,326</b>	<b>(12,937)</b>	<b>95%</b>	<b>457,678</b>	<b>462,618</b>	<b>(4,940)</b>	<b>99%</b>	<b>941,744</b>

Montrose Management District  
Revenue & Expenditures West Zone  
February 2015

Sources of Funds	Feb 15	Budget	\$ Over Budget	% of Budget	Jan - Feb 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Revenue</b>									
14110-1 • Assessments,	675,645	500,000	175,645	135%	1,072,020	896,374	175,646	120%	1,342,600
14112-1 • Assessment Refunds,	(926)	1,250	(2,176)	(74%)	(1,240)	2,500	(3,740)	(50%)	15,000
14310-1 • Penalties & Interest,	992	1,583	(591)	63%	421	3,167	(2,746)	13%	19,000
14370-1 • Interest Earned on Temp. Inves	80	125	(45)	64%	122	250	(128)	49%	1,500
14380-1 • Interest,	8	7	1	114%	16	14	2	114%	85
14390-1 • Ending FY 2014 Fund Balance,	46,021	46,021	0	100%	92,042	92,042	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
<b>Total Sources</b>	<b>721,820</b>	<b>548,986</b>	<b>172,834</b>	<b>131%</b>	<b>1,163,381</b>	<b>994,347</b>	<b>169,034</b>	<b>117%</b>	<b>2,930,436</b>
<b>Uses of Funds</b>									
<b>Business Development</b>									
16124-1 • Marketing & Public Rel Dir	2,045	2,150	(105)	95%	4,090	4,301	(211)	95%	25,803
16125-1 • Marketing & Public Relation	13,371	19,081	(5,710)	70%	32,366	38,162	(5,796)	85%	228,970
16135-1 • Economic Development Service	752	2,600	(1,848)	29%	1,528	5,200	(3,672)	29%	31,202
16140-1 • Web Site Main./Host/I.T.,	238	712	(474)	33%	602	1,423	(821)	42%	8,540
16141-1 • GIS Services,	0	782	(782)	0%	51	1,564	(1,513)	3%	9,384
<b>Total Business Development</b>	<b>16,406</b>	<b>25,325</b>	<b>(8,919)</b>	<b>65%</b>	<b>38,637</b>	<b>50,650</b>	<b>(12,013)</b>	<b>76%</b>	<b>303,899</b>
<b>Mobility &amp; Transportation</b>									
17010-1 • Engineering Services,	0	5,667	(5,667)	0%	14,859	11,333	3,526	131%	68,000
17030-1 • Mobility Projects,	0	0	0	0%	0	0	0	0%	700,000
<b>Total Mobility &amp; Transportation</b>	<b>0</b>	<b>5,667</b>	<b>(5,667)</b>	<b>0%</b>	<b>14,859</b>	<b>11,333</b>	<b>3,526</b>	<b>131%</b>	<b>768,000</b>
<b>Project Staffing &amp; Admin</b>									
16150-1 • Admin & Management	1,426	1,488	(62)	96%	2,852	2,975	(123)	96%	17,850
16160-1 • Reimbursable Expenses,	146	907	(761)	16%	573	1,813	(1,240)	32%	10,880
16170-1 • Reimbursable Mileage,	330	417	(87)	79%	648	833	(185)	78%	5,000
16180-1 • Postage, Deliveries	324	61	263	531%	358	123	235	291%	737
16190-1 • Printing & Reproduction	202	500	(298)	40%	621	1,000	(379)	62%	6,000
16200-1 • Public Notices, Advertising	0	453	(453)	0%	0	907	(907)	0%	5,440
16210-1 • Project Management	3,172	2,765	387	114%	6,343	5,569	774	114%	33,415
16215-1 • Director Of Services	4,565	4,799	(234)	95%	9,129	9,599	(470)	95%	57,591
16220-1 • Legal Services,	3,447	4,317	(870)	80%	8,483	8,633	(150)	98%	51,800
16250-1 • Bookkeeping,	1,488	963	525	155%	2,657	1,925	732	138%	11,550
16260-1 • Assess Data Mgmt & Billing Svc	3,784	1,342	2,442	282%	5,855	2,683	3,172	218%	16,100
16270-1 • Office Supplies,	0	233	(233)	0%	0	467	(467)	0%	2,800
16280-1 • Other,	5	35	(30)	14%	28	70	(42)	40%	420
16290-1 • Office Lease Space,	812	1,365	(553)	59%	1,624	2,730	(1,106)	59%	16,380
16291-1 • Office Equipment,	0	233	(233)	0%	147	467	(320)	31%	2,800
16340-1 • Auditing Fees,	0	0	0	0%	0	0	0	0%	8,400
16530-1 • Insurance & Surety Bond,	0	0	0	0%	0	0	0	0%	10,200
<b>Total Project Staffing &amp; Admin</b>	<b>19,701</b>	<b>19,898</b>	<b>(197)</b>	<b>99%</b>	<b>39,318</b>	<b>39,794</b>	<b>(476)</b>	<b>99%</b>	<b>257,363</b>

Montrose Management District  
Revenue & Expenditures West Zone  
February 2015

	Feb 15	Budget	\$ Over Budget	% of Budget	Jan - Feb 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415-1 • Vehicle Maint. & Operations.	638	817	(179)	78%	1,276	1,633	(357)	78%	9,800
15420-1 • Contract Public Safety Service	16,546	21,000	(4,454)	79%	36,920	42,000	(5,080)	88%	252,000
15425-1 • Mobile Camera Program.	1,224	2,042	(818)	60%	2,278	4,083	(1,805)	56%	24,500
15430-1 • Cell Phone.	38	117	(79)	32%	138	233	(95)	59%	1,400
16101-1 • Public Safety Training.	0	27	(27)	0%	0	53	(53)	0%	320
16102-1 • Public Safety Equipment.	0	88	(88)	0%	54	175	(121)	31%	1,050
16110-1 • Graffiti Abatement.	3,482	3,792	(310)	92%	6,963	7,583	(620)	92%	45,500
16115-1 • Nuisance Abatement.	0	3,216	(3,216)	0%	0	6,431	(6,431)	0%	38,588
Total Security and Public Safety	21,928	31,099	(9,171)	71%	47,629	62,191	(14,562)	77%	373,158
Visual Improvements & Cultural									
16212-1 • Identification Design & Install	1,020	39,083	(38,063)	3%	5,851	78,167	(72,316)	7%	469,000
Total Visual Improvements & Cultural	1,020	39,083	(38,063)	3%	5,851	78,167	(72,316)	7%	469,000
Total Uses	59,055	121,072	(62,017)	49%	146,294	242,135	(95,841)	60%	2,171,420
Net Ordinary Revenue	662,765	427,914	234,851	155%	1,017,087	752,212	264,875	135%	759,016
Planned Reserves	662,765	427,914	234,851	155%	1,017,087	752,212	264,875	135%	759,016

**Montrose Management District**  
**Revenue & Expenditures Total Zone**  
February 2015

Sources of Funds	Feb 15	Budget	\$ Over Budget	% of Budget	Jan - Feb 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Revenue</b>									
14110-1 - Assessments.	675,645	500,000	175,645	135%	1,072,020	896,374	175,646	120%	1,342,600
14110 - Assessments	226,982	255,786	(28,804)	89%	473,374	489,322	(15,948)	97%	594,860
1412-1 - Assessment Refunds.	(926)	1,250	(2,176)	(74%)	(1,240)	2,500	(3,740)	(50%)	15,000
1412 - Assessment Refunds	6,416	583	5,833	1,101%	2,283	1,167	1,116	196%	7,000
14310-1 - Penalties & Interest.	992	1,583	(591)	63%	421	3,167	(2,746)	13%	19,000
14310 - Penalties & Interest	595	833	(238)	71%	595	1,667	(1,072)	36%	10,000
14370-1 - Interest Earned on Temp. Inves	80	125	(45)	64%	122	250	(128)	49%	1,500
14370 - Interest Earned on Temp. Invest	74	100	(26)	74%	178	200	(22)	89%	1,200
14380-1 - Interest.	8	7	1	114%	16	14	2	114%	85
14380 - Interest	4	3	1	133%	8	7	1	114%	40
14390-1 - Ending FY 2014 Fund Balance.	46,021	46,021	0	100%	92,042	92,042	0	100%	552,251
14390 - Ending FY 2014 Fund Balance	30,872	30,872	0	100%	61,744	61,744	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
<b>Total Sources</b>	<b>986,763</b>	<b>837,163</b>	<b>149,600</b>	<b>118%</b>	<b>1,701,563</b>	<b>1,548,454</b>	<b>153,109</b>	<b>110%</b>	<b>3,914,002</b>
<b>Uses of Funds</b>									
<b>Business Development</b>									
16124-1 - Marketing & Public Rel Dir	2,045	2,150	(105)	95%	4,090	4,301	(211)	95%	25,803
16124 - Marketing & Public Rel Director	966	1,012	(46)	95%	1,933	2,024	(91)	96%	12,142
16125-1 - Marketing & Public Relation	13,371	19,081	(5,710)	70%	32,366	38,162	(5,796)	85%	228,970
16125 - Marketing & Public Relations	6,294	8,979	(2,685)	70%	15,235	17,958	(2,723)	85%	107,750
16135-1 - Economic Development Service	752	2,600	(1,848)	29%	1,528	5,200	(3,672)	29%	31,202
16135 - Economic Development Services	355	1,224	(869)	29%	722	2,447	(1,725)	30%	14,683
16140-1 - Web Site Main./Host/I.T..	238	712	(474)	33%	602	1,423	(821)	42%	8,540
16140 - Web Site Main./Host/I.T.	112	305	(193)	37%	283	610	(327)	46%	3,660
16141-1 - GIS Services.	0	782	(782)	0%	51	1,564	(1,513)	3%	9,384
16141 - GIS Services	0	368	(368)	0%	24	736	(712)	3%	4,416
<b>Total Business Development</b>	<b>24,133</b>	<b>37,213</b>	<b>(13,080)</b>	<b>65%</b>	<b>56,834</b>	<b>74,425</b>	<b>(17,591)</b>	<b>76%</b>	<b>446,550</b>
<b>Mobility &amp; Transportation</b>									
17010-1 - Engineering Services.	0	5,667	(5,667)	0%	14,859	11,333	3,526	131%	68,000
17010 - Engineering Services	0	2,667	(2,667)	0%	6,993	5,333	1,660	131%	32,000
17030-1 - Mobility Projects.	0	0	0	0%	0	0	0	0%	700,000
17030 - Mobility Projects	0	0	0	0%	0	0	0	0%	300,000
<b>Total Mobility &amp; Transportation</b>	<b>0</b>	<b>8,334</b>	<b>(8,334)</b>	<b>0%</b>	<b>21,852</b>	<b>16,666</b>	<b>5,186</b>	<b>131%</b>	<b>1,100,000</b>
<b>Project Staffing &amp; Admin</b>									
16150-1 - Admin & Management	1,426	1,488	(62)	96%	2,852	2,975	(123)	96%	17,850
16150 - Admin & Management	674	700	(26)	96%	1,348	1,400	(52)	96%	8,400
16160-1 - Reimbursable Expenses.	146	907	(761)	16%	573	1,813	(1,240)	32%	10,880
16160 - Reimbursable Expenses	68	427	(359)	16%	269	853	(584)	32%	5,120
16170-1 - Reimbursable Mileage.	330	417	(87)	79%	648	833	(185)	78%	5,000
16170 - Reimbursable Mileage	155	250	(95)	62%	305	500	(195)	61%	3,000
16180-1 - Postage, Deliveries	324	61	263	531%	358	123	235	291%	737

**Montrose Management District**  
**Revenue & Expenditures Total Zone**  
February 2015

	Feb 15	Budget	\$ Over Budget	% of Budget	Jan - Feb 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
16180 • Postage, Deliveries	152	29	123	524%	169	58	111	291%	347
16190-1 • Printing & Reproduction	202	500	(298)	40%	621	1,000	(379)	62%	6,000
16190 • Printing & Reproduction	95	250	(155)	38%	292	500	(208)	58%	3,000
16200-1 • Public Notices, Advertising	0	453	(453)	0%	0	907	(907)	0%	5,440
16200 • Public Notices, Advertising	0	213	(213)	0%	0	427	(427)	0%	2,560
16210-1 • Project Management	3,172	2,785	387	114%	6,343	5,569	774	114%	33,415
16210 • Project Management	1,498	1,310	188	114%	2,995	2,621	374	114%	15,725
16215-1 • Director Of Services	4,565	4,799	(234)	95%	9,129	9,599	(470)	95%	57,591
16215 • Director Of Services	2,157	2,259	(102)	95%	4,314	4,517	(203)	96%	27,102
16220-1 • Legal Services.	3,447	4,317	(870)	80%	8,483	8,633	(150)	98%	51,800
16220 • Legal Services	1,622	1,850	(228)	88%	3,992	3,700	292	108%	22,200
16250-1 • Bookkeeping.	1,488	963	525	155%	2,657	1,925	732	138%	11,550
16250 • Bookkeeping	700	413	287	169%	1,256	825	431	152%	4,950
16260-1 • Assess Data Mgmt & Billing Svc	3,784	1,342	2,442	282%	5,855	2,683	3,172	218%	16,100
16260 • Assess Data Mgmt & Billing Svc	1,781	575	1,206	310%	2,755	1,150	1,605	240%	6,900
16270-1 • Office Supplies.	0	233	(233)	0%	0	467	(467)	0%	2,800
16270 • Office Supplies	0	100	(100)	0%	0	200	(200)	0%	1,200
16280-1 • Other.	5	35	(30)	14%	28	70	(42)	40%	420
16280 • Other	2	15	(13)	13%	23	30	(7)	77%	180
16290-1 • Office Lease Space.	812	1,365	(553)	59%	1,624	2,730	(1,106)	59%	16,380
16290 • Office Lease Space	388	585	(197)	66%	776	1,170	(394)	66%	7,020
16291-1 • Office Equipment.	0	233	(233)	0%	147	467	(320)	31%	2,800
16291 • Office Equipment	0	100	(100)	0%	60	200	(131)	35%	1,200
16340-1 • Auditing Fees.	0	0	0	0%	0	0	0	0%	8,400
16340 • Auditing Fees	0	0	0	0%	0	0	0	0%	3,600
16530-1 • Insurance & Surety Bond.	0	0	0	0%	0	0	0	0%	10,200
16530 • Insurance & Surety Bond	0	0	0	0%	0	0	0	0%	4,800
16600 • Payroll Expenses	2,585	3,200	(615)	81%	5,531	6,400	(869)	86%	38,400
Total Project Staffing & Admin	31,578	32,174	(596)	98%	63,412	64,345	(933)	99%	413,067
Security and Public Safety									
15415-1 • Vehicle Maint. & Operations.	638	817	(179)	78%	1,276	1,633	(357)	78%	9,800
15415 • Vehicle Maint. & Operations	300	350	(50)	86%	600	700	(100)	86%	4,200
15420-1 • Contract Public Safety Service	16,546	21,000	(4,454)	79%	36,920	42,000	(5,080)	88%	252,000
15420 • Contract Public Safety Services	10,021	9,000	1,021	111%	19,594	18,000	1,594	109%	108,000
15425-1 • Mobile Camera Program.	1,224	2,042	(818)	60%	2,278	4,083	(1,805)	56%	24,500
15425 • Mobile Camera Program	576	875	(299)	66%	1,072	1,750	(678)	61%	10,500
15430-1 • Cell Phone.	38	117	(79)	32%	138	233	(95)	59%	1,400
15430 • Cell Phone	18	50	(32)	36%	65	100	(35)	65%	600
16100 • Store Front Equipment	0	57	(57)	0%	0	113	(113)	0%	680
16101-1 • Public Safety Training.	0	27	(27)	0%	0	53	(53)	0%	320
16102-1 • Public Safety Equipment.	0	88	(88)	0%	54	175	(121)	31%	1,050
16102 • Public Safety Equipment	0	38	(38)	0%	26	75	(49)	35%	450
16110-1 • Graffiti Abatement.	3,482	3,792	(310)	92%	6,903	7,583	(680)	92%	45,500
16110 • Graffiti Abatement.	1,638	1,625	13	101%	3,277	3,250	27	101%	19,500
16115-1 • Nuisance Abatement.	0	3,216	(3,216)	0%	0	6,431	(6,431)	0%	38,588
16115 • Nuisance Abatement	0	1,378	(1,378)	0%	0	2,756	(2,756)	0%	16,537
Total Security and Public Safety	34,481	44,472	(9,991)	78%	72,263	88,935	(16,672)	81%	533,625

Montrose Management District  
Revenue & Expenditures Total Zone  
February 2015

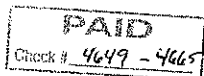
	Feb 15	Budget	\$ Over Budget	% of Budget	Jan - Feb 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Visual Improvements &amp; Cultural</b>									
16212-1 • Identification Design & Install	1,020	39,083	(38,063)	3%	5,851	78,167	(72,316)	7%	469,000
16212 • Beautification Design & Install	480	480	0	100%	2,753	2,753	0	100%	201,000
16213 • Landscape Maintenance	1,917	4,167	(2,250)	46%	3,833	8,333	(4,500)	46%	50,000
<b>Total Visual Improvements &amp; Cultural</b>	<b>3,417</b>	<b>43,730</b>	<b>(40,313)</b>	<b>8%</b>	<b>12,437</b>	<b>89,253</b>	<b>(76,816)</b>	<b>14%</b>	<b>720,000</b>
<b>Total Uses</b>	<b>93,609</b>	<b>165,923</b>	<b>(72,314)</b>	<b>56%</b>	<b>226,798</b>	<b>333,624</b>	<b>(106,826)</b>	<b>68%</b>	<b>3,213,242</b>
<b>Net Ordinary Revenue</b>	<b>893,154</b>	<b>671,240</b>	<b>221,914</b>	<b>133%</b>	<b>1,474,765</b>	<b>1,214,830</b>	<b>259,935</b>	<b>121%</b>	<b>700,760</b>
<b>Planned Reserves</b>	<b>893,154</b>	<b>671,240</b>	<b>221,914</b>	<b>133%</b>	<b>1,474,765</b>	<b>1,214,830</b>	<b>259,935</b>	<b>121%</b>	<b>700,760</b>



# Officer Payroll Report

Print to PDF

Print Period	Name	Total Hours	Regular Hourly Rate	Security Compensation	Salary	Total
Feb-15						
Feb-15	Alms, Brian	15.00	\$43.00	\$645.00	\$0.00	\$645.00
Feb-15	Arroyo, Juan	45.00	\$43.00	\$1,935.00	\$0.00	\$1,935.00
Feb-15	Bass, Richard	15.00	\$43.00	\$645.00	\$0.00	\$645.00
Feb-15	Beserra, Victor	29.00	\$43.00	\$1,247.00	\$3,500.00	\$4,747.00
Feb-15	Blevins, Sean	10.00	\$43.00	\$430.00	\$0.00	\$430.00
Feb-15	Day, Aaron	91.00	\$43.00	\$3,913.00	\$0.00	\$3,913.00
Feb-15	Flores, Natalie	5.00	\$43.00	\$215.00	\$0.00	\$215.00
Feb-15	Gomez, Francisco	5.00	\$43.00	\$215.00	\$0.00	\$215.00
Feb-15	Gonzales, Ricardo	15.00	\$43.00	\$645.00	\$0.00	\$645.00
Feb-15	Jacurys, Lee	55.00	\$43.00	\$2,365.00	\$0.00	\$2,365.00
Feb-15	Laureano, Leon	46.00	\$43.00	\$1,978.00	\$0.00	\$1,978.00
Feb-15	Mabasa, Joseph	67.00	\$43.00	\$2,881.00	\$0.00	\$2,881.00
Feb-15	Oberhaus, John	41.00	\$43.00	\$1,763.00	\$0.00	\$1,763.00
Feb-15	Ramos, Adalberto	24.00	\$43.00	\$1,032.00	\$0.00	\$1,032.00
Feb-15	Starks, Charlie	15.30	\$43.00	\$666.50	\$0.00	\$666.50
Feb-15	Thibodeaux, Todd	30.00	\$43.00	\$1,290.00	\$0.00	\$1,290.00
Feb-15	Wall, Chad	17.00	\$43.00	\$731.00	\$0.00	\$731.00
Period Total		37		\$22,596.50	\$3,500.00	\$26,096.50
Grand Total		37		\$22,596.50	\$3,500.00	\$26,096.50



Sunday, March 01, 2015

Page 1 of 1

MONTROSE MD EAST  
DATE: 01/23/2015  
TAX YEAR: 2014

OVERAGE AMOUNT: \$11,250.65  
DEPOSIT BATCH NO.: 92-371  
RECEIPT NUMBER: 92140370

OWNER NAME: RIVERSIDE CPT LLC & REALTY CEN CHECK NO.: 20085426  
ACCOUNT NUMBER: 92/037/037/001/0001 DATE OF PAYMENT: 01/23/2015  
PAID BY: 651138 LEGAL DESCRIPTION  
CORELOGIC COMMERCIAL REAL ES RES A BLK 1  
1 CORELOGIC DR 417 419 HAWTHORNE TR  
ROANOKE TX 76262 220 W ALABAMA ST 131

SECOND PAYMENT  
DISTRICT NAME MONTROSE MD EAST OVERPAYMENT AMOUNT \$11,250.65  
Amount of Refund: \$11,250.65

AMOUNT OF CHECK: \$11,250.65 CHECK NO: 20085426  
AMOUNT APPLIED: \$0.00 Ref No.: 000228276  
DIFFERENCE: \$11,250.65  
COMPLETED BY: CK DATE: 1-23

FIRST PAYMENT RECEIVED FROM: 900462 DAVIS-PHEN MORTGAGE CO  
DATE PAID: 01/19/2015 DEPOSIT# 92-370 CHECK# 2462

DISPOSITION OF OVERPAYMENT  
PAID  
Check # 4664  
REFUND TO: Corelogic Commercial Tax Service DATE: 2-3  
Address: P.O. Box 961009  
Address: \_\_\_\_\_  
City: FT Worth State: TX Zip: 76161  
APPLIED TO ACCT# \_\_\_\_\_ DATE: \_\_\_\_\_

MONTROSE MD EAST  
DATE: 02/05/2015  
TAX YEAR: 2014

OVERAGE AMOUNT: \$4,143.69  
DEPOSIT BATCH NO.: 92-373  
RECEIPT NUMBER: 92140439

OWNER NAME: 515 WESTHEIMER LP  
ACCOUNT NUMBER: 92/121/369/001/0001  
PAID BY: 651138

CHECK NO.: 6089990  
DATE OF PAYMENT: 01/31/2015  
LEGAL DESCRIPTION

CORELOGIC COMMERCIAL REAL ES  
1 CORELOGIC DR  
ROANOKE TX 76262

RES A BLK 1  
SAGE PLAZA WESTHEIMER STANFORD

515 WESTHEIMER RD

SECOND PAYMENT

DISTRICT NAME MONTROSE MD EAST OVERPAYMENT AMOUNT \$4,143.69  
Amount of Refund: \$4,143.69

AMOUNT OF CHECK: \$4,143.69 CHECK NO: 6089990  
AMOUNT APPLIED: \$0.00 Ref No.: 030256111  
DIFFERENCE: \$4,143.69  
COMPLETED BY: CK DATE: 2-5

FIRST PAYMENT RECEIVED FROM: OWNER  
DATE PAID: 12/22/2014 DEPOSIT# 92-360 CHECK# 1702

DISPOSITION OF OVERPAYMENT  
PAID  
Check # 4667  
REFUND TO: Corelogic DATE: 2-19  
Address: PO Box 961009  
Address: \_\_\_\_\_  
City: FT Worth State: TX Zip: 76161  
APPLIED TO ACCT# \_\_\_\_\_ DATE: \_\_\_\_\_



Equi-Tax Inc.  
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090  
P.O. Box 73103, Houston, Texas 77273  
Customer Service 281.444.3946 fax 281.440.8304

DATE: 02/11/2015  
SAMET ERIC ET AL  
4987 VALKATH DR  
HOUSTON TX 77095-4234

LEGAL DESCRIPTION  
LTS 1 & 2 & TR 11B BLK 14  
TURNER N P  
5108 BAYARD LN 18

MONTROSE MD WEST

ACCOUNT NUMBER: 94/036/020/000/0001 DATE PROCESSED: 02/11/2015  
TAX YEAR: 2013 RECEIPT NUMBER: 94130258  
REF NO.: 0897027 DEPOSIT BATCH NO.: RP150211

## 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:

- |  |   |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                           |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                            |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                   |
| <input type="checkbox"/> Over 65                     | <input checked="" type="checkbox"/> Other: <u>Change 2013-16321</u> |
| <input type="checkbox"/> Disabled Person             |   |
| <input type="checkbox"/> Disabled Veteran            |   |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$95.59.

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: 02/08/2015  
TAX YEAR: 2013

OVERAGE AMOUNT: \$407.49  
DEPOSIT BATCH NO.: 92-374  
RECEIPT NUMBER: 92130263

OWNER NAME: KUNIKO LLC

CHECK NO.: 1643

ACCOUNT NUMBER: 92/026/151/000/0011

DATE OF PAYMENT: 01/31/2015

PAID BY:

LEGAL DESCRIPTION

KUNIKO LLC  
701 S LAMAR BLVD STE C  
AUSTIN TX 78704-1547

TRS 11 & 12A BLK 25  
MONTROSE

2702 CROCKER ST

COPY

Refund  
SECOND PAYMENT

DISTRICT NAME  
MONTROSE MD EAST

OVERPAYMENT AMOUNT  
\$407.49

Amount of Refund: \$407.49

AMOUNT OF CHECK: \$407.49

CHECK NO: 1643

AMOUNT APPLIED: \$0.00

Ref No.: 0887081

DIFFERENCE: \$407.49

COMPLETED BY: [Signature] DATE: 2-8

FIRST PAYMENT RECEIVED FROM: OWNER

DATE PAID: 01/27/2014 DEPOSIT# 92-320 CHECK# 1473

DISPOSITION OF OVERPAYMENT

REFUND TO: Check # 4649 DATE:

Address:

Address:

City: State: Zip:

APPLIED TO ACCT# DATE:



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Customer Service 281.444.3946 fax 281.440.8304

DATE: 02/17/2015

LEGAL DESCRIPTION

MANDOLA FAMILY PROPERTIES LLC  
11212 WILDING LN  
HOUSTON TX 77024-5308

LT 7 BLK 9  
ROSEMONT

1307 W CLAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/362/009/0007  
TAX YEAR: 2013  
REF No.: 0887081

DATE PROCESSED: 02/17/2015  
RECEIPT NUMBER: 94130569  
DEPOSIT BATCH No.: RP150217

#### 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:

- |  |  |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                    |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                     |
| <input type="checkbox"/> Homestead                   | <input checked="" type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65                     | Other: <u>Waive 2013-54338</u>                               |
| <input type="checkbox"/> Disabled Person             |  |
| <input type="checkbox"/> Disabled Veteran            |  |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$40.96.

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 # 4670



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DATE: 02/17/2015

LEGAL DESCRIPTION

MANDOLA FAM PROPTS LLC  
11212 WILDING LN  
HOUSTON TX 77024-5308

LT 11 & TR 12A BLK 4  
ROSEMONT HEIGHTS

1215 W CLAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/366/000/0011  
TAX YEAR: 2013  
REF No.: 0887082

DATE PROCESSED: 02/17/2015  
RECEIPT NUMBER: 94130572  
DEPOSIT BATCH No.: RP150217

#### 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:

- |  |  |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                    |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                     |
| <input type="checkbox"/> Homestead                   | <input checked="" type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65                     | Other: <u>Waive 2013-54338</u>                               |
| <input type="checkbox"/> Disabled Person             |  |
| <input type="checkbox"/> Disabled Veteran            |  |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$17.50.

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 # 4671

MONTROSE MD EAST  
DATE: 01/23/2015  
TAX YEAR: 2014

OVERAGE AMOUNT: \$1,364.35  
DEPOSIT BATCH NO.: 92-371  
RECEIPT NUMBER: 92140373

OWNER NAME: F6 PROPERTIES INC

CHECK NO.: 11434

ACCOUNT NUMBER: 92/037/040/000/0011

DATE OF PAYMENT: 01/23/2015

PAID BY: 426012

LEGAL DESCRIPTION

NATIONAL TAX SEARCH LLC  
303 E WACKER DR #900  
CHICAGO IL 60601

LTS 11 & 12 BLK 12  
WESTMORELAND

3602 GARROTT ST 20

#### SECOND PAYMENT

DISTRICT NAME  
MONTROSE MD EAST

OVERPAYMENT AMOUNT  
\$1,364.35

Amount of Refund: \$1,364.35

AMOUNT OF CHECK: \$1,364.35

CHECK NO: 11434

AMOUNT APPLIED: \$0.00

Ref No.: 820105363

DIFFERENCE: \$1,364.35

COMPLETED BY: [Signature] DATE: 1-23

FIRST PAYMENT RECEIVED FROM: 908419 MIDTOWN PROPERTIES, INC.

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

DISPOSITION OF OVERPAYMENT

REFUND TO: Midtown Properties Inc Check # 4672 DATE: 2-23

Address: 1724 Richmond Ave

Address:

City: Houston State: TX Zip: 77098

APPLIED TO ACCT# DATE:

MONTROSE MD EAST  
DATE: 01/23/2015  
TAX YEAR: 2014  
OWNER NAME: F6 PROPERTIES INC  
ACCOUNT NUMBER: 92/037/040/000/0007  
PAID BY: 426012  
NATIONAL TAX SEARCH LLC  
303 E WACKER DR #900  
CHICAGO IL 60601  
OVERAGE AMOUNT: \$775.69  
DEPOSIT BATCH NO.: 92-371  
RECEIPT NUMBER: 92140372  
CHECK NO.: 11434  
DATE OF PAYMENT: 01/23/2015  
LEGAL DESCRIPTION  
LT 7 & TR 8A BLK 12  
WESTMORELAND  
3620 GARROTT ST 16

SECOND PAYMENT

DISTRICT NAME  
MONTROSE MD EAST  
Amount of Refund: \$775.69  
OVERPAYMENT AMOUNT  
\$775.69

AMOUNT OF CHECK: \$775.69 CHECK NO: 11434  
AMOUNT APPLIED: \$0.00 Ref No.: 820105358  
DIFFERENCE: \$775.69  
COMPLETED BY: ✓ DATE: 1-23

FIRST PAYMENT RECEIVED FROM: 908419 MIDTOWN PROPERTIES, INC.

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

DISPOSITION OF OVERPAYMENT

PAID  
Check # 4673

REFUND TO: Midtown Properties Inc DATE: 2-23

Address: 1724 Richmond Ave

Address:

City: Houston State: TX Zip: 77098

APPLIED TO ACCT# DATE:

MONTROSE MD WEST  
DATE: 01/23/2015  
TAX YEAR: 2014  
OWNER NAME: F6 PROPERTIES INC  
ACCOUNT NUMBER: 94/057/123/000/0011  
PAID BY: 426012  
NATIONAL TAX SEARCH LLC  
303 E WACKER DR #900  
CHICAGO IL 60601  
OVERAGE AMOUNT: \$2,199.09  
DEPOSIT BATCH NO.: 94-277  
RECEIPT NUMBER: 94140682  
CHECK NO.: 11444  
DATE OF PAYMENT: 01/23/2015  
LEGAL DESCRIPTION  
LT 27 & TRS 11 12A 26A & 28A  
BLK 3  
RICHMOND PLACE  
1919 PORTSMOUTH ST 30

SECOND PAYMENT

DISTRICT NAME  
MONTROSE MD WEST  
Amount of Refund: \$2,199.09  
OVERPAYMENT AMOUNT  
\$2,199.09

AMOUNT OF CHECK: \$2,199.09 CHECK NO: 11444  
AMOUNT APPLIED: \$0.00 Ref No.: 820105365  
DIFFERENCE: \$2,199.09  
COMPLETED BY: ✓ DATE: 1-23

FIRST PAYMENT RECEIVED FROM: OWNER

DATE PAID: 12/31/2014 DEPOSIT# 94-271 CHECK# 20968

DISPOSITION OF OVERPAYMENT

PAID  
Check # 4674

REFUND TO: Midtown Properties Inc DATE: 2-23

Address: 1724 Richmond Ave

Address:

City: Houston State: TX Zip: 77098

APPLIED TO ACCT# DATE:

MONTROSE MD WEST  
DATE: 02/03/2015  
TAX YEAR: 2014  
OWNER NAME: INNER LOOP HOLDINGS LTD  
ACCOUNT NUMBER: 94/057/123/000/0028  
PAID BY: 426012  
NATIONAL TAX SEARCH LLC  
303 E WACKER DR #900  
CHICAGO IL 60601  
OVERAGE AMOUNT: \$703.13  
DEPOSIT BATCH NO.: 94-279  
RECEIPT NUMBER: 94140684  
CHECK NO.: 11492  
DATE OF PAYMENT: 01/31/2015  
LEGAL DESCRIPTION  
LT 29 & TR 28 BLK 3  
RICHMOND PLACE  
1926 NORFOLK ST

SECOND PAYMENT

DISTRICT NAME  
MONTROSE MD WEST  
Amount of Refund: \$703.13  
OVERPAYMENT AMOUNT  
\$703.13

AMOUNT OF CHECK: \$703.13 CHECK NO: 11492  
AMOUNT APPLIED: \$0.00 Ref No.: 820105365  
DIFFERENCE: \$703.13  
COMPLETED BY: ✓ DATE: 2-3

FIRST PAYMENT RECEIVED FROM: OWNER

DATE PAID: 12/31/2014 DEPOSIT# 94-271 CHECK# 20968

DISPOSITION OF OVERPAYMENT

PAID  
Check # 4675

REFUND TO: National Tax Search LLC DATE: 2-23

Address: 303 East Wacker Dr Ste 900

Address:

City: Chicago State: IL Zip: 60601

APPLIED TO ACCT# DATE:



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Customer Service 281.444.3946 fax 281.440.8304

DATE: 02/17/2015  
NIMOS  
11212 WILDING LN  
HOUSTON TX 77024-5308

LEGAL DESCRIPTION  
LT 34 BLK 4  
HARLOW  
2817 W DALLAS ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/298/004/0024 DATE PROCESSED: 02/17/2015  
TAX YEAR: 2013 RECEIPT NUMBER: 94130452  
REF No.: 0887080 DEPOSIT BATCH NO.: RP150217

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:

- |  |   |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                           |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                            |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Redemption Penalty Waived                  |
| <input type="checkbox"/> Over 65                     | <input checked="" type="checkbox"/> Other: <u>CHANGE 2013-41338</u> |
| <input type="checkbox"/> Disabled Person             |   |
| <input type="checkbox"/> Disabled Veteran            |   |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$31.25.

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 # 4676



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DATE: 02/17/2015

LEGAL DESCRIPTION

NINOS RESTAURANT & BAR INC  
11212 WILDING LN  
HOUSTON TX 77024-5308

LTS 3 4 & TR A BLK 3  
HARLOW

EBERHARD AVE

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0001  
TAX YEAR: 2013  
REF No.: 0887073

DATE PROCESSED: 02/17/2015  
RECEIPT NUMBER: 94130443  
DEPOSIT BATCH No.: RP150217

**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:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input checked="" type="checkbox"/> Other: <u>CAUSE 2013-54338</u>
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$94.90.

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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Customer Service 281.444.3946 fax 281.440.8304

DATE: 02/17/2015

LEGAL DESCRIPTION

NINOS RESTAURANT & BAR INC  
11212 WILDING LN  
HOUSTON TX 77024-5308

RES B BLK 1  
VINCENTS TERRACE

2701 N DALLAS ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/126/397/001/0002  
TAX YEAR: 2013  
REF No.: 0887084

DATE PROCESSED: 02/17/2015  
RECEIPT NUMBER: 94130805  
DEPOSIT BATCH No.: RP150217

**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.

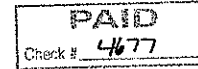
The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input checked="" type="checkbox"/> Other: <u>CAUSE 2013-54338</u>
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$62.50.

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.



MONTROSE MD WEST  
DATE: 02/03/2015  
TAX YEAR: 2014

OVERAGE AMOUNT: \$822.01  
DEPOSIT BATCH No.: 94-280  
RECEIPT NUMBER: 94140654

OWNER NAME: KOFB INC

CHECK NO.: 99197

ACCOUNT NUMBER: 94/056/124/000/0017

DATE OF PAYMENT: 01/31/2015

PAID BY: 904132

LEGAL DESCRIPTION

OLYMPUS/NELSON PROP MGMT CO  
PO BOX 56145  
HOUSTON TX 77256-6145

TRS 17 & 18A BLK 4  
DEARBORN PLACE

2006 COLQUHITT ST 12

**SECOND PAYMENT**

DISTRICT NAME	OVERPAYMENT AMOUNT
MONTROSE MD WEST	\$822.01
Amount of Refund:	\$822.01

AMOUNT OF CHECK: \$822.01 CHECK NO: 99197

AMOUNT APPLIED: \$0.00 Ref No.:

DIFFERENCE: \$822.01

COMPLETED BY: [Signature] DATE: 2-3

FIRST PAYMENT RECEIVED FROM: 904132 OLYMPUS/NELSON PROP MGMT CO

DATE PAID: 12/31/2014 DEPOSIT# 94-272 CHECK# 98924

**DISPOSITION OF OVERPAYMENT**

REFUND TO: Olympus/Nelson Property Mgmt DATE: 2-17-15  
Address: PO Box 56145

Address:

City: Houston State: TX Zip: 77256

APPLIED TO ACCT# DATE:

MONTROSE MD EAST  
DATE: 02/03/2015  
TAX YEAR: 2014

OVERAGE AMOUNT: \$578.46  
DEPOSIT BATCH No.: 92-372  
RECEIPT NUMBER: 92140332

OWNER NAME: KYDIS STAVROUS

CHECK NO.: 1140

ACCOUNT NUMBER: 92/030/247/000/0001

DATE OF PAYMENT: 01/31/2015

PAID BY:

LEGAL DESCRIPTION

KYDIS STAVROUS  
7622 HIGHMEADOWS DR  
HOUSTON TX 77063-4818

LT 1 BLK 3  
ROSSMOYNE

1201 RICHMOND AVE

**SECOND PAYMENT**

DISTRICT NAME	OVERPAYMENT AMOUNT
MONTROSE MD EAST	\$578.46
Amount of Refund:	\$578.46

AMOUNT OF CHECK: \$578.46 CHECK NO: 1140

AMOUNT APPLIED: \$0.00 Ref No.:

DIFFERENCE: \$578.46

COMPLETED BY: [Signature] DATE: 2-3

FIRST PAYMENT RECEIVED FROM: 914385 COIL JOHN

DATE PAID: 01/16/2015 DEPOSIT# 92487405 CHECK# EFT-4572

**DISPOSITION OF OVERPAYMENT**

REFUND TO: Stannos Kydis DATE: 2-17-15  
Address: 71622 Highmeadows

Address:

City: Houston State: TX Zip: 77063

APPLIED TO ACCT# DATE:

MONTROSE MD WEST  
DATE: 01/23/2015  
TAX YEAR: 2014

OVERAGE AMOUNT: \$905.09  
DEPOSIT BATCH NO.: 94H15123  
RECEIPT NUMBER: 94140444

OWNER NAME: 2100 WOODHEAD LLC  
ACCOUNT NUMBER: 94/052/049/016/0008  
PAID BY:  
2100 WOODHEAD LLC  
24 CASTA LN  
EDGEWATER NJ 07020-1504

CHECK NO.:  
DATE OF PAYMENT: 01/23/2015  
LEGAL DESCRIPTION  
LT 8 BLK 16  
HIDE PARK MAIN  
2100 WOODHEAD ST 14

SECOND PAYMENT

DISTRICT NAME: MONTROSE MD WEST  
Amount of Refund: \$905.09  
OVERPAYMENT AMOUNT: \$905.09

AMOUNT OF CHECK: \$905.09 CHECK NO.:  
AMOUNT APPLIED: \$0.00 Ref No.: I-ECHK-318014938  
DIFFERENCE: \$905.09  
COMPLETED BY: 7 DATE: 1-23

FIRST PAYMENT RECEIVED FROM: OWNER

DATE PAID: 01/22/2015 DEPOSIT# 94H15122 CHECK#

DISPOSITION OF OVERPAYMENT

REFUND TO: Tamara Garbu DATE: 2-23  
Address: P.O. Box 288  
Address:  
City: Edgewater State: NJ Zip: 07020  
APPLIED TO ACCT# DATE:



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Customer Service 281.444.3946 fax 281.440.8304

DATE: 02/17/2015  
MANDOLA VINCENT A  
11212 WILDING LN  
HOUSTON TX 77024-5308

LEGAL DESCRIPTION  
LT 5 BLK 3  
HARLOW  
1100 KEBERHARD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0005 DATE PROCESSED: 02/17/2015  
TAX YEAR: 2013 RECEIPT NUMBER: 94130444  
REF No.: 0887074 DEPOSIT BATCH No.: RF150217

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 [ ] Account Prorated  
[ ] Exemption(s) Added [ ] Account Deleted  
[ ] Homestead [ ] Rendition Penalty Waived  
[ ] Over 65 Other: Cause 2013-54338  
[ ] Disabled Person  
[ ] Disabled Veteran

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$31.25.

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

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



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

DATE: 02/17/2015  
MANDOLA VINCENT A  
11212 WILDING LN  
HOUSTON TX 77024-5308

LEGAL DESCRIPTION  
LT 6 & TR 7A BLK 3  
HARLOW  
KEBERHARD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0006 DATE PROCESSED: 02/17/2015  
TAX YEAR: 2013 RECEIPT NUMBER: 94130445  
REF No.: 0887075 DEPOSIT BATCH No.: RF150217

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.

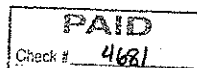
The explanation of the change is:

[ ] Decrease in Appraised Value [ ] Account Prorated  
[ ] Exemption(s) Added [ ] Account Deleted  
[ ] Homestead [ ] Rendition Penalty Waived  
[ ] Over 65 Other: Cause 2013-54338  
[ ] Disabled Person  
[ ] Disabled Veteran

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$47.00.

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

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



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Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 02/17/2015  
MANDOLA VINCENT A  
11212 WILDING LN  
HOUSTON TX 77024-5308

LEGAL DESCRIPTION  
TRS 7 & 8A BLK 3  
HARLOW  
KEBERHARD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0007 DATE PROCESSED: 02/17/2015  
TAX YEAR: 2013 RECEIPT NUMBER: 94130446  
REF No.: 0887076 DEPOSIT BATCH No.: RF150217

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.

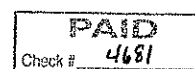
The explanation of the change is:

[ ] Decrease in Appraised Value [ ] Account Prorated  
[ ] Exemption(s) Added [ ] Account Deleted  
[ ] Homestead [ ] Rendition Penalty Waived  
[ ] Over 65 Other: Cause 2013-54338  
[ ] Disabled Person  
[ ] Disabled Veteran

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$47.00.

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

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





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

DATE: 02/17/2015

LEGAL DESCRIPTION

MANDOLA VINCENT A  
11212 WILDING LN  
HOUSTON TX 77024-5308

TR 8 & 9A BLK 3  
HARLOW

EBERHARD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0008  
TAX YEAR: 2013  
REF No.: 0887077

DATE PROCESSED: 02/17/2015  
RECEIPT NUMBER: 94130447  
DEPOSIT BATCH No.: RP150217

**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.

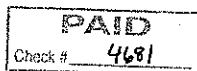
The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input checked="" type="checkbox"/> Other: <u>CAUSE 2013-54338</u>
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$38.86.

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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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: 02/17/2015

LEGAL DESCRIPTION

MANDOLA VINCENT A  
11212 WILDING LN  
HOUSTON TX 77024-5308

LT 10 & TR 9 BLK 3  
HARLOW

EBERHARD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/297/000/0009  
TAX YEAR: 2013  
REF No.: 0887078

DATE PROCESSED: 02/17/2015  
RECEIPT NUMBER: 94130448  
DEPOSIT BATCH No.: RP150217

**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.

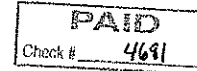
The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input checked="" type="checkbox"/> Other: <u>CAUSE 2013-54338</u>
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$47.27.

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 77090  
P.O. Box 73109, Houston, Texas 77273  
Customer Service 281.444.3946 fax 281.440.8304

DATE: 02/17/2015

LEGAL DESCRIPTION

MANDOLA VINCENT A  
11212 WILDING LN  
HOUSTON TX 77024-5308

LT 23 BLK 4  
HARLOW

1015 LA RUE ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/298/004/0023  
TAX YEAR: 2013  
REF No.: 0887079

DATE PROCESSED: 02/17/2015  
RECEIPT NUMBER: 94130451  
DEPOSIT BATCH No.: RP150217

**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:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input checked="" type="checkbox"/> Other: <u>CAUSE 2013-54338</u>
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$54.67.

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 77090  
P.O. Box 73109, Houston, Texas 77273  
Customer Service 281.444.3946 fax 281.440.8304

DATE: 02/17/2015

LEGAL DESCRIPTION

MANDOLA VINCENT A  
11212 WILDING LN  
HOUSTON TX 77024-5308

RES A BLK 1  
VINCENT'S TERRACE

2817 W DALLAS ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/126/397/001/0001  
TAX YEAR: 2013  
REF No.: 0887083

DATE PROCESSED: 02/17/2015  
RECEIPT NUMBER: 94130804  
DEPOSIT BATCH No.: RP150217

**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.

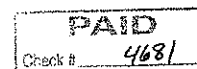
The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input checked="" type="checkbox"/> Other: <u>CAUSE 2013-54338</u>
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$62.50.

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.





Questions?  
Visit allyauto.com or call 888-925-ALLY(2559)  
Statement reflects payment(s) received through: 02/19/15

Account Summary		
<b>Next Payment:</b>	<b>Past Due Payments</b>	<b>Other Unpaid Amounts:</b>
Due Date: 03/13/15	Due Date	Amount Due
Base Payment: \$469.00		
Sales/Use Tax:		
Per. Property Tax:		
Other Scheduled:		
<b>Total:</b> \$469.00	<b>Total:</b>	<b>Total:</b>
<b>STATEMENT TOTAL: \$469.00</b>		

Account Information		Important Account Message
Account Number: 61192029681	Scheduled End Date: 01/12/17	RECEIVED FEB 26 2015 Municipal Accounts & Consulting
Make: 14 JEEP GRAND	Payments Remaining: 22	
VIN: 1C4RJEA08C322506		

<b>Show Your Ride Some Love.</b> Make a date with Mopar® to Show Your Ride Some Love. When it's time to service your Jeep® brand vehicle, our factory-trained technicians are here to give it a little TLC with authentic Mopar parts and expert service. Visit the experts at Mopar today!	<b>Mobile Pay:</b> Did you know you can make your Ally Auto payments right from the palm of your hand? With Ally Auto Mobile Pay, it's possible! Visit us at ally.com/mopar and our Ally Auto Mobile Pay link can be found at the bottom of the page. From there, you can learn more and even download our app.
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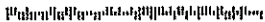
<b>Don't Want to Mail Your Payment? We have Options:</b>
<input type="checkbox"/> Automatic Payments - Allow your payment to be conveniently transferred from your checking or savings account to Ally, at no cost to you. Please visit allyauto.com for more information.
<input type="checkbox"/> Online Payments and Billing Statements - Register for Ally Online Services at allyauto.com, add your account, then schedule one-time payments at your convenience or go green with e-statements, at no cost to you.
<input type="checkbox"/> Payments by Phone - To hear available options call 888-925-2559. A third party service provider fee may apply.

Contact Information: You can reach us by visiting allyauto.com or call us at 888-925-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.



PO BOX 389802  
BLOOMINGTON MN 55438-0902

THE MONTROSE MANAGEMENT  
PO BOX 22167  
HOUSTON TX 77221



DUE DATE: 03/13/15  
ACCOUNT NUMBER: 61192029681  
STATEMENT TOTAL: \$469.00  
TOTAL AMOUNT PAID: \$

PAYMENT PROCESSING CENTER  
PO BOX 78234  
PHOENIX AZ 85062-8234



04 07 611 9202 97691 8 00046900 7 7 4



Questions?  
Visit allyauto.com or call 888-925-ALLY(2559)  
Statement reflects payment(s) received through: 02/19/15

Account Summary		
<b>Next Payment:</b>	<b>Past Due Payments</b>	<b>Other Unpaid Amounts:</b>
Due Date: 03/13/15	Due Date	Amount Due
Base Payment: \$469.00		
Sales/Use Tax:		
Per. Property Tax:		
Other Scheduled:		
<b>Total:</b> \$469.00	<b>Total:</b>	<b>Total:</b>
<b>STATEMENT TOTAL: \$469.00</b>		

Account Information		Important Account Message
Account Number: 61192029681	Scheduled End Date: 01/12/17	RECEIVED FEB 26 2015 Municipal Accounts & Consulting
Make: 14 JEEP GRAND	Payments Remaining: 22	
VIN: 1C4RJEA08C348220		

<b>Show Your Ride Some Love.</b> Make a date with Mopar® to Show Your Ride Some Love. When it's time to service your Jeep® brand vehicle, our factory-trained technicians are here to give it a little TLC with authentic Mopar parts and expert service. Visit the experts at Mopar today!	<b>Mobile Pay:</b> Did you know you can make your Ally Auto payments right from the palm of your hand? With Ally Auto Mobile Pay, it's possible! Visit us at ally.com/mopar and our Ally Auto Mobile Pay link can be found at the bottom of the page. From there, you can learn more and even download our app.
--	--

<b>Don't Want to Mail Your Payment? We have Options:</b>
<input type="checkbox"/> Automatic Payments - Allow your payment to be conveniently transferred from your checking or savings account to Ally, at no cost to you. Please visit allyauto.com for more information.
<input type="checkbox"/> Online Payments and Billing Statements - Register for Ally Online Services at allyauto.com, add your account, then schedule one-time payments at your convenience or go green with e-statements, at no cost to you.
<input type="checkbox"/> Payments by Phone - To hear available options call 888-925-2559. A third party service provider fee may apply.

Contact Information: You can reach us by visiting allyauto.com or call us at 888-925-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.



PO BOX 389802  
BLOOMINGTON MN 55438-0902

THE MONTROSE MANAGEMENT  
PO BOX 22167  
HOUSTON TX 77221



DUE DATE: 03/13/15  
ACCOUNT NUMBER: 61192029681  
STATEMENT TOTAL: \$469.00  
TOTAL AMOUNT PAID: \$

PAYMENT PROCESSING CENTER  
PO BOX 78234  
PHOENIX AZ 85062-8234



04 07 611 9202 98617 2 00046900 7 7 6

## INVOICE

Amber Ambrose  
6431 Fairwood Dr.  
Houston, TX 77088

amber@amberambrose.com  
361.813.6681  
amberambrose.com

**Client:**  
Montrose Management District  
Invoice #220

**Date:**  
February 27, 2015

**Project Description:**  
Editorial and content creation

**Hourly Charges or Project Fee:**  
\$1000 as per writer's agreement

**Additional Charges or Reimbursements:**  
\$0

**Adjustments:**  
\$0

**Total Fee Due:**  
\$1000

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



BIKEHOUSTON

3510 Fannin  
Houston, TX 77006  
Phone 832-819-BIKE (2453)

**TO:**  
Montrose Management District  
c/o Gretchen Larson  
glarson@thclp.com

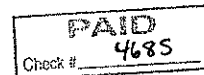
**FOR:**  
Printing of bicycle map and guide booklets

## INVOICE

INVOICE # 1  
DATE: FEBRUARY 27, 2015

DESCRIPTION	RATE	AMOUNT
Printing of bicycle map and guide booklets	\$0.50/1 map X 3000 maps	\$1,500
<b>TOTAL</b>		<b>\$1,500</b>

Make all checks payable to BikeHouston, Thank you!





**Landscape & Maintenance**  
10892 Shadow Wood Dr. || Houston TX 77043  
Tel 713-462-8552 || Fax 713-690-6461

### Invoice

Invoice: INV-000007749  
Invoice Date: January 1, 2015

**Bill To:**  
Montrose Management District  
c/o Phyllis Oustine  
9610 Longpoint  
Suite 510  
Houston, TX 77055

Branch Code: 01.04.020.010  
Project Number: 1020183.101  
Project Name: Montrose Management District  
Property Address:

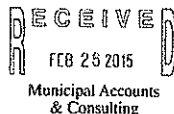
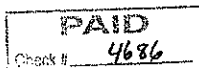
Customer Number: 19712  
PO Number:

**Remit To:**  
BIO Landscape & Maintenance, Inc  
Attn: Accounts Receivable  
10892 Shadow Wood Dr.  
Houston, TX 77043

Invoice Due Date: January 1, 2015  
Invoice Amount: \$2,074.78  
Month of Service: January 2015

Description	Quantity	Unit Price	Amount
Monthly Landscape Maintenance	1	1,916.66	1,916.66

Net Invoice: 1,916.66  
Sales Tax: 158.12  
Invoice Total: 2,074.78



BIO Landscape & Maintenance, Inc. is licensed by the Structural Pest Control Board of Texas (L.C. #7219) for chemical applications. The board has jurisdiction over individuals licensed under the Structural Pest Control Act, Structural Pest Control Board, 1100 Clayton Ln. #100, L.W. Austin, Texas 78722 (512) 451-7200.

Ingration in Texas is regulated by the Texas National Commission on Environmental Quality (TCEQ) (MC-170) P.O. Box 13087, Austin, Texas 78711-3087 TCEQ's website is: www.tceq.state.tx.us

Should you have any questions or inquiries please call (713) 462-8552.



**Landscape & Maintenance**  
10892 Shadow Wood Dr. || Houston TX 77043  
Tel 713-462-8552 || Fax 713-690-6461

### Invoice

Invoice: INV-000008063  
Invoice Date: February 1, 2015

**Bill To:**  
Montrose Management District  
c/o Phyllis Oustine  
9610 Longpoint  
Suite 510  
Houston, TX 77055

Branch Code: 01.04.020.010  
Project Number: 1020183.101  
Project Name: Montrose Management District  
Property Address:

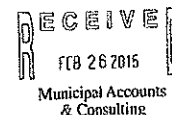
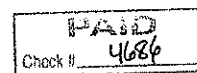
Customer Number: 19712  
PO Number:

**Remit To:**  
BIO Landscape & Maintenance, Inc  
Attn: Accounts Receivable  
10892 Shadow Wood Dr.  
Houston, TX 77043

Invoice Due Date: February 1, 2015  
Invoice Amount: \$1,916.66  
Month of Service: February 2015

Description	Quantity	Unit Price	Amount
Monthly Landscape Maintenance	1	1,916.66	1,916.66

Net Invoice: 1,916.66  
Sales Tax: 0.00  
Invoice Total: 1,916.66



BIO Landscape & Maintenance, Inc. is licensed by the Structural Pest Control Board of Texas (L.C. #7219) for chemical applications. The board has jurisdiction over individuals licensed under the Structural Pest Control Act, Structural Pest Control Board, 1100 Clayton Ln. #100, L.W. Austin, Texas 78722 (512) 451-7200.

Ingration in Texas is regulated by the Texas National Commission on Environmental Quality (TCEQ) (MC-170) P.O. Box 13087, Austin, Texas 78711-3087 TCEQ's website is: www.tceq.state.tx.us

Should you have any questions or inquiries please call (713) 462-8552.

## BLANK ROME LLP

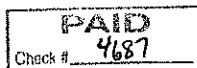
700 LOUISIANA  
SUITE 4000  
HOUSTON, TEXAS 77002-2727  
(713) 228-0601 FAX: (713) 228-6805  
FEDERAL TAX ID. NO. 23-1311874

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

INVOICE DATE: FEBRUARY 04, 2015  
MATTER NO. 139016-00601 02752  
INVOICE NO. 1467898

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

DATE	INVOICE	AMOUNT	CREDITS	BALANCE
01/08/15	1460863	552.50	0.00	552.50
BALANCE FORWARD				\$ 552.50
FOR LEGAL SERVICES RENDERED THROUGH 01/31/15				\$ 1,232.50
FOR DISBURSEMENTS ADVANCED THROUGH 01/31/15				115.20
CURRENT INVOICE TOTAL				\$ 1,347.70
TOTAL AMOUNT DUE				\$ 1,900.20



#### ACH / WIRE

#### MAIL

BANK NAME: RBS Citizens Bank  
ADDRESS: Philadelphia, PA  
ACCOUNT TITLE: Blank Rome LLP  
ACCOUNT NUMBER: 6238669326  
ABA NUMBER: 036076150 (Domestic)  
SWIFT CODE: CTZKUS33 (International)

Blank Rome LLP  
Attn: Cash Receipts  
One Logan Square  
130 North 18th Street  
Philadelphia, PA 19103-6998

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

## BLANK ROME LLP

700 LOUISIANA  
SUITE 4000  
HOUSTON, TEXAS 77002-2727  
(713) 228-0601 FAX: (713) 228-6805  
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: FEBRUARY 04, 2015  
MATTER NO. 139016-00601 02752  
INVOICE NO. 1467898

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 JANUARY 31, 2015

DATE	DESCRIPTION	TIMEKEEPER	HOURS	AMOUNT
01/05/15	CALENDAR 2015 BRIEFING DEADLINES	B ABRAMS	0.10	42.50
01/12/15	EMAIL EXCHANGE WITH B. CALDERON REGARDING ATTENDING BOARD MEETING; REVIEW STATUS AND PROCEDURAL TIME LINE; TO AND FROM MONTROSE MANAGEMENT DISTRICT FOR BOARD MEETING AND TO CONFER REGARDING STATUS DURING EXECUTIVE SESSION	B ABRAMS	2.50	1,062.50
01/14/15	EMAIL EXCHANGE WITH A. PETERSON REGARDING HAWTHORNE MOTION TO EXTEND BRIEFING DEADLINES; RECEIPT AND REVIEW MOTION REGARDING SAME; RECEIPT AND REVIEW NOTICE FROM SUPREME COURT REGARDING REVISED BRIEFING DEADLINES; EMAIL TO B. CALDERON, C. LORD AND D. HAWES REGARDING SAME	B ABRAMS	0.30	127.50
TOTAL SERVICES				\$ 1,232.50

#### FOR DISBURSEMENTS ADVANCED THROUGH JANUARY 31, 2015

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

DATE	DESCRIPTION	AMOUNT		
01/12/2015	LEXIS ABRAMS, BARRY/LEXIS LEGAL SERVICES/SEARCHES			115.20
TOTAL DISBURSEMENTS		\$		115.20
CURRENT INVOICE TOTAL		\$		1,347.70
TIME AND FEE SUMMARY				
TIMEKEEPER		RATE	HOURS	FEES
BARRY ABRAMS		425.00	2.90	1,232.50
TOTALS			2.90	\$ 1,232.50



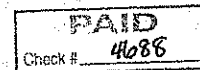
Chris Labod  
2502 Deer Forest Dr  
Spring TX 77373  
(281)-458-0741

Montröse Management District  
5020 Montröse, Suite 311  
Houston TX 77036

## Invoice

Mar 01, 2015  
Invoice # 2015-03-258  
Website Maintenance

Item	Qty	Rate / Price	Taxes	Subtotal
MMD Website Maintenance	00.00	\$350.00		\$350.00
Monthly retainer for Montröse Management District website maintenance				



Subtotal \$350.00  
Total due by Mar 15, 2015 \$350.00

ALABAMA ARIZONA ARKANSAS CALIFORNIA CONNECTICUT DELAWARE FLORIDA GEORGIA ILLINOIS INDIANA IOWA KANSAS KENTUCKY LOUISIANA MAINE MARYLAND MASSACHUSETTS MICHIGAN MINNESOTA MISSISSIPPI MISSOURI MONTANA NEBRASKA NEVADA NEW HAMPSHIRE NEW JERSEY NEW YORK NEW ZEALAND NORTH CAROLINA NORTH DAKOTA OHIO OKLAHOMA OREGON PENNSYLVANIA RHODE ISLAND SOUTH CAROLINA SOUTH DAKOTA TENNESSEE TEXAS UTAH VERMONT VIRGINIA WASHINGTON WISCONSIN WYOMING



hello! you have an invoice from:

**Cracked Fox**  
14715 Carriage Park Dr. Humble, TX 77396  
Roan@CrackedFox.com | 832.364.4012 | www.CrackedFox.com

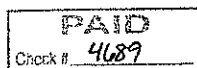
Bill To:

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

Date	Invoice No.	Terms
12/07/14	492	Net 30
Payments/Credits	Balance Due	
\$0.00	\$2,505.00	

Item	Description	Quantity	Rate	Amount
marketing	marketing, graphic design and photography, research, meetings - for the month of December		0.00	0.00
Design	Powerpoint creation for TIRZ presentation	0	75.00	450.00
Design	Christmas banners for social media	4.5	75.00	337.50
Photography	December Mixer at Rivas	1	300.00	300.00
Design	New Year / Happy Holidays design	2	75.00	150.00
1	Branding, Marketing and Research including logo quality assurance in usage and recreation of logos used in district print collateral	0.5	75.00	37.50
2	Editing, proof reading, and checking for website, information/hyperlink integrity	4.2	75.00	315.00
3	Meetings, Correspondence, Phone Calls, and Invoicing	1.4	75.00	105.00
4	Photography: editing/color correction, airbrushing, cropping etc.) for use in web and print collateral. Captioning and Keywording of galleries for district usage and external search engines. Archiving district images to external harddrives, websites, and DVDs for backup	4.2	75.00	315.00
5	Providing licensing, stock photography, and partner requests and print requests.	3.3	75.00	247.50
6	Social media: Facebook/twitter/pinterest/instagram updates, photo galleries, posting, tagging, creation of cover photos. Backup monitoring of Facebook, with response and interaction with visitors requests/questions.	3.3	75.00	247.50
Total				\$2,505.00

Thank you for your business



hello! you have an invoice from:

**Cracked Fox**  
14715 Carriage Park Dr. Humble, TX 77396  
Roan@CrackedFox.com | 832.364.4012 | www.CrackedFox.com

Bill To:

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

Date	Invoice No.	Terms
02/28/15	519	Net 30
Payments/Credits	Balance Due	
\$0.00	\$2,500.00	

Item	Description	Quantity	Rate	Amount
marketing	marketing, graphic design and photography, research, meetings and other... for the month of February		0.00	0.00
Design	Design of newsletter	25	75.00	1,875.00
Design	April recycle event postcard for newsletter	1	75.00	75.00
1	Branding, Marketing and Research including logo quality assurance in usage and recreation of logos used in district print collateral	0.5	75.00	37.50
2	Editing, proof reading, and checking for website, information/hyperlink integrity	3	75.00	225.00
3	Meetings, Correspondence, Phone Calls, and Invoicing	2	75.00	150.00
4	Photography: editing/color correction, airbrushing, cropping etc.) for use in web and print collateral. Captioning and Keywording of galleries for district usage and external search engines. Archiving district images to external harddrives, websites, and DVDs for backup	1.4	75.00	105.00
5	Providing licensing, stock photography, and partner requests and print requests.	1	75.00	75.00
6	Social media: Facebook/twitter/pinterest/instagram updates, photo galleries, posting, tagging, creation of cover photos. Backup monitoring of Facebook, with response and interaction with visitors requests/questions.	1.2	75.00	90.00
Discount	Print and Web resolution creation of files in proper formats for distribution to printers, web developers, partners and staff.		-132.50	-132.50
Total				\$2,500.00

Thank you for your business





Gretchen Larson  
Montrose Management District  
5020 Montrose Blvd.  
Suite 311  
Houston, Texas, 77006

Business Ambassador District  
\$2,400.00

\$2.00  
\$2,400.00  
\$2.00  
\$2,400.00  
\$2,400.00

*ACB*

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Time
\$0.00	\$0.00	\$0.00	\$3.00	\$0.00

**PAID**  
Check # 4690



# INVOICE

evipro.com  
e-Vision 1 Productions, LLC  
2522 Polo Pk Dr.  
Houston, TX 77080  
Phone 713-703-4811

Date: Feb/1/2015  
Invoice # 33

For: Feb 2015 Photo  
Assignments

To:  
Gretchen Larson  
Director of Economic Development  
Montrose Management District  
5020 Montrose, suite 311  
Houston, TX 77006  
(713) 595-1215

DESCRIPTION	QTY	RATE	AMOUNT
Photos Officer Victor Beserra	1.00	600.00	\$ 600.00
Photos Tony Carroll	1.00	600.00	600.00
Photos Neil Stuart	1.00	600.00	600.00
Photos Magick Cauldron	1.00	600.00	600.00
Tax exemption			
SUBTOTAL			\$ 2,400.00
NO SALES TAX @ 8.25%			
OTHER			
TOTAL			\$ 2,400.00

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

THANK YOU FOR YOUR BUSINESS!

**PAID**  
Check # 4691

## Equi-Tax Inc.

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

## Invoice

DATE	INVOICE #
2/1/2015	47711

### BILL TO

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

DESCRIPTION	AMOUNT
Assessment Year 2014	
Supplemental Hearing: October 27, 2014	
Mail Notices: 262 First Class	442.78
Prepare Documents and Attend Meeting / East / West	1,150.00
<b>PAID</b> Check # 4692	

**Total** \$1,592.78

## Equi-Tax Inc.

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

## Invoice

DATE	INVOICE #
2/1/2015	47712

### BILL TO

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

DESCRIPTION	AMOUNT
Computer Charges for 1625 items	945.00
Postage, Supplies and Handling	2,746.25
Return Envelopes	130.00
Postal Service Fee - Address Correction	6.75
Annual Records Retention Storage	243.89
<b>PAID</b> Check # 4692	

**Total** \$3,971.89

# Equi-Tax Inc.

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

## Invoice

DATE	INVOICE #
3/1/2015	47800

### BILL TO

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

DESCRIPTION	AMOUNT
Roll Management, Billing and Collections	1,652.70
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>PAID</b>            Check # 4692         </div>	
<b>Total</b>	<b>\$1,652.70</b>

## Greater East End Management District

Greater East End Management District  
P.O. Box 230699  
Houston, TX 77223-0699  
713-928-9916  
equitax@easterend.com



## Invoice

Date	Invoice #
02/28/2015	9-79
Term	Due Date
Net 30	03/31/2015

Amount Due	Enclosed
\$5,120.00	

Please detach top portion and return with your payment

Date	Service	Activity	Quantity	Rate	Amount
02/02/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 30	8	80.00	640.00
02/05/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 27	8	80.00	640.00
02/09/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 34	8	80.00	640.00
02/12/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 29	8	80.00	640.00
02/16/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 30	8	80.00	640.00
02/19/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 31	8	80.00	640.00
Continue to the next page					
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>PAID</b>            Check # 4693         </div>					

Page 2 of 2

Date	Service	Activity	Quantity	Rate	Amount
02/23/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 29	8	80.00	640.00
02/26/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 42	8	80.00	640.00
<b>Total</b>					<b>\$5,120.00</b>

Total Sites Abated: 252

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

### Invoice

### BILL TO:

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

Invoice #: 43914932  
Date: 3/2/2015

Page: 1

DATE	DESCRIPTION	AMOUNT
	Professional Consulting, Project Management & Administrative For, Marketing & Public Director February 2015	\$18,752.23
	Reimbursable expenses, as follows:	
	Postage, February 2015, per attachments	\$3.22
	Postage (see attached)	\$421.25
	Photocopies, B&W (see attached)	\$204.50
	Photocopies, Color (see attached)	\$29.00
	Binding sets (see attached)	\$14.35
	Hour Messenger (see attached)	\$35.99
	Verizon, WIFI, per attached	\$107.34
	BSRL 1/9 share of attached invoice	\$9.00
	Tarrant County Clerk, agenda posting fee (see attached)	\$279.60
	Mileage, Marie Cortez, final reimbursement	\$16.10
	Mileage, Linda Clayton	\$31.23
	Mileage, Roy Hill	
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>PAID</b>            Check # 4694         </div>		
		Sales Tax: \$0.00
		Total Amount: \$19,927.51
		Amount Applied: \$0.00
		Balance Due: \$19,927.51

Terms: C.O.D.

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

# INVOICE

INVOICE: ARTSHOUD 4-1-3  
DATE: APRIL 1, 2015

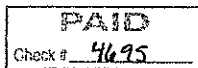
TO:  
GRETCHEN LARSON  
DIRECTOR OF MARKETING  
Montrose Management District  
P.O. Box 22167  
Houston, TX 77227-2167  
RE: ARTSHOUD SYNDICATION

FOR:  
Syndication Services April 1, 2015 - March 31, 2016

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

Make all checks payable to Houston Arts Alliance  
Payment may be distributed annually or in monthly installments, as per agreement.  
If you have any questions concerning this invoice, contact Dean McGee, Chief Operating Officer, 713-527-9330

Thank you for your business!



7155 Old Katy Road, Suite 270  
Houston, Texas 77024  
713.889.6987  
713.889.0900 (fax)  
www.kwtexas.com

Invoice #: 18701  
Invoice Date: 2/12/2015  
Billing Period: 1/1/2015 - 1/31/2015  
Project #: MON-451  
Project Name: Montrose District - Explanade Schematic Design

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

# INVOICE

## FEES

Personnel	Hours	Billing Rate	Amount
Cathleen Lynch	1.5	\$90.00	\$135.00
			<b>\$135.00</b>

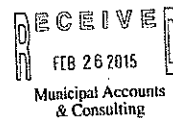
**Total Amount Due This Invoice: \$135.00**

## PAYMENTS OUTSTANDING

Invoice #	Invoice Date	Fees	Expenses	Paid to Date	Balance Due
18581	1/15/2015	\$1,615.00	\$0.00	\$0.00	\$1,615.00 ✓
18400	12/02/2014	\$2,140.00	\$92.23	\$0.00	\$2,232.23 ✓
18256	11/17/2014	\$1,462.50	\$119.74	\$0.00	\$1,582.24 ✓
		<b>\$5,217.50</b>	<b>\$211.97</b>	<b>\$0.00</b>	

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

**Total Current + Past Due Amount: \$5,564.47**



Thank You!

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

March 1, 2015

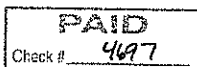
Montrose Management District  
P.O. Box 22167  
Houston, TX 77227-2167

# INVOICE

Description	Amount
Professional fees:	
Services performing as Director of Economic Development for February, 2015.	\$1,000.00
<b>Total amount due</b>	<b>\$1,000.00</b>

Thank you,

Ray C. Lawrence



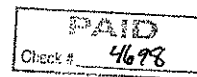
# INVOICE for email

Date	Invoice #
2/19/2015	15-2042

Bill To:

Montrose District  
\*\*\*Email Invoices\*\*\*  
PO Box 22167  
Houston, TX 77066

P.O. Number	Customer Contact	Rep	Account #	Terms
	Gretchen Larson			Net 10 Days
Item Code	Quantity	Description	Amount	
BC-CC	1000 each	Business Cards - Color - Allender	72.00	



Thank you for choosing Magoo's! EIN # 20-0544930

To: Gretchen Larson, Bill Calderon  
Montrose Management District

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

Date: 2/27/15

Re: Invoice for editing stories for MMD website

Rate: \$500 per article

Articles: 4 - Century in Montrose Part 1 (2/9), Century in Montrose Part 2 (2/16),  
Law and Order Montrose (2/23), Boys to Men (3/2)

Total Due: \$2,000



Mr Dirl of Texas (Houston)  
3659 Eastex Freeway  
Houston, TX 77026  
Phone (713)473-2700 Fax (713)473-2701

INVOICE# 51X02631  
INV DATE 01/31/15  
ACCOUNT# 229281  
DUE DATE UPON RECEIPT

Please remit top portion with payment

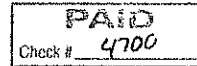
MONTROSE MGMT DISTRICT  
P O BOX 22167  
HOUSTON, TX 77227

AMOUNT YOU  
ARE PAYING  
Phone#

AMOUNT 7,104.00

SERVICE ADDRESS: MONTROSE  
MONTROSE (HOUSTON, TX)

DATE	DESCRIPTION	AMOUNT
01/07/15	LOCATION: MONTROSE 51X02631 SWEEPING-FLAT SWEET FLAT RATE 01/07/15	778.00
01/07/15	MAIN LANES	
01/07/15	ORDER/TICKET#00014408	
01/08/15	51X02631 SWEEPING-FLAT SWEET FLAT RATE 01/08/15	778.00
01/08/15	BIKE LANES	
01/08/15	ORDER/TICKET#00014447	
01/21/15	51X02631 SWEEPING-FLAT SWEET FLAT RATE 01/21/15	778.00
01/21/15	MAIN LANES	
01/21/15	ORDER/TICKET#00014506	
01/22/15	51X02631 SWEEPING-FLAT SWEET FLAT RATE 01/22/15	778.00
01/22/15	BIKE LANES	
01/22/15	ORDER/TICKET#00014523	



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

PLEASE NOTE THAT YOUR ACCOUNT HAS A PAST DUE BALANCE

INV# 51X02631	CURRENT	30 DAY	60 DAY	90 DAY	DATE 01/31/15
ACCT# 229281	7,104.00	38.95			PAGE 1 OF 1

PLEASE PAY  
THIS AMOUNT 7,104.00



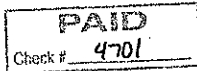
MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

Montrose Management District  
1500 Post Oak Blvd., Suite 1600  
Houston, TX 77056

### Invoice

Date	Invoice #
2/1/2015	37148

Description	Amount
Monthly Bookkeeping	1,125.00
Additional report preparation	225.00
Preparation of TWC Report Filing	150.00
Advance Invoices to Directors	37.50
Prepare new Fiscal Year Files	25.00
Advance Invoices to Directors	75.00
Preparation of Annual Budget	150.00
Preparation of Monthly Payroll Taxes	12.50
Additional time for Board Meeting	75.00
Preparation of additional payables	37.50
Monthly Payroll Taxes	12.50
Preparation of annual audit schedules	750.00
Mileage	8.05
Postage	62.40
Copies	75.30
Document Storage & Retention Service	9.50
Total Reimbursable Expenses	155.25
<b>Total</b>	<b>\$2,830.25</b>



200 River Pointe ■ Suite 240 ■ Conroe, Texas 77304 ■ Phone: 936-256-1644 ■ Fax: 936-256-1844  
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 150 ■ AUSTIN, TEXAS 78759 ■ 512-782-2400 ■ fax 512-795-9968  
1700 Post Oak Blvd. ■ Suite 1600 ■ Houston, Texas 77056 ■ Phone: 713-631-4539 ■ Fax: 713-639-6859

## SENTRIFORCE

a view from above

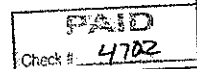
### Invoice

#### Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
2/1/2015	16671	NET 15	LC	2/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System - 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: ARTGALLERY UNIT: MONTROSE2	1	350.00	2/1/2015	350.00
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <b>PAID</b>            Check # <u>4702</u> </div>					
Monthly Security Invoice				Sales Tax (0.0%)	\$0.00
				Total	\$350.00
Make checks payable to SentiForce				Payments/Credits	\$0.00
				Balance Due	\$350.00

SentiForce  
 6611 Postwest Dr. Suite 100  
 Houston, TX 77024  
 713-742-6900



Make checks payable to Sentriforce

Sentriforce  
6611 Postwest Dr. Suite 100  
Houston, TX 77024  
713-742-6600

# 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	
2/1/2015	16672	NET 15	LC	2/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: BARNABYS UNIT: MONTROSE3	1	350.00	2/1/2015	350.00
<div>PAID Check # 4702</div>					
Monthly Security Invoice					
Make checks payable to SentiForce.					
SentiForce 6611 Portwest Dr. Suite 100 Houston, TX 77024 713-742-6900					
Sales Tax (0.07%)					\$0.00
Total					\$350.00
Payments/Credits					\$0.00
Balance Due					\$350.00

PAID  
Check # 4702

# 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	
2/1/2015	16673	NET 15	LC	2/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: BISCUIT UNIT: MONTROSE4	1	350.00	2/1/2015	350.00
<div>PAID</div> <div>Check # 4702</div>					
Monthly Security Invoice					
Make checks payable to SentiForce					
SentiForce 6611 Portwest Dr. Suite 100 Houston, TX 77024 713-742-6900					
Sales Tax (0.07%)					\$0.00
Total					\$350.00
Payments/Credits					\$0.00
Balance Due					\$350.00

PAID  
Check # 4702

# 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	
2/1/2015	16674	NET 15	LC	2/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: CHELSEA UNIT: MONTROSE2	1	350.00	2/1/2015	350.00
<div>PAID</div> <div>Check # 4702</div>					
Monthly Security Invoice					
Make checks payable to SentiForce.					
SentiForce 6611 Portwest Dr. Suite 100 Houston, TX 77024 713-742-6900					
Sales Tax (0.25%)					\$0.00
Total					\$350.00
Payments/Credits					\$0.00
Balance Due					\$350.00

PAID  
Check # 4702

# 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	
2/1/2015	16675	NET 15	LC	2/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
CONSOLE	Security Camera Video Console.	1	150.00	2/1/2015	150.00
<div>PAID</div> <div>Check # 4702</div>					
Monthly Security Invoice					
Make checks payable to SentiForce					
SentiForce 6611 Portwest Dr. Suite 100 Houston, TX 77024 713-742-6900					
			Sales Tax (0.07%)		\$0.00
			Total		\$150.00
			Payments/Credits		\$0.00
			Balance Due		\$150.00

PAID  
Check # 4702

**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
2/5/2015	16783	NET 15	LC	2/20/2015
Item	Description	Qty	Rate	Amount
NRG-RAVEN	Non-Recurring Installation Charges for RAVEN Camera unit. SITE: MONTROSE CUCHARA UNIT: MONTROSE CUCHARA  Pay your bills online at: <a href="https://www.icantbillpay.com/networkoutfittersinc">https://www.icantbillpay.com/networkoutfittersinc</a>	1	250.00	250.00
<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>PAID</b>            Check # 4702         </div>				
Security System Installation			Sales Tax (0.0%)	\$0.00
			Total	\$250.00
Make checks payable to SentiForce			Payments/Credits	\$0.00
			Balance Due	\$250.00

Tammy Tidwell  
4333 Harby St.  
Houston TX 77023

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

Invoice #	0000029
Invoice Date	February 27, 2015
Amount Due	\$1,500.00 USD

Task	Time Entry Notes	Rate	Hours	Line Total
Time	(Social Media Management 02/01/15 to 02/28/15)	25.00	140	3,500.00

Total	3,500.00
Amount Paid	-0.00
<b>Amount Due</b>	<b>\$3,500.00 USD</b>

**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 **PayBooks**

**PAID**  
Check # 4703

**PAYMENT STUB**

**To View Your Invoice Online**  
Go to <https://www.wiley.com/go> and enter the code 33eEhDXmFH2odry

Tummy Tidwell  
4333 Harby St.  
Houston TX 77023

Client	Monterose Management District
Invoice #	0000029
Invoice Date	February 27, 2015
Amount Due	\$3,500.00 USD
Amount Enclosed	

**BILLING STATEMENT**

Questions? Please contact Carol Platt at [cplatt@tmlrp.org](mailto:cplatt@tmlrp.org) or extension 415

**Texas Municipal League  
Intergovernmental Risk Pool  
1821 Rutherford Lane, First Floor  
Austin, Texas 78754  
(512) 491-2300 • (800) 537-6655**

Montrose Management District  
Attn: Ms. Susan Hill  
PO Box 22167  
Houston, TX 77277-2167

Statement Date: 3/01/15  
Due Date: : DUE UPON RECEIPT  
Contract No.: 6790

Date	Description	Total Amount
2/01/15	BALANCE FROM PREVIOUS STATEMENT	00
3/01/15	Automobile Liab 14/15PY	1,240.00
3/01/15	Tireos & Conit 14/15PY	2,150.00
3/01/15	General Liability 14/15PY	1,040.00
3/01/15	Law Enforcement 14/15PY	5,187.00
3/01/15	Liab 24 Pre-Pay Dis	100.34
3/01/15	Auto Phys Damage 14/15PY	379.00
3/01/15	Real & Pers Prop 14/15PY	100.00
3/01/15	PROP 24 Pre-Pay Dis	100.00

**TOTAL DUE: \$9,796.08**

RETURN THE BOTTOM PORTION WITH PAYMENT

[illegible]

PAID

Check # 4704

Montrose Management District  
Attn: Ms. Susan Hill  
PO Box 22167  
Houston, TX 77277-2167

TMI, Intergovernmental Risk Pool  
PO BOX 388  
SAN ANTONIO TX 78292-0388  
(512) 491-2300

UNITED   
GRAPHICS

# Invoice

Date	Invoice #
2/26/2015	17170

**To**

Montrose Management District  
5020 Montrose BLVD.  
Suite 311  
Houston, TX 77056

## Ship To

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

P.O. Number	Terms	Rep	Ship	Project	
			2/26/2015		
Quantity	Item Code	Description	Price Each	Amount	
1	Print	250 - 4 PG (MMD SPRING 2015 NEWSLETTER)- 22 X 17	543.00	543.00	
1	Bladary	70 IL5 X 11, COLORES 4/4 ON 100# GLOSS TEXT. CLUT, FOLD, AND BOX. Out-of-state sale, exempt from sales tax	0.00 8.00%	0.00 0.00	
<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>PAID</b>              Check # <u>4705</u> </div>					
			<b>Total</b>	<b>\$543.00</b>	

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

# WALTER P MOORE

Montrose Management District  
5020 Montrose Blvd  
Suite 311  
Houston, TX. 77006

Invoice # : T0315246  
Project : M031500300  
Project Name : Montrose Mobility Studies

Invoice Group : ""  
Invoice Date : 1/25/2015

Attention: Bill Calderon

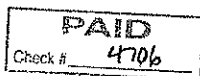
For Professional Services Rendered through: 1/25/2015

Professional Personnel	14,300.00	
Total Salaries		14,300.00
Current Invoice		14,300.00
Max Fee :	64,000.00	
Prior Billings:	0.00	
Total Available :	64,000.00	
Total this Invoice		14,300.00
Amount Due This Invoice		14,300.00

*OK to pay*

For questions regarding this invoice, please contact Nikkita R. Batista.  
Telephone: 713-630-7300 Email: Nbatista@wpmoore.com

*Lee Anne Dixon*



PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW:  
1301 MCKINNEY, SUITE 1400 HOUSTON, TEXAS 77010 PHONE: 713.630.7300 FAX: 713.630.7300

# WALTER P MOORE

Project : M031500300 -- Montrose Mobility Studies

Invoice # : T0315246

Phase : 9P03 -- Parking Labor

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Senior Parking Consultant Jeremy Rocha	01/19/2015	2.00	180.00	360.00
	01/20/2015	1.50	180.00	270.00
	01/21/2015	2.00	180.00	360.00
	01/25/2015	18.00	180.00	3,240.00
		24.50		4,410.00

Rate Schedule Labor

Total Phase : 9P03 -- Parking Labor Labor : 4,410.00  
Expense : 0.00

Phase : 9T03 -- Traffic Houston Labor

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Principal Jennifer L. Peck	01/19/2015	0.50	220.00	110.00
	01/20/2015	1.00	220.00	220.00
	01/25/2015	1.50	220.00	330.00
		3.00		660.00
Senior Project Manager Lee Anne Dixon	01/19/2015	4.00	180.00	720.00
	01/20/2015	1.00	180.00	180.00
	01/22/2015	1.00	180.00	180.00
	01/24/2015	4.50	180.00	810.00
	01/25/2015	20.00	180.00	3,600.00
		30.50		5,490.00
Bryan Brown	01/25/2015	20.00	180.00	3,600.00
Total: Senior Project Manager		60.50		9,090.00

Transportation Planner  
Louie Oulala

Rate Schedule Labor

Total Phase : 9T03 -- Traffic Houston Labor Labor : 9,890.00  
Expense : 0.00

Total Project: M031500300 -- Montrose Mobility Studies 14,300.00

For questions regarding this invoice, please contact Nikkita R. Batista.  
Telephone: 713-630-7300 Email: Nbatista@wpmoore.com

PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW:  
1301 MCKINNEY, SUITE 1400 HOUSTON, TEXAS 77010 PHONE: 713.630.7300 FAX: 713.630.7300

Page 1

V. Beserra



*bu, cards*  
Great food.  
Low prices.

3300 MONTRORSE BLVD.  
(713) 526-7866

[illegible]

CARD#  
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 ENTRY METHOD:  
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V. Derrin



Gas cards  
Great food.  
Low prices.

5300 HORTROSE BL. VII.  
 (713) 526-7855

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VISA SALE  
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[illegible]

713-522-3850  
Houston, TX 77098  
3150 Kirby  
Mister Car Wash Old/110  
N. Beasleys

V. Beserra

SPRINKLER HAND CAR WASH # 2  
2203 S. SHEPHERD DR  
HOUSTON TX 77019  
713-525-5151

Terminal ID: 01201548 2811  
2/18/15 4:59 PM  
VISA - SWIPE  
ACCT #: \*\*\*\*\*3519  
CREDIT SALE  
UID: 504910766553 REF #: 6301  
BATCH #: 253 AUTH #: 298224  
AMOUNT \$10.00  
*car wash*

V. Resemg

**SPLASH HAND CAR WASH # 2**  
**2203 S. SHEPHERD DR**  
**HOUSTON TX 77019**  
**713-525-5151**

Terminal ID: 0120548  
2817  
4:51 PM

TSA - SWIPE  
ACCT #: \*\*\*\*\*-3519  
CREDIT SALE  
ID#: 503728947923 REF #: R207  
MATCH #: 247 AUTH #: 963765  
\$20.00

MOUNT

*Car Wash*

MAND SECURITY  
EXPENSES  
February 2015  
Victor Beserra  
V. B.  
\$470.68



MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

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

---

7. Receive the Executive Director's Monthly Report on District initiatives and consider the following:
  - a. Consider an updated service agreement with Amber Ambrose for writing services
  - b. Consider an amendment to the street sweeping contract for a special pass through the District, in an amount not to exceed \$6,000.00

## FREELANCE WRITING CONTRACT

Parties and Assignment. This agreement (the "Agreement") is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2015 (the "Effective Date") by and between the Montrose Management District hereafter, referred to as Client and Amber Ambrose (hereafter referred to as "Writer"). The agreement is in regards to professional freelance writing services to be performed at the direction of the Executive Director in coordination with the Marketing Director as a part of the PR and marketing strategy of the District in accordance with their adopted project work plan.

In consideration of the mutual covenants made herein, the parties agree as follows:

Work. Writer agrees to produce written materials such as text and articles (the "Work") at the request of the Client for fees agreed upon in advance and turn in or deliver the Work by an agreed upon deadline. Writer agrees that she/he will be the sole author of the Work, which will be original work by Writer, free of plagiarism. Writer agrees to use reasonable care to ensure that all facts and statements in the Work are true and that the Work does not infringe upon any copyright, right of privacy, proprietary right, right of publicity or any other right of a third party. Writer agrees that Client has the right to edit the Work as it deems appropriate for publication, and that Writer will cooperate with Client in editing and otherwise reviewing the Work prior to publication. Writer will cooperate with Client if any complaints, claims or litigation should arise regarding the Work.

Confidentiality: Writer acknowledges that he/she may be furnished or may otherwise receive or have access to information which relates to the Client's past, present or future products, vendor lists, creative works, marketing strategies, pending projects and proposals, and other proprietary information which gives the Client an opportunity to acquire an advantage over its competitors who do not know or use it (the "Proprietary Information"). Writer agrees to preserve and protect the confidentiality of the Proprietary Information and all physical forms thereof, whether disclosed to Writer before this Agreement is signed or afterward. In addition, Writer shall not disclose or disseminate the Proprietary Information to any third party and shall not use the Proprietary Information for his or her own benefit or for the benefit of any third party. Without limiting the generality of the foregoing, Writer shall be prohibited from the Client or the Work with a representative of the press or media, either directly or indirectly, without the Client's express prior written approval.

Compensation. Client agrees to pay Writer a flat fee of \$1,250 per month for 1-2 original posts per week; 3-5 reposts with commentary per week; and minor of photography as it relates to the articles and posts.

Writer is responsible for the payment of all federal, state and/or local taxes with respect to the services she performs for the Client as an independent contractor. The Client will not treat Writer as an employee for any purpose.

Payment and Collection. Unless otherwise specified in writing, invoices not paid within 30 days of the invoice date will accrue interest at 1.5% per month. Client agrees to pay for each check returned for insufficient funds or any other reason \$25 per occurrence or 5% of the value of each returned item, whichever is greater. Client agrees to pay all reasonable attorney's fees (at least 15% of all amounts due, including interest) if any account is placed with an attorney for collection. Client agrees that the purchase of the services described herein constitutes "doing business" in the State of Texas and submits itself to the jurisdiction of the State of Texas with respect to any suit brought by The Writer to collect any sums hereunder. The parties agree that the only venue

for any suit brought by either of them with respect to the services sold hereunder shall be in the State Court of Harris County.

Client Approval. Client is responsible for written approval of work ordered (i.e., copy, design, photography, typesetting, and other services) required for the completion of the Work. This approval can be in the form of initials or facsimile.

Upon acceptance of the Work, client accepts responsibility for any further processes in which this work is used (i.e., film output, printing, etc.) Writer is not responsible for errors occurring in this work or projects related to this work after acceptance of the Work.

Changes. Any verbal or written changes made by Client to the scope of the Work following its initiation by Writer are subject to additional charges. Should such changes negate any part of the Work already completed at the time of the changes, Client accepts responsibility for payment of the completed work and all services related to it, in addition to charges for the change itself.

Term and Cancellation. The term of this Agreement shall be for one year. Client may terminate this Agreement for any reason with notice to Writer. Upon written or verbal cancellation, Client is responsible for payment for all expenses incurred and any work done toward the completion of the project based on the percentage of project completed. Should Client cancel the project following its completion, Client is responsible for full payment as per the above estimate plus all other expenses incurred.

---

Bill Calderon, Executive Director  
Montrose District

---

Amber Ambrose, Writer



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*

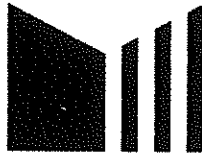
Branch Manager Houston/Beaumont

Please visit us at [www.wastepartnersenvironmental.com](http://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**



## MEMORANDUM

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TO: Montrose District Board of Directors  
FROM: District Executive Director  
DATE: March 9, 2015  
SUBJECT: Marketing and Business Relations Committee Meeting Minutes

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

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

Staff present: Marketing Director Gretchen Larson, Business Ambassador Dennis Beedon, and Social Media Strategist Tawny Tidwell.

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

1. Receive report and discuss 2015 Communications Plan
2. Consider increase request for services of Amber Ambrose
3. Receive updates on Business Ambassador Program

### **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 had been revised and included in the plan. Staff noted that the quarterly Business Mixers were recommended to continue. The March 26<sup>th</sup> mixer will be held at Doc's on Westheimer with a Texas beer tasting (flights) and how to pair beer with food. June is proposed for Boehme with a Texas wine tasting, this is yet to be confirmed, and Rosemont has been confirmed for September and the theme Texas spirits and mixology as well as food pairings.

The Business Workshop Seminar series is proposed to be changed up to be conducted three (3) times per year in April, July and October. The training would include business plan development, marketing and social media and public safety tips and strategies for doing business safely and navigating the city permitting process. The workshops are proposed to be held on Saturday's generally 12:00 to 2:00 with adjustments for the speaker's schedules.

Staff stated that the hotel "concierge" program was still in development and wasn't recommended to start until after the launch of the new website. 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.

**Consider increase request for services of Amber Ambrose.**

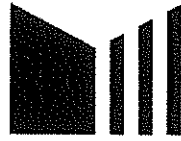
Staff stated that Ms. Ambrose had requested an increase in her fees for writing services being provided to the District from \$1,000/mo. to \$1,250/mo. Staff stated that Ms. Ambrose was doing an excellent job and that the articles and posts were taking more time than originally requested and that the increase was reasonable given her work product. Staff also shared with the committee the social media stats regarding Ms. Ambrose's articles noting that her work was being very well received. Staff noted that there was sufficient funding in the approved FY 2015 budget for the increase.

Upon conclusion of the discussion the committee recommended approval of the request and forwarding to the full board for consideration.

**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. He also stated that businesses were asking again about hosting the quarterly mixers.

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



## **MONTROSE MANAGEMENT DISTRICT**

### *Communications and Tactics Plan – 2015*

#### **Executive Summary**

Each year, through the budget planning process, the District adopts the marketing and PR project work plan and budget. After adoption of the project work plan and budget, an implementation plan is developed for duty assignments, measuring objectives set forth, and for evaluation purposes. This communications and tactics plan matches the project work plan to the approved budget. The Executive Director will oversee the plan implementation with the assistance of and in coordination with the Marketing Director.

In addition to business marketing activities listed below, the District creative team also supports all functional areas of the adopted service plan including business and economic development, public safety and environmental and urban design and mobility activities. The marketing committee meets monthly to receive reports on activities, review the plan implementation and provide feedback and makes recommendations for adjustments as may be needed. The creative team members meet with the Executive Director and staff on a weekly or as needed basis.

#### **Plan Objectives**

1. **Brand and promote the Montrose District as a place to live, work, entertain, shop, and do business:** This objective is to publicize the Montrose District as a destination for relocation, entertainment, and a business-friendly location.
2. **Be an information and education resource:** Through our resources, the District will continue to grow our base of information/content relevant to:
  - a. Our established local business relationships and community,
  - b. Developers and independent parties interested in doing business within the District, and
  - c. Our strategic partners, community members and patrons.
3. **Educate the public and business communities on Montrose District projects and programs:** This objective is focused on educating our community about the programs and plans of associated with the Montrose District. The tactics intended for this objective are to publicize and continue a nurturing-style of education throughout the year that explains the programs being implemented and their on-going progress. These programs represent the growth of our brand and branding efforts.

## **Current Programs**

### **Business Relations (Ambassador) Program Business Visits (In support of objectives: 1, 2, and 3)**

Visiting the businesses allows the District to meet members of the community face-to-face and build a better relationship. The business visits are used to deliver newsletters and postcards and gather contact information for our database, as well as inform businesses on the services the District has to offer and how this might assist in helping businesses increase sales, market their goods/services more effectively, etc...The visits also help to build a better database of contacts for email and mailings. The visits are also used as a way to gather community news and updates. In addition, the BA relays information to the Executive Director and Director of Services on issues and concerns of businesses that need to be addressed by the District.

MEDIUM: This is an in-person physical visit with physical collateral.

TIMELINE: Goal: 40 businesses per month, per BA.

### **Press and Media Outreach (In support of objectives: 1, 2, and 3)**

Press releases and delivering content to the media is just another a way to educate the businesses about programs, activities and development within the District. Press releases should be issued as deemed necessary for each event and updates on District programs. Major releases are to be targeted and focused at Houston media (e.g. Houston Chronicle, CultureMap, Houstonia, Swampplot, HBJ as well as select bloggers). Stories of interest (business/owner- or District-oriented) should be pitched to **city, regional and national press/publications**, serving to promote development and interest in the District. Targets for publication include the Houston, Midtown, Neartown, Upper Kirby and Downtown area publications and any vertical publications. Some releases are targeted for digital distribution across no- and low-cost distribution services and a paid service on a case-by-case basis. For major releases, a physical copy is mailed to targeted journalists and publications and follow-ups are done accordingly.

MEDIUM: Mailed, digital, e-mailed.

TIMELINE: As needed or required.

### **District Events**

Events in the community help drive traffic and increase exposure for the District businesses. Events also help brand the District and showcase the great amenities available in the Montrose area. The District has several established events including: a quarterly business mixer, bi-annual recycling events, a business workshop seminar series and a holiday decorating contest.

### **Bi- Annual Recycling Program (In support of objectives: 1, 2, and 3)**

The District highlights its contribution to improving a better quality of life in the Montrose District

through its participation in this event. This program gives the District an opportunity to highlight its support for programs that are of significant benefit to the immediate community. These events will continue to take place at HEB in partnership with CompuCycle, Tradition Bank and Interstate Batteries.

MEDIUM: This is an in-person physical visit with physical collateral.

TIMELINE: April 25 and October 24.

### **Business Workshops**

**(In support of objectives: 1, 2, and 3)**

The Business Workshop Seminar Series for 2015 is proposed to be changed to 3 events per year in April, July and October. The workshops are proposed to be held on a Saturday in the selected months and topics for each would be as follows:

- April – Developing a Business Plan (Speaker: Bobby Heugel (requested submitted) or other notable business owners)
- July – Marketing/Social Media (Speakers: Amber Ambrose/Tawny Tidwell and other notable marketing experts)
- Oct. – Public Safety and Doing Business with the City (Speakers: city staff, others)

MEDIUM: This is an in-person physical visit with physical collateral.

TIMELINE: As noted above.

### **Business Mixers**

**(In support of objectives: 1, 2, and 3)**

The business mixers are held quarterly in March, June, September and December. They take place the 4<sup>th</sup> Thursday of the month from 6:00 p.m. to 8:00 p.m. with the exception of the December mixer which takes place the 3<sup>rd</sup> Thursday.

2015 dates - March 26, June 25, September 24 and December 17.

MEDIUM: This is an in-person physical visit with physical collateral.

TIMELINE: As noted above.

### **Holiday Decorating Program**

**(In support of objectives: 1, 2, and 3)**

A holiday decorating program officially kicks-off the holiday season in Montrose. At this event we provide information regarding the holiday decorating program and encourage businesses to get involved.

MEDIUM: This is an in-person physical visit with physical collateral.

TIMELINE: As outreach requires. Event winners announced at December 17 year end mixer.

**Presentations at Civic and Community Meetings**  
**(In support of objectives: 1, 2, and 3)**

The District will begin a pro-active outreach campaign to attend all HOA, civic, and other community organizations in order to relay information regarding the state of the area infrastructure. Talking points regarding the infrastructure are in development and once agreed upon by the Business and Economic Development Committee and Board of Directors will be distributed at community events and monthly meetings.

MEDIUM: This is an in-person physical visit with physical collateral.

TIMELINE: On a continuous and tracked basis so that all organizations are visited each year.

TIMELINE: In development.

**Printed and Electronic Newsletters/Reports**  
**(In support of objectives: 1, 2, and 3)**

1. A bi-annual printed newsletter is mailed to property owners and filled with articles about events and programs in the District, meeting times, and plans for future programs. This is a good general education piece with specific reports related to the District. It is also distributed to businesses via the weekly business ambassador visits.
2. The monthly e-newsletter is sent electronically to businesses in our database. As a part of their weekly visits, the BA's sign up the businesses to receive the e-news and help grow our database. Newsletter content is compiled daily/weekly/monthly and contains recent blog post excerpts like the regular *My Montrose* feature, upcoming community events, a featured Instagrammer and photo, and directs readers back to the website for more District information.

MEDIUM: Mailed, digital, e-mailed, and in person distribution.

TIMELINE: As noted above.

**Printed Monthly Postcard Campaign**  
**(In support of objectives: 1, 2, and 3)**

Monthly postcards maintain a consistent touch with a physical marketing piece. The postcard is used to educate businesses with program information, request information, and drive traffic to the website. The postcards typically encourage signing up for electronic news from the District in order to gather additional email addresses and grow the database as well as increase brand awareness.

MEDIUM: The postcards are delivered via mail to area businesses in order to deliver a physical piece that gathers attention and supplements electronic correspondence and other community exposure.

TIMELINE: Daily/weekly/monthly.

### **Additional Printed Marketing Materials**

The District also creates additional flyers, maps, economic development and real estate brochures, and public safety materials as is necessary to support our outreach program.

### **Web and Social Media Enhancements**

#### **Content creation and Distribution (Web strategy and Traffic Plan)**

**(In support of objectives: 1, 2, and 3)**

The District website is a hub of information that encompasses information about the community and businesses within the District. Utilizing every means available for creating and documenting relevant content remains the chief focus for the website. Aside from filling the overall plan objectives, additional goals for this content include continued reputation management and capturing Search traffic by generating **highly relevant** content for searchers seeking information on Montrose-related topics of interest.

#### **Subject areas are to include:**

- Culture, Arts, Food, District events, Social events, Music, Culture, Human-interest (words as well as video when possible)
- CIP, Economic/Commercial Dev, Infrastructure, and Permits/Licenses News
- Businesses and their services and community news

#### **Mediums are to include:**

Words

Graphics & Photography

Videography

#### **Distribution channels are to include:**

- Website **posts**
- Website **events calendar**
- Website **interactive map**
- Website **pages**
- **Press releases**
- **Community partners**

and are supported by

- **Facebook**
- **Twitter**
- **Instagram**
- **Email communications**
- **Advertising**

- **Google**

- A paid campaign that drives external traffic to District demographic and business development information is used as needed.

- **Facebook**

- In addition to daily posts and responses, a Facebook ad campaign

supports content distribution and grows District awareness outside of the District with minimal cost.

- o **Printed materials**

### **Community Organization Outreach**

**(In support of objectives: 1, 2, and 3)**

The Montrose District Content Creation team aims to reach out to community organizations to cross-promote community cause and event information, making [montroseDistrict.org](http://montroseDistrict.org) and <https://www.facebook.com/MontroseDistrict> a place for community discussion on relevant Montrose topics and a go-to source for information related to the community as it grows and develops. Goals include promoting productive community conversation with shared benefit of website traffic increases, reputation management, and an increase in quality content (owned and shared).

### **Community Organization Content Outreach**

**(In support of objectives: 1, 2, and 3)**

The Montrose District Content Creation team aims to increase outreach at the content level. Chief considerations include the highly “social”, digitally influential or community-minded (e.g. Pedestrian); engagement with community-oriented organizations (e.g. Complete Streets, or Neighborland) and identifying areas of alignment, to become a go-to source for the latest information regarding their concerns as they relate to the Montrose and cross-promote; share networking opportunities and information. The content team will also look at guest bloggers (e.g. Swamplot, Eater Houston, Lushtastic, The Bloggess) with followers and who are interested in sharing community-relevant content. The **goals** of this include earning social capital, growing our network, greater visibility for the District, and a greater understanding of the needs and concerns of the community and constituents.

## **New Programs**

### **Concierge Program**

**(In support of objectives 1 and 3)**

Twenty-four hotels within a 3-mile radius of the District have agreed to distribute District created marketing materials to their guests upon request.

MEDIUM: In development.

TIMELINE: In development.

**Montrose District  
Social Media Report  
February 2015**

**prepared by  
Tawny Tidwell**

**March 3, 2015**

# Stats

## TWITTER:

Number of total tweets from Feb 01-Feb 28:	97
Increase in Followers for February 2015:	218
Total Followers:	4,664

## FACEBOOK:

Total number of 'likes': (Up from 9,628 in January 2015)	10,155
---	--------

Total page views this month:	158,800 by 88,100 Indiv. Users
Total page views in January:	280,800 by 155,300 Indiv. Users

## Top 5 Posts:

Century in Montrose Part One	14,000
Saying Goodbye to the Funnel Tunnel	11,800
Where to Get Rodeo Ready	5,800
Magick Cauldron Story	4,400
CoH Might Keep Garden for Park	2,500

## THREE MONTH RECAP

	December	January	February
Twitter	4,282	4,480	4,664
Facebook	9,067	9,628	10,155

# Graphs

## MY SOCIAL SCORES

ENGAGEMENT 62% INFLUENCE 100%



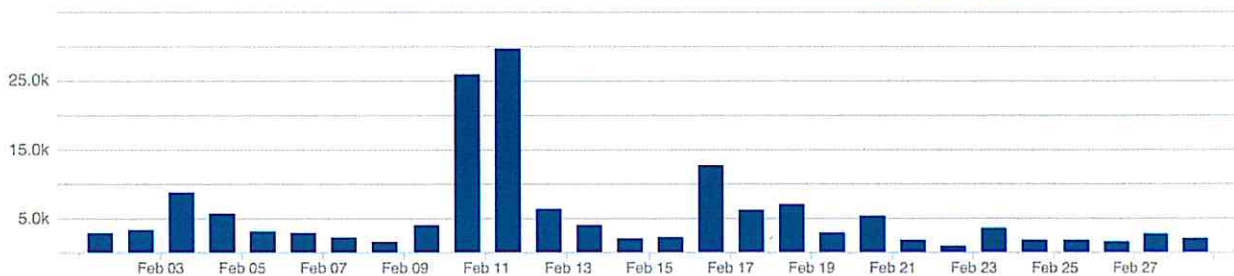
Interactive Stats (above):

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 158.8k by 88.1k 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

This month we saw an uptick in people tagging us in their tweets because our Twitter is becoming synonymous with the neighborhood. This is likely a result of me switching us up to just being "Montrose Houston" instead of "Montrose District" in our display name, similar to Midtown Management District's Twitter style. This is great because it shows businesses that we have clout, and can influence Houstonians to visit them!




## Facebook

Post Details

Reported stats may be delayed from what appears on posts

**The Montrose District**  
February 10 at 10:16am · 🌐

On Sunday, we said goodbye to the Funnel Tunnel.



**Montrose's Beloved Funnel Tunnel Departs Houston For Another City**  
Last Sunday, the vibrant and eccentric esplanade art installation on Montrose Boulevard known as the Funnel Tunnel was painstakingly dismantled by a group...

MONTROSEDISTRICT.ORG | BY AMBER AMBROSE

**11,852** People Reached

**357** Likes, Comments & Shares

234	176	58
Likes	On Post	On Shares
81	35	46
Comments	On Post	On Shares
42	42	0
Shares	On Post	On Shares
424		
Post Clicks		
0	424	0
Photo Views	Link Clicks	Other Clicks /

**NEGATIVE FEEDBACK**

3	0
Hide Post	Hide All Posts
0	0
Report as Spam	Unlike Page

We got so much feedback on Facebook from people about the Funnel Tunnel. It was a really interesting outpouring of shares and comments on how much the Funnel Tunnel meant to them and their families as a part of the neighborhood. I look forward to sharing more community art on our page in the future.

Montrose Management District  
Public Safety Committee Meeting

January 9, 2015

The Montrose Management District Public Safety Committee held a meeting on Friday, January 9, 2015, at 9:00 a.m. at the District offices, 5020 Montrose, Suite 311, Houston, Texas.

Present were Bill Strother, James Tate, Victor Beserra, Julie Countiss, Susan Young, Lane Llewellyn, Tawny , Juan Escalante, and Bill Calderon.

**1) Call meeting to order.**

The committee was called to order at 9:04 a.m.

**2) Approve minutes of the last committee meeting.**

Motion by Tate, and seconded by Beserra; unanimously approved.

**3. Discuss Patrol Activity Report for the Month of July.**

Beserra reviewed his patrol report. No actions were required or taken.

**4. Discuss PIP Report for the Month of July.**

Beserra provided a brief overview of the PIP Report.

**5. Discuss security camera installations.**

It was reported that a camera install was being scheduled for Taft and Fairview, pending waivers and location decisions.

**6. Discuss approval of county agreement for nuisance abatement services**

The executive director recommended no action on the agreement pending some changes to the document that were to be requested. No action was taken.

**7.) Discuss public safety issues in the District.**

Most of the issues related to this had been discussed during the course of the meeting. No action was recommended or taken.

**8) Adjourn.**

**The committee adjourned at 10:17am**



**Shift Period:** Feb-15  
**Total Hours Worked** 525:30  
**Total Miles Driven** 2,137

## Crime Arrest Activity

Felony Arrests:	6
Misdemeanor Arrests:	59
Charges Filed:	17
Suspects in Jail:	62

## Patrol Activity

Calls for Service:	274
CIT Calls:	0
Incident Reports:	15
Accident Reports	0
Locations Checked:	1267

## Field Activity

Parking Tickets:	0
Citations:	1
BMV Report Cards:	2402
Crime Prevention:	944

## Warrants

Felony Warrants:	3
Misdemeanor Warrants:	0
City Warrants:	32
SETCIC Warrants:	9

## Arrest Summary

**Shift Period Feb-15**

Charge	# of Arrests
Affray	2
Assault	2
City Warrants	7
Credit Card Abuse	1
Criminal Mischief	1
Criminal Trespass	7
F.S.G.I.	1
Felony Theft	1
Felony Warrant	2
Indecent Exposure	1
Littering	1
Loitering with the Intent to Comitt Prostitution	3
Obstructing a Roadway	1
Panhandling	2
Parole Violation	1
Possession of a Controlled Substance	2
Public Intoxication	21
Retaliation	1
Setcic Warrant	3
Urinating in Public	1

# Patrol Summary

[Print to PDF](#)

Walking in the Roadway Where Sidewalks are Provid	1
Total Arrests	62

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



## MY MONTROSE STACI DAVIS, RADICAL EATS

Staci Davis's restaurant Radical Eats didn't get its start in Montrose, but she couldn't wait to bring it here. The formerly exclusively vegan chef tells us what she loves about Montrose, and what she thinks is in store for the future.

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## New Awareness Campaign From Legacy Health Services Uses Sex To Sell An Important HIV-Prevention Message

There's nothing clinical about sex in the real world. It can be a touchy subject, an embarrassing conversation or a passing glance between two people, but when it comes to actual human behavior, sex is usually just sex. The marketing team at Legacy recognizes the gap between current technical, scientific literature on an HIV prevention tool commonly known as PrEP (the current option being prescription drug Truvada) and heat-of-the-moment encounters where sex - and potential HIV transmission - really happens. Taking matters into their own hands, Legacy is closing that gap the best way they know how: Symbols and slang.

[READ MORE »](#)

## UPCOMING EVENTS

- 3.13 **MFAH: Mixed Media**  
MFAH Mixed Media is a late-night party series that transforms the Museum into a multi-sensory experience. Ring in spring with this bash celebrating the groundbreaking exhibition For a New World to Come: Experiments in Japanese Art and Photography, 1968 to 1979. [Learn More](#)
- 3.20 **DaCamera Houston at The Menil Collection, Sarah Rothenberg, Pianist**  
Becoming Modern: Works of Chopin, Debussy, Satie, and Ravel Sarah Rothenberg performs nineteenth-century French works. Tickets required; purchase from Da Camera: 713-524-5050 [Learn More](#)
- 3.21 **Origami: Folding 1000 Cranes**  
Learn how to fold the most well-known and beloved form in the world of origami. [Learn More](#)

## #montrose



[@jaxmyers](#) via instagram  
[#montrosehouston](#)

FRIDAY I'M IN LOVE  
A TRIBUTE TO NUMBERS NIGHTCLUB

## won't you be my neighbor

### Agora

Coffee & Beer

1712 Westheimer Rd | Houston, TX | 77006 |  
[Contact](#)

### Muse at Museum District

Luxury Apartment Living

1301 Richmond Ave | Houston, TX | 77006 |  
[Contact](#)

#### Connect and Share:



\*|TWITTER:TWEET [\$text=@montrosehtx  
August Newsletter is out!|\*



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