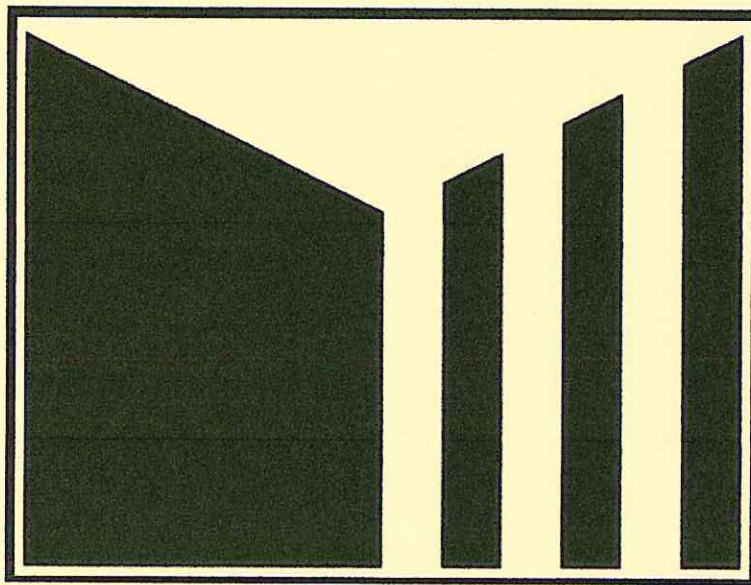
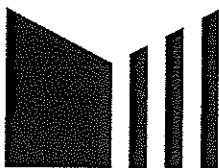


MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

June 8, 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, June 8, 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 regular meeting held May 11, 2015.
3. Accept Oaths of Office, Sworn Statements, and Bonds from Newly Appointed Board Members.
4. Receive public comments.
5. Receive District's monthly Assessment Collection Reports and Billing and Assessment Summaries, Lawsuit and Arbitration Status Details, and Delinquent Assessment Reports.
6. Receive and consider District's monthly financial report, including pay invoices.
7. Receive Reports
 - a. Public Safety
 - b. Mobility & Visual Improvements
 - (i) Consider proposal from Walter P. Moore for bridge structural engineering in the amount of \$35,000
 - c. Marketing and Business Development
 - d. Business Ambassador
 - e. Business and Economic Development
 - f. Executive Director
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 executive session.
10. Announcements.
11. Adjourn



Executive Director

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

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

2. Approve minutes of the regular meeting held May 11, 2015.

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

May 11, 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, May 11, 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, Haley, Nagar, Leverett and Ellis, thus constituting a quorum. Also present were David Hawes, Holli Robinson, Linda Clayton, Gretchen Larson, Tony Allender and Jerry Lowry, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell & Giuliani; Pat Hall, Equi-Tax, Inc.; Felecia Alexander, Municipal Accounts & Consulting, and Dennis Beedon, Montrose Business Ambassador. Others attending the meeting were Officer Victor Beserra, HPD; Daphne Scarbrough, Richmond Avenue Coalition; Tawny Tidwell; and Eugene Nosad, Avondale Association. Chairman Wynn called the meeting to order at 12:10 p.m.

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.

There were no public comments.

RECEIVE REPORTS.

a. Public Safety

A report from the Public Safety Committee meeting held May 8, 2015, was distributed, a copy is attached as Exhibit A. Mr. Burks reported staff has contacted the City of Houston to discuss concerns related to street lighting obscured by trees. He reported staff would be attending HPD's Positive Interaction Program which meets on the first Tuesday of the month. He reported the Committee discussed placement of a security camera at L'Olivier Restaurant on Westheimer. He provided an update on the County Attorney's nuisance program. Officer Beserra presented the Patrol Summary for April, 2015, and answered questions. He reported trespass affidavits were expiring and the need to have new ones filed. No action from the Board was required.

APPROVE MINUTES OF REGULAR MEETING HELD APRIL 13, 2015.

Upon a motion duly made by Director Mitchmore, and being seconded by Director Grover, the Board voted unanimously to approve the Minutes of the April 13, 2015, Board meeting, as presented.

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

Ms. Hall presented the Monthly Assessment Collection Reports, included in the Board agenda materials, and answered questions. She reported 95% collected in the east zone with no uncertified property. She reported 79 unsettled accounts for the east zone. She reported 95% collected in the west zone with a small amount of uncertified property. She reported 143 unsettled accounts. No action from the Board was required.

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

Ms. Alexander presented the Monthly Financial Report and went over invoices, included in the Board agenda materials, and answered questions. She reported checks numbered 4734 through 4738 for assessment refunds were voided due to a name change and were replaced with check number 4832. Upon a motion duly made by Director Grover, and being seconded by Director Mitchmore, the Board voted unanimously to accept the bookkeeper's report and approved payment of invoices, as presented.

RECEIVE REPORTS.

b. Mobility & Visual Improvements

Mr. Allender provided an update on the special parking area. He reported staff and Walter P. Moore met with the City and everyone is in agreement the District is ready to move forward. He reported on the direction of the mobility improvements, including, pedestrian, sidewalk, bicycle and parking aspects. Mr. Hawes provided an update with TxDOT and the bridge lighting project. No action from the Board was required.

c. Marketing and Business Development

Ms. Larson reported the redesign of the website was officially finished and she would be sending a link to the Board members to review before launching. She reported on the new website Accountability would now be a header where you can go to view the financial records, agendas and board books. She reported the next Committee meeting was scheduled for May 27. She reported the next quarterly Business Mixer was scheduled for June 25 at Boheme. She reported the District's Facebook had reached over 11,000 likes and the District's Twitter account had over 5,000 followers. No action from the Board was required.

d. Business Ambassador

Mr. Beedon presented the Business Ambassador report and reported 68 new visits for the month of April.

e. Business and Economic Development

Mr. Lawrence reported the Committee met on April 22 and notes from the meeting were included in the Board agenda materials. He provided an update on new development at Alabama and Mandell. He reported a new breakfast restaurant chain, Snooze, will be locating a new facility in the District. No action from the Board was required.

f. Executive Director

Mr. Hawes presented his Executive Director report and answered questions.

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 EXECUTIVE SESSION.

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 1:02 p.m.



Secretary

List of Exhibits:

- A. Public Safety Committee Memorandum, dated May 8, 2015

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

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

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2014	0.12500	\$623,258.94	\$597,134.57	\$26,124.37	96%
2013	0.12500	\$496,760.11	\$494,582.76	\$2,177.35	100%
2012	0.12500	\$428,376.18	\$427,671.62	\$704.56	100%
2011	0.12500	\$409,486.26	\$409,448.76	\$37.50	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	4,345.00	530,192.76
2013 Assessment Collected	-175.58	2,109.69
2012 Assessment Collected	-65.00	587.70
2011 Assessment Collected	0.00	-212.70
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	90.88	5,140.84
Overpayments	0.00	21,438.39
CAD Lawsuits	267.62	1,855.09
CAD Corrections	0.00	0.00
Collection Fees	-15.34	1,289.36
Estimated Payments	318.31	318.31
Court Fees	0.00	0.00
Total Revenue	4,765.89	562,719.44
Overpayments Presented for Refund	0.00	23,025.86
Overpayments Applied to Assessment	0.00	0.00
ASSESSED VALUE FOR 2014:	501,192,887	Uncertified: 0
ASSESSED VALUE FOR 2013:	401,080,942	Uncertified: 0
ASSESSED VALUE FOR 2012:	343,010,098	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	409,448.76	
2012	0.12500	372,627	353,996	427,671.62	
2013	0.12500	380,080	361,076	494,582.76	
2014	0.12500	387,681	368,297	597,134.57	
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

May 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	69,252,444	86,565.56	
POST RICHMOND LP 4401 NORTHSIDE PKWY NW STE 800 ATLANTA GA 30327-3093	1309010010001	RICHMOND AVE 77006	MULTI - FAMILY	29,214,117	36,517.65	
UST REALTY COMPANY % UNIV OF ST THOMAS: ATTN PRES	0261640000027 0261630000021	4100 MONTROSE BLVD 77006 4203 YOAKUM BLVD 77006	OFFICE BUILDINGS	13,904,459	17,380.57	
3800 MONTROSE BLVD HOUSTON TX 77006-4626	0261630000001	4200 MONTROSE BLVD				
CAMPANILE SOUTH LP 109 N POST OAK LN STE 200	0302460000001 0302460000041	0 RICHMOND 77006 0 RICHMOND 77006	OFFICE BUILDINGS	11,360,510	14,225.64	
HOUSTON TX 77024-7789	0302460000026 0302460000023	4306 YOAKUM BLVD #16 77006 4301 MOUNT VERNON #26 77006				
4203 MONTROSE LTD 3810 W ALABAMA HOUSTON TX 77027-5204	1277520010001	4203 MONTROSE BLVD 77006	OFFICE BUILDING	10,214,000	12,767.50	
RIVERSIDE CP 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	8,205,813	10,257.02	
ARMSTRONG CHARLES 5000 MONTROSE BLVD UNIT 22C HOUSTON TX 77006-6564	0140670000002 0140250000001 0140250000002	804 PACIFIC ST 77006 2302 GENESEE ST 12 77006 2308 GENESEE ST 77006	VARIOUS COMMERCIAL	7,157,554	8,909.63	
	0140250000005	120 FAIRVIEW ST 77006				
	0140670000001	802 PACIFIC ST 77006				
	0140670000003	808 PACIFIC ST 77006				
	0140670000004	811 PACIFIC ST 77006				
	0140670000005	925 HYDE PARK BLVD 77006				
	0140670000006	809 HYDE PARK BLVD 77006				
	0140670000009	925 HYDE PARK BLVD 77006				

MONTROSE DISTRICT EAST ZONE

May 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				
1207680010001	4119 MONTROSE BVD 77006	OFFICE BUILDINGS	4,928,228	6,160.29	
NEW 4119 MONTROSE LLC 4200 MONTROSE BLVD HOUSTON TX 77006-4963					
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 77008-4666					

MONTROSE DISTRICT EAST ZONE

May 2015

TOP TEN DELINQUENTS

PROPERTY OWNER	ACCOUNT NO.	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
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
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
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
WHITNEY PLACE LTD 3719 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
YOSHIDA NAOMITSU & MAEMI 3210 EL DORADO BLVD MISSOURI CITY TX 77459-3012	92 030 245 000 0014	4412 MONTROSE 77006	RESTAURANT	2014	1,729.69
MANIHA LAURA R PO BOX 55528 HOUSTON TX 77255-5528	92 037 081 000 0023	2205 MONTROSE BLVD 77006	OFFICE BUILDINGS	2014	1,574.09
CHOICE CONDOMINIUM GP LLC 3100 EDLOE ST STE 260 HOUSTON TX 77027-6069	92 134 379 001 0001	0 YACKUM BLVD 77006	VACANT	2014	1,341.75
4309 YOAKUM LP 4309 YOAKUM BLVD STE 200 HOUSTON TX 77006-5866	92 030 245 000 0003	4309 YOAKUM BLVD 77006	CONVERSION - RES	2014	1,186.56
UPSTAIRS DOWNSTAIRS LLC 609 COLQUITT ST HOUSTON TX 77006-5523	92 023 062 000 0013	609 COLQUITT ST 77006	COMMERCIAL - RES	2013 - 2014	928.88

**Harris County Improvement District No. 6 / East Montrose
Lawsuit and Arbitration Status Summary as of 5/8/2015**

Jur 930

Summary	
For Tax Years 2007-2014, for the period of June 2009 through April 2015	
Settled	
	Original value of Settled accounts as of 5/8/2015
607,868,331	Number of Settled accounts as of 5/8/2015
183	Reduction in value of Settled accounts
57,007,489	Average % reduction in value of Settled accounts
9.38%	
Unsettled	
	Original value of Unsettled accounts as of 5/8/2015
150,147,741	Number of Unsettled accounts as of 5/8/2015
64	
	.125 Tax rate per \$100 valuation
\$17,602	Estimated reduction in assessment on 64 Unsettled accounts, based on 9.38% average

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2014	0.12500	\$1,371,084.82	\$1,310,584.25	\$60,500.57	96%
2013	0.12500	\$1,142,027.57	\$1,123,232.29	\$18,795.28	98%
2012	0.12500	\$971,883.28	\$967,008.54	\$4,874.74	99%
2011	0.12500	\$883,812.60	\$882,046.64	\$1,765.96	99%
2010	0.12500	\$867,868.55	\$866,135.44	\$1,733.11	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2014 Assessment Collected	992.16	1,116,157.31
2013 Assessment Collected	268.48	983.91
2012 Assessment Collected	330.57	486.89
2011 Assessment Collected	296.21	570.52
2010 Assessment Collected	0.00	-701.75
Penalty & Interest	1,099.49	7,020.01
Overpayments	0.00	11,589.88
CAD Lawsuits	5,260.00	10,415.86
CAD Corrections	0.00	1,162.79
Collection Fees	271.85	2,142.01
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	8,518.76	1,149,827.43
Overpayments Presented for Refund	7,703.43	24,853.49
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2014:	1,100,349,593	Uncertified:	70,822
ASSESSED VALUE FOR 2013:	913,721,044	Uncertified:	0
ASSESSED VALUE FOR 2012:	778,211,276	Uncertified:	0
ASSESSED VALUE FOR 2011:	707,049,655	Uncertified:	0
ASSESSED VALUE FOR 2010:	694,292,461	Uncertified:	0

Assessment Collection Account: Compass Bank, Account No. 2530962086

ASSESSMENT PLAN PROJECTIONS

YEAR	MAX RATE	PROJECTED LEVY 2%	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE @ 10%
2010	0.12500	867,869	824,475	\$866,135.44	
2011	0.12500	885,226	840,965	\$882,046.64	
2012	0.12500	902,930	857,784	\$967,008.54	
2013	0.12500	920,989	874,940	\$1,123,232.29	
2014	0.12500	939,409	892,438	\$1,310,584.25	
2015	0.12500	958,197	910,287		
2016	0.12500	977,361	928,493		
		6,451,981	6,129,382		645,198

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

May 2015						
PROPERTY OWNER	TOP TEN ASSESSMENT PAYERS			PROPERTY TYPE	VALUE	ASSESSMENT
	ACCOUNT NOS	SITUS				
WEINGARTEN REALTY INVESTORS 0591-001 P O BOX 924133 HOUSTON TX 77292-4133	044225000001	2005 W GRAY ST 77019		VARIOUS COMMERCIAL	74,770,722	93,463.40
	0442250000170	1953 W GRAY ST 77019				
	0442250000169	1953 W GRAY ST 77019				
	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 99 DETERING ST STE 200 HOUSTON TX 77007-8259	1215190010001	4899 MONTROSE BLVD 187 77006	MULTI - FAMILY		62,934,814	78,668.52
US REIF WESTHEIMER APARTMENTS TX LLC 1270 SOLDIERS FIELD RD BRIGHTON MA 02135-1003	1286390010001	2001 WESTHEIMER RD 244 77098	MULTI - FAMILY		48,808,923	61,011.15
DUNLAVY DEVELOPMENT PHASE 1 LLC 101 BERKSHIRE ST BELLAIRE TX 77401-5309	1286480010001	4310 DUNLAVY ST 236 77006	MULTI - FAMILY		40,600,000	50,750.00
ANBIL II-R O L P 105 TOWN CENTER RD STE 10 KING OF PRUSSIA PA 19406-2394	0730810030011	1505 W CLAY ST 77019	SHOPPING CENTER		40,560,967	50,701.21
	1170070010001	1422 W GRAY ST 77019				
	1170070020001	1414 WAUGH DR 77019				
	0730810030007	1521 W CLAY ST 77019				
WEST GRAY RESIDENTIAL LP C/O THE HANOVER CO EARL MALLEY 5847 SAN FELIPE ST STE 3600 HOUSTON TX 77057-3263	1335700010001	1340 W GRAY ST 77019	MULTI - FAMILY		35,053,929	43,817.41
TEXAS ABERCROMBIE FAMILY INT LTD 730 N POST OAK RD STE 110 HOUSTON TX 77024-3854	1327190010001	0 W ALABAMA ST 77098	SUPERMARKET		26,972,706	33,715.88
	1327190010002	1701 W ALABAMA ST 77098				
BEHRINGER HARVARD MUSEUM DISTRICT PROJECT OWNER LP 5800 GRANITE PKWY STE 1000 PLANO TX 75024-6619	1336630010001	1301 RICHMOND AVE #270 77006	APARTMENT		23,345,222	29,181.53

MONTROSE DISTRICT WEST ZONE

May 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

May 2015						
TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
5020 INVESTMENTS LTD 5020 MONTROSE BLVD FL 9 HOUSTON TX 77006-6550	94 036 024 000 0003	5020 MONTROSE BLVD 77006	OFFICE BUILDINGS	2013 - 2014	23,931.03	
LEVEL HEADED CHOW LLC 4721 N MAIN ST STE Q HOUSTON TX 77009-4400	94 026 198 000 0005	3414 GRAUSTARK ST #8 77006	MULTI - FAMILY	2010 - 2014	3,574.55	
FORTUNES PLAYGROUND LLC 1355 W GRAY ST HOUSTON TX 77019-4019	94 052 355 000 0004	1355 W GRAY ST 77019	MEDICAL OFFICES	2014	2,967.18	
KNA PARTNERS 550 WAUGH DR HOUSTON TX 77019-2002	94 026 174 000 0001	1111 WESTHEIMER RD 77006	SHOPPING CENTER	2013 - 2014	2,749.15	
EISEMANN MAUDE 5455 JOHN DREAPER DR HOUSTON TX 77054-4230	94 010 167 000 0030	1116 W GRAY ST 77019	VACANT	2010 - 2014	2,739.83	
LEGACY COMMUNITY HEALTH ENDOW PO BOX 60338 HOUSTON TX 77205-0338	94 018 003 000 0011	1407 MISSOURI ST 77006	VACANT	2013 - 2014	2,713.54	
SAFOS CHRIST 3838 GRENNOCK LN HOUSTON TX 77025-2408	94 056 125 000 0013	2009 COLQUITT ST 77098	APARTMENT	2012 - 2014	2,579.17	
BISHOP JOAN 1547 WAVERLY ST HOUSTON TX 77008-4148	94 033 193 000 0005	120 PORTLAND 77006	RES CONVERSION	2012 - 2014	2,455.41	
IVANHOE BRANARD 2035 MILFORD ST HOUSTON TX 77098-5309	94 038 220 000 0001	1915 BRANARD ST #22 77098	APARTMENT GARDEN	2013 - 2014	2,402.45	
MULBERRY STREET REAL ESTATE VENTURES LLC 610 HAROLD ST HOUSTON TX 77006-4426	94 132 116 001 0001	1425 KIPLING ST 77006	DAY CARE CENTER	2014	2,380.37	

**Harris County Improvement District No. 11 / West Montrose
Lawsuit and Arbitration Status Summary as of 5/8/2015**

Jur 939

Summary

For Tax Years 2010-2014, for the period of September 2010 through April 2015

Settled

920,939,982	Original value of Settled accounts as of 5/8/2015
286	Number of Settled accounts as of 5/8/2015
67,487,093	Reduction in value of Settled accounts
7.33%	Average % reduction in value of Settled accounts

Unsettled

320,465,257	Original value of Unsettled accounts as of 5/8/2015
124	Number of Unsettled accounts as of 5/8/2015

.125 Tax rate per \$100 valuation

\$29,355 Estimated reduction in assessment on 124 Unsettled accounts,
based on **7.33%** average

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT SUMMARY REPORT
MONTROSE DISTRICT
June 8, 2015

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

Suit pending:

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*
Joan Bishop 12-13 assessments \$1,576.16, *120 Portland St.-0331930000005*
Charles R. Baird (was Gamru Properties Ltd.) 12-13 assessments \$1,460.69, *506 Sul Ross St.-0082700000005*
Legacy Community Health Endowment \$1,316.66, *1407 Missouri St.-0180030000011*
Mostafa Mouzi 12-13 assessments \$1,202.13, *Reserve A Block 1 on Westheimer Rd.-1304930010001*
Unique Development Group \$1,167.51, *1842 Colquitt St.-0382240000007*
Sheridan R. Diaz 12-13 assessments \$1,064.93, *1806 W. Alabama St.-0542290000027*
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:

Bengolan Company LLC \$1,248.41, *1714 California St.-0382470010001*
Alfred G. Leal 11-13 assessments \$983.03, *1211 Hyde Park Blvd.-0180080000003*
N Squared LLC \$758.49, *315 W. Bell St.-0570350000016*
508 W. Clay Flats LLC \$603.48, *508 W. Clay St.-0570330000031*

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



Carl O. Sandin

PerdueBrandonFielderCollins&Mott LLP 
ATTORNEYS AT LAW

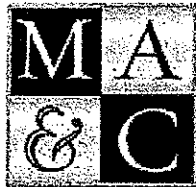
Email: csandin@pbfcml.com
Office: 713-802-6965 (Direct Line)
Mobile: 713-824-1290
Fax: 713-862-1429

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

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



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District

Bookkeeper's Report

June 8, 2015

Montrose Management District
Cash Flow Report - Checking Account
As of June 8, 2015

Num	Name	Memo	Amount	Balance
BALANCE AS OF 05/12/2015				\$10,802.22
Receipts				
	Unclaimed Property 7/2013 - 2/2014		1,720.78	
	Interest		5.61	
	IRS Reimbursement		33.34	
	Wire Transfer		150,000.00	
Total Receipts				151,759.73
Disbursements				
4707	Bankcard Center	Credit Card Expenses	(3,052.58)	
4776	Comcast	Office Expenses	(215.11)	
4828	Comcast	Office Expenses	(197.00)	
4833	Claudia Kolker	Editorial Expense	(3,200.00)	
4834	Mitchell J. Shields	Editorial Expense	(1,000.00)	
4835	Claudia Kolker	Editorial Expense	(4,800.00)	
4836	Aaron M Day	Security Expense	(3,641.57)	
4837	Adalberto R Ramos	Security Expense	(656.79)	
4838	Brian M Alms	Security Expense	(595.66)	
4839	Chad J Wall	Security Expense	(865.06)	
4840	Charles Starks	Security Expense	(196.55)	
4841	Francisco R Gomez	Security Expense	(198.56)	
4842	John E Obenhaus	Security Expense	(1,664.10)	
4843	Joseph C Mabasa	Security Expense	(2,801.98)	
4844	Juan Arroyo	Security Expense	(1,842.52)	
4845	Juan J Chavez-Resendiz	Security Expense	(654.09)	
4846	Lee T Jaquarya	Security Expense	(2,395.73)	
4847	Leon Laureano.	Security Expense	(1,580.25)	
4848	Ricardo Gonzales	Security Expense	(550.65)	
4849	Richard J Bass	Security Expense	(780.21)	
4850	Todd L Thibodeaux	Security Expense	(1,488.42)	
4851	Victor Beserra.	Security Expense / Coordinator Fee	(4,292.22)	
4852	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
4853	Amreit	Assessment Refund	(217.19)	
4854	David Dunn	Assessment Refund	(59.97)	
4855	Greater Houston Community Foundation	Assessment Refund	(758.46)	
4856	Montrose Real Estate Partners	Assessment Refund	(4,948.90)	
4857	Museum Place Apartments	Assessment Refund	(1,017.28)	
4858	StarTex Title Co.	Assessment Refund	(701.63)	
4859	ALLY	Vehicle Lease	(938.00)	
4860	Amber Ambrose	Editorial Expense	(1,250.00)	
4861	Blank Rome LLP	Legal Fees	(10,504.22)	
4862	Chris Labod	Website Maintenance	(350.00)	
4863	Dennis C. Beedon	Business Ambassador Program Services	(3,024.31)	
4864	e-Vision 1 Productions, LLC	MMD Photos	(600.00)	
4865	Equi-Tax, Inc.	Tax Services	(1,652.70)	
4866	Greater East End Management District	Graffiti Abatement Services	(5,120.00)	
4867	Harris County Treasurer	Legal Fees	(5,069.45)	
4868	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(20,104.19)	
4869	Houston Chronicle	Legal Notices	(431.46)	
4870	Kudela & Weinheimer	District Identity Marker	(1,387.58)	
4871	Lawrence & Associates	Economic Development	(1,000.00)	
4872	Mr. Dirt of Texas	Street Sweeping Expense	(7,104.00)	

Montrose Management District
Cash Flow Report - Checking Account
As of June 8, 2015

Num	Name	Memo	Amount	Balance
Disbursements				
4873	Municipal Accounts & Consulting L.P.	Bookkeeping Fees	(1,791.39)	
4874	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Coll	(1,337.84)	
4875	SeatrForce	Mobile Camera Program	(2,250.00)	
4876	Tawny Tidwell	Social Media Consulting Services	(3,500.00)	
4877	Texas State Comptroller	Unclaimed Property - 3/1/13 - 2/29/14	(1,720.78)	
4878	Twisted Mister Promotions	HEB Recycle Event	(225.00)	
4879	Xenn Creative	Website Expense	(20,350.00)	
4880	Bracewell & Giuliani LLP	Legal Fees - General Counsel	(3,833.94)	
4881	Gandy Squared Lighting Design	Bridge Lighting Design	(4,640.00)	
4882	Bankcard Center	Credit Card Expenses	0.00	
4883	Verizon Wireless	Cell Office Expense	0.00	
4884	Comcast	Office Expense	0.00	
4885	McCall, Gibson, Swedlund, Barfoot, PLLC	Audit Expense	(6,000.00)	
Wire	United States Treasury	Monthly Payroll Taxes	(7,975.78)	
Total Disbursements				<u>(157,733.12)</u>
BALANCE AS OF 06/08/2015				<u><u>\$4,828.83</u></u>

Montrose Management District

Account Balances

As of June 8, 2015

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
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
GREEN BANK (XXXX0210)	03/16/2015	10/13/2015	0.40 %	50,000.00	West Zone
POST OAK BANK (XXXX0889)	04/05/2015	02/29/2016	0.30 %	50,000.00	East Zone
POST OAK BANK (XXXX0897)	04/05/2015	02/29/2016	0.30 %	50,000.00	West Zone
ICON BANK (XXXX8030)	04/30/2015	03/25/2016	0.21 %	50,000.00	West Zone
Money Market Funds					
COMPASS BANK-PREMIER (XXXX2019)	03/20/2012		0.15 %	606,944.91	(East Zone) Tax
COMPASS BANK-PREMIER (XXXX2086)	03/20/2012		0.15 %	1,134,229.01	(West Zone) Tax
Checking Account(s)					
TRADITION BANK (XXXX9069)			0.25 %	4,828.83	Checking Account
Totals for Operating Fund:				\$2,146,002.75	
Grand total for Montrose Management District:				\$2,146,002.75	

Montrose Management District
Summary of Pledged Securities
As of June 8, 2015

Financial Institution: COMPASS BANK-PREMIER		
Total CDs, MM:	\$1,741,173.92	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$2,076,105.15	Investment Policy Received: Yes
Ratio of pledged securities to investments:	139.22 %	
Financial Institution: GREEN BANK		
Total CDs, MM:	\$200,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: ICON BANK		
Total CDs, MM:	\$100,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: POST OAK BANK		
Total CDs, MM:	\$100,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: TRADITION BANK (Depository Bank)		
Total CDs, MM, and Checking Accounts:	\$4,828.83	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	

Montrose Management District
Revenue & Expenditures East Zone
May 2015

Sources of Funds	May 15	Budget	\$ Over Budget	% of Budget	Jan - May 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110 • Assessments	4,423	4,423	0	100%	531,948	531,948	0	100%	594,860
14112 • Assessment Refunds	0	583	(583)	0%	2,197	2,197	(720)	75%	7,000
14310 • Penalties & Interest	91	833	(742)	11%	5,141	4,167	974	123%	10,000
14370 • Interest Earned on Temp. Invest	83	100	(17)	83%	547	500	47	109%	1,200
14380 • Interest	2	3	(1)	67%	16	17	(1)	94%	40
14390 • Ending FY 2014 Fund Balance	30,872	30,872	0	100%	0	154,361	(154,361)	0%	370,466
14400-1 • Tradition Bank Loan	0	0	0	0%	0	0	0	0%	700,000
14400 • Tradition Bank Loan	0	0	0	0%	0	0	0	0%	300,000
Total Sources	35,471	36,814	(1,343)	96%	559,849	693,910	(154,061)	78%	1,983,566
Uses of Funds									
Business Development									
16124 • Marketing & Public Rel Director	966	1,012	(46)	95%	4,616	5,059	(443)	91%	12,142
16125 • Marketing & Public Relations	6,726	8,979	(2,253)	75%	45,764	44,896	868	102%	107,750
16135 • Economic Development Services	321	1,224	(903)	28%	3,113	6,118	(3,005)	51%	14,683
16140 • Web Site Main./Host/I.T.	6,624	305	6,319	2,172%	9,520	1,525	7,995	624%	3,660
16141 • GIS Services	106	368	(262)	29%	130	1,840	(1,710)	7%	4,416
Total Business Development	14,743	11,888	2,855	124%	63,143	59,438	3,705	106%	142,651
Mobility & Transportation									
17010 • Engineering Services	11,552	2,667	8,885	433%	32,225	13,333	18,892	242%	32,000
17030 • Mobility Projects	0	0	0	0%	0	0	0	0%	300,000
Total Mobility & Transportation	11,552	2,667	8,885	433%	32,225	13,333	18,892	242%	332,000
Project Staffing & Admin									
16150 • Admin & Management	674	700	(26)	96%	3,370	3,500	(130)	96%	8,400
16160 • Reimbursable Expenses	74	427	(353)	17%	737	2,133	(1,396)	35%	5,120
16170 • Reimbursable Mileage	191	250	(59)	76%	875	1,250	(375)	70%	3,000
16180 • Postage, Deliveries	14	29	(15)	48%	200	145	55	138%	347
16190 • Printing & Reproduction	156	250	(94)	62%	782	1,250	(468)	63%	3,000
16200 • Public Notices, Advertising	138	213	(75)	65%	138	1,067	(929)	13%	2,560
16210 • Project Management	1,498	1,310	188	114%	7,488	6,552	936	114%	15,725
16215 • Director Of Services	2,157	2,259	(102)	95%	10,785	11,293	(508)	96%	27,102
16220 • Legal Services	2,242	1,850	392	121%	16,496	9,250	7,246	178%	22,200
16230 • Bookkeeping	656	413	243	159%	2,778	2,063	715	135%	4,950
16260 • Assess Data Mgmt & Billing Svcs	529	575	(46)	92%	3,896	2,875	1,021	136%	6,900
16270 • Office Supplies	0	100	(100)	0%	0	500	(500)	0%	1,200
16280 • Other	21	15	6	140%	102	75	27	136%	180
16290 • Office Lease Space	388	583	(197)	66%	1,940	2,925	(985)	66%	7,020
16291 • Office Equipment	63	100	(37)	63%	332	500	(168)	66%	1,200
16340 • Auditing Fees	0	0	0	0%	1,152	3,600	(2,448)	32%	3,600
16530 • Insurance & Surety Bond	0	0	0	0%	3,135	4,800	(1,665)	65%	4,800
16600 • Payroll Expenses	2,180	3,200	(1,020)	68%	8,839	16,000	(7,161)	55%	39,400
Total Project Staffing & Admin	10,961	12,276	(1,295)	89%	63,045	69,778	(6,733)	90%	155,704

Montrose Management District
Revenue & Expenditures East Zone
May 2015

	May 15	Budget	\$ Over Budget	% of Budget	Jan - May 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415 • Vehicle Maint. & Operations	300	350	(50)	86%	1,518	1,750	(232)	87%	4,200
15420 • Contract Public Safety Services	9,380	9,000	380	104%	39,280	45,000	(5,720)	87%	108,000
15425 • Mobile Camera Program	720	875	(155)	82%	3,403	4,375	(972)	78%	10,500
15430 • Cell Phone	0	50	(50)	0%	143	250	(107)	57%	600
16000 • Store Front Equipment	0	57	(57)	0%	0	283	(283)	0%	680
16102 • Public Safety Equipment	0	38	(38)	0%	96	188	(92)	51%	450
16110 • Graffiti Abatement	1,638	1,625	13	101%	8,602	8,125	477	106%	19,500
16115 • Nuisance Abatement	0	1,378	(1,378)	0%	0	6,890	(6,890)	0%	16,537
Total Security and Public Safety	12,038	13,373	(1,335)	90%	53,042	66,861	(13,819)	79%	160,467
Visual Improvements & Cultural									
16212 • Beautification Design & Install	0	0	0	0%	9,573	0	9,573	100%	201,000
16213 • Landscape Maintenance	1,917	4,167	(2,250)	46%	9,583	20,833	(11,250)	46%	50,000
Total Visual Improvements & Cultural	1,917	4,167	(2,250)	46%	19,156	20,833	(1,677)	92%	251,000
Total Uses	51,231	44,371	6,860	115%	230,611	230,243	368	100%	1,041,822
Planned Reserves	(15,760)	(7,557)	(8,203)	209%	309,238	463,667	(154,429)	67%	941,744

Montrose Management District
Revenue & Expenditures West Zone
May 2015

Sources of Funds	May 15	Budget	\$ Over Budget	% of Budget	Jan - May 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110-1 · Assessments.	2,594	2,594	0	100%	1,118,124	1,118,124	0	100%	1,342,600
14112-1 · Assessment Refunds.	0	1,250	(1,250)	0%	(6,196)	6,250	(12,446)	(99%)	15,000
14310-1 · Penalties & Interest.	1,099	1,583	(484)	69%	7,020	7,917	(897)	89%	19,000
14370-1 · Interest Earned on Temp. Inves	217	125	92	174%	804	625	179	129%	1,500
14380-1 · Interest.	4	7	(3)	57%	35	35	0	100%	85
14390-1 · Ending FY 2014 Fund Balance.	46,021	46,021	0	100%	0	230,105	(230,105)	0%	552,251
14400-1 · Tradition Bank Loan.	0	0	0	0%	0	0	0	0%	700,000
14400 · Tradition Bank Loan	0	0	0	0%	0	0	0	0%	300,000
Total Sources	49,935	51,580	(1,645)	97%	1,119,787	1,363,056	(243,269)	82%	2,930,436
Uses of Funds									
Business Development									
16124-1 · Marketing & Public Rel Dir	2,045	2,150	(105)	95%	9,767	10,751	(984)	91%	25,803
16125-1 · Marketing & Public Relation	14,418	19,081	(4,663)	76%	97,364	95,404	1,960	102%	228,970
16135-1 · Economic Development Service	679	2,600	(1,921)	26%	6,602	13,001	(6,399)	51%	31,202
16140-1 · Web Site Main./Host/I.T..	14,076	712	13,364	1,977%	20,230	3,558	16,672	569%	8,540
16141-1 · GIS Services.	226	782	(556)	29%	277	3,910	(3,633)	7%	9,384
Total Business Development	31,444	25,325	6,119	124%	134,240	126,624	7,616	106%	303,899
Mobility & Transportation									
17010-1 · Engineering Services.	24,549	5,667	18,882	433%	68,477	26,333	40,144	242%	68,000
17030-1 · Mobility Projects.	0	0	0	0%	0	0	0	0%	700,000
Total Mobility & Transportation	24,549	5,667	18,882	433%	68,477	26,333	40,144	242%	768,000
Project Staffing & Admin									
16150-1 · Admin & Management	1,426	1,488	(62)	96%	7,131	7,438	(307)	96%	17,850
16160-1 · Reimbursable Expenses.	158	907	(749)	17%	1,567	4,533	(2,966)	35%	10,880
16170-1 · Reimbursable Mileage.	406	417	(11)	97%	1,859	2,083	(224)	89%	5,000
16180-1 · Postage, Deliveries	30	61	(31)	49%	426	307	119	139%	737
16190-1 · Printing & Reproduction	331	500	(169)	66%	1,662	2,500	(838)	66%	6,000
16200-1 · Public Notices, Advertising	293	453	(160)	65%	293	2,267	(1,974)	13%	5,440
16210-1 · Project Management	3,172	2,785	387	114%	15,858	13,923	1,935	114%	33,415
16215-1 · Director Of Services	4,565	4,799	(234)	95%	22,823	23,996	(1,173)	95%	57,591
16220-1 · Legal Services.	4,765	4,317	448	110%	35,056	21,583	13,473	162%	51,800
16250-1 · Bookkeeping.	1,394	963	431	145%	5,904	4,813	1,091	123%	11,550
16260-1 · Assess Data Mgmt & Billing Svc	1,124	1,342	(218)	84%	8,279	6,708	1,571	123%	16,100
16270-1 · Office Supplies.	0	233	(233)	0%	0	1,167	(1,167)	0%	2,800
16280-1 · Other.	24	35	(11)	69%	129	175	(46)	74%	420
16290-1 · Office Lease Space.	812	1,365	(553)	59%	4,060	6,825	(2,765)	59%	16,380
16291-1 · Office Equipment.	134	233	(99)	58%	706	1,167	(461)	60%	2,800
16340-1 · Auditing Fees.	0	0	0	0%	2,448	8,400	(5,952)	29%	8,400
16530-1 · Insurance & Surety Bond.	0	0	0	0%	6,661	10,200	(3,539)	65%	10,200
Total Project Staffing & Admin	18,634	19,898	(1,264)	94%	114,862	118,085	(3,223)	97%	257,363

Montrose Management District
Revenue & Expenditures West Zone
May 2015

	May 15	Budget	\$ Over Budget	% of Budget	Jan - May 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415-1 - Vehicle Maint. & Operations.	638	817	(179)	78%	3,227	4,083	(856)	79%	9,800
15420-1 - Contract Public Safety Service	19,659	21,000	(1,341)	94%	77,942	105,000	(27,058)	74%	252,000
15425-1 - Mobile Camera Program.	1,530	2,042	(512)	75%	7,231	10,208	(2,977)	71%	24,500
15430-1 - Cell Phone.	0	117	(117)	0%	304	583	(279)	52%	1,400
16101-1 - Public Safety Training.	0	27	(27)	0%	0	133	(133)	0%	320
16102-1 - Public Safety Equipment.	0	88	(88)	0%	204	438	(234)	47%	1,050
16110-1 - Graffiti Abatement.	3,482	3,792	(310)	92%	18,278	18,958	(680)	96%	45,500
16115-1 - Nuisance Abatement.	0	3,216	(3,216)	0%	0	16,078	(16,078)	0%	38,588
Total Security and Public Safety	25,309	31,099	(5,790)	81%	107,186	155,481	(48,295)	69%	373,158
Visual Improvements & Cultural									
16212-1 - Identification Design & Install	0	39,083	(39,083)	0%	20,343	195,417	(175,074)	10%	469,000
Total Visual Improvements & Cultural	0	39,083	(39,083)	0%	20,343	195,417	(175,074)	10%	469,000
Total Uses	99,936	121,072	(21,136)	83%	445,108	623,940	(178,832)	71%	2,171,420
Planned Reserves	(50,001)	(69,492)	19,491	72%	674,679	739,116	(64,437)	91%	759,016

Montrose Management District
Revenue & Expenditures Total Zone
May 2015

Sources of Funds	May 15	Budget	\$ Over Budget	% of Budget	Jan - May 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110 - Assessments Total	7,017	7,017	0	100%	1,650,072	1,650,072	0	100%	1,937,460
14112 - Assessment Refunds Total	0	1,833	(1,833)	0%	(3,999)	9,167	(13,166)	(44%)	22,000
14310 - Penalties & Interest Total	1,190	2,416	(1,226)	49%	12,161	12,084	77	101%	29,000
14370 - Interest Earned on Temp. Invest Total	300	225	75	133%	1,351	1,125	226	120%	2,700
14380 - Interest Total	6	10	(4)	60%	51	52	(1)	98%	125
14390 - Ending FY 2014 Fund Balance Total	76,893	76,893	0	100%	384,466	384,466	0	100%	922,717
14400 - Tradition Bank Loan Total	0	0	0	0%	0	0	0	0%	1,000,000
Total Sources	85,406	88,394	(2,988)	97%	2,044,102	2,056,966	(12,864)	99%	3,914,002
Uses of Funds									
Business Development									
1624 - Marketing & Public Rel Director Total	3,011	3,162	(151)	95%	14,383	15,810	(1,427)	91%	37,945
16125 - Marketing & Public Relations Total	21,144	28,060	(6,916)	75%	143,128	140,300	2,828	102%	336,720
16135 - Economic Development Services Total	1,000	3,824	(2,824)	26%	9,715	19,119	(9,404)	51%	45,885
16140 - Web Site Maint./Host/I.T. Total	20,700	1,017	19,683	2,035%	29,750	5,083	24,667	585%	12,200
16141 - GIS Services Total	332	1,150	(818)	29%	407	4,750	(4,343)	9%	13,800
Total Business Development	46,187	37,213	8,974	124%	197,583	185,062	12,521	107%	446,550
Mobility & Transportation									
17010 - Engineering Services Total	36,101	8,334	27,767	433%	100,702	41,666	59,036	242%	100,000
17030 - Mobility Projects Total	0	0	0	0%	0	0	0	0%	1,000,000
Total Mobility & Transportation	36,101	8,334	27,767	433%	100,702	41,666	59,036	242%	1,100,000
Project Staffing & Admin									
16150 - Admin & Management Total	2,100	2,188	(88)	96%	10,501	10,938	(437)	96%	26,250
16160 - Reimbursable Expenses Total	232	1,334	(1,102)	17%	2,304	6,666	(4,362)	35%	16,000
16170 - Reimbursable Mileage Total	597	607	(10)	90%	2,734	3,333	(599)	82%	8,000
16180 - Postage, Deliveries Total	44	90	(46)	49%	626	452	174	138%	1,084
16190 - Printing & Reproduction Total	487	750	(263)	65%	2,444	3,750	(1,306)	65%	9,000
16200 - Public Notices, Advertising Total	431	666	(235)	65%	431	3,334	(2,903)	13%	8,000
16210 - Project Management Total	4,670	4,095	575	114%	23,346	20,475	2,871	114%	49,140
16215 - Director Of Services Total	6,722	7,038	(316)	95%	33,608	35,289	(1,681)	95%	84,693
16220 - Legal Services Total	7,007	6,167	840	114%	51,552	30,833	20,719	167%	74,000
16230 - Bookkeeping Total	2,050	1,376	674	149%	8,682	6,876	1,806	126%	16,500
16260 - Assess Data Mgmt & Billing Svcs Total	1,653	1,917	(264)	86%	12,175	9,583	2,592	127%	23,000
16270 - Office Supplies Total	0	333	(333)	0%	0	1,667	(1,667)	0%	4,000
16280 - Other Total	45	50	(5)	90%	231	250	(19)	92%	600
16290 - Office Lease Space Total	1,200	1,950	(750)	62%	6,000	9,750	(3,750)	62%	23,400
16291 - Office Equipment Total	197	333	(136)	59%	1,038	1,667	(629)	62%	4,000
16340 - Auditing Fees Total	0	0	0	0%	3,600	12,000	(8,400)	30%	12,000
16530 - Insurance & Surety Bond Total	0	0	0	0%	9,796	15,000	(5,204)	65%	15,000
16600 - Payroll Expenses Total	2,180	3,200	(1,020)	68%	8,839	16,000	(7,161)	55%	38,400
Total Project Staffing & Admin	29,615	32,174	(2,559)	92%	177,907	187,863	(9,956)	95%	413,067

Montrose Management District
Revenue & Expenditures Total Zone
May 2015

	May 15	Budget	\$ Over Budget	% of Budget	Jan - May 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415 - Vehicle Maint. & Operations Total	938	1,167	(229)	80%	4,745	5,833	(1,088)	81%	14,000
15420 - Contract Public Safety Services Total	29,039	30,000	(961)	97%	117,222	150,000	(32,778)	78%	360,000
15425 - Mobile Camera Program Total	2,250	2,917	(667)	77%	10,635	14,583	(3,948)	73%	35,000
15430 - Cell Phone Total	0	167	(167)	0%	447	833	(386)	54%	2,000
16100 - Store Front Equipment Total	0	57	(57)	0%	0	283	(283)	0%	680
16101.1 - Public Safety Training Total	0	27	(27)	0%	0	133	(133)	0%	320
16102 - Public Safety Equipment Total	0	126	(126)	0%	300	626	(326)	48%	1,500
16110 - Graffiti Abatement Total	5,120	5,417	(297)	95%	26,880	27,083	(203)	99%	65,000
16115 - Nuisance Abatement Total	0	4,594	(4,594)	0%	0	22,968	(22,968)	0%	55,125
Total Security and Public Safety	37,347	44,472	(7,125)	84%	160,229	222,342	(62,113)	72%	533,625
Visual Improvements & Cultural									
16212 - Beautification Design & Install Total	0	39,083	(39,083)	0%	29,916	195,417	(165,501)	15%	670,000
16213 - Landscape Maintenance Total	1,917	4,167	(2,250)	46%	9,583	20,833	(11,250)	46%	50,000
Total Visual Improvements & Cultural	1,917	43,250	(41,333)	4%	39,499	216,250	(176,751)	18%	720,000
Total Uses	151,167	165,443	(14,276)	91%	675,720	853,183	(177,463)	79%	3,213,242
Planned Reserves	(65,761)	(77,049)	11,288	85%	1,368,382	1,203,783	164,599	114%	700,760



Account Number 8777 70 318 3578205
Billing Date 05/24/15
Total Amount Due \$90.25
Payment Due By 06/13/15
Page 1 of 2

Contact us: www.comcast.com 1-800-XFINITY

The Montrose District

For service at:
5020 MONTROSE BLVD STE 311
HOUSTON TX 77006-8550

News from Comcast

Go paperless with EcoBill, sign up to view and pay your Comcast Business bill online at business.comcast.com/myaccount

EcoBill Save time. Save a tree. Your entire statement is available online. Sign up today for secure online billing and say goodbye to your paper bill forever. Also available are automatic monthly payments so you'll never need checks, stamps or envelopes again. Visit www.comcast.com/support to register today.

More information regarding our rates is available on our website www.comcast.com or you can call us at 1-800-XFINITY (1-800-934-6489).

Monthly Statement Summary	
Previous Balance	-5.25
Payment	0.00
New Charges - see below	95.50
Total Amount Due	\$90.25
Payment Due By	06/13/15

New Charges Summary	
Comcast High-Speed Internet	97.85
Other Charges & Credits	0.85
Total New Charges	\$98.50

Thank you for being a valued Comcast customer.

PAID
Check # 4828

Detach and enclose this coupon with your payment. Please write your account number on your check or money order. Do not send cash.



Account Number 8777 70 318 6399279
Billing Date 05/23/15
Total Amount Due \$106.75
Payment Due By 06/12/15
Page 1 of 2

Contact us: www.comcast.com 1-800-XFINITY

Montrose Mgt Dist 2 Acct

For service at:
802 WESTHEIMER RD
POLICE DIST OFFICE
HOUSTON TX 77006-3918

News from Comcast

Managing your account just got easier with the XFINITY My Account app. Now you can pay your bill, manage your appointments, troubleshoot technical issues, chat with an expert on Twitter, or request a call back, so we can call you. Manage your account anytime, anywhere. No lines. No waiting. Download the My Account app today at xfinity.com/apps

EcoBill Save time. Save a tree. Your entire statement is available online. Sign up today for secure online billing and say goodbye to your paper bill forever. Also available are automatic monthly payments so you'll never need checks, stamps or envelopes again. Visit www.comcast.com/support to register today.

More information regarding our rates is available on our website www.comcast.com or you can call us at 1-800-XFINITY (1-800-934-6489).

Monthly Statement Summary	
Previous Balance	215.11
Payment - 05/04/15 - Thank You	-215.11
New Charges - see below	106.75
Total Amount Due	\$106.75
Payment Due By	06/12/15

New Charges Summary	
XFINITY Internet	99.85
Other Charges & Credits	0.85
Taxes, Surcharges & Fees	6.24
Total New Charges	\$106.75

Thank you for being a valued Comcast customer.

PAID
Check # 4828

Detach and enclose this coupon with your payment. Please write your account number on your check or money order. Do not send cash.



Account Number 8777 70 318 3578205
Billing Date 04/24/15
Total Amount Due -\$8.25
Payment Due By No Payment Due
Page 1 of 2

Contact us: www.comcast.com 1-800-XFINITY

The Montrose District

For service at:
5020 MONTROSE BLVD STE 311
HOUSTON TX 77006-8550

News from Comcast

Go paperless with EcoBill, sign up to view and pay your Comcast Business bill online at business.comcast.com/myaccount

EcoBill Save time. Save a tree. Your entire statement is available online. Sign up today for secure online billing and say goodbye to your paper bill forever. Also available are automatic monthly payments so you'll never need checks, stamps or envelopes again. Visit www.comcast.com/support to register today.

More information regarding our rates is available on our website www.comcast.com or you can call us at 1-800-XFINITY (1-800-934-6489).

Monthly Statement Summary	
Previous Balance	98.50
Payment - 04/06/15 - Thank You	-205.25
New Charges - see below	98.50
Total Amount Due	-\$8.25
Payment Due By	No Payment Due

New Charges Summary	
Comcast High-Speed Internet	97.85
Other Charges & Credits	0.85
Total New Charges	\$98.50

Thank you for being a valued Comcast customer.

PAID
Check # 4776



Account Number 8777 70 318 6399279
Billing Date 04/23/15
Unpaid Balance \$106.76 - Due Now
New Charges \$108.36 - Due 05/13/15
Total Amount Due \$215.11
Page 1 of 2

Contact us: www.comcast.com 1-800-XFINITY

Montrose Mgt Dist 2 Acct

For service at:
802 WESTHEIMER RD
POLICE DIST OFFICE
HOUSTON TX 77006-3918

News from Comcast

Unpaid balance due immediately. A late fee of \$9.50 will apply to past due accounts. Once disconnected, an activation fee up to \$34.95 may apply. Restarting service that requires a technician visit will have a prepayment of a deposit, restart fee, and first month's payment. There is a charge for all unreturned equipment.

Managing your account just got easier with the XFINITY My Account app. Now you can pay your bill, manage your appointments, troubleshoot technical issues, chat with an expert on Twitter, or request a call back, so we can call you. Manage your account anytime, anywhere. No lines. No waiting. Download the My Account app today at xfinity.com/apps

EcoBill Save time. Save a tree. Your entire statement is available online. Sign up today for secure online billing and say goodbye to your paper bill forever. Also available are automatic monthly payments so you'll never need checks, stamps or envelopes again. Visit www.comcast.com/support to register today.

More information regarding our rates is available on our website www.comcast.com or you can call us at 1-800-XFINITY (1-800-934-6489).

Monthly Statement Summary	
Previous Balance	106.75
Payment	0.00
Unpaid Balance - Due Now	106.76
New Charges - Due by 05/13/15	108.36
Total Amount Due	\$215.11

New Charges Summary	
XFINITY Internet	99.85
Other Charges & Credits	2.27
Taxes, Surcharges & Fees	6.24
Total New Charges	\$108.36

Thank you for being a valued Comcast customer.

PAID
Check # 4776

PAID 4-29-15
check 4776
8 fee

More information regarding our rates is available on our website www.comcast.com or you can call us at 1-800-XFINITY (1-800-934-6489).



Officer Payroll Report

Print to PDF

Officer	Period	Regular Hourly Rate	Hourly Compensation	Salary	Total
May-15					
May-15	Almt, Brian	15.00	\$43.00	\$645.00	\$645.00
May-15	Arroyo, Juan	30.00	\$43.00	\$2,150.00	\$2,150.00
May-15	Bass, Richard	20.00	\$43.00	\$860.00	\$860.00
May-15	Beisner, Vitor	39.00	\$43.00	\$1,677.00	\$1,677.00
May-15	Chavez-Resendiz, Ju	17.00	\$43.00	\$731.00	\$731.00
May-15	Day, Aaron	112.00	\$43.00	\$4,816.00	\$4,816.00
May-15	Gomez, Francisco	5.00	\$43.00	\$215.00	\$215.00
May-15	Gonzalez, Ricardo	15.00	\$43.00	\$645.00	\$645.00
May-15	Jaguaraya, Lee	70.00	\$43.00	\$3,010.00	\$3,010.00
May-15	Laureano, Leon	44.00	\$43.00	\$1,892.00	\$1,892.00
May-15	Mabasa, Joseph	83.00	\$43.00	\$3,569.00	\$3,569.00
May-15	Oberhaus, John	48.00	\$43.00	\$2,064.00	\$2,064.00
May-15	Ramos, Adalberto	18.00	\$43.00	\$774.00	\$774.00
May-15	Starks, Charlie	5.00	\$43.00	\$215.00	\$215.00
May-15	Thibodeaux, Todd	40.00	\$43.00	\$1,720.00	\$1,720.00
May-15	Wall, Chad	24.00	\$43.00	\$1,032.00	\$1,032.00
Period Total		16	\$26,015.00	\$3,500.00	\$29,515.00
Grand Total		16	\$26,015.00	\$3,500.00	\$29,515.00

PAID
Check # 4836-4851

Sunday, May 11, 2015

Page 1 of 1



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 73102, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.444.8304

DATE: 05/26/2015

LEGAL DESCRIPTION

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

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

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/228/000/0005
TAX YEAR: 2014
REF.No.: 0888098

DATE PROCESSED: 05/26/2015
RECEIPT NUMBER: 94140398
DEPOSIT BATCH No.: RP150526

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 2014 tax year.

The explanation of the change is:

☐ Decrease in Appraised Value
☐ Exemption(s) Added
☐ Homestead
☐ Over 65
☐ Disabled Person
☐ Disabled Veteran
☐ Account Prorated
☐ Account Deleted
☒ Rendition Penalty Waived
Other: Cause 2014-48821

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 \$217.19.

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 # 4853

SECOND PAYMENT NOTICE

MONTROSE MD WEST
DATE: 01/30/2013
TAX YEAR: 2012
OWNER NAME: RRD JAMES L
ACCOUNT NUMBER: 94/044/232/000/0002
PAID BY: 640054
CHICAGO TITLE OF TEXAS, LLC
4545 BISSONNET ST, SUITE 291
BELLAIRE TX 77401
OVERAGE AMOUNT: \$59.97
DEPOSIT BATCH NO.: 94-140
RECEIPT NUMBER: 94090414
CHECK NO.: 570002370
DATE OF PAYMENT: 01/30/2013
LEGAL DESCRIPTION
TR 2
ABST 696 O SMITH
1620 COMMONWEALTH ST

DISTRICT NAME: MONTROSE MD WEST
OVERPAYMENT AMOUNT: 59.97
Amount of Refund: 59.97

AMOUNT OF CHECK: 59.97 CHECK NO: 570602370
AMOUNT APPLIED: .00 Ref No.: 12616699
DIFFERENCE: 59.97
COMPLETED BY: [Signature] DATE: 1-30

FIRST PAYMENT RECEIVED FROM: 640034 JAMES L RRD

DATE PAID: 12/29/2012 DEPOSIT# 94-130 CHECK# 4680

DISPOSITION OF OVERPAYMENT

REFUND TO: David Duan DATE: 5-20
Address: 5107 Aspen St
Address: _____
City: Bellaire State: TX Zip: 77401

APPLIED TO ACCT# _____ DATE: _____

PAID
Check # 4854

MONTROSE MD WEST
DATE: 04/20/2015
TAX YEAR: 2014
OWNER NAME: GREATER HOUSTON COMMUNITY FOUN
ACCOUNT NUMBER: 94/052/260/000/0019
PAID BY: _____
GREATER HOUSTON COMMUNITY FOUN
5120 WOODWAY DR STR 6000
HOUSTON TX 77056-1791
OVERAGE AMOUNT: \$758.46
DEPOSIT BATCH NO.: 94-294
RECEIPT NUMBER: 94140508
CHECK NO.: 43879
DATE OF PAYMENT: 04/20/2015
LEGAL DESCRIPTION
LT 19 BLK 2
LANCASTER PLACE EXTN SEC 1
1608 BRANARD ST 6

SECOND PAYMENT

DISTRICT NAME: MONTROSE MD WEST
OVERPAYMENT AMOUNT: 758.46
Amount of Refund: 758.46

AMOUNT OF CHECK: 758.46 CHECK NO: 43879
AMOUNT APPLIED: \$.00 Ref No.: _____
DIFFERENCE: 758.46
COMPLETED BY: [Signature] DATE: 4-20

FIRST PAYMENT RECEIVED FROM: 666215 PADAR EDWIN

DATE PAID: 02/26/2015 DEPOSIT# 94640291 CHECK# NC-2558

DISPOSITION OF OVERPAYMENT

REFUND TO: Greater Houston Community Foundation DATE: 5-15
Address: 5120 Woodway Dr Ste 6000
Address: _____
City: Houston State: TX Zip: 77056

APPLIED TO ACCT# _____ DATE: _____

PAID
Check # 4855



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 05/26/2015

LEGAL DESCRIPTION

MONTROSE REAL ESTATE PARTNERS
c/o Popp Hutchison PLLC
1301 S. MoPac Expressway, Ste 430
Austin, TX 78746

RES B BLK 1
LANCASTER CENTER R/P

1701 W ALABAMA ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/132/719/001/0002
TAX YEAR: 2014
REF NO.: 0888100

DATE PROCESSED: 05/26/2015
RECEIPT NUMBER: 94140799
DEPOSIT BATCH NO.: RFL50526

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 2014 tax year.

The explanation of the change is:

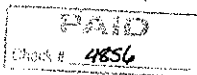
☐ Decrease in Appraised Value
☐ Exemption(s) Added
☐ Homestead
☐ Over 65
☒ Disabled Person
☐ Disabled Veteran

☐ Account Prorated
☐ Account Deleted
☐ Rendition Penalty Waived
Other: Change 2014-53312

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 \$4,946.90.

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.



**** SECOND PAYMENT NOTICE ****

MONTROSE MD WEST
DATE: 03/07/2013
TAX YEAR: 2012

OVERAGE AMOUNT: \$1,017.28
DEPOSIT BATCH NO.: 94-156
RECEIPT NUMBER: 94000255

OWNER NAME: SAMET ERIC ET AL

CHECK NO.: 5860

ACCOUNT NUMBER: 94/035/020/000/0001

DATE OF PAYMENT: 02/28/2013

PAID BY: 650270

LEGAL DESCRIPTION

MUSEUM PLACE APARTMENTS
3749 ERIC ST SUITE F
HOUSTON TX 77017

LTS 1 & 2 & TR 11B BLK 14
TURNER N P

5108 BAYARD LN 18

DISTRICT NAME OVERPAYMENT AMOUNT
MONTROSE MD WEST 1,017.28
Amount of Refund: 1,017.28

AMOUNT OF CHECK: 1,017.28

CHECK NO: 5860

AMOUNT APPLIED: .00

Ref No.: 1005774

DIFFERENCE: 1,017.28

COMPLETED BY: [Signature]

DATE: 3-7

FIRST PAYMENT RECEIVED FROM: 651138

CORELOGIC COMMERCIAL REAL ES

DATE PAID: 01/10/2013

DEPOSIT# 94-133

CHECK# 7077891

DISPOSITION OF OVERPAYMENT

REFUND TO: Museum Place Apts

DATE: 5-27

Address: 3749 Eric St F

Address:

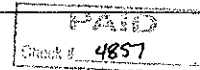
City: Houston

State: TX

Zip: 77017

APPLIED TO ACCT#

DATE:



**** SECOND PAYMENT NOTICE ****

MONTROSE MD WEST
DATE: 08/06/2013
TAX YEAR: 2012

OVERAGE AMOUNT: \$701.63
DEPOSIT BATCH NO.: 94-182
RECEIPT NUMBER: 94000626

OWNER NAME: ZAJEDNO LLC

CHECK NO.: 2947

ACCOUNT NUMBER: 94/054/051/002/0005

DATE OF PAYMENT: 07/31/2013

PAID BY: 690232

LEGAL DESCRIPTION

STARTEX TITLE COMPANY
617 CAROLINE
HOUSTON TX 77002

TR 2 BLK 2
WEST MANORILL PLACE

1644 HAWTHORNE ST 7

DISTRICT NAME OVERPAYMENT AMOUNT
MONTROSE MD WEST 701.63
Amount of Refund: 701.63

AMOUNT OF CHECK: 701.63

CHECK NO: 2947

AMOUNT APPLIED: .00

Ref No.: 1913731755

DIFFERENCE: 701.63

COMPLETED BY: [Signature]

DATE: 8-6-13

FIRST PAYMENT RECEIVED FROM:

OWNER

DATE PAID: 07/31/2013

DEPOSIT# 94-182

CHECK# 2092

DISPOSITION OF OVERPAYMENT

REFUND TO: StarTex Title

DATE: 5-27

Address: 1177 West Loop So Ste 1495

Address:

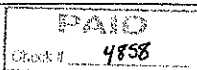
City: Houston

State: TX

Zip: 77027

APPLIED TO ACCT#

DATE:



Questions?
Visit allyauto.com or call 888-825-ALLY(2559)

Statement reflects payment(s) received through: 05/22/15

Account Summary

Next Payment:

Due Date:

Base Payment:

Sales/Tax:

Per. Property Tax:

Other Scheduled:

Total:

STATEMENT TOTAL:

\$469.00

Past Due Payments

Due Date:

Amount Due:

Total:

\$469.00

Total:

\$469.00

Other Unpaid Amounts:

Late Charge:

Extension Fee:

Business:

Registration Fee:

Miscellaneous:

Total:

Account Information

Account Number: 611920297091

Make: 14 JEEP GRAND

VIN: 1C4RJEAAGRE322596

Scheduled End Date:

01/12/17

Payments Remaining:

18

Important Account Message

Refresh Your Ride.
Spring is in the air. And while you're out enjoying the warmer temperatures and vivid colors, stop by the Ally Auto Refresh Your Ride event. Our pros will get your capable, Jeep® brand vehicle ready for new experiences with expert service and authentic Jeep parts. Put some spring in your drive with these limited-time offers. jeep.com/springs

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

Automatic Payments - Allows your payment to be automatically transferred from your checking or savings account to Ally at no cost to you. Please visit allyauto.com for more information.

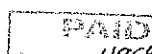
Online Payments and Billing Statements - Register for Ally Online Services at allyauto.com, add your account, then schedule one-time payments at your convenience or go green with a statement bill to you.

Payments by Phone - In hear available options call 888-825-2559. A third party service provider for easy setup.

Contact Information: You can reach us by visiting allyauto.com or call us at 888-825-ALLY(2559)

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

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



DUE DATE: 06/13/15

ACCOUNT NUMBER:

STATEMENT TOTAL:

TOTAL AMOUNT PAID:

611920297091

\$469.00

PO BOX 32002
BLOOMINGTON MN 55438-0502

THE MONTROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-2334





Questions?
Visit allyauto.com or call 888-825-ALLY(2559)

Statement reflects payment(s) received through: 05/22/15

Account Summary

Next Payment:	Due Date:	Amount Due:	Other Unpaid Amounts:
Due Date:	05/13/15		Late Charge:
Base Payment:	\$469.00		Edelman Fee:
Sales/Use Tax:			Summons:
Per. Property Tax:			Registration Fee:
Other Scheduled:			Miscellaneous:
Total:	\$469.00	Total:	Total:

STATEMENT TOTAL: \$469.00

Account Information

Account Number: 811920290517
Make: 14 JEEP GRAND
VIN: 1C4RJGAGSE348220
Scheduled End Date: 01/12/17
Payments Remaining: 19

Important Account Message

Refresh Your Ride.
Spring is in full bloom. And while you're out enjoying the warmer temperatures and vivid colors, stop by the Ally Refresh Your Ride event. Our pros will get your capable Jeep® Grand vehicle ready for new experiences with expert service and authentic Jeep parts. Put some spring in your drive with these limited-time offers: Jeep® Continental.

Looking for a career in customer service or collections? Ally Servicing associates are an important part of our workforce because they're taking care of those who matter most - our customers! If you or someone you know has strong interpersonal and relationship building skills and would like to work for a company that offers great benefits, we'd love to have you! Visit us at www.ally.com/careers/customer-service to learn more.

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

- ☐ Automatic Payment - Allow your payment to be automatically transferred from your checking or savings account to Ally, at no cost to you. Please visit allyauto.com for more information.
- ☐ 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.
- ☐ Payments by Phone - To hear available options call 888-825-2559. A third party service provider fee may apply.

Contact Information: You can reach us by visiting allyauto.com or call us at 888-825-ALLY(2559)

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

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



PO BOX 358062
BLOOMINGTON MN 55418-0862

THE MONTROSE MANAGEMENT
PO BOX 22187
HOUSTON TX 77227

DUE DATE: 05/13/15

ACCOUNT NUMBER: 811920290517
STATEMENT TOTAL: \$469.00

TOTAL AMOUNT PAID: \$

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234



04 07 613 9202 98612 2 00046900 ? ? 6

INVOICE

Amber Ambrose
6431 Fairwood Dr.
Houston, TX 77088

amber@amberambrose.com
361.813.6681
amberambrose.com

Client:
Montrose Management District
Invoice #230

Date:
June 2, 2015

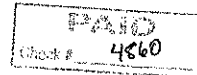
Project Description:
Editorial Services

Hourly Charges or Project Fee:
\$1250/month

Additional Charges or Reimbursements:
\$0

Adjustments:
\$0

Total Fee Due:
\$1250



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

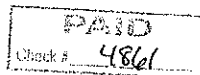


MONTROSE MANAGEMENT DISTRICT
C/O BILL CALDERON
HAWES HILL CALDERON LLP
9610 LONGPOINT
HOUSTON, TX 77065
SUITE 150

INVOICE DATE: MAY 05, 2015
MATTER NO. 139016-00601 02752
INVOICE NO. 1488517

REGARDING: MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2013-28396, 1620 HAYTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT, IN THE 33RD JUDICIAL DISTRICT
COURT OF HARRIS COUNTY, TEXAS

DATE	INVOICE	AMOUNT	CREDITS	BALANCE
04/06/15	1480744	6,162.50	0.00	6,162.50
BALANCE FORWARD				\$ 6,162.50
FOR LEGAL SERVICES RENDERED THROUGH 04/30/15				\$ 9,545.00
FOR DISBURSEMENTS ADVANCED THROUGH 04/30/15				959.22
CURRENT INVOICE TOTAL				\$ 10,504.22
TOTAL AMOUNT DUE				\$ 16,666.72



ACH / WIRE

MAIL

BANK NAME:	RBS Citizens Bank	Blank Rome LLP
ADDRESS:	Philadelphia, PA	Attn: Finance Department
ACCOUNT TITLE:	Blank Rome LLP	One Logan Square
ACCOUNT NUMBER:	6238669326	130 North 18th Street
ABA NUMBER:	036076159 (Domestic)	Philadelphia, PA 19103-6998
SWIFT CODE:	CTZU333 (International)	

PORTLAND, ME NEW YORK, NY NEWARK, NJ PHILADELPHIA, PA PITTSBURGH, PA RICHMOND, VA WASHINGTON, DC WILMINGTON, DE



Chris Labod
2190 Deer Forest Dr
Spring TX 77373
(281) 458-0741

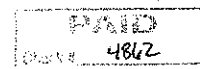
Montrose Management District
5020 Montrose, Suite 311
Houston TX 77006

Invoice

Jun 01, 2015
Invoice # 2015-06-217
Website Maintenance

Item	hrs / qty	rate / price	taxes	subtotal
MMD Website Maintenance	00.00	\$150.00		\$350.00
Monthly retainer for Montrose Management District website maintenance				

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



Invoice

6/1/2015
6/1/2015

Gretchen Larson
Montrose Management District
5020 Montrose Blvd.
Suite 300
Houston, Texas, 77006

Gretchen Larson
Montrose Management District
5020 Montrose Blvd.
Suite 300
Houston, Texas, 77006

Business Ambassador Contact \$2,800.00

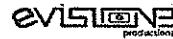
Monthly duties required as Business Ambassador along with other duties as assigned

\$0.00 \$0.00
\$2,800.00 \$0.00
\$2,800.00

PAID
Check # 4863

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

Amiee Beebe



e-vipro.com
e-Vision 1 Productions, LLC
2522 Palo Pinto Dr.
Houston, TX 77080
Phone 713-703-4811

INVOICE

Date: May/1/2015
Invoice # 37

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

For: May 2015 Photos

DESCRIPTION	QTY	RATE	AMOUNT
Montrose Dogs photos/May 15	1.00	600.00	\$ 600.00
Tax exemption			
SUBTOTAL			\$ 600.00
NO SALES TAX @ 8.25%			-
OTHER			
TOTAL			\$ 600.00

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

THANK YOU FOR YOUR BUSINESS!

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
6/1/2015	48175

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
<p>PAID Check # 4865</p>	
Total	\$1,652.70



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

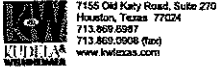
Invoice

Date	Invoice #
05/31/2015	9-82
Terms	Due Date
Net 30	06/30/2015

BILL TO
Montrose (HCID#6)
BRI Calderon, Executive Director
HCID #6 (Montrose)
P.O. Box 22167-2167
Houston, TX 77227

Amount Due	Enclosed
\$5,120.00	

Date	Service	Activity	Quantity	Rate	Amount
05/04/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 30	8	80.00	640.00
05/07/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 29	8	80.00	640.00
05/11/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 26	8	80.00	640.00
05/14/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 23	8	80.00	640.00
05/18/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 29	8	80.00	640.00
05/21/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 27	8	80.00	640.00
<p>Continue to the next page</p> <p>PAID Check # 4866</p>					



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

Invoice #: 10099
Invoice Date: 5/14/2015
Billing Period: 4/1/2015 - 4/30/2015
Project #: MON-351X
Project Name: Montrose District - I.D.
Additional Services

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

June 1, 2015

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

INVOICE

FEES

Phase	Contract Amount	% Complete	Prior Billings	This Invoice
Construction Documentation	\$8,500.00	100%	\$8,500.00	\$0.00
	\$8,500.00		\$8,500.00	\$0.00

REIMBURSABLE EXPENSES

Date	Vendor Name	Vendor Invoice #	Amount
4/23/2015	Employee Expense	Redding Linden	\$847.58
			\$847.58

Total Amount Due This Invoice: \$847.58

PAYMENTS OUTSTANDING

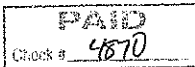
Invoice #	Invoice Date	Fees	Expenses	Paid to Date	Balance Due
18947	4/10/2015	\$0.00	\$7,503.75	\$0.00	\$7,503.75
17524	5/13/2014	\$2,975.00	\$0.00	\$2,930.00	\$44.34
		\$2,975.00	\$7,503.75	\$2,930.00	

Total Past Due Amount: \$7,548.09

Total Current + Past Due Amount: \$8,395.67

WORK PERFORMED THIS PERIOD

This invoice is for reimbursable expense only.



Thank You!

INVOICE

Description	Amount
-------------	--------

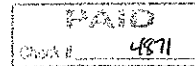
Professional fees:

Services performed as Contract Director of Economic Development for May, 2015. \$1,000.00

Total amount due \$1,000.00

Thank you,

Ray C. Lawrence



Mr Dir of Texas (Houston)
3959 Eastex Freeway
Houston, TX 77026
Phone (713)473-2700 Fax (713)473-2701

INVOICE# 54X00117
INV DATE 04/30/15
ACCOUNT# 229281
DUE DATE UPON RECEIPT

Please remit top portion with payment

AMOUNT YOU
ARE PAYING
Phone#

AMOUNT 7,104.00

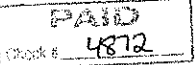
MONTROSE MGMT DISTRICT
P O BOX 22167
HOUSTON, TX 77227

SERVICE ADDRESS: MONTROSE
MONTROSE (HOUSTON, TX)

DATE	DESCRIPTION	AMOUNT
04/09/15	LOCATION: MONTROSE	
04/09/15	54020117 SWEETING-FLAT SWEET FLAT RATE 04/09/15	776.00
04/09/15	MAIN LANES - TKT # 00015081	
04/09/15	54020117 SWEETING-FLAT SWEET FLAT RATE 04/09/15	776.00
04/09/15	MAIN LANES - TKT # 00015105	
04/23/15	54020117 SWEETING-FLAT SWEET FLAT RATE 04/23/15	776.00
04/23/15	MAIN LANES - TKT # 0015107	
04/23/15	54020117 SWEETING-FLAT SWEET FLAT RATE 04/23/15	776.00
04/23/15	MAIN LANES - TKT # 0015204	

RECEIVED
MAY 12 2015
Municipal Accounts
& Consulting

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



INVT	54X00117	CURRENT	30 DAY	60 DAY	90 DAY	DATE	04/30/15
ACCT#	229281	7,104.00				PAGE	1 OF 1

PLEASE PAY
THIS AMOUNT 7,104.00



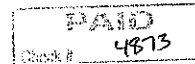
MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

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

Invoice

Date	Invoice #
6/1/2015	38219

Description	Amount
Monthly Bookkeeping	1,125.00
Delivery of documents	12.50
Correspond with IRS	75.00
Address notices to Directors	75.00
Prepare Unclaimed Property Report	150.00
Preparation of additional payables	75.00
Additional time for Board Meeting	75.00
Monthly Payroll Taxes	31.25
Projects requested by Board of Directors	37.50
Delivery	22.33
Mileage	8.05
Postage	20.14
Copies	75.10
Document Storage & Retention Service	9.50
Total Reimbursable Expenses	135.54



Total \$1,791.39

200 River Pointe • Suite 240 • Conroe, Texas 77304 • Phone: 936.746.1644 • Fax: 936.756.1844

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

1200 Post Oak Blvd. • Suite 1600 • Houston, Texas 77056 • Phone: 713.621.4559 • Fax: 713.639.6859

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

INVOICE #	IVC00025808
DATE	4/30/2015
PAGE	1

Bill to:

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

Description of Services Professional Services rendered in the collection of delinquent taxes, penalties and interest April, 2015.		\$630.00
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> PAID Check # 4874 </div>		
		\$630.00

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

INVOICE #	IVC00025808
DATE	4/30/2015
PAGE	1

Bill to:

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

Description of Services Professional Services rendered in the collection of delinquent taxes, penalties and interest April, 2015.		\$668.75
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> PAID Check # 4874 </div>		
		\$668.75

SENTRIFORCE

a view from above

Invoice

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Municipal Accounts
& Consulting

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
5/1/2015	17571	NET 15	LC	5/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
CONSOLE	Security Camera Video Console.	1	150.00	5/1/2015	150.00
<div>PAID</div> <div>Check # 4875</div>					
Monthly Security Invoice			Sales Tax (0.00%) \$0.00		
			Total \$150.00		
Make checks payable to SentiForce			Payments/Credits \$0.00		
SentiForce 6611 Portwest Dr. Suite 100 Houston, TX 77024 713-742-6000			Balance Due \$150.00		

SENTRIFORCE

a view from above

Invoice

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Municipal Accounts
& Consulting

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
5/1/2015	17570	NET 15	LC	5/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: CHILSEA UNIT: MONTROSE2	1	\$50.00	5/1/2015	\$50.00
<div>PAID</div> <div>Check # 4875</div>					
Monthly Security Invoice			Sales Tax (8.25%)		\$0.00
Make checks payable to Sentriforce			Total		\$350.00
			Payments/Credits		\$0.00
			Balance Due		\$350.00
Sentriforce 6611 Portwest Dr. Suite 100 Houston, TX 77024 713-742-6000					

SENTRIFORCE

Invoice

a view from above

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MAY 18 2015

Municipal Accounts
& Consulting

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date
5/1/2015	17568	NET 15	LC	5/16/2015
Item	Description	Qty	Rate	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: BARNABYS UNIT: MONTROSE3	1	350.00	350.00
PAID Check # 4875				

Monthly Security Invoice

Sales Tax (0.0%) \$0.00

Total \$350.00

Payments/Credits \$0.00

Balance Due \$350.00

Make checks payable to Sentriforce

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

SENTRIFORCE

Invoice

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MAY 18 2015

Municipal Accounts
& Consulting

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date
5/1/2015	17569	NET 15	LC	5/16/2015
Item	Description	Qty	Rate	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: DISCHIT UNIT: MONTROSE4	1	350.00	350.00
PAID Check # 4875				

Monthly Security Invoice

Sales Tax (0.0%) \$0.00

Total \$350.00

Payments/Credits \$0.00

Balance Due \$350.00

Make checks payable to Sentriforce

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

SENTRIFORCE

Invoice

a view from above

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MAY 18 2015

Municipal Accounts
& Consulting

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date
5/1/2015	17567	NET 15	LC	5/16/2015
Item	Description	Qty	Rate	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: ARTGALLERY UNIT: MONTROSE2	1	350.00	350.00
PAID Check # 4875				

Monthly Security Invoice

Sales Tax (0.0%) \$0.00

Total \$350.00

Payments/Credits \$0.00

Balance Due \$350.00

Make checks payable to Sentriforce

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

SENTRIFORCE

Invoice

a view from above

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MAY 18 2015

Municipal Accounts
& Consulting

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date
5/1/2015	17573	NET 15	LC	5/16/2015
Item	Description	Qty	Rate	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: MONTROSE LOLLIVIER UNIT: MONTROSE6	1	350.00	350.00
PAID Check # 4875				

Monthly Security Invoice

Sales Tax (0.0%) \$0.00

Total \$350.00

Payments/Credits \$0.00

Balance Due \$350.00

Make checks payable to Sentriforce

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

SENTRIFORCE

a view from above

Invoice

RECEIVED
MAY 18 2015

Municipal Accounts
& Consulting

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
5/1/2015	17572	NET 15	LC	5/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN II	RAVEN II - Site Video Recording Device. 2 Cameras with Internet. SITE: MONTROSE CUKHARA UNIT: MONTROSES	1	350.00	5/1/2015	350.00

PAID
4875
Check #

Monthly Security Invoice

Make checks payable to SentiForce.

SentiForce
6613 Portwest Dr. Suite 100
Houston, TX 77024
713-742-6000

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

Towny Tidwell
4333 Harby St.
Houston TX 77023

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

Invoice # 0000037
Invoice Date June 1, 2015
Amount Due \$3,500.00 USD

Task	Time Entry Notes	Rate	Hours	Line Total
General	Social Media Posting, Monitoring, Scheduling, emails, instant messages, texts with the team, reading neighborhood news and newsletters	25.00	122	3,050.00
Meetings	Creative Team Meetings, Writer Interview	25.00	2	50.00
Website Updates	Fixing posts, searching for media, adding Twitter Card functionality with the new plug-in, curating the slider	25.00	5	125.00
Writing	Editing all posts for MMD.org	25.00	11	275.00
Total				3,500.00
Amount Paid				-0.00
Amount Due				\$3,500.00 USD

Terms

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

PAID
Check # 4876

This invoice was sent using PDFSBOOKS

PAYMENT STUB

To View Your Invoice Online
Go to <https://townytidwell.freshbooks.com/code> and enter the code TWUTANVHVRW2d

Towny Tidwell
4333 Harby St.
Houston TX 77023

Client Montrose Management District
Invoice # 0000037
Invoice Date June 1, 2015
Amount Due \$3,500.00 USD
Amount Enclosed

TEXAS UNCLAIMED PROPERTY HOLDER REPORT AND PAYMENT

Holder federal employer identification number (FEIN) 61-1641684

AGENCY USE ONLY

Agency Use Only

Holder name and address
MONTROSE MANAGEMENT DISTRICT
1300 POST OAK BLVD
STE 1600
HOUSTON TX 77056

State of incorporation or charter
Date of incorporation or charter
505090000

REPORT
DUE DATE
July 1, 2015

REPORT CONTACT
Name: FELECIA ALEXANDER
Mailing address: 1300 POST OAK BLVD
STE 1600
HOUSTON TX 77056- USA
E-mail address: feleciaalexander@montrosedistrict.com
Fax number: 0 000-0000

CLAIMS CONTACT
Name: FELECIA ALEXANDER
Mailing address: 1300 POST OAK BLVD
STE 1600
HOUSTON TX 77056- USA
E-mail address: feleciaalexander@montrosedistrict.com
Fax number: 0 000-0000

Holder's primary business activity: URBAN AND COMMUNITY DEVELOPMENT

SIC Code 6522

Circle all report media used and provide report totals.

Confirmation number must be included if filing via Internet.

Disaster CD (Number of disasters/CDs)

Internet (Transmission confirmation number) 16695172

The foregoing report contains a full and complete list of all property held by the undersigned

that from the records of the undersigned is attached under the laws of the State of Texas.

The property described is a complete and correct remittance of all accounts; the existence

and location of the listed owners are unknown; and the listed owners have not asserted an

act of ownership with respect to the reported property.

PAYMENT AMOUNT

\$ 1,720.78

MAIL THIS FORM WITH YOUR PAYMENT TO:
TEXAS STATE COMPTROLLER
Unclaimed Property Division
Holder Reporting Section
P.O. Box 12019
Austin, TX 78711-2019

For assistance, call 1-800-321-3274,
extension 6-6245, toll free nationwide,
or in Austin, call 512/930-6245.

Sign

Here

The

Bookkeeper

*** DO NOT DETACH ***

PAYMENT FOR UNCLAIMED PROPERTY

Complete one copy for each check submitted.

1. T code 1. 16695172
3. Deposit code 3. 16695172
4. Federal Employer's Identification Number (FEIN) 4. 61-1641684
5. Amount of check (Dollars and cents) 5. 1720.78

PAID
Check # 4877

Holder name: MONTROSE MANAGEMENT DISTRICT

Invoice

Invoice # MMD 04252015
Date 4/25/2015

Bill To:
Grishen Larson
Montrose Management District
5020 Montrose Blvd
Suite 311
Houston, TX 77005
Harris

Ship To:
Grishen Larson
Montrose Management District
5020 Montrose Blvd
Suite 311
Houston, TX 77005
Harris

PO Number	Terms	Notes		
	Net 10 Days	MWD Web recycle day set up		
Date	Description	Hours	Rate	Amount
HEB Recycle Event 10/25/2014	1 ea 10 x 10 Tent setup/teardown down 5 225.00 per	1.00	\$225.00	\$225.00
Manpower & delivery		4.00	\$0.00	\$0.00

PAID
Check # 4878

Amount Paid	\$0.00	Amount Due	\$0.00
Amount Due	\$225.00	Shipping Cost	\$0.00
		Sub Total	\$225.00

Total \$225.00

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

Xenn

The Best of Experience



9302 Redlyn Drive
Houston, Texas 77025
C 713.253.3966
F 713.665.6441
jane@xennco.com
service@xenn.com

May 22, 2015

Bill to: Gretchen Larson
Montrose Management District
5020 Montrose Blvd., Suite 311
Houston, TX 77057

Project Title: Montrose Management District Website
Job Number: MMD-274
Invoice Number: MMD-276-3
Terms: Payable Upon Receipt

Invoice For:	Amount
Third progress billing: 1/3 of estimate, as quoted, including cost for Site Planning, Creative, Development and Project Management	\$ 8,000.00
Additional calendar development, as quoted in budget variance dated 10/28/14	\$ 7,500.00
Database integration for Business Guide, as quoted in budget variance dated 11/14/14	\$ 9,850.00
Sales Tax	\$ N/A
TOTAL	\$ 20,350.00

PAID
Check # 4879

THANK YOU FOR YOUR BUSINESS.

•URL•

Bracewell & Giuliani LLP
ATTORNEYS AT LAW

P. O. Box 448566
Dallas, TX 75284-8566
713 223-2300
FAX ID 74-1024827

Remittance Page

May 7, 2015
051914
INVOICE NO: 21615828
04674

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

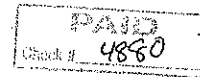
Please Remit Total Balance Due

\$ 1,895.70

Please Return this Remittance Page with Your Payment

WIRE TRANSFER INFORMATION

Wire to: Bank of America, 901 Main Street, Dallas, Texas
Name on Account: Bracewell & Giuliani LLP
Bank Account No: 001390004197
ABA Number (For Wire Transfers Only): 026009593; (For ACH'S Only): 111000025
For International Wires Also Include:
Swift Code (U.S. Funds): BOFAUS3N; Swift Code (Foreign Funds): BOFAUS6S
Please include the invoice number as a reference when sending the wire.



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

Bracewell & Giuliani LLP
ATTORNEYS AT LAW

P. O. Box 448566
Dallas, TX 75284-8566
713 223-2300
FAX ID 74-1024827

Remittance Page

June 3, 2015
051914
INVOICE NO: 21618123
04674

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

Billing Summary

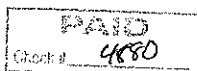
Please Remit Total Balance Due

\$ 1,938.24

Please Return this Remittance Page with Your Payment

WIRE TRANSFER INFORMATION

Wire to: Bank of America, 901 Main Street, Dallas, Texas
Name on Account: Bracewell & Giuliani LLP
Bank Account No: 001390004197
ABA Number (For Wire Transfers Only): 026009593; (For ACH'S Only): 111000025
For International Wires Also Include:
Swift Code (U.S. Funds): BOFAUS3N; Swift Code (Foreign Funds): BOFAUS6S
Please include the invoice number as a reference when sending the wire.



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



June 4, 2015

Invoice # MBRDG-17

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

Re: Montrose Management District Bridge Lighting Design

Lighting Design:
Drawing and Specification Finalization

\$ 4,640.00

Outstanding Invoices:
N/A

Reimbursable Expenses:
N/A

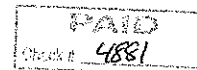
Total Amount Due:

\$ 4,640.00

Please remit to:

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

Thank You!



McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-4341
Fax (713) 462-2708
E-Mail: mgibson@mcgswb.com

111 Congress Avenue
Suite 400
Austin, Texas 78701
(512) 610-2309
www.mcgswb.com

June 4, 2015

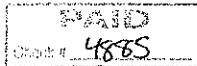
Montrose Management District
c/o Municipal Accounts & Consulting, LP
1300 Post Oak Boulevard, Suite 1600
Houston, TX 77056

Client Number - 400-06

Audit of Montrose Management District as of and for the year
ended December 31, 2014.

Interim Billing

\$ 6,000.00



Member of
American Institute of Certified Public Accountants
Texas Society of Certified Public Accountants

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

Invoice

Bill To:

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

Invoice #: 43015039


Date: 6/3/2015

Page: 1

DATE	DESCRIPTION	AMOUNT
	Professional consulting, administration, project management, marketing & public relations, May 2015	\$18,752.23
	GIS/mapping, P. Horton, April 2015	\$7.50
	GIS/mapping, P. Horton, May 2015	\$324.24
	UCR data, Feb 2015, 1/7th of shared costs	\$0.25
	Agenda posting, 5/6/2015	\$9.00
	Agenda posting, 6/3/2015	\$9.00
	In-house postage, photocopies, binding, etc.	\$423.03
	Reimbursable mileage, parking, tolls, and related costs, per attachments	
	Jerry Lowry	\$14.38
	Brian Burks	\$50.15
	Holli Robinson	\$110.28
	Gretchen Larson (April reimbursement request)	\$161.65
	Gretchen Larson (May reimbursement request)	\$203.20
	Linda Clayton	\$24.73
	Roy Hill	\$14.55
<div>PAID 4868</div>		
		Sales Tax: \$0.00
		Total Amount: \$20,104.19
		Amount Applied: \$0.00
		Balance Due: \$20,104.19

Terms: C.O.D.

EXPENSE REPORT

Name Dennis Beedon		Period Ending May 2015		Service Area Montrose District		
Date	Destination	Purpose	Miles Driven	Other Expenses (2) Item	Amount	Bill to Dist. (Y/N)
3-May	Business Mileage	contact with Montrose Businesses	5			Y
4-May	Business Mileage	contact with Montrose Businesses	17	Keys for 5020	10.84	Y
5-May	Business Mileage	contact with Montrose Businesses	15			Y
6-May	Business Mileage	contact with Montrose Businesses	16			Y
7-May	Business Mileage	contact with Montrose Businesses	19			Y
11-May	Business Mileage	contact with Montrose Businesses	12			Y
12-May	Business Mileage	contact with Montrose Businesses	15			Y
13-May	Business Mileage	contact with Montrose Businesses	12			Y
14-May	Business Mileage	contact with Montrose Businesses	15			Y
15-May	Business Mileage	contact with Montrose Businesses	12	Bagels for staff meeting	\$ 32.30	Y
18-May	Business Mileage	contact with Montrose Businesses	12			Y
19-May	Business Mileage	contact with Montrose Businesses	15			Y
20-May	Business Mileage	contact with Montrose Businesses	21			Y
21-May	Business Mileage	contact with Montrose Businesses	12			Y
26-May	Business Mileage	contact with Montrose Businesses	12			Y
27-May	Business Mileage	contact with Montrose Businesses	15			Y
28-May	Business Mileage	contact with Montrose Businesses	16	monthly phone allowance	\$ 45.00	Y
						Y
						Y
						Y
						Y
			241			Y
* Attach evidence of purchase 			0.585 Other Expenses (2) Expenses billed to District (Y) Expenses not billed to District (N) Amount Billed to District Total Reimbursement			
Date			\$ 136.17 \$ 88.14 \$ - \$ 224.31 \$ 224.31			

PAID
4863
Check #

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

7. Receive reports.
 - a. Public Safety
 - b. Mobility and Visual Improvement
 - Consider a proposal from Walter P. Moore for bridge structural engineering, in the amount of \$35,000.00
 - c. Marketing and Business Development
 - d. Business Ambassador
 - e. Business and Economic Development
 - f. Executive Director



Shift Period: May-15
Total Hours Worked 605:00
Total Miles Driven 2,162

Crime Arrest Activity

Felony Arrests:	9
Misdemeanor Arrests:	62
Charges Filed:	31
Suspects in Jail:	68

Patrol Activity

Calls for Service:	240
CIT Calls:	0
Incident Reports:	29
Accident Reports	0
Locations Checked:	1350

Field Activity

Parking Tickets:	0
Citations:	0
BMV Report Cards:	1219
Crime Prevention:	602

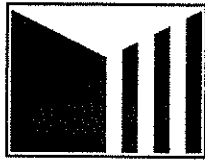
Warrants

Felony Warrants:	5
Misdemeanor Warrants:	1
City Warrants:	0
SETCIC Warrants:	4

Arrest Summary

Shift Period May-15

Charge	# of Arrests
Affray	2
Assault	2
Burglary of a Motor Vehicle	1
Credit Card Abuse	1
Criminal Mischief	1
Criminal Trespass	14
DWI	1
Felony Theft	1
Felony Warrant	1
Littering	1
Misdemeanor Warrant	1
Parole Violation	2
Possession of a Controlled Substance	3
Possession of Identifying Information	1
Prostitution	3
Public Intoxication	29
Setcic Warrant	2
Theft	1
Urinating in Public	1
Total Arrests	68



Montrose Management District

Mobility and Visual Improvements Committee Meeting

May 18, 2015

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

Montrose Management District Committee members Committee Chairman Council Member David Robinson and District Chair Claude Wynn attended. Also in attendance were, Lee Anne Dixon with Walter P Moore, Cathleen Lynch with Kudela & Weinheimer, Sarah Gandy and Erica Duffey of Gandy2 Lighting Design, Sara Kellner of Kellner Consulting, Noah Quiles and Elia Quiles representing UP Art Studio, and Luana Da Silva and Tony Parana of Montrose Art Society Artists. Staff in attendance were Tony Allender and Holli Robinson.

1. Call Meeting to Order.

The meeting was called to order at 9:10 a.m.

2. Receive presentation by Up Art Studio on Electrical Box Mini-Mural Concept.

The Electrical Box Mini Murals concept was presented by UP Art Studio. The idea is to have local artists paint a mural on various electrical boxes in Montrose. It has been endorsed by the Mayor's Office of Cultural Affairs, the Department of Public Works & Engineering and the Houston Arts Alliance. The project goal is to instill civic pride, beautify the streetscape, and enhance the visual landscape.

They are seeking sponsorships of \$2000 per box and box locations. The process will be:

- Determine and assess the location of boxes
- Assign boxes to artists
- Artists submit renderings for approval to the Montrose Management District first, then to HAA with PW&E having final say.
- Three days for production
- Documentation of the process
- Add to online map showing location of the boxes and bios of the artists
- Creation of a marketing video.

It is important the murals not look anything like graffiti. An application of anti-graffiti clear coat will be used for ease of maintenance.

A motion was made by Committee Chairman Robinson and seconded by Mr. Wynn:

For Montrose Management District to delve deeper into the interest of Electrical Box Mini-Mural for the Montrose area.

Committee Chairman Robinson suggested this idea be on an upcoming city council agenda.

Mr. Wynn liked the idea and asked that a business list be put together in hopes of 25 sponsored mural electrical boxes by summer.

Upon a motion by the Chair the committee approved the recommendation, and will forward to the full board for consideration.

3. Receive presentation by Montrose Art Society Artists on Mobile Container Gallery Lab.

A proposal was presented seeking funding by use of Mobile Container Gallery Lab which artists' would use as their studios along with art classes for kids. Four locations in Houston have been designated. Committee Chairman David Robinson commented on the tremendous amount of permitting problems associated with project.

Sarah Gandy, Mr. Allender and Chairman Robinson will strategize the project.

Mr. Wynn said all information would be needed for budgeting purposes and then see if there are things we can help with for a Montrose location in the fall of 2016.

4. Receive and consider proposal from Walter P Moore for structural engineering services for US59 Arch Bridges Lighting in a base amount of \$35,000.

Committee Chair Robinson moved and Mr. Wynn seconded to approve the proposal from Walter P Moore for structural engineering services for US59 Arch Bridges Lighting in a base amount of \$35,000.

5. Receive update on District sponsored mobility and visual improvement projects.

Mr. Allender said the committee was in transition for approval of Mobility and Visual Improvement projects. Great progress was being made for the parking reapplication with an anticipated vote by July 23, 2015. Mr. Wynn suggested a neighborhood piece be written to help accomplish its merits and to build a strategy with the city planners for this complex project.

Cathleen Lynch reported she had positive conversations regarding the identity markers and hopes to have all signed documentation by the next committee meeting. One half of the surveys for 24 esplanades are completed.

Mr. Wynn asked they revisit their budget, looking at a phased project for the budget process to allocate funds. He wants to insure the different projects are syncing with comprehensive planning.

Lee Anne Dixon is the new point person for Walter P Moore and will pull the right people into the loop.

6. Announcements.

7. Adjourn.

The meeting was adjourned at 10:20 a.m.

WALTER P MOORE

May 14, 2015

Mr. Bill Calderon c/o
Montrose Management District
5020 Montrose, Suite 311
Houston 77006

Re: Proposal for Professional Services – Structural Attachment Design
US59 Arch Bridges Lighting, Houston, TX
Walter P Moore Proposal No. 15-0900

Dear Bill:

Walter P Moore is pleased to submit this proposal to provide structural engineering services for the referenced project.

This proposal is presented in order to establish a basis for the commencement of our scope of services for the Project. We understand that Gandy² Lighting Design has been retained by the Client as the primary design consultant for the Project. We anticipate that this Proposal and Agreement for Professional Services and attachments, when signed, will serve as our entire Agreement unless superseded by another document signed by both parties.

Basis of Proposal

This proposal is based on drawing and relevant information provided and as further discussed in our meeting on May 7, 2015 and subsequent meeting with TxDOT on May 11, 2015.

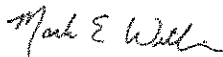
Agreement

If this proposal is acceptable, please sign the attached Proposal and Agreement for Professional Services where indicated and return the signed copy to us. This proposal is valid for 60 days.

We very much appreciate the opportunity to provide these services and look forward to working with you on this Project.

Sincerely,

WALTER P. MOORE AND ASSOCIATES, INC.



Mark E. Williams, Ph.D., P.E., S.E.
Principal | Managing Director

Attachments:
Agreement for Services

cc: Roger Gonzalez / Walter P Moore

WALTER P MOORE

PROPOSAL AND AGREEMENT FOR PROFESSIONAL SERVICES – Terms Attached

Project: US59 Arch Bridges Lighting
Client: Montrose Management District
Client Contact: Mr. Bill Calderon
Proposal Date: May 14, 2015
Proposal Number: 15-0900

Walter P. Moore and Associates, Inc. (Walter P Moore) shall provide services to Client for the Project as defined below and in accordance with the attachments listed below:

Project Description: It is our understanding that the project consists of design of structural attachments for LED lighting upgrades to the above stated bridges. Project also consists of coordination efforts with the lighting design, project team, Client, and Owner (TxDOT). Our proposal is based on the project as described. If our understanding of the project scope is inaccurate or the project scope materially changes, we understand that our compensation will be equitably adjusted.

Scope of Services: As defined in the attached Schedule SD4 and this Agreement.

It is our understanding that the following lighting structural attachment drawings require engineering review and signature/seal by a licensed professional engineer:

- SP1.01, SP1.02 Site Plan
- DP1.01, DP1.02 Existing Lighting Demolition Plan
- LP1.01 Hazard Street Bridge Lighting Plan
- LP1.02 Hazard Street Bridge Lighting Elevation and Section
- LP1.11 Woodhead Street Bridge Lighting Plan
- LP1.12 Woodhead Street Bridge Lighting Elevation and Section
- LP1.21 Dunlavy Street Bridge Lighting Plan
- LP1.22 Dunlavy Street Bridge Lighting Elevation and Section
- LP1.31 Mandell Street Bridge Lighting Plan
- LP1.32 Mandell Street Bridge Lighting Elevation and Section
- LP1.41 Graustark Street Bridge Lighting Plan
- LP1.42 Graustark Street Bridge Lighting Elevation and Section
- LP1.51 Montrose Boulevard Bridge Lighting Plan
- LP1.52 Montrose Boulevard Bridge Lighting Elevation and Section
- LP1.61 Pole Locations
- LP2.01 Light Fixture Mounting Details

It is further our understanding that the remaining drawings for the project will be reviewed and signed/sealed by other licensed professional engineers.

Compensation: Walter P Moore proposes to provide the defined Scope of Services on a **Time and Expense Fee basis**, estimated as follows:

Project Coordination (Client/Owner meetings, submittals, revisions)	\$7,500
Design Coordination (Project team meetings, planning)	\$7,500
Lighting Attachment Design	\$15,000
Construction Administration	\$5,000
Total	\$35,000

Compensation shall be equitably adjusted for changes in the scope of the project as described in the Project Description or changes in the scope of service as described in the Scope of Service.

Miscellaneous out-of-pocket project related expenses including, without limitation; printing, postage, courier costs, lodging, travel expenses, etc., shall be invoiced and paid at the incurred cost. Mileage shall be charged at IRS Standard Business Mileage Rate in effect at the time of travel. Sales tax, if applicable, will be paid by the Client.

Additional Services

Walter P Moore proposes to provide Additional Services not included in the Scope of Services as requested and approved by the Client in writing. Additional Services shall be provided without invalidating this Agreement. Additional Services shall be compensated on either a negotiated Lump Sum Fee or on a Time and Expense Fee basis in accordance with the attached Billing Rate Schedule.

Project Schedule

Walter P Moore will endeavor to achieve the requirements of a reasonable design schedule determined appropriate for the Project. Walter P Moore's fee for the defined Scope of Services is based, in part, upon the Project being executed in a timely manner without significant delays or interruptions.

In order for Walter P Moore to proceed with its services toward the accomplishment of the Project Schedule, the following information shall be provided by the Architect in a timely manner:

- An executed copy of the Agreement for Professional Services
- Existing as-built bridge drawings
- Proposed lighting drawings

Payment: As defined in the attached Schedule T2.

Attachments:


The following attachments are incorporated by reference as if set forth at length. In the event of a direct conflict between this Agreement and the content of any of the Attachments, this Agreement shall govern.

Schedule SD4: Scope of Basic Services – Modification of Existing Structure

Schedule RD1: Billing Rates Schedule - 2015

Schedule T2: Terms of Agreement

Executed on this 14th day of May, 2015 by:

Client: Montrose Management District Bill Calderon	Walter P. Moore and Associates, Inc.: Mark E. Williams
	

WALTER P MOORE

Schedule SD4

SCOPE OF BASIC SERVICES

Modification of Existing Structure

I. Basic Services – Project Coordination

- A. ENGINEER will participate in project team meetings to coordinate design tasks, as required.
- B. ENGINEER will participate in project meetings with the CLIENT and/or bridge OWNER to facilitate the project submittal, as required

II. Basic Services - Design

- A. ENGINEER will review the drawings of the existing bridges as required to become generally familiar with the structural systems of the bridges as described in the engagement letter. The availability of appropriate documentation is an important assumption in this proposal.
- B. ENGINEER will, if appropriate, visit the project site to become familiar with the as-built condition of the bridges.
- C. ENGINEER will perform an initial structural evaluation of the intended LED lighting attachment modifications to assess the impact on the structure.
- D. If ENGINEER's evaluation indicates that the structure can accommodate the lighting equipment modification, ENGINEER will proceed to provide structural analysis, design and documentation as required to define the means of attachment of the lighting to the bridge structure. Documentation will include structural details for the structural portions of the modifications. ENGINEER will review and sign/seal plan and elevation sheets developed by the lighting consultant where there is impact to the structure from the proposed lighting installation.
- E. ENGINEER will review and address drawing submittal review comments related to structural modification from the OWNER.
- F. ENGINEER's design and documentation will not include vibration analysis of the existing bridges due to new lighting equipment.
- G. ENGINEER'S scope of Basic Services does not include structural analysis, design or detailing to upgrade the bridge structural components.
- H. If the structural modifications for lighting are performed, ENGINEER will provide structural construction administration services as follows:
 - 1. ENGINEER will review and take appropriate action on structural submittals and contractor requests for information (RFI).
 - 2. ENGINEER will visit the project site during construction as required to confirm general conformance with the structural design intent. For the purposes of this proposal, three (3) site visits are included in these Basic Services.

WALTER P MOORE

Schedule RD1

BILLING RATE SCHEDULE 2015 Standard

<u>Category</u>	<u>Rate</u>
Senior Principal	\$300.00
Principal	\$285.00
Senior Project Manager	\$255.00
Project Manager	\$200.00
Senior Engineer	\$190.00
Engineer	\$180.00
Graduate Engineer	\$165.00
CADD Designer	\$165.00
Senior CADD Technician	\$125.00
CADD Technician	\$105.00
Senior Field Representative	\$140.00
Field Representative	\$120.00
Materials Conservator	\$180.00
Senior Building Envelope Consultant	\$250.00
Building Envelope Consultant	\$180.00
Graduate Building Envelope Consultant	\$165.00
Senior Administrative Assistant	\$105.00
Administrative Assistant	\$90.00
Senior Technician	\$105.00
Technician	\$95.00
Project Accountant	\$105.00
Senior Consultant	\$290.00

Notes:

1. These billing rates are effective January 1, 2015 through December 31, 2015.
2. Rates after December 31, 2015 may be adjusted by 4% annually.

WALTER P MOORE

Schedule T2 TERMS OF AGREEMENT

I. Compensation & Expenses

- A. Walter P. Moore and Associates, Inc., "WALTER P MOORE", shall be paid as stated in the Agreement for Professional Services.
 - 1. Time and Expense Fee - The periodic fee payable shall be the cumulative sum of the mathematical products of the actual hours worked by individuals assigned to and providing services on the Project multiplied by the category billing rate for each respective individual as indicated in the Hourly Billing Rate Schedule attached to this Agreement for Professional Services.
- B. WALTER P MOORE shall be compensated for all services provided regardless of whether the improvements designed are built, in whole or in part.
- C. Additional Services: Additional Services shall be paid monthly in proportion to the percentage of the Additional Services completed for Fixed Fee compensation, or for the number of hours spent for Time and Expense Fee compensation, as of the invoice date.
- D. Reimbursable Expenses: Miscellaneous out-of-pocket project related expenses including, without limitation; printing, postage, courier costs, lodging, travel expenses, etc., shall be charged at the incurred cost. Mileage shall be charged at IRS Standard Business Mileage Rate in effect at the time of travel.
- E. Reimbursable Services: Third Party services retained by WALTER P MOORE on behalf of Owner shall be charged at the incurred cost plus 10%.
- F. Sales taxes, if applicable, are not included and shall be paid by the Client.

II. Invoices and Payments

- A. WALTER P MOORE will prepare and present invoices in WALTER P MOORE's standard format on a monthly basis, unless other arrangements are stated in the Agreement for Professional Services.
- B. Client shall pay WALTER P MOORE for approved invoices within thirty (30) days after receipt of invoice from WALTER P MOORE.
- C. If the Client fails to make any payment due WALTER P MOORE for services and expenses within thirty (30) days after receipt of invoice from WALTER P MOORE may charge interest on the amounts due but unpaid at the lesser of the highest legal rate or twelve percent (12%) per annum.
- D. Final payment for all fees and expenses is due to WALTER P MOORE no later than completion of the construction of This Part of the Project.
- E. Any costs incurred by WALTER P MOORE in collecting delinquent amounts including, without limitation, reasonable attorney's fees shall be reimbursed by the Client. If any portion of WALTER P MOORE's invoice is disputed, the undisputed portion shall be paid by the Client by the due date, and Client shall contemporaneously advise WALTER P MOORE in writing of the basis for any disputed portion of any invoice.
- F. WALTER P MOORE reserves the right to declare a substantial breach of this Agreement upon the Client's failure to make payment for services performed or Reimbursable Expenses incurred within ninety (90) days after Client's receipt of invoice from WALTER P MOORE.

- G. No deductions shall be made from WALTER P MOORE's compensation on account of penalty, liquidated damages, or on account of the cost of changes in the Work except to the extent such costs are found by a court of competent jurisdiction to be caused by WALTER P MOORE.

- H. WALTER P MOORE reserves the right to declare a substantial breach of this Agreement upon the Client's failure to make payment for services performed or Reimbursable Expenses incurred within seven (7) days after Client's receipt of payment from the Owner of the Project.

III. Responsibilities of the Client

- A. The Client shall, with reasonable promptness, perform normal administrative and management tasks to facilitate the design process, including, without limitation, the following:
 - 1. Verify that the contemplated Project will be financed adequately, including provisions for contingencies, to accomplish stated goals and commitments.
 - 2. Define the Project in writing and list the intended functions and needs and enumerate any special design criteria, for This Part of the Project, such as high water usage, heavy equipment loads, clear space requirements and other special structural or civil criteria.
 - 3. Provide all available information regarding requirements for This Part of the Project. WALTER P MOORE shall have the right to rely on the accuracy and completeness of any information provided by Client.
 - 4. When requested in writing by WALTER P MOORE, the Client shall furnish the services of other reasonably required consultants including, without limitation; surveyor, wind-tunnel studies, geotechnical and testing laboratory. These services shall be furnished at no charge to WALTER P MOORE which shall be entitled to rely upon the accuracy and completeness of any such consultants' work.
 - 5. Advise WALTER P MOORE of the identity and scope of services of other consultants participating in the Project.
 - 6. Review WALTER P MOORE's work for compliance with Client's programmatic requirements and for overall coordination with the work of the Clients' other consultants.
 - 7. Notify WALTER P MOORE promptly if Client becomes aware of any fault with This Part of the Project or WALTER P MOORE's Services.
 - 8. The Client or other professional consultant retained by the Client shall prepare and assemble specifications for the General Conditions, Supplementary Conditions and all components of the Project, and coordinate assembly of WALTER P MOORE's specification sections into the proper format.
 - 9. Furnish to WALTER P MOORE copies of preliminary or detailed estimates of Total Project Construction Cost, bidding documents, change orders, and construction change directives, to the extent that they pertain to This Part of the Project.
 - 10. Furnish to WALTER P MOORE for review and recommendation all construction phase submittals

that pertain, directly or indirectly, to This Part of the Project.

11. Confer with WALTER P MOORE before issuing any interpretations or clarifications of documents prepared by WALTER P MOORE.
12. Endeavor to protect the interests of WALTER P MOORE in any dealings with Owner during the course of the Project to same extent as Client protects its interests.

- B. If a signed certificate is to be provided as a deliverable of WALTER P MOORE, the Client shall provide WALTER P MOORE with the exact requested wording no later than five (5) days prior to the anticipated execution date of the Agreement for Professional Services. To the extent such wording is currently available; it shall be attached to the Agreement for Professional Services as an exhibit and made part of the Agreement for Professional Services. Under no circumstances shall WALTER P MOORE be required to execute a certificate that requires WALTER P MOORE to accept duties or have knowledge beyond that required by the Agreement.
- C. If a Certificate of Merit against a design professional is executed by WALTER P MOORE as part of this project, and a professional complaint is filed by or on the behalf of such design professional with the Texas Board of Professional Engineers against WALTER P MOORE, all time and expense, including attorney's fees associated with preparing and delivering a defense against such a professional complaint will be paid by CLIENT.

IV. Instruments of Service

- A. Drawings, specifications and other documents prepared by WALTER P MOORE pursuant to the Agreement are instruments of WALTER P MOORE's professional services ("Instruments of Service"). WALTER P MOORE shall be deemed the author of these documents and shall retain all common law, statutory, and other reserved rights, including the copyrights. Provided that Client is not in breach of the Agreement, Client is granted a limited, non-exclusive license to use WALTER P MOORE's Instruments of Service for the construction, use, replacement, and maintenance of the Project. The Client shall be permitted to retain copies, including reproducible copies, of the Instruments of Service for the purposes permitted by the non-exclusive license. The Instruments of Service shall not be used on any other project, or for completion of the Project by others, except as permitted by law in the event WALTER P MOORE has been adjudged in default under the Agreement or except by separate written agreement of the parties with appropriate compensation to WALTER P MOORE. Third parties such as the Contractor shall be permitted to obtain a copy of the Instruments of Service in electronic format in connection with the construction of the Project by executing WALTER P MOORE's standard agreement for such use.
- B. The Client or WALTER P MOORE shall not make changes in each other's Drawings, Specifications and other documents without written permission of the other party.

V. Insurance

- A. WALTER P MOORE shall endeavor to maintain professional liability insurance covering claims arising out of the performance of professional services under the

Agreement or the Project or caused by negligent errors, omissions or acts for which each may be liable. This insurance, as reflected in the parties' certificates of insurance, shall be maintained in force for a period of One (1) year after the date of Substantial Completion of the Project, if reasonably available and commercially affordable, or as otherwise agreed to and documented by Client and WALTER P MOORE.

- B. If insurance is required, and an Architect or other professional consultants are part of the design team, the Architect and any other consultants shall be required by the Client to obtain and maintain insurance coverage of similar nature to cover errors, omissions, or negligent acts for which the Architect or consultant are legally liable.
- C. Unless otherwise agreed, WALTER P MOORE, Client, Architect, and other professional consultants shall each provide insurance to protect themselves from: 1) claims under workers' or workmen's compensation acts; 2) from general liability claims for damages because of bodily injury, including personal injury, sickness, disease, or death of any employees or of any other person and from claims for damages because of destruction of property including loss of valuable papers and records coverage and including loss of use resulting therefrom; and 3) employment practices liability.
- D. The insurance coverage required by the above paragraphs shall be in not less than the limits required by law and as otherwise agreed.
- E. If Client enters into a construction contract based in whole or in part upon design services performed or deliverables prepared by WALTER P MOORE under the Agreement, Client shall use its best efforts to require in the Contract Documents that the Contractor shall: 1) provide liability insurance appropriate and adequate for the size and complexity of the Project; 2) agree to hold harmless, defend and indemnify Client and WALTER P MOORE against claims and lawsuits by Contractor or its subcontractors or suppliers of any tier for economic loss; and 3a) name WALTER P MOORE as an additional insured party, and 3b) waive any right of subrogation against WALTER P MOORE, under any commercial general liability or builders' risk policy providing coverage with respect to the construction of the Project; provided, however, that Client shall use its best efforts to have Client name WALTER P MOORE as an additional insured on, and waive subrogation against WALTER P MOORE under, any such policies Client provides with respect to the Project.

VI. Controlling Law and Disputes

- A. The Agreement, and its interpretation and performance, shall be governed by the laws of the United States of America and State of Texas notwithstanding any choice of law principles. Exclusive venue for any dispute arising out of the interpretation or performance of the Agreement shall be a court of competent jurisdiction where the Project is located.

VII. Standard of Care

- A. WALTER P MOORE shall provide services under the Agreement in a manner consistent with that degree of care and skill customarily exercised by members of the same profession currently practicing under similar circumstances.

VIII. Time for Performance

- A. WALTER P MOORE shall perform its services as expeditiously as is consistent with the Standard of Care as defined herein and the orderly progress of the Project.

IX. Indemnity, Limitations of Liabilities, Warranty and Remedies

- A. WALTER P MOORE shall not be responsible or held liable for any acts or omissions of Client, Client's other consultants, Contractor or any of its subcontractors or suppliers of any tier or any other persons or entity performing any of the Work.
- B. WALTER P MOORE agrees, to the fullest extent permitted by law, to hold harmless and indemnify Client from and against any and all claims, damages, fines, penalties, assessments, requirements or liabilities including, without limitation, claims for injury to persons or property, death, or economic loss, and costs including, without limitation, reasonable attorney's fees and defense and response costs that arise under the Agreement for Professional Services to the extent such damages are caused by the negligence of WALTER P MOORE.
- C. Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify WALTER P MOORE from and against any and all claims, damages, fines, penalties, assessments, requirements or liabilities including, without limitation, claims for injury to persons or property, death, or economic loss, and costs including, without limitation, reasonable attorney's fees and defense and response costs that arise under the Agreement for Professional Services to the extent such damages are caused by the negligence of the Client.
- D. If WALTER P MOORE's construction contract administration services are limited or excluded from WALTER P MOORE's scope of services, it is agreed that WALTER P MOORE's professional services shall not extend to or include any review or site observation of Contractor's work or performance, and Client shall in such circumstances, to the fullest extent permitted by law, hold harmless and indemnify WALTER P MOORE from and against any and all claims, damages, liabilities including without limitation, claims for injury to persons or property, death, or economic loss, or costs including without limitation reasonable attorney's fees and defense costs arising out of, or alleged to arise out of, designs or deliverables of WALTER P MOORE regardless of whether any such claims, damages, liabilities, or costs were, or were alleged to be, caused in part by the negligence or negligent misrepresentation of WALTER P MOORE or someone for whom WALTER P MOORE is legally responsible.
- E. Because remodeling and/or rehabilitation of an existing structure and/or related infrastructure requires that certain assumptions be made regarding existing conditions, and because these assumptions may not be verifiable without expending inordinate amounts of time and money, or damaging otherwise adequate and serviceable portions of the structure, Client agrees, to the fullest extent permitted by law to hold harmless and indemnify WALTER P MOORE from and against any and all claims, damages or liabilities including, without limitation, claims for injury to persons or property, death, or economic loss, and costs including, without limitation,

reasonable attorney's fees and defense costs arising out of any designs or deliverables of WALTER P MOORE based in whole or in part upon any assumptions made by WALTER P MOORE regarding existing conditions, excepting only those claims, damages, liabilities or costs to extent caused by the negligence or willful misconduct by WALTER P MOORE.

To the maximum extent permitted by law, Client agrees to limit WALTER P MOORE's liability for claims arising from the Agreement to the Sum of \$100,000 or Walter P Moore's paid fee, whichever is greater. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

- F. Other than as expressly stated herein, WALTER P MOORE makes no other express or implied warranties regarding the performance or result of these services.

X. Successors and Assigns

- A. Client and WALTER P MOORE, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the other party to the Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of the Agreement
- B. Neither party to the Agreement shall transfer, sublet or assign any rights under or interest in the Agreement (including, without limitation, monies that are due or monies that may be due) without the prior written consent of the other party. Subcontracting by WALTER P MOORE shall not be considered an assignment for purposes of the Agreement, and nothing contained in this paragraph shall prevent WALTER P MOORE from employing such independent professional associates and consultants as WALTER P MOORE may deem appropriate to assist in the performance of services hereunder.
- C. Nothing under the Agreement shall be construed to confer any rights or benefits in the Agreement to anyone other than Client and WALTER P MOORE, and all duties and responsibilities undertaken pursuant to the Agreement shall be for the sole and exclusive benefit of Client and WALTER P MOORE and not for the benefit of any other party.

XI. Hazardous Material

- A. WALTER P MOORE shall have no responsibility for the detection, presence, removal, encapsulation, treatment, abatement, storage, transportation, disposal, or any other form of identification or handling of any asbestos, asbestos containing products materials or substances, polychlorinated biphenyl (PCB), or any other materials, constituents or substances that are, or are deemed to be, hazardous under the Resource Conservation and Recovery Act of 1976 as amended or any other similar federal, state or local regulation or law ("Hazardous Material"). Client shall use its best efforts to have Client furnish any tests for Hazardous Materials and other laboratory and environmental tests, inspections, reports, mitigation or removal as necessary or required by law since no such test shall be provided by or through WALTER P MOORE.
- B. Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify WALTER P MOORE from and against any and all claims, damages, fines, penalties, assessments, requirements or liabilities

including, without limitation, claims for injury to persons or property, death, or economic loss, and costs including, without limitation, reasonable attorney's fees and defense and response costs arising out of any claims related to Hazardous Materials.

XII. Termination and Suspension

- A. The Agreement may be terminated by either party upon not less than Seven (7) days' written notice should the other party fail substantially to perform in accordance with the terms of the Agreement through no fault of the party initiating the termination, and such failure to perform is not cured within such Seven (7) days.
- B. After the Project or WALTER P MOORE's services are interrupted or suspended for any cause other than the fault of WALTER P MOORE for more than Forty-Five (45) calendar days in the aggregate over the term of the Agreement, WALTER P MOORE may, at its option at any time thereafter, without waiving any other right or remedy, and without incurring any liability to Client or any other party, terminate the Agreement upon seven days written notice without cure or suspend its services, and WALTER P MOORE shall be compensated for all its services performed and reimbursable expenses incurred prior to the termination or commencement of suspension of services by WALTER P MOORE. WALTER P MOORE shall have no liability to Client or otherwise for such suspension, and Client covenants not to make any claim for any delay or damage alleged to have resulted from such suspension. If WALTER P MOORE elects to suspend its services, Client shall, upon WALTER P MOORE's resumption of services, compensate WALTER P MOORE for expenses incurred as a result of the suspension and resumption of its services, and WALTER P MOORE's schedule and fees for the remainder of WALTER P MOORE's Project services shall be equitably adjusted.
- C. If Client is in breach of the Agreement, WALTER P MOORE may at any time thereafter, without waiving any other right or remedy, and without incurring any liability to Client or any other party, upon Seven (7) calendar days' written notice suspend its services to Client. WALTER P MOORE shall have no liability to Client or otherwise for such suspension, and Client covenants not to make any claim for any delay or damage alleged to have resulted from such suspension. If WALTER P MOORE elects to resume its services, provided that WALTER P MOORE has not previously terminated the Agreement, and upon receipt of payment in full to WALTER P MOORE of all outstanding sums due from Client, or curing of such other breach by Client which caused WALTER P MOORE to suspend services, Client shall as Additional Services compensate WALTER P MOORE for expenses incurred as a result of the suspension and resumption of its services, and WALTER P MOORE's schedule and fees for the remainder of WALTER P MOORE's Project services shall be equitably adjusted.

XIII. Force Majeure

- A. In the event that WALTER P MOORE is prevented, directly or indirectly, from completing performance of any of its obligations under the Agreement by adverse weather, war, attack, labor unrest or shortage, civil unrest or other occurrence beyond the control of

WALTER P MOORE, then WALTER P MOORE shall be excused from any further performance of its obligations under the Agreement. In the event of a force majeure delay which does not result in termination of the Agreement, the Project schedule shall be equitably adjusted before resumption of services.

XIV. Waiver

- A. The failure on the part of either party, at any time, to require full performance by the other party of any portion of the Agreement, shall not be deemed a waiver of, or in any way affect, that party's rights to enforce such provisions or any other provision at a later time. Any waiver by any party of any provision or on any occasion shall not be taken or held to be a waiver of any other provision or on any other occasion.

XV. Severability and Survival of Terms

- A. If any one or more provisions of the Agreement, any portion thereof, or the application thereof to any person or circumstance, shall for any reason be held invalid, illegal or unenforceable in any respect, any such invalidity, illegality or unenforceability shall be deemed stricken and shall not affect any other provision of the Agreement or the application of such provisions to other persons or circumstances, and the balance of the Agreement shall be enforced to the greatest extent permitted by law. Limitations of liability and remedies and all indemnity obligations shall survive termination of the Agreement for any cause.

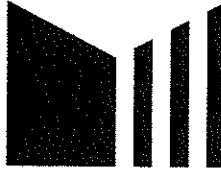
XVI. Dispute Resolution

If a dispute arises out of or relates to this contract or the breach thereof, and if the dispute cannot be settled through negotiation, the parties agree first to try to settle the dispute by mediation administered by the American Arbitration Association under its Construction Industry Mediation Procedures before resorting to arbitration or litigation.

XVII. Meaning of Terms

- A. **Client** - The party, with which WALTER P MOORE has entered into the Agreement, responsible for managing the overall design including, without limitation, the design and deliverables of WALTER P MOORE as a consultant to the Client.
- B. **Construction Cost of This Portion of the Project** - The total cost incurred by, or if the project is not built, the estimated construction cost to, Client of all elements of the Project designed or specified by WALTER P MOORE. Such Cost shall include the cost (at current market rates if estimated) of all labor and materials furnished including the overhead, fee or profit contingency for This Part of the Project.
- C. **Contractor** - A third party, if any, engaged to provide construction services to Client based in part upon designs and deliverables of WALTER P MOORE.
- D. **WALTER P MOORE** - Walter P. Moore and Associates, Inc. and WALTER P MOORE's independent professional associate or consultant engineering firms.
- E. **Project** - As defined in the Agreement for Professional Services.
- F. **Services** - As defined in the Agreement for Professional Services.
- G. **This Part of the Project** - All elements of the Project design within WALTER P MOORE's engineering discipline designed or specified by WALTER P MOORE.

- H. **Total Project Construction Cost** - The total cost incurred by, or if the project is not built, the estimated construction cost to, Client of all elements of the Project designed or specified by Client and its Consultants. Such Cost shall include the cost at current market rates of all labor and materials furnished including the overhead, fee or profit contingency, plus the cost of equipment specifically specified by Client and its Consultants.



MONTROSE DISTRICT AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: David Hawes, Executive Director
DATE: June 8, 2015
ITEM: Receive report from Marketing and Business Relations Committee

Staff note: The minutes of the committee meeting of May 27 are attached for review.

THE COMMITTEE CONSIDERED THE FOLLOWING ITEM(S):

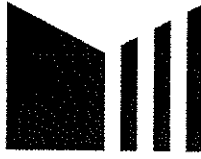
Receive report and discuss 2015 Communications Plan.

Committee Recommendations:

There are no committee recommendations at this time. This is a report only.

Fiscal Notes:

N/A.



MEMORANDUM

TO: Montrose District Board of Directors
FROM: District Executive Director
DATE: June 8, 2015
SUBJECT: Marketing and Business Relations Committee Meeting Minutes

The Marketing and Business Relations Committee met on Wednesday, May 27 at 4:00 p.m. at Tradition Bank, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

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

Staff present: Gretchen Larson, Holli Robinson, Jerry Lowry.

THE COMMITTEE WAS CONSIDERED THE FOLLOWING:

Receive report and discuss 2015 Communications Plan.

Staff stated that there were no action items to be considered for the committee however, they wanted the opportunity to update the committee on suggested changes and receive input.

Staff reviewed the plan with the committee noting several recommendations as follows:

- Hire writers to focus on economic development initiatives of the District and the development community.
- The business workshops be placed on hold for the remainder of the year.
- Utilize video services to create "feature interviews" each month of District activities and business owners and area influencers.

The committee stated that they agreed with the proposed changes and were very pleased to see the change in direction that was being recommended. Staff stated that they would update the plan and return to the committee for a final review and approval in June.

There being no further business to discuss the meeting adjourned at 6:00 p.m.

Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: May 27, 2015
SUBJECT: Business & Economic Development Committee Meeting Minutes

The Business & Economic Development Committee of the Montrose Management District met on Wednesday, May 27, 2015. Committee members attending were Chairman Claude Wynn, Cassie Stinson, Ryan Haley and Gene Creely. Staff present were Ray Lawrence, Jerry Lowry and Holli Robinson. Following lunch, the meeting was called to order at 12:14 PM.

Approval of April Minutes

The minutes of the April 22 meeting of the committee were approved as written.

Year to Date Platting Activity

Ray Lawrence announced that as a regular effort on behalf of the District, he and Patrick Horton would be collecting and plotting platting activities in the District. He distributed a summary and maps (attached) of platting activity in the District since January 1 showing date submitted, plat name, plat type, zip code, Key Map sector, land use, acreage, number of lots as applicable, developer and parcel ID (1). Most of the activity was in single-family residential-primarily townhome development. He and Patrick plan to prepare such reports on a semi-annual basis. The committee asked if it would be possible to prepare a similar report and map covering the entire year 2014. Ray said he would investigate and if possible, bring a 2014 report to the next meeting of the committee.

Survey of Mayoral Candidates

At the January meeting, the committee voted unanimously to survey the mayoral candidates on their positions and plans pertaining to issues of interest and concern to District assessment payers. Ray Lawrence presented a draft of a questionnaire for such a survey with the committee which offered suggestions for improvement. Ray will revise the questionnaire accordingly and distribute it to the committee for final review before it goes out by mail and/or email. Board member Bob Jara will also be consulted and requested to provide a list of mayoral candidates and their contact information. It is hoped that the survey can be launched by July with the intent of having the results tabulated and distributed to Montrose assessment payers and super neighborhoods by early September.

TIRZ Feasibility Analysis Planned

Ray Lawrence announced that executive director David Hawes has asked Tony and him to undertake an analysis of projected changes in value and tax increments that could be used to support formation of a TIRZ congruent with the Montrose District. This will be a considerable undertaking. However, it is hoped that the analysis can be completed by September.

Preliminary Planning for the Fall 2015 Real Estate Forum Luncheon

Ray Lawrence asked for suggestions regarding a possible theme for the Third Annual Montrose District Real Estate Forum tentatively scheduled for November at the Grand Salon of La Colombe d'Or. Gene Creely suggested that consideration be given to "The Future Vision for Montrose" that would cover a number of issues including changes in land use, parking and the proposed SPA, mass transit and project financing.

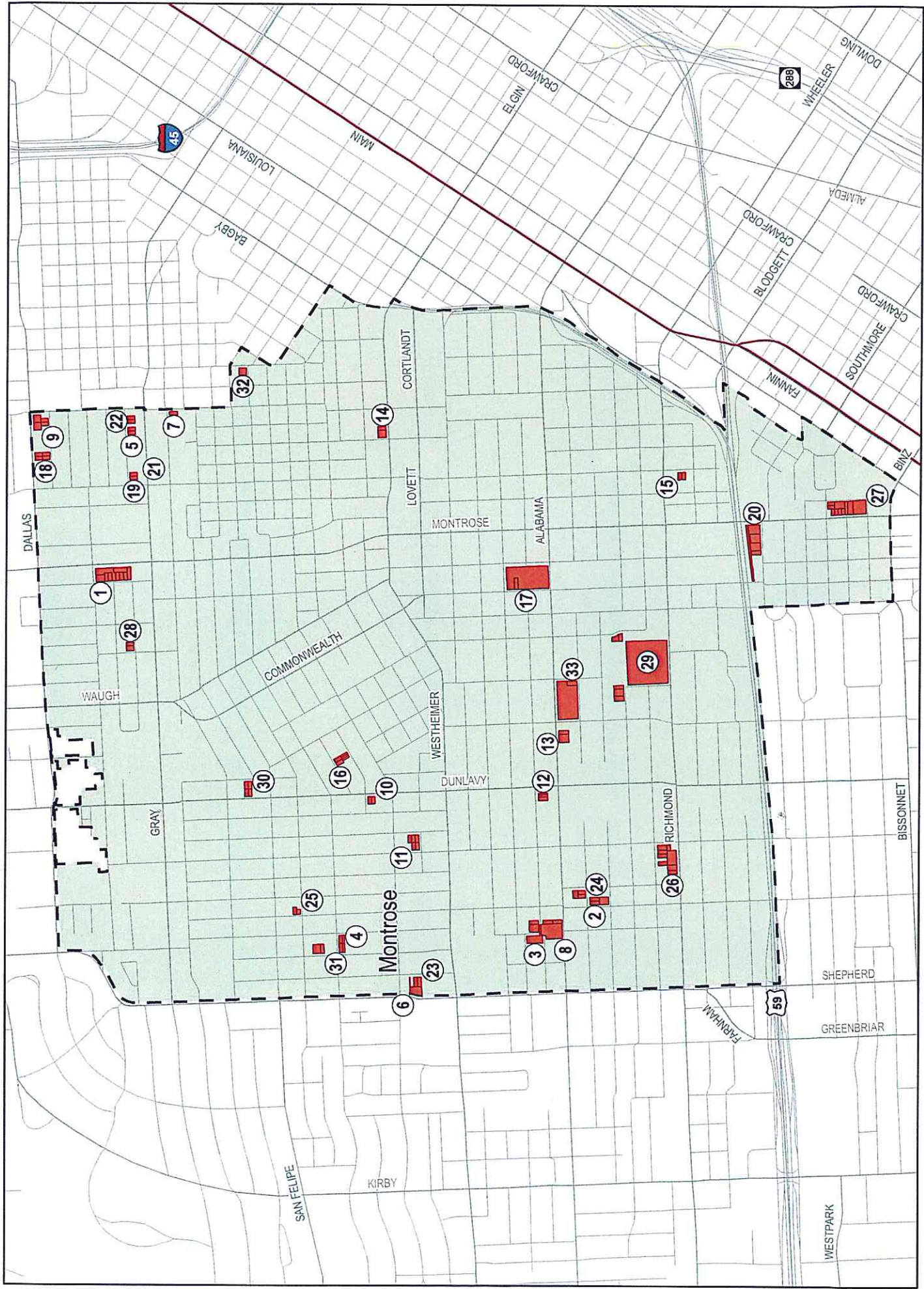
Committee members are asked to submit any suggestions they may have for possible themes as well as speakers to Ray Lawrence at their earliest convenience.

Adjournment

The meeting was adjourned at 1:25 PM.

Subdivision Platting Activity Report for Montrose

District	Map	Submitted	Subdivision Plat Name	Subdivision Plat Type	Zip Code	Key Map	Unrestricted	Single Use	Acres	Units	Developer	File #
Montrose District	1	01/09/2015	Summit Montrose	Class 2 subdiv. replat	77019	493N	Unrestricted	Public Street	1.872	0	Summit Montrose Apartments, LLC	0101670000001
Montrose District	2	01/12/2015	Hazard Townhome Estate	Class 2 subdiv. replat	77098	492V	Unrestricted	Public Street	0.1435	3	Joe's Construction, LLC	0382180000001
Montrose District	3	01/12/2015	City Centre at Midtown	Class 2 subdiv. replat	77098	492V	Unrestricted	Public Street	2.272	0	DIC Residential	0260550020001
Montrose District	4	01/12/2015	Summit Place Addition partial replat no 1	Class 3 subdiv. replat Public Hearing	77019	492R	Unrestricted	Public Street	0.1124	2	Blackstone Homes	0520590580006
Montrose District	5	01/12/2015	West Pierce Avenue Views	Class 2 subdiv. replat	77019	493N	Unrestricted	Public Street	0.1148	2	Mazharho Construction	0570360000014
Montrose District	6	01/12/2015	Morgan Addition partial replat no 5	Class 3 subdiv. replat Public Hearing	77019	492V	Unrestricted	Public Street	0.1149	2	Carnegie Homes	0442550000055
Montrose District	7	01/12/2015	Clyscap at Tait	Class 2 subdiv. replat	77006	493N	Unrestricted	Public Street	0.1291	3	New Heights Construction, LLC	0541760000019
Montrose District	8	01/12/2015	City Centre at Midtown	Class 2 subdiv. replat	77098	492V	Unrestricted	Public Street	2.272	0	DIC Residential	0260550020001
Montrose District	8	01/12/2015	City Centre at Midtown	Class 2 subdiv. replat	77098	492V	Unrestricted	Public Street	2.272	0	DIC Residential	0442470000002
Montrose District	9	01/24/2015	West Saurier Street Views	Class 2 subdiv. replat	77019	493N	Unrestricted	Public Street	0.1132	2	Urban Living, LP	0570310000016
Montrose District	10	01/24/2015	Hyde Park Heights partial replat no 1	Class 3 subdiv. final plat	77019	492V	Unrestricted	Public Street	0.1148	2	Sandcastle Homes, Inc.	0180570000011
Montrose District	11	02/05/2015	Plainview partial replat no 1	Class 3 subdiv. final plat	77019	492V	Unrestricted	Public Street	0.11	2	Joseph J. Wert and David Barron	0291670000005
Montrose District	12	02/09/2015	Winlow Place partial replat no 3	Class 3 subdiv. final plat	77098	492V	Unrestricted	Public Street	0.2157	1	Lella Home	0542340000002
Montrose District	13	02/23/2015	West Alabama Terrace replat no 1	Class 2 subdiv. replat	77006	492V	Unrestricted	Public Street	0.3375	1	PTLC Investments, LLC	0522590000002
Montrose District	14	02/23/2015	Asht Centre replat	Class 2 subdiv. replat	77006	493S	Unrestricted	Public Street	0.255	0	Sylvia Wang	0261330000010
Montrose District	15	02/23/2015	Stanford Street Landing	Class 2 subdiv. replat	77006	493W	Unrestricted	Public Street	0.1148	2	RZ Enterprises USA, Inc.	0141500000004
Montrose District	16	02/23/2015	Michigan Street Terrace	Class 2 subdiv. replat	77006	492R	Unrestricted	Public Street	0.1148	2	Elegant Urban Homes, LLC	0513830000024
Montrose District	4	02/23/2015	Summit Place Addition partial replat no 1	Class 3 subdiv. final plat	77019	492R	Unrestricted	Public Street	0.1124	2	Blackstone Homes	0520590580007
Montrose District	13	02/23/2015	West Alabama Terrace replat no 1	Class 2 subdiv. replat	77006	492V	Unrestricted	Public Street	0.3375	1	PTLC Investments, LLC	0522590000002
Montrose District	17	03/06/2015	Annunciation Orthodox School Campus partial replat no 1	Class 2 subdiv. replat	77006	493S	Unrestricted	Public Street	3.8567	0	Annunciation Orthodox School	0261780000007
Montrose District	18	03/09/2015	Casa De Chambres	Class 2 subdiv. replat	77019	493N	Unrestricted	Public Street	0.1117	2	Marq Q DeChambres	0570310000008
Montrose District	19	03/09/2015	Commons on West Pierce	Class 2 subdiv. replat	77019	493N	Unrestricted	Public Street	0.1148	2	Giles Design Group	0570360000002
Montrose District	20	03/09/2015	Post Oak School	Class 2 subdiv. replat	77006	493W	Unrestricted	Public Street	1.2968	0	The Post Oak School	0360440000004
Montrose District	21	03/09/2015	Commons on West Pierce	Class 2 subdiv. replat	77019	493N	Unrestricted	Public Street	0.1148	2	Giles Design Group	0570360000003
Montrose District	22	03/09/2015	West Pierce Commons	Class 2 subdiv. replat	77019	493N	Unrestricted	Public Street	0.1148	2	WILLIAM BETTINGEN	0570360000017
Montrose District	23	03/20/2015	Morgan Addition partial replat no 5	Class 3 subdiv. final plat	77019	492V	Unrestricted	Public Street	0.1449	2	Carnegie Homes	0572870000003
Montrose District	24	04/03/2015	Driscoll Terrace	Class 2 subdiv. replat	77098	492V	Unrestricted	Public Street	0.2296	6	Jeff Paul Custom Homes LTD	0382150000007
Montrose District	25	04/06/2015	Nicholas Crossing	Class 2 subdiv. replat	77019	492R	Unrestricted	Public Street	0.0803	2	Clear Lake Shores Properties	0520540260001
Montrose District	26	04/06/2015	West Lancaster Place partial replat no 1	Class 2 subdiv. replat	77098	4922	Unrestricted	Public Street	1.041	0	Richwood Houston Inc.	0382280000007
Montrose District	27	04/17/2015	Museum of Fine Arts Houston Sec 1	Class 2 subdiv. replat	77006	493W	Unrestricted	Public Street	2.344	0	Museum of Fine Arts, Houston	0360220000001
Montrose District	28	04/17/2015	West Pierce Home	Class 2 subdiv. replat	77019	493N	Unrestricted	Public Street	0.1534	3	Matt Casco	0523640000005
Montrose District	29	04/20/2015	Menil Drawing Institute	Class 3 subdiv. final plat	77006	493S	Unrestricted	Public Street	2.39	0	Menil Foundation, Inc.	0441850000012
Montrose District	30	05/02/2015	Novastecture Design Group Ridgewood Place	Class 2 subdiv. replat	77006	492R	Unrestricted	Public Street	0.1148	2	Novastecture Design Group	0520790050005
Montrose District	31	05/04/2015	Trilene Brun Enclave	Class 2 subdiv. replat	77019	492R	Unrestricted	Public Street	0.29	6	Trilene Homes	0520590570005
Montrose District	32	05/04/2015	Genesee West Drew Crossing	Class 2 subdiv. replat	77006	493P	Unrestricted	Public Street	0.2296	6	RZ Enterprises USA, Inc.	0140210000003
Montrose District	33	12/05/2014	Menil North replat no 1	Class 2 subdiv. replat	77006	492V	Unrestricted	Public Street	2.958	9	Menil Foundation, Inc.	0502300000018



MONTROSE MANAGEMENT DISTRICT

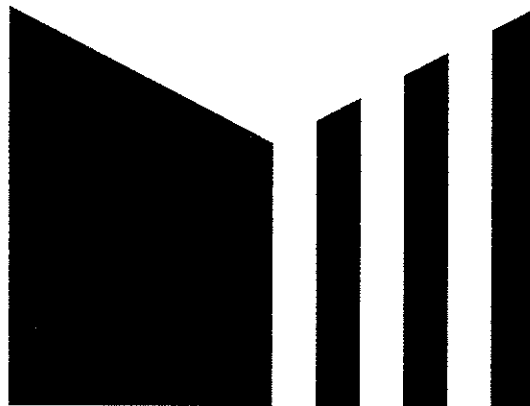
SERVICE PLAN

MONTHLY REPORT

MAY 11 – JUNE 9, 2015

COMMITTEE ACTIVITY

STAFF ACTIVITY



COMMITTEE ACTIVITY

Business and Economic Development Committee

The committee met on May 27.

Marketing and Business Relations Committee

The committee met on May 27.

Mobility and Visual Improvements Committee

The committee met on May 18.

Public Safety Committee

The committee met on May 8.

Finance Committee

The Finance Committee met on June 1.

STAFF ACTIVITY

MAY 11 – JUNE 9, 2015

Marketing and Business Relations Committee

The Marketing Committee met on May 27 and the minutes of the meeting are included in the packet for review. Staff is working with the committee on tweaks and adjustments to the communications plan and will present a revised recommendation to the board in July.

The new website was launched on May 19. From the feedback received to date folks like the new format very much. Work was also completed for the June e-newsletter.

The next quarterly Business Mixer will be June 25th at Boheme with a Texas wine tasting, and Rosemont has been confirmed for September and the theme Texas spirits and mixology as well as food pairings.

Business Ambassador Program

The Business Ambassador completed **50** new visits and a total of **15** completed visits. The BA also dropped off marketing materials, answered general questions and inquiries about District services and completed other assignments as directed by the Executive Director and staff.

Social Media

See social media report attached. The engagement numbers continue to increase as a result of the original content creation approach adopted by the board last year.

Mobility and Visual Improvements Committee

The Mobility and Visual Improvements Committee met May 18, 2015

Safety and Security Committee

The Safety and Security Committee met June 5, 2015.

Business and Economic Development Committee

The Business & Economic Development Committee met on May 27, 2015

Finance Committee

The committee met on June 1 and discussed invoices and various delinquent assessments. The committee approved the invoices and recommended presentation to and approval by the Board.

Montrose District
Social Media Report
May 2015

prepared by
Tawny Tidwell

June 1, 2015

Stats

TWITTER:

Number of total tweets from May 01-May 31:	68
Increase in Followers for May 2015:	280
Total Followers:	5,373

FACEBOOK:

Total number of 'likes': (Up from 11,242 in April 2015)	11,768
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Total page views this month:	115,584	by	74,238	Indiv. Users
Total page views in April:	160,544	by	94,148	Indiv. Users

Top 5 Posts:

KHOU High Water Areas	10,300
CultureMap TasteMaker Nominees	5,800
New BBQ Restaurant for Richmond Ave	3,000
The Burger Joint	2,600
Houstonia Best Brunch	2,600

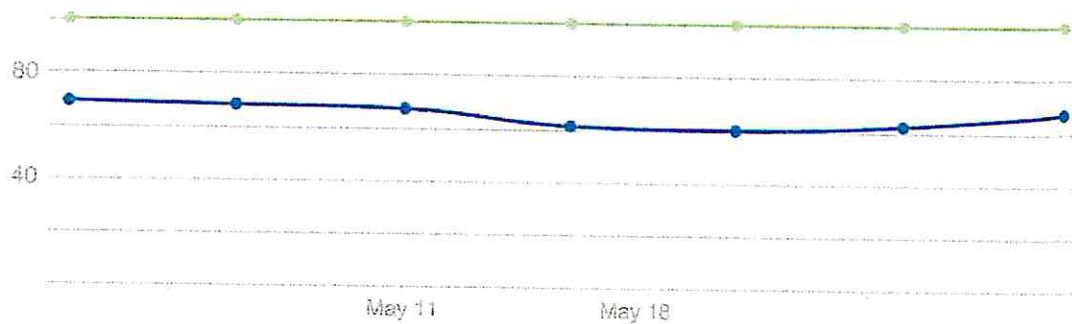
THREE MONTH RECAP

	March	April	May
Twitter	4,920	5,119	5,373
Facebook	10,759	11,242	11,768

Graphs

MY SOCIAL SCORES

ENGAGEMENT **67%** INFLUENCE **100%**



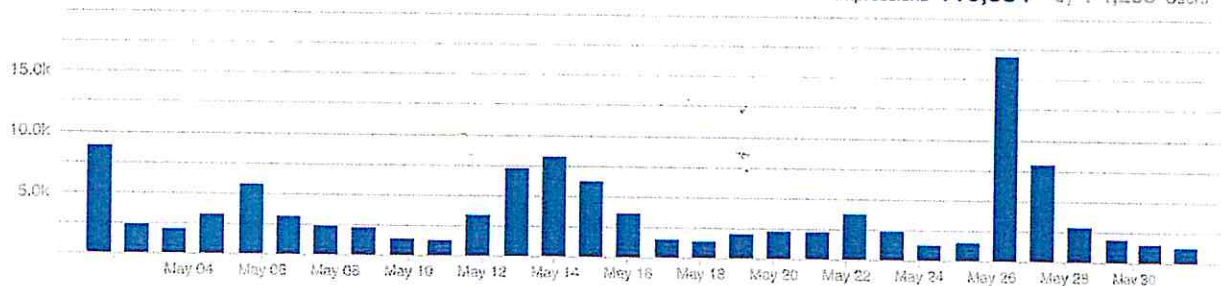
Interactive Stats (above):

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 **115,584** by **74,238** 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

Here is a sampling of some of our most influential Twitter followers to date:


KPRC2 Houston
Dwight Silverman (Chronicle)
Josh Chapin (KHOU)
Alice Barr (KHOU)
David Muto (Texas Tribune Associate Editor)
CultureMap Houston
Houston Inner Looper (magazine)
Craig Hlavaty (Chronicle, NewsFix)
Anne Lee Phillips (Social Editor, PaperCity)
Sally MacDonald (MyFox 26)
Rita Garcia (MyFox 26 Anchor)
Jessica Willey (ABC 13)
Chris Grazczyk (ABC13 Photographer)

Lane Lewis (running for City Council)
Lauren Kruzcyk (Editor/Social Media Director at LOCAL Houston)
Paige Phelps (Houston Public Media Producer)
Matt Dempsey (Chronicle Data Reporter)
My Table Magazine
Mai Pham (Houston Press Food Critic)
Chris Helman (Forbes - Southwest)
Rachel Miller (Sr. Lifestyle Editor, BuzzFeed)
Dug Begley (Chronicle, Transportation)
Katherine Feser (Chronicle, Business)
Jennifer Radcliffe (Chronicle, Asst Editor)

Facebook

**The Montrose District**
Published by Tawny Tidwell · May 26 at 10:49am ·

KHOU 11 News has compiled a list of high water locations in the Houston area. Please stay safe out there, Montrose!



List: High water locations in Houston area

Major roads and highways around Houston and surrounding areas are closed due to high water and street flooding.

KHOU.COM

10,272 People Reached

99 Likes, Comments & Shares

56 Likes

35 On Post

21 On Shares

19 Comments

2 On Post

17 On Shares

24 Shares

23 On Post

1 On Shares

860 Post Clicks

0 Photo Views

669 Link Clicks

191 Other Clicks

NEGATIVE FEEDBACK

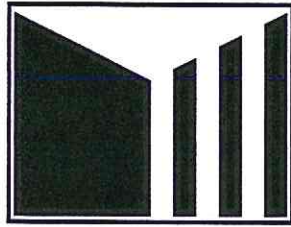
0 Hide Post

0 Hide All Posts

0 Report as Spam

0 Unlike Page

One exciting part of having expansive reach and an engaged audience on Facebook is that we get the opportunity to help out our residents, business owners, and all Houstonians in times of emergency. I found this helpful guide to high water areas during the flood, and it was widely shared from our account by our followers.



MONTROSE MANAGEMENT DISTRICT

Cleanup Update

June 2015 meeting of the Board of Directors

Staff inspected the District for overgrown vacant lots, illegal trash dumps, inoperable vehicles and abandoned houses and businesses. Reports were submitted to 311 Help Online for abatement.

● ***Following up on a complaint from a business owner, Staff has submitted to 311 Online what appears to be an unpermitted sign in the 1400 block of Richmond, pictured below.***

Thank you for your request or comment. Your Tracking Number is: 101001780712.

Thank you for contacting the City of Houston 311 Help & Information center. We have created a Case for "Building or Sign Code" and assigned it Case Reference Number 101001780712.

There are several work processes for "Building or Sign Code" that could follow. First, the situation you reported will be investigated and evaluated by 6/9/15. Next, if work is warranted, it may be completed under the case you created. However, if a different or more specific case should be required to address your concern, your original case will be reclassified, and a new case will be opened.

To follow the progress of your case and any related cases, please see the case map at www.houston311.org.

For more information, please call 311. (If outside Houston, dial 713-837-0311.)

Thank you again for contacting the City of Houston 311 Help & Information center.



● *After a complaint from the same building owner, Staff also submitted a request for abatement of a trailer filled with junk parked in the parking lot of 1409 Richmond, along with other piles of trash and junk, pictured below.*

Thank you for your request or comment. Your Tracking Number is: 101001780740.

Thank you for contacting the City of Houston 311 Help & Information center. We have created a Case for "Pick Up Trash Dump on City Property or Illegal Dumpsite" and assigned it Case Reference Number 101001780740.

There are several work processes for "Pick Up Trash Dump on City Property or Illegal Dumpsite" that could follow. First, the situation you reported will be investigated and evaluated by 7/2/15. Next, if work is warranted, it may be completed under the case you created. However, if a different or more specific case should be required to address your concern, your original case will be reclassified, and a new case will be opened.

To follow the progress of your case and any related cases, please see the case map at www.houston311.org.

For more information, please call 311. (If outside Houston, dial 713-837-0311.)

Thank you again for contacting the City of Houston 311 Help & Information center.



● ***Staff has reported to 311 Online a boarding house in the 300 block of Westheimer completely overgrown with vines and other vegetation. Even in its blighted condition, it appears to be occupied, pictured below.***

Thank you for your request or comment. Your Tracking Number is: 101001780765.

Thank you for contacting the City of Houston 311 Help & Information center. We have created a Case for "Unsafe Boarding House" and assigned it Case Reference Number 101001780765. The situation you reported will be investigated within four weeks. It should be handled completely by 10/25/16.

To follow the progress of your case and any related cases, please see the case map at www.houston311.org.

For more information, please call 311. (If outside Houston, dial 713-837-0311.)

Thanks again for contacting the City of Houston 311 Help & Information center.

