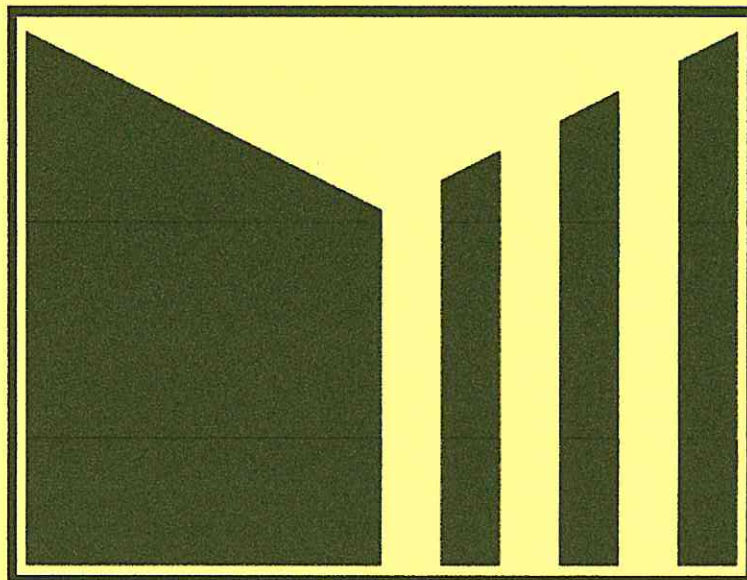
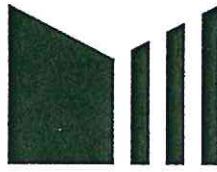


MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

August 10, 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, August 10, 2015, at Montrose Center, 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. Receive public comments.
3. Approve minutes of regular meeting held July 13, 2015.
4. Receive update from Nominating Committee and accept Oath of Office, Sworn Statement, and Bond from Newly Appointed Board Member.
5. Receive update from Mobility and Visual Improvements Committee.
6. Receive update and recommendations from Finance Committee.
 - a. Receive District's monthly Assessment Collection Reports and Billing and Assessment Summaries, Lawsuit and Arbitration Status Details, and Delinquent Assessment Reports.
 - b. Receive and consider District's monthly financial report, including pay invoices.
 - c. Consider request from Mr. Foteh regarding waiver of principal and interest in the amount of \$71.16 and refund of \$115.45 for a total of \$186.61.
 - d. Consider term sheet offer from Tradition Bank
7. Receive update and recommendations from Public Safety Committee
 - a. Consider funding request from Montrose Security Alliance initiative in the amount of \$1,000.00
8. Receive update from Marketing and Business Development Committee.
9. Receive update from Business and Economic Development Committee.
10. Receive Executive Director's Monthly Report.
11. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss litigation, and matters related to the same.
12. Reconvene in Open Session and authorize appropriate action by legal counsel related to executive session.
13. Announcements.
14. 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

3. Approve minutes of the regular meeting held July 13, 2015.

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

July 13, 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, July 13, 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 and Ellis, thus constituting a quorum. Also present were Jerry Lowry, Susan Hill, Holli Robinson, Alice Lee, Linda Clayton, Gretchen Larson, and Tony Allender, all with Hawes Hill Calderon, LLP; Amanda Edwards, Bracewell & Giuliani; Pat Hall, Equi-Tax, Inc.; Felecia Alexander, Municipal Accounts & Consulting; Dennis Beedon, Montrose Business Ambassador; Josh Rambo, McCall Gibson Swedlund Barfoot PLLC; and Ray Lawrence, Lawrence & Associates. Others attending the meeting were Officer Victor Beserra, HPD; Cathleen Lynch, Kudela & Weinheimer; Daphne Scarbrough, Richmond Avenue Coalition; and Gene Creely. Chairman Wynn called the meeting to order at 12:01 p.m.

APPROVE MINUTES OF REGULAR MEETING HELD JUNE 8, 2015.

Upon a motion duly made by Director Grover, and being seconded by Director Mitchmore, the Board voted unanimously to approve the Minutes of the June 8, 2015, Board meeting, as presented.

CONSIDER BOARD NOMINATIONS FOR EXISTING EXPIRING TERMS AND PROCESS FOR MAKING RECOMMENDATIONS FOR VACANT POSITIONS.

Chairman Wynn reported the list of expiring and vacant positions on the Board of Directors was listed in the Board agenda materials. He reported Director Mitchmore was the Chair of the Nominations Committee and to provide any nominations for the vacant positions to Director Mitchmore. He discussed the criteria of a Board member. Ms. Hill handed out reappointment forms to be filled out to the Directors who terms expire June 1, 2015. Chairman Wynn requested the forms be returned to Ms. Hill upon completion so that she could send to the City for approval. No action from the Board was required.

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

Chairman Wynn welcomed Todd Edwards to the Board. Mr. Edwards introduced himself and answered questions. Upon a motion duly made by Director Hubbard, and being seconded by Director Stinson, the Board voted unanimously to accept the Oath of Office, Sworn Statement and Bond from newly appointed Todd Edwards and approved his appointment to position 11.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

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

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

RECEIVE AND APPROVE FY2014 FINANCIAL AUDIT REPORT.

Mr. Rambo presented the FY2014 Financial Report and Audit, included in the Board agenda materials. He reported a clean opinion. He answered yes to Director Mitchmore's question as a fiduciary responsibility whether there were adequate safeguards in place. Upon a motion duly made by Director Mitchmore, and being seconded by Director Hubbard the Board voted unanimously to approve the FY2014 Financial Report and Audit as presented.

RECEIVE REPORT – PUBLIC SAFETY.

Officer Beserra presented the Patrol Summary Report, June 2015, included in the Board agenda materials, and answered questions. No action from the Board was required.

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

Ms. Hall presented the Monthly Assessment Collection Report, included in the Board agenda materials, and answered questions. She reported 97% collected in the east zone, no uncertified property and 61 unsettled accounts. She reported 96% collected in the west zone, a small amount of uncertified property and 98 unsettled accounts. She reported delinquent accounts have been turned over for collection. No action from the Board was required.

RECEIVE REPORTS – MARKETING & BUSINESS DEVELOPMENT

- (i) Consider Committee recommendation for services agreement with Michael Hardy to provide professional writing services for the District in the amount of \$500 per feature article for a total monthly cost not to exceed \$2,000**

Ms. Larson reported the services agreement with Michael Hardy was discussed by the Committee and they were recommending it for approval. She reported the articles would be in the direction of economic development within the District. She reported the District's attorney has reviewed the services agreement and it was within the budget. Upon a motion duly made by Director Jara, and being seconded by Director Madden, the Board voted unanimously to approve the services agreement with Michael Hardy to provide professional writing services for the District in the amount of \$500 per feature article or a total monthly cost not to exceed \$2,000.

RECEIVE REPORTS – MOBILITY & VISUAL IMPROVEMENTS

- (i) Receive update on TxDOT bridges**

Mr. Allender provided an update on the TxDOT bridge lighting project and answered questions. He reported the goal is to go out for bids in the fall. He provided an update on conversations with Mr. Patterson at TxDOT and reported Mr. Patterson indicated he would be comfortable only requiring the District advance

20% of the costs based on the total grant amount which would amount to approximately \$300,000. No action from the Board was required.

(ii) Consider recommendations for prioritization of signage and esplanade improvements in District

Kudela & Weinheimer provided a presentation on the proposed identity markers and esplanades improvements. Mr. Allender reported signage is proposed to be completed in two phases and esplanades have been divided into four phases. He reported phase one would include 19 identity markers and six esplanades, so long as the money is available. Phase two is to include 9 identity markers and additional esplanades, with the remaining of the esplanades in phase three and four. There was general discussion regarding using black star gravel or ground cover planting in the esplanades. Ms. Lynch reported they would request line item bidding for both scenarios. It was reported native or adaptive plants would be used in the esplanades with sustainability and maintenance theme. Upon a motion duly made by Director Madden, and being seconded by Director Stinson, the Board voted unanimously to move forward with the bidding process, including line item alternatives, for the signage and esplanade improvements in the District.

(iii) Consider an amended approach to the Special Parking Area application to the City of Houston

Mr. Allender provided an update on the Special Parking Area application. He reported staff was coordinating with the City and a formal submission would be made today upon approval from the Board on the application. He reported the amended application included a sector approach as requested by the City dividing the District into three sectors. He reported the ultimate goal is walkability. He reported the amended application included deliverable dates with a targeted approach. He answered questions regarding the process and amendments to the application. He reported staff was in the process of updating the 2012 inventory report done by Walter P Moore of the infrastructure in the District. Upon a motion duly made by Director Stinson, and being seconded by Director Hubbard, the Board voted unanimously to authorize the submission of the amended Special Parking Area application.

(iv) Consider proposal to remove the Montrose gateway monument at Westheimer and Bagby Streets

Mr. Allender went over the proposal received from Kafoglis Construction to remove the gateway monument at Westheimer and Bagby Streets, included in the Board agenda materials, and answered questions. He reported the M and placard would be saved. Upon a motion duly made by Director Stinson, and being seconded by Director Mitchmore, the Board voted unanimously to approve the proposal from Kafoglis Construction to remove the gateway monument at Westheimer and Bagby Streets in the amount of \$1,500.00.

RECEIVE REPORTS – BUSINESS AMBASSADOR

Mr. Beedon reported 60 new business visits within the District. He reported on new locations of businesses in the District with one new women's clothing store, RF Lifestyles, having opened on Westheimer. No action from the Board was required.

RECEIVE REPORTS – BUSINESS AND ECONOMIC DEVELOPMENT

Chairman Wynn reported the mayoral candidate surveys have been sent out and staff should be receiving those back in time for review by the Board in August. No action from the Board was required.

RECEIVE REPORTS – EXECUTIVE DIRECTOR

Mr. Lowry reported the Executive Director's Report was included in the Board agenda materials. Mr. Allender reported staff would be meeting with the company overseeing the mini-mural electrical boxes and will bring back a proposal to the Board for review. No action from the Board was required.

CONSIDER RESIGNATION OF BRAD NAGAR FROM BOARD OF DIRECTORS.

Chairman Wynn reported Director Nagar had rescinded his resignation. No action from the Board was required.

ANNOUNCEMENTS.

There were no announcements.

ADJOURN.

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 1:13 p.m.

Secretary



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 a report from the Mobility and Visual Improvements Committee.

MONTROSE MANAGEMENT DISTRICT

August 3 Mobility and Visual Improvements Committee Meeting Highlights

The Montrose Management District Mobility and Visual Improvements Committee held a meeting on Monday, August 3, 2015, at 11:00 AM at Tradition Bank located at 5020 Montrose, Suite 200, Houston TX 77006.

Montrose Management District Committee members Committee Chairman Council Member David Robinson and District Chair Claude Wynn attended. Also in attendance were, Lee Anne Dixon and Louis Cutaia with Walter P Moore, Darin Weinheimer and Austin Taphorn with Kudela & Weinheimer, Lance Gandy of Gandy2 Lighting Design. Staff in attendance were David Hawes, Jerry Lowry, Tony Allender, Dennis Beeden, Michael Hardy, and Holli Robinson.

1. Call Meeting to Order.

The meeting was called to order at 11:05 a.m.

2. Receive update on Bridge Lighting plans.

Consultants for the management District have indicated submission of the fully stamped plans to TxDOT will take place the week ending August 7. Final review and bids are expected by September.

3. Receive update and discuss the Esplanade and Marker programs.

Consultants for the management District have indicated an intent to submit for permits for all of the District identification markers in the week ending August 7. Following acquisition of permits, the consultants will prepare a bid package for 18 Phase I markers with the possibility that three to six markers may be installed in advance of others to allow for initial public consumption. Construction plans are now between 60 and 80 percent complete for Phase 1 esplanades.

4. Receive update and discuss removal of the gateway monument at Westheimer and Bagby.

The City of Houston has raised issues regarding removal of the gateway monument at Westheimer and Bagby. Tony Allender is coordinating with the District's community partners to address the city's issues and move forward as instructed by the board.

5. Receive update and discuss the bikeway improvement project.

The consultant team is concluding the study of bikeway improvements and, in coordination with District staff, will be coordinating with the City of Houston in preparation for presentation to the Board of final study results and opportunities for project design and implementation.

6. Receive update and discuss the Special Parking Area application to the City of Houston.

At the time of the committee meeting, District staff indicated that the application was on track to be heard by the City of Houston Plan Commission on August 20, 2015. Since that time, City of Houston staff has determined that the application will be heard on September 3, 2015 to allow for additional time for review and response.

7. Receive update and discuss an update to the 2012 mobility inventory completed by WPM.

Beginning the week of August 10, District staff will begin the update of the inventory of major roadways and parking areas in the Montrose District. The initial study was completed by Walter P

Moore in 2012. The update will allow for preparation of a capital improvements program for the Montrose Management District and also meet an initial task of the proposed Special Parking Area.

8. Receive update on mobility improvements and construction projects impacting Montrose.

On July 30, City of Houston staff conducted a public hearing regarding reconstruction of West Alabama. Reconstruction will take place from Wesleyan to Chenevert with construction of the segment between Wesleyan and Buffalo Speedway to begin in 2016. Conceptual design included a three-lane roadway with options for on-street bike lanes or off-street shared use paths. City staff took comments from the public with the intent to consider information and ideas for incorporation into the design.

9. Discuss development of a five-year capital improvement program for the Montrose area.

Staff is in the initial stages of development of an initial five-year capital improvements program that will incorporate improvements proposed by the various mobility and visual improvement initiatives and provide a timeframe for implementation by the District or its partners.

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 an update and recommendations from the Finance Committee.
 - a. Receive the Montrose Management District's monthly Assessment Collection Report and Billing and Assessment Summary, Lawsuit and Arbitration Status Summary, and Delinquent Assessment Report.
 - b. Receive and consider the District's monthly financial report including payment of invoices.
 - c. Consider a request from Mr. Foteh regarding waiver of principal and interest, in the amount of \$71.06 and a refund of \$115.45 for a total of \$186.61
 - d. Consider a term sheet offer from Tradition Bank

**MONTROSE MANAGEMENT DISTRICT
FINANCE COMMITTEE MINUTES
August 3, 2015**

The Montrose Management District Finance Committee held a meeting on Monday, August 3, 2014 at 10:00 a.m. at Tradition Bank, 5020 Montrose, Suite 200, Houston, Texas.

Montrose Management District Chairman Claude Wynn and Finance Committee Chair Kathy Hubbard were present. Staff present were David Hawes, Jerry Lowry and Holli Robinson.

1. Call Meeting to Order at 10:00 AM

2. Review and consider approval of invoices.

The Committee reviewed invoices for approval and payment. All invoices considered for approval were considered appropriate based on the approved budget, the approved contracts for service, and for expenses related to the implementation of the service plan.

Recommendation: The committee recommends that the board approve and authorize the payment of the invoices.

3. Consider Refund Request

There are three accounts for Mr. Foteh that have had payments applied:

- a. 94-054-035-000-0001 - Paid levy only (\$768.18) in February (Owes \$71.16)
- b. 94-052-263-000-0011 - Paid levy, P&I (\$784.95+ \$54.95) in February
- c. 94-054-037-000-0012 - Paid levy, P&I (\$864.22+ \$60.50) in February

His father passed away January 17, 2015 and Mr. Foteh made payments as soon as he received possession of the estate. Based on the fact that matters of the estate were frozen until conveyed to him, he is requesting that P&I be waived on all three accounts and the previously paid P&I refunded from two accounts.

Recommendation: The Committee recommends that Board of Directors approve the waiving of the P&I of \$71.16 and refunding \$115.45 for a total of **\$186.61** to Mr. Foteh.

3. Review and Discuss Bank Loan Term Sheet

The Committee reviewed and discussed a proposed Line of Credit. The committee recommends that the board authorize legal counsel to draft an agreement based on the conditions of the term sheet to be subsequently presented for board approval. The committee believes the line of credit will put us in a good position if needed.

Recommendation: The Committee recommends that the Board of Directors approve the term sheet and authorize the Board Chair, The Districts' Legal Counsel and the Executive Director take all necessary actions to prepare a loan agreement for consideration at the September Board Meeting.

4. Discuss moving September Committee Meeting Date to accommodate holiday

The next Finance Committee will meet on Wednesday, September 9, 2015 at 8:30 a.m. since the regular meeting falls on Labor Day this year.

5) ANNOUNCEMENTS

No announcements

6) ADJOURN: The committee adjourned at 11:00 a.m.

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2014	0.12500	\$621,001.59	\$607,473.75	\$13,527.84	98%
2013	0.12500	\$496,571.41	\$494,819.77	\$1,751.64	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	466.35	540,531.94
2013 Assessment Collected	-168.75	2,346.70
2012 Assessment Collected	0.00	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	185.87	6,845.14
Overpayments	0.00	21,551.59
CAD Lawsuits	848.28	2,959.39
CAD Corrections	0.00	0.00
Collection Fees	110.04	1,509.23
Estimated Payments	0.00	318.31
Court Fees	0.00	0.00
Total Revenue	1,441.79	576,437.30
Overpayments Presented for Refund	848.28	27,243.42
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2014:	499,387,001	Uncertified:	0
ASSESSED VALUE FOR 2013:	400,929,977	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	\$494,819.77	
2014	0.12500	387,681	368,297	\$607,473.75	
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

July 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 3800 MONTROSE BLVD HOUSTON TX 77006-4626	0261640000027 0261630000021 0261630000001	4100 MONTROSE BLVD 77006 4203 YOAKUM BLVD 77006 4200 MONTROSE BLVD	OFFICE BUILDINGS	13,904,459	17,380.57	
CAMPANILE SOUTH LP 109 N POST OAK LN STE 200 HOUSTON TX 77024-7789	0302460000001 0302460000041 0302460000026 0302460000023	0 RICHMOND 77006 0 RICHMOND 77006 4306 YOAKUM BLVD #16 77006 4301 MOUNT VERNON #26 77006	OFFICE BUILDINGS	11,380,510	14,225.84	
4203 MONTROSE LTD 3810 W ALABAMA HOUSTON TX 77027-5204	1277520010001	4203 MONTROSE BLVD 77006	OFFICE BUILDING	10,214,000	12,767.50	
RIVERSIDE CPI LLC & REALTY CTR MANAGEMENT INC 1990 S BUNDY DR STE 100 LOS ANGELES CA 90025	0370370010001	220 W ALABAMA ST 131 77006	MULTI - FAMILY	9,000,516	11,250.65	
WALGREENS 03157 % TAX DEPT STOP NO 75 300 WILMOT RD DEERFIELD IL 60015-4614	1179390010001	3317 MONTROSE BLVD 77006	RETAIL PHARMACY	8,205,613	10,257.02	
ARMSTRONG CHARLES 5000 MONTROSE BLVD UNIT 22C HOUSTON TX 77006-6564	0140670000002 0140250000001 0140250000002 0140250000005 0140670000001 0140670000003 0140670000004 0140670000005 0140670000006 0140670000009	804 PACIFIC ST 77006 2302 GENESEE ST 12 77006 2308 GENESEE ST 77006 120 FAIRVIEW ST 77006 802 PACIFIC ST 77006 808 PACIFIC ST 77006 811 PACIFIC ST 77006 925 HYDE PARK BLVD 77006 809 HYDE PARK BLVD 77006 925 HYDE PARK BLVD 77006	VARIOUS COMMERCIAL	7,157,554	8,909.63	

MONTROSE DISTRICT EAST ZONE

July 2015

TOP TEN ASSESSMENT PAYERS

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

MONTROSE DISTRICT EAST ZONE

July 2015

TOP TEN DELINQUENTS

PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
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	2,053.18
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
900 LOVETT LTD 1210 W CLAY ST STE 25 HOUSTON TX 77019-4191	92 026 152 000 0017	900 LOVETT BLVD 77006	SCHOOL	2014	1,878.22
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
CHOICE CONDOMINIUM GP LLC 3100 EDLOE ST STE 260 HOUSTON TX 77027-6069	92 134 379 001 0001	0 YAKKUM 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
DONG DIEP NGUYEN 3007 S DAIRY ASHFORD RD STE 9 HOUSTON TX 77082-2794	92 056 053 000 0018	711 W GRAY ST 77019	SHOPPING CENTER	2014	876.32
VALLE FRANCISCO G 815 RICHMOND AVE HOUSTON TX 77006	92 014 150 000 0015	815 RICHMOND AVE 77006	RESTAURANT	2014	806.28
NICK FRANK STATHY JOHN & * GEORGE DEMERIS 2911 S SHEPHERD DR HOUSTON TX 77098-1537	92 030 249 000 0003	1211 MIRAMAR ST #5 77006	APARTMENT	2014	737.50

* Pending HCAD Value Law suits

**Harris County Improvement District No. 6 / East Montrose
Lawsuit and Arbitration Status Summary as of 7/10/2015**

Jur 930

Summary

For Tax Years 2007-2014, for the period of June 2009 through June 2015

Settled

613,463,912	Original value of Settled accounts as of 7/10/2015
188	Number of Settled accounts as of 7/10/2015
57,627,270	Reduction in value of Settled accounts
9.39%	Average % reduction in value of Settled accounts

Unsettled

144,552,160	Original value of Unsettled accounts as of 7/10/2015
59	Number of Unsettled accounts as of 7/10/2015

.125 Tax rate per \$100 valuation

\$16,974 Estimated reduction in assessment on 59 Unsettled accounts,
based on **9.39%** average

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2014	0.12500	\$1,360,615.49	\$1,310,008.60	\$50,606.89	96%
2013	0.12500	\$1,141,888.90	\$1,123,093.62	\$18,795.28	98%
2012	0.12500	\$971,883.28	\$967,134.35	\$4,748.93	100%
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	-7,319.50	1,115,581.66
2013 Assessment Collected	0.00	845.24
2012 Assessment Collected	0.00	612.70
2011 Assessment Collected	0.00	570.52
2010 Assessment Collected	0.00	-701.75
Penalty & Interest	162.48	8,249.57
Overpayments	0.00	11,594.84
CAD Lawsuits	9,297.81	20,450.53
CAD Corrections	0.00	1,162.79
Collection Fees	0.00	2,177.24
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	2,140.79	1,160,543.34
Overpayments Presented for Refund	9,297.81	34,982.07
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2014:	1,091,974,134	Uncertified:	70,822
ASSESSED VALUE FOR 2013:	913,610,113	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	\$967,134.35	
2013	0.12500	920,989	874,940	\$1,123,093.62	
2014	0.12500	939,409	892,438	\$1,310,008.60	
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

July 2015

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
WEINGARTEN REALTY INVESTORS 0591-001 P O BOX 924133 HOUSTON TX 77292-4133	0442250000001 04422500000170 04422500000169 04422500000168 04422500000145 04422500000110 04422500000105 04422500000005 04422500000002 04422500000171	2005 W GRAY ST 77019 1953 W GRAY ST 77019 1953 W GRAY ST 77019 2028 W GRAY ST 77019 2001 W GRAY ST 77019 2020 W GRAY ST 77019 2010 W GRAY ST 77019 2002 W GRAY ST 77019 1950 W GRAY ST 77019 2017 W GRAY ST 77019	VARIOUS COMMERCIAL	74,770,722	93,463.40
FINGER FSC 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 1170070010001 1170070020001 0730810030007	1505 W CLAY ST 77019 1422 W GRAY ST 77019 1414 WAUGH DR 77019 1521 W CLAY ST 77019	SHOPPING CENTER	40,560,967	50,701.21
WEST GRAY RESIDENTIAL LP C/O THE HANOVER CO EARL MALLEY 5847 SAN FELIPE ST STE 3600 HOUSTON TX 77057-3263	1335700010001	1340 W GRAY ST 77019	MULTI - FAMILY	35,053,929	43,817.41
TEXAS ABERCROMBIE FAMILY INT LTD 730 N POST OAK RD STE 110 HOUSTON TX 77024-3854	1327190010001 1327190010002	0 W ALABAMA ST 77098 1701 W ALABAMA ST 77098	SUPERMARKET	26,972,706	33,715.88
BEHRINGER HARVARD MUSEUM DISTRICT PROJECT OWNER LP 5800 GRANITE PKWY STE 1000 PLANO TX 75024-6619	1336630010001	1301 RICHMOND AVE #270 77006	APARTMENT	23,345,222	29,181.53

MONTROSE DISTRICT WEST ZONE

July 2015

TOP TEN ASSESSMENT PAYERS

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

MONTRÖSE DISTRICT WEST ZONE

July 2015

TOP TEN DELINQUENT ACCOUNTS

PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
5020 INVESTMENTS LTD *	94 036 024 000 0003	5020 MONTRÖSE BLVD 77006	OFFICE BUILDINGS	2013 - 2014	23,931.03
5020 MONTRÖSE BLVD FL 9					
HOUSTON TX 77006-5550					
LEVEL HEADED CHOW LLC	94 026 198 000 0005	3414 GRAUSTARK ST #8 77006	MULTI - FAMILY	2010 - 2014	3,574.55
4721 N MAIN ST STE Q					
HOUSTON TX 77009-4400					
KNA PARTNERS *	94 026 174 000 0001	1111 WESTHEIMER RD 77006	SHOPPING CENTER	2013 - 2014	2,749.15
550 WAUGH DR					
HOUSTON TX 77019-2002					
EISEMANN MAUDE	94 010 167 000 0030	1116 W GRAY ST 77019	VACANT	2010 - 2014	2,739.83
5455 JOHN DREAPER DR					
HOUSTON TX 77054-4230					
LEGACY COMMUNITY HEALTH ENDOW	94 018 003 000 0011	1407 MISSOURI ST 77006	VACANT	2013 - 2014	2,713.54
PO BOX 60338					
HOUSTON TX 77205-0338					
SAFOS CHRIST	94 056 125 000 0013	2009 COLQUITT ST 77098	APARTMENT	2012 - 2014	2,579.17
3838 GRENNOCK LN					
HOUSTON TX 77025-2408					
BISHOP JOAN	94 033 193 000 0005	120 PORTLAND 77006	RES CONVERSION	2012 - 2014	2,455.41
1547 WAVERLY ST					
HOUSTON TX 77008-4148					
IVANHOE BRANARD *	94 038 220 000 0001	1915 BRANARD ST #22 77098	APARTMENT GARDEN	2013 - 2014	2,402.45
2035 MILFORD ST					
HOUSTON TX 77098-5309					
MULBERRY STREET REAL ESTATE	94 132 116 001 0001	1425 KIPPLING ST 77006	DAY CARE CENTER	2014	2,380.37
VENTURES LLC					
610 HAROLD ST					
HOUSTON TX 77006-4426					
MOUZI MOSTAFA	94 130 493 001 0001	0 WESTHEIMER RD 77006	VACANT	2012 - 2014	1,990.10
3415 ABINGER LN					
HOUSTON TX 77088-5607					
* Pending HCAD Value Lawsuits					

Harris County Improvement District No. 11 / West Montrose Lawsuit and Arbitration Status Summary as of 7/10/2015

Jur 939

Summary

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

Settled

933,621,538	Original value of Settled accounts as of 7/10/2015
296	Number of Settled accounts as of 7/10/2015
68,781,488	Reduction in value of Settled accounts
7.37%	Average % reduction in value of Settled accounts

Unsettled

307,783,701	Original value of Unsettled accounts as of 7/10/2015
114	Number of Unsettled accounts as of 7/10/2015

.125 Tax rate per \$100 valuation

\$28,344 Estimated reduction in assessment on 114 Unsettled accounts,
based on 7.37% average

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT SUMMARY REPORT
MONTROSE DISTRICT
August 10, 2015

Amounts shown are 2014 base assessment unless indicated. Account numbers and addresses for Montrose District-West Zone are noted in *italics*.

Suit pending:

Level Headed Chow LLC 10-14 assessments \$3,574.55, *3414 Graustark St.-0261980000005*
Heirs of Maude Eisemann 10-13 assessments \$2,004.75, *1116 W. Gray St.-0101670000030*
Legacy Community Health Endowment 13-14 assessments \$2,713.54, *1407 Missouri St.-0180030000011*
Joan Bishop 12-14 assessments \$2,455.41, *120 Portland St.-0331930000005*
Charles R. Baird (was Gamru Properties Ltd.) 12-14 assessments \$2,381.27, *506 Sul Ross St.-0082700000005*
Mostafa Mouzi 12-14 assessments \$1,990.10, *Reserve A Block 1 on Westheimer Rd.-1304930010001*
Sheridan R. Diaz 12-14 assessments \$1,730.06, *1806 W. Alabama St.-0542290000027*
Unique Development Group 13 assessments \$1,167.51, *1842 Colquitt St.-0382240000007*
KFC National Management (assessment roll lists Donvein Cao & Nancy Nguyen) 07-10 assessments \$118.75, Block 1, Tracts 15 A & 16 A (north 10 ft. Lots 15 & 16) on Taft St.-0560410000001


Bankrupt, claim filed:

Berger Properties of Texas \$455.77, *1226 Welch St.-0370880000077*

Paid in full:

DSMSK LLC \$466.25, *315 Branard St.-0082620000009*

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



Carl O. Sandin

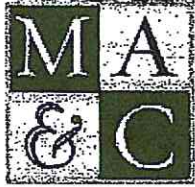
PerdueBrandonFielderCollins&Mott LLP 
ATTORNEYS AT LAW

Email: csandin@pbfcml.com

Office: 713-802-6965 (Direct Line)

Mobile: 713-824-1290

Fax: 713-862-1429



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District

Bookkeeper's Report

August 10, 2015

Montrose Management District
Cash Flow Report - Checking Account
As of August 10, 2015

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/14/2015				\$22,661.73
Receipts				
	Interest Earned on Checking		10.67	
	Transfer from Money Market		20,000.00	
	Transfer from Money Market		120,000.00	
Total Receipts				140,010.67
Disbursements				
4883	Verizon Wireless	Cell Phone Expense	(80.08)	
4944	Bankcard Center	Credit Card Expense	(2,258.31)	
4945	Comcast	Office Expenses	(206.56)	
4947	Tradition Bank	Legal Cost-Loan Request	(4,000.00)	
4948	Aaron M Day	Security Expense	(2,594.99)	
4949	Adalberto R Ramos	Security Expense	(656.79)	
4950	Brian M Alms	Security Expense	(595.66)	
4951	Chad J Wall	Security Expense	(965.18)	
4952	Charles Starks	Security Expense	(408.81)	
4953	John E Obenhaus	Security Expense	(1,264.58)	
4954	Joseph C Mabasa	Security Expense	(3,323.76)	
4955	Juan Arroyo	Security Expense	(1,842.53)	
4956	Juan J Chavez-Resendiz	Security Expense	(238.25)	
4957	Lee T Jaquarya	Security Expense	(2,561.29)	
4958	Leon Laureano	Security Expense	(1,946.07)	
4959	Richard J Bass	Security Expense	(956.77)	
4960	Todd L Thibodeaux	Security Expense	(2,246.05)	
4961	Victor Beserra	Security Expense	(4,455.60)	
4962	Sandra L Kline Et. AL	VOID: Assessment refund	0.00	
4963	515 Westheimer LP	Assessment Refund	(518.69)	
4964	Leo J & H Judy Borrell	Assessment Refund	(329.59)	
4965	SWF Foods LLC	Assessment Refund	(161.66)	
4966	US REIF Westheimer Apartments	Assessment Refund	(9,136.15)	
4967	ALLY	Vehicle Lease	(938.00)	
4968	BIO Landscape & Maintenance, Inc.	Landscape Maintenance	(5,749.98)	
4969	Blauk Rome LLP	Legal Fees	(1,200.57)	
4970	Chris Labod	Website Maintenance	(350.00)	
4971	Comcast	Office Expenses	(106.75)	
4972	Cracked Fox	Graphic Design & Marketing Services	(2,500.00)	
4973	Dennis C. Beedon	Reimbursement of Expenses	(173.82)	
4974	Equi-Tax, Inc.	Tax Services	(1,652.70)	
4975	Gandy Squared Lighting Design	Bridge Lighting Design	(2,465.00)	
4976	Greater East End Management District	Graffiti Abatement Services	(5,120.00)	
4977	Harris County Treasurer	Legal Fees	(5,069.45)	
4978	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(19,307.31)	
4979	Kudela & Weinheimer	District Identity Marker	(8,727.80)	
4980	La Colombe d'or Restaurant and Hotel, Inc	Annual Luncheon	(1,500.00)	
4981	Lawrence & Associates	Economic Development	(1,000.00)	
4982	Magoo's Print Shop	Marketing Expenses	(96.00)	
4983	Mr. Dirt of Texas	Street Sweeping Expense	(7,104.00)	
4984	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(2,084.86)	
4985	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Collections Expense	(145.06)	
4986	PrintStop	Printing and Reproduction	(250.00)	
4987	SentiForce	Mobile Camera Program	(2,250.00)	

Montrose Management District
Cash Flow Report - Checking Account
As of August 10, 2015

Num	Name	Memo	Amount	Balance
Disbursements				
4988	Tawny Tidwell	Social Media Consulting Services	(3,500.00)	
4989	TML Intergovernmental Risk Pool	Insurance Expense	(23.52)	
4990	Walter P. Moore	West Montrose Mobility Study	(25,900.00)	
4991	ALLY	Vehicle Lease	0.00	
4992	Bankcard Center	Credit Card Expense	0.00	
4993	Comcast	Office Expense	0.00	
4994	Verizon Wireless	Cell Phone Expense	0.00	
Bank Chg	Tradition Bank	Service Charge	(16.00)	
Wire	United States Treasury	Monthly Payroll Taxes	(5,818.70)	
Wire	United States Treasury	Monthly Payroll Taxes	(7,870.64)	
Total Disbursements				<u>(152,667.53)</u>
BALANCE AS OF 08/10/2015				<u><u>\$10,004.87</u></u>

Montrose Management District

Account Balances

As of August 10, 2015

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
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
ICON BANK (XXXX3030)	06/06/2015	04/01/2016	0.21 %	50,000.00	East Zone
GREEN BANK (XXXX0169)	07/06/2015	05/02/2016	0.45 %	50,000.00	East Zone
GREEN BANK (XXXX0143)	08/04/2015	05/31/2016	0.45 %	50,000.00	East Zone
Money Market Funds					
COMPASS BANK-PREMIER (XXXX2019)	03/20/2012		0.15 %	486,649.63	(East Zone) Tax
COMPASS BANK-PREMIER (XXXX2086)	03/20/2012		0.15 %	858,882.93	(West Zone) Tax
Checking Account(s)					
TRADITION BANK (XXXX9069)			0.25 %	10,004.87	Checking Account
Totals for Operating Fund:				\$1,755,537.43	
Grand total for Montrose Management District:				\$1,755,537.43	

Montrose Management District
Summary of Pledged Securities

As of August 10, 2015

Financial Institution: COMPASS BANK-PREMIER		
Total CDs, MM:	\$1,345,532.56	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$2,119,871.40	Investment Policy Received: Yes
Ratio of pledged securities to investments:	193.50 %	
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:	\$10,004.87	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
July 2015

Sources of Funds	Jul 15	Budget	\$ Over Budget	% of Budget	Jan - Jul 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110 - Assessments	466	500	(34)	93%	607,474	594,860	12,614	102%	594,860
14112 - Assessment Refunds	(1,017)	583	(1,600)	(174%)	(3,019)	4,083	(7,102)	(74%)	7,000
14310 - Penalties & Interest	186	833	(647)	22%	6,845	5,833	1,012	117%	10,000
14370 - Interest Earned on Temp. Invest	172	100	72	172%	870	700	170	124%	1,200
14380 - Interest	11	3	8	367%	35	23	12	152%	40
14390 - Ending FY 2014 Fund Balance	30,872	30,872	0	100%	216,105	216,105	0	100%	370,466
14400-1 - Tradition Bank Loan	0	0	0	0%	0	0	0	0%	700,000
14400 - Tradition Bank Loan	0	0	0	0%	0	0	0	0%	300,000
Total Sources	30,690	32,891	(2,201)	93%	828,310	821,604	6,706	101%	1,983,566
Uses									
Business Development									
16124 - Marketing & Public Rel Director	966	1,012	(46)	95%	6,549	7,083	(534)	92%	12,142
16125 - Marketing & Public Relations	3,246	8,979	(5,733)	36%	60,364	62,854	(2,490)	96%	107,750
16135 - Economic Development Services	321	1,224	(903)	26%	3,755	8,565	(4,810)	44%	14,683
16140 - Web Site Main./Host/I.T.	112	305	(193)	37%	9,744	2,135	7,609	456%	3,660
16141 - GIS Services	36	368	(332)	10%	190	2,576	(2,386)	7%	4,416
Total Business Development	4,681	11,888	(7,207)	39%	80,602	83,213	(2,611)	97%	142,651
Mobility & Transportation									
17010 - Engineering Services	789	2,667	(1,878)	30%	42,786	18,667	24,119	229%	32,000
17030 - Mobility Projects	0	0	0	0%	0	0	0	0%	300,000
Total Mobility & Transportation	789	2,667	(1,878)	30%	42,786	18,667	24,119	229%	332,000
Project Staffing & Admin									
16150 - Admin & Management	674	700	(26)	96%	4,717	4,900	(183)	96%	8,400
16160 - Reimbursable Expenses	108	427	(319)	25%	879	2,987	(2,108)	29%	5,120
16170 - Reimbursable Mileage	199	250	(51)	80%	1,228	1,750	(522)	70%	3,000
16180 - Postage, Deliveries	22	29	(7)	76%	236	202	34	117%	347
16190 - Printing & Reproduction	639	250	389	256%	1,668	1,750	(82)	95%	3,000
16200 - Public Notices, Advertising	0	213	(213)	0%	138	1,493	(1,355)	9%	2,560
16210 - Project Management	1,498	1,310	188	114%	10,484	9,173	1,311	114%	15,725
16215 - Director Of Services	2,157	2,259	(102)	95%	15,099	15,810	(711)	96%	27,102
16220 - Legal Services	4,524	1,850	2,674	245%	23,318	12,950	10,368	180%	22,200
16250 - Bookkeeping	582	413	169	141%	3,890	2,888	1,002	135%	4,950
16260 - Assess Data Mgmt & Billing Svcs	529	575	(46)	92%	4,954	4,025	929	123%	6,900
16270 - Office Supplies	0	100	(100)	0%	0	700	(700)	0%	1,200
16280 - Other	37	15	22	247%	160	105	55	152%	180
16290 - Office Lease Space	388	585	(197)	66%	2,716	4,095	(1,379)	66%	7,020
16291 - Office Equipment	89	100	(31)	89%	467	700	(233)	67%	1,200
16340 - Auditing Fees	0	0	0	0%	3,072	3,600	(528)	85%	3,600
16330 - Insurance & Surety Bond	8	0	8	100%	3,142	4,800	(1,658)	65%	4,800
16600 - Payroll Expenses	2,167	3,200	(1,033)	68%	13,274	22,400	(9,126)	59%	38,400
Total Project Staffing & Admin	13,601	12,276	1,325	111%	89,442	94,328	(4,886)	95%	155,704

Montrose Management District
Revenue & Expenditures East Zone
July 2015

	<u>Jul 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Jan - Jul 15</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
Security and Public Safety									
15415 • Vehicle Maint. & Operations	300	350	(50)	86%	2,119	2,450	(331)	86%	4,200
15420 • Contract Public Safety Services	9,259	9,000	259	103%	58,260	63,000	(4,740)	92%	108,000
15425 • Mobile Camera Program	720	875	(155)	82%	5,115	6,125	(1,010)	84%	10,500
15430 • Cell Phone	0	50	(50)	0%	143	350	(207)	41%	600
16100 • Store Front Equipment	0	57	(57)	0%	0	397	(397)	0%	680
16102 • Public Safety Equipment	26	38	(12)	68%	413	263	150	157%	450
16110 • Graffiti Abatement	1,638	1,625	13	101%	12,083	11,375	708	106%	19,500
16115 • Nuisance Abatement	0	1,378	(1,378)	0%	0	9,647	(9,647)	0%	16,537
Total Security and Public Safety	11,943	13,373	(1,430)	89%	78,133	93,607	(15,474)	83%	160,467
Visual Improvements & Cultural									
16212 • Beautification Design & Install	0	0	0	0%	14,120	14,000	120	101%	201,000
16213 • Landscape Maintenance	1,917	4,167	(2,250)	46%	13,417	29,167	(15,750)	46%	50,000
Total Visual Improvements & Cultural	1,917	4,167	(2,250)	46%	27,537	43,167	(15,630)	64%	251,000
Total Uses	32,931	44,371	(11,440)	74%	318,500	332,982	(14,482)	96%	1,041,822
Planned Reserves	(2,241)	(11,480)	9,239	20%	509,810	488,622	21,188	104%	941,744

Montrose Management District
Revenue & Expenditures West Zone
July 2015

Sources of Funds	Jul 15	Budget	\$ Over Budget	% of Budget	Jan - Jul 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110-1 • Assessments.	(7,320)	0	(7,320)	100%	1,310,009	1,310,009	0	100%	1,342,600
14112-1 • Assessment Refunds.	(9,298)	1,250	(10,548)	(744%)	(24,102)	8,750	(32,852)	(275%)	15,000
14310-1 • Penalties & Interest.	162	1,583	(1,421)	10%	8,250	11,083	(2,833)	74%	19,000
14370-1 • Interest Earned on Temp. Inves	131	125	6	105%	1,085	875	210	124%	1,500
14380-1 • Interest.	0	7	(7)	0%	35	50	(15)	70%	85
14390-1 • Ending FY 2014 Fund Balance.	46,021	46,021	0	100%	322,196	322,146	50	100%	552,251
14400-1 • Tradition Bank Loan.	0	0	0	0%	0	0	0	0%	700,000
14400 • Tradition Bank Loan	0	0	0	0%	0	0	0	0%	300,000
Total Sources	29,696	48,986	(19,290)	61%	1,617,473	1,652,913	(35,440)	98%	2,930,436
Uses									
Business Development									
16124-1 • Marketing & Public Rel Dir	2,045	2,150	(105)	95%	13,857	15,052	(1,195)	92%	25,803
16125-1 • Marketing & Public Relation	6,899	19,081	(12,182)	36%	128,384	133,566	(5,182)	96%	228,970
16135-1 • Economic Development Service	679	2,600	(1,921)	26%	7,960	18,201	(10,241)	44%	31,202
16140-1 • Web Site Main./Host/I.T..	238	712	(474)	33%	20,706	4,982	15,724	416%	8,540
16141-1 • GIS Services.	77	782	(705)	10%	404	5,474	(5,070)	7%	9,384
Total Business Development	9,938	25,325	(15,387)	39%	171,311	177,275	(5,964)	97%	303,899
Mobility & Transportation									
17010-1 • Engineering Services.	1,676	5,667	(3,991)	30%	90,920	39,667	51,253	229%	68,000
17030-1 • Mobility Projects.	0	0	0	0%	0	0	0	0%	700,000
Total Mobility & Transportation	1,676	5,667	(3,991)	30%	90,920	39,667	51,253	229%	768,000
Project Staffing & Admin									
16150-1 • Admin & Management	1,426	1,488	(62)	96%	9,983	10,413	(430)	96%	17,850
16160-1 • Reimbursable Expenses.	229	907	(678)	25%	1,867	6,347	(4,480)	29%	10,880
16170-1 • Reimbursable Mileage.	422	417	5	101%	2,610	2,917	(307)	89%	5,000
16180-1 • Postage, Deliveries	46	61	(15)	75%	501	430	71	117%	737
16190-1 • Printing & Reproduction	1,358	500	858	272%	3,544	3,500	44	101%	6,000
16200-1 • Public Notices, Advertising	0	453	(453)	0%	293	3,173	(2,880)	9%	5,440
16210-1 • Project Management	3,172	2,785	387	114%	22,201	19,492	2,709	114%	33,415
16215-1 • Director Of Services	4,565	4,799	(234)	95%	31,953	33,595	(1,642)	95%	57,591
16220-1 • Legal Services.	9,614	4,317	5,297	223%	49,553	30,217	19,336	164%	51,800
16250-1 • Bookkeeping.	1,237	963	274	128%	8,267	6,738	1,529	123%	11,550
16260-1 • Assess Data Mgmt & Billing Svc	1,124	1,342	(218)	84%	10,527	9,392	1,135	112%	16,100
16270-1 • Office Supplies.	0	233	(233)	0%	0	1,633	(1,633)	0%	2,800
16280-1 • Other.	6	35	(29)	17%	160	245	(85)	65%	420
16290-1 • Office Lease Space.	812	1,365	(553)	59%	5,684	9,555	(3,871)	59%	16,380
16391-1 • Office Equipment.	146	233	(87)	63%	992	1,633	(641)	61%	2,800
16340-1 • Auditing Fees.	0	0	0	0%	6,528	8,400	(1,872)	78%	8,400
16530-1 • Insurance & Surety Bond.	16	0	16	100%	6,677	10,200	(3,523)	65%	10,200
Total Project Staffing & Admin	24,173	19,898	4,275	121%	161,340	157,880	3,460	102%	257,363

Montrose Management District
Revenue & Expenditures West Zone
July 2015

	<u>Jul 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Jan - Jul 15</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
Security and Public Safety									
15415-1 • Vehicle Maint. & Operations.	638	817	(179)	78%	4,502	5,717	(1,215)	79%	9,800
15420-1 • Contract Public Safety Service	19,717	21,000	(1,283)	94%	117,861	147,000	(29,139)	80%	252,000
15425-1 • Mobile Camera Program.	1,530	2,042	(512)	75%	10,869	14,292	(3,423)	76%	24,500
15430-1 • Cell Phone.	0	117	(117)	0%	304	817	(513)	37%	1,400
16101-1 • Public Safety Training.	0	27	(27)	0%	0	187	(187)	0%	320
16102-1 • Public Safety Equipment.	54	88	(34)	61%	877	613	264	143%	1,050
16110-1 • Graffiti Abatement.	3,482	3,792	(310)	92%	25,677	26,542	(865)	97%	45,500
16115-1 • Nuisance Abatement.	0	3,216	(3,216)	0%	0	22,510	(22,510)	0%	38,588
Total Security and Public Safety	25,421	31,099	(5,678)	82%	160,090	217,678	(57,588)	74%	373,158
Visual Improvements & Cultural									
16212-1 • Identification Design & Install	0	0	0	0%	30,004	30,000	4	100%	469,000
Total Visual Improvements & Cultural	0	0	0	0%	30,004	30,000	4	100%	469,000
Total Uses	61,208	81,989	(20,781)	75%	613,665	622,500	(8,835)	99%	2,171,420
Planned Reserves	(31,512)	(33,003)	1,491	95%	1,003,808	1,030,413	(26,605)	97%	759,016

Montrose Management District
Revenue & Expenditures Total Zone
July 2015

	July 15	Budget	\$ Over Budget	% of Budget	Jan - July 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Sources of Funds									
14110 • Assessments Total	(6,854)	0	(6,854)	100%	1,917,482	1,917,000	482	100%	1,937,460
14112 • Assessment Refunds Total	(10,315)	1,833	(12,148)	(563%)	(27,121)	12,833	(39,954)	(211%)	22,000
14310 • Penalties & Interest Total	348	2,416	(2,068)	14%	15,095	16,917	(1,822)	89%	29,000
14370 • Interest Earned on Temp. Invest Total	303	225	78	135%	1,955	1,575	380	124%	2,700
14380 • Interest Total	11	10	1	110%	70	73	(3)	95%	125
14390 • Ending FY 2014 Fund Balance Total	76,893	76,893	0	100%	538,251	538,252	(1)	100%	922,717
14400 • Tradition Bank Loan Total	0	0	0	0%	0	0	0	0%	1,000,000
Total Sources	60,387	81,377	(20,990)	74%	2,445,732	4,136,722	(1,690,990)	59%	3,914,002
Uses of Funds									
Business Development									
16124 • Marketing & Public Rel Director Total	3,011	3,162	(151)	95%	20,406	22,135	(1,729)	92%	37,945
16125 • Marketing & Public Relations Total	10,145	28,060	(17,915)	36%	188,748	196,420	(7,672)	96%	336,720
16135 • Economic Development Services Total	1,000	3,824	(2,824)	26%	11,715	26,766	(15,051)	44%	45,885
16140 • Web Site Maint./Host/I.T. Total	350	1,017	(667)	34%	30,450	7,117	23,333	428%	12,200
16141 • GIS Services Total	113	1,150	(1,037)	10%	594	8,050	(7,456)	7%	13,800
Total Business Development	14,619	37,213	(22,594)	39%	251,913	260,488	(8,575)	97%	446,550
Mobility & Transportation									
17010 • Engineering Services Total	0	8,334	(8,334)	0%	133,706	58,333	75,373	228%	100,000
17030 • Mobility Projects Total	0	0	0	0%	0	0	0	0%	1,000,000
Total Mobility & Transportation	2,465	8,334	(5,869)	30%	133,706	58,333	75,373	223%	1,100,000
Project Staffing & Admin									
16150 • Admin & Management Total	2,100	2,188	(88)	96%	14,700	15,313	(613)	96%	26,250
16160 • Reimbursable Expenses Total	337	1,354	(997)	25%	2,746	9,333	(6,587)	28%	16,000
16170 • Reimbursable Mileage Total	621	667	(46)	93%	3,421	4,667	(1,246)	73%	8,000
16180 • Postage, Deliveries Total	68	90	(22)	76%	737	632	104	117%	1,084
16190 • Printing & Reproduction Total	1,977	750	1,247	266%	5,212	5,250	(38)	99%	9,000
16200 • Public Notices, Advertising Total	0	666	(666)	0%	431	4,667	(4,235)	9%	8,000
16210 • Project Management Total	4,670	4,095	575	114%	32,685	28,663	4,022	114%	49,140
16215 • Director Of Services Total	6,722	7,058	(336)	95%	47,052	49,404	(2,352)	95%	84,693
16220 • Legal Services Total	14,139	6,167	7,972	229%	72,870	43,167	29,704	169%	74,000
16250 • Bookkeeping Total	1,819	1,376	443	132%	12,157	9,625	2,532	126%	16,500
16260 • Assess Data Mgmt & Billing Svcs Total	1,653	1,917	(264)	86%	15,481	13,417	2,064	115%	23,000
16270 • Office Supplies Total	0	333	(333)	0%	0	2,333	(2,333)	0%	4,000
16280 • Other Total	43	50	(7)	87%	320	350	(30)	92%	600
16290 • Office Lease Space Total	1,200	1,950	(750)	62%	8,400	13,650	(5,250)	62%	23,400
16291 • Office Equipment Total	215	333	(118)	65%	1,459	2,333	(874)	63%	4,000
16340 • Auditing Fees Total	0	0	0	0%	9,600	12,000	(2,400)	80%	12,000
16530 • Insurance & Surety Bond Total	24	0	24	100%	9,819	15,000	(5,181)	65%	15,000
16600 • Payroll Expenses Total	2,167	3,200	(1,033)	68%	13,274	22,400	(9,126)	59%	38,400
Total Project Staffing & Admin	37,776	32,174	5,602	117%	250,364	252,206	(1,841)	99%	413,067

Montrose Management District
Revenue & Expenditures Total Zone
July 2015

	July 15	Budget	\$ Over Budget	% of Budget	Jan - July 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415 • Vehicle Maint. & Operations Total	938	1,167	(229)	80%	6,621	8,167	(1,546)	81%	14,000
15420 • Contract Public Safety Services Total	28,976	30,000	(1,024)	97%	176,121	210,000	(33,879)	84%	360,000
15425 • Mobile Camera Program Total	2,250	2,917	(667)	77%	15,984	20,417	(4,432)	78%	35,000
15430 • Cell Phone Total	0	167	(167)	0%	447	1,167	(720)	38%	2,000
16100 • Store Front Equipment Total	0	57	(57)	0%	0	397	(397)	0%	680
16101-1 • Public Safety Training Total	0	27	(27)	0%	0	187	(187)	0%	320
16102 • Public Safety Equipment Total	80	126	(46)	63%	1,290	875	415	147%	1,500
16110 • Graffiti Abatement Total	5,120	5,417	(297)	95%	37,760	37,917	(157)	100%	65,000
16115 • Nuisance Abatement Total	0	4,594	(4,594)	0%	0	32,156	(32,156)	0%	55,125
Total Security and Public Safety	42,564	44,472	(1,908)	96%	238,224	311,281	(73,058)	77%	533,625
Visual Improvements & Cultural									
16212 • Beautification Design & Install Total	0	0	0	0%	44,124	44,000	124	100%	670,000
16213 • Landscape Maintenance Total	1,917	4,167	(2,250)	46%	13,417	29,167	(15,750)	46%	50,000
Total Visual Improvements & Cultural	1,917	43,230	(41,313)	4%	57,541	346,750	(289,209)	17%	720,000
Total Uses	99,340	165,443	(66,103)	60%	931,747	1,229,058	(297,310)	76%	3,213,242
Planned Reserves	(38,953)	(84,066)	45,113	46%	1,513,984	2,907,664	(1,393,680)	52%	700,760



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 07/02/2015

LEGAL DESCRIPTION

515 WESTHEIMER LP
109 N POST OAK LN STE 550
HOUSTON TX 77024-0784

RES A BLK 1
SAGE PLAZA WESTHEIMER STANFORD
515 WESTHEIMER RD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/121/369/001/0001
TAX YEAR: 2014
REF No.: 0888575

DATE PROCESSED: 07/02/2015
RECEIPT NUMBER: 92140439
DEPOSIT BATCH No.: RF150702

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 201-54609

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$518.69.

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.

14412
07/12/15



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 07/02/2015

LEGAL DESCRIPTION

BORRELL LEO J & H JUDY
3819 DRAKE ST
HOUSTON TX 77005-1119

TRS 3 & 27 BLK 2
ROSSMOYNE
4314 YOKUM BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/030/246/000/0003
TAX YEAR: 2013
REF No.: 0888573

DATE PROCESSED: 07/02/2015
RECEIPT NUMBER: 92130323
DEPOSIT BATCH No.: RF150702

NOTICE OF CHANGE IN TAX LIABILITY

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

The explanation of the change is:

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

- ☐ Account Prorated
- ☐ Account Deleted
- ☒ Rendition Penalty Waived
- Other: Cause 201-54609

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 \$168.75.

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

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

14412
07/12/15



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 07/02/2015

LEGAL DESCRIPTION

BORRELL LEO J & H JUDY
3819 DRAKE ST
HOUSTON TX 77005-1119

TRS 3 & 27 BLK 2
ROSSMOYNE
4314 YOKUM BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/030/246/000/0003
TAX YEAR: 2014
REF No.: 0888574

DATE PROCESSED: 07/02/2015
RECEIPT NUMBER: 92140325
DEPOSIT BATCH No.: RF150702

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 201-54609

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 \$160.84.

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

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



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 07/13/2015

LEGAL DESCRIPTION

SWF FOODS LLC
17154 BUTTE CREEK RD STE 200
HOUSTON TX 77090-2333

LTS 7 & 8 BLK 61
HYDR PARK MAIN SEC 3
2359 S SHEPHERD DR

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/066/061/0007
TAX YEAR: 2014
REF No.: 0888631

DATE PROCESSED: 07/13/2015
RECEIPT NUMBER: 94140466
DEPOSIT BATCH No.: RF150713

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 201-54609

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 \$161.66.

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

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

14412
07/12/15



Equi-Tax Inc.

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 07/02/2015

LEGAL DESCRIPTION

US RHF WESTHEIMER APARTMENTS
1270 SOLDIERS FIELD RD
BRIGHTON MA 02135-1003

RBS A BLK 1
ALEXAN AT WESTHEIMER

POSTED

2001 WESTHEIMER RD 244

MONTEROSE MD WEST

ACCOUNT NUMBER: 94/128/639/001/0001
TAX YEAR: 2014
REF No.: 0888579

DATE PROCESSED: 07/02/2015
RECEIPT NUMBER: 94140782
DEPOSIT BATCH No.: RF150702

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 2014-50477

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 \$9,136.15.

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.

1612
07/12/15



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

Statement reflects payment(s) received through: 07/22/15

Account Summary

Next Payment:	Past Due Payments	Other Unpaid Amounts:
Due Date: 08/13/15	Due Date	Late Charge:
Base Payment: \$469.00	Amount Due	Extension Fee:
Sales/Use Tax:		Summons:
Per. Property Tax:		Registration Fee:
Other Scheduled:		Miscellaneous:
Total: \$469.00	Total:	Total:

STATEMENT TOTAL: \$469.00

Account Information

Account Number: 611522296317
Make: 14 JEEP GRAND
VIN: 1C4RJEGG3C48220

Scheduled End Date:
Payments Remaining:

Important Account Message

Could your savings be earning more? With an Ally Bank Online Savings Account, you'll earn interest rates that are among the most competitive in the country. Plus, there's no minimum deposit to open and no monthly maintenance fees. To learn more, visit allybank.com. Ally Bank, Member FDIC.

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

- ☒ Automatic Payments - Allow your payment to be conveniently debited 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.



DUE DATE: 08/13/15

ACCOUNT NUMBER: 611020208917
STATEMENT TOTAL: \$469.00
TOTAL AMOUNT PAID: \$

PO BOX 38002
BLOOMINGTON MN 55438-0002

THE MONTEROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234

15415
07/12/15

04 07 111 9202 94417 2 00004900 7 7 1



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

Statement reflects payment(s) received through: 07/22/15

Account Summary

Next Payment:	Past Due Payments	Other Unpaid Amounts:
Due Date: 08/13/15	Due Date	Late Charge:
Base Payment: \$469.00	Amount Due	Extension Fee:
Sales/Use Tax:		Summons:
Per. Property Tax:		Registration Fee:
Other Scheduled:		Miscellaneous:
Total: \$469.00	Total:	Total:

STATEMENT TOTAL: \$469.00

Account Information

Account Number: 611522296317
Make: 14 JEEP GRAND
VIN: 1C4RJEGG3C48220

Scheduled End Date:
Payments Remaining:

Important Account Message

Could your savings be earning more? With an Ally Bank Online Savings Account, you'll earn interest rates that are among the most competitive in the country. Plus, there's no minimum deposit to open and no monthly maintenance fees. To learn more, visit allybank.com. Ally Bank, Member FDIC.

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

- ☒ Automatic Payments - Allow your payment to be conveniently debited 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 38002
BLOOMINGTON MN 55438-0002

THE MONTEROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

DUE DATE: 08/13/15

ACCOUNT NUMBER: 611820297691
STATEMENT TOTAL: \$469.00
TOTAL AMOUNT PAID: \$

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234

16123
07/12/15

04 07 111 9202 94417 2 00004900 7 7 1



Landscape & Maintenance
10892 Shadow Wood Dr. || Houston TX 77043
Tel 713.462.8552 || Fax 713.690.6461

Invoice

Invoice: INV-000094904
Invoice Date: August 1, 2015

Customer Number: 19712
PO Number:

BILL TO:

Montrose Management District
c/o Bill Calderon
9610 Looppoint
Ste 150
Houston, TX 77055

Remit To:

BIO Landscape & Maintenance, Inc
PO Box 295742
Dallas, TX 75310-5742

Please note our Remit To has changed

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

Invoice Due Date: August 31, 2015
Invoice Amount: \$1,916.66
Month of Service: August 2015

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

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

BIO Landscape & Maintenance, Inc. is licensed by the Structural Pest Control Board of Texas (L.C. #7215) for chemical applications. The board has jurisdiction over individuals licensed under the Structural Pest Control Act, Structural Pest Control Board, 1106 Clayton Ln. #100 L.V. Austin, Texas 78723 (512) 451-7200.

Irrigation in Texas is regulated by the Texas National Commission on Environmental Quality (TCEQ) (MC-178) P.O. Box 13067, Austin, Texas 78711-3067 TCEQ's website is: www.tceq.state.tx.us

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



Landscape & Maintenance
10892 Shadow Wood Dr. || Houston TX 77043
Tel 713.462.8552 || Fax 713.690.6461

Invoice

Invoice: INV-0000902261
Invoice Date: July 1, 2015

Customer Number: 19712
PO Number:

Bill To:
Montrose Management District
c/o Bill Calderon
9610 Longpoint
Suite 150
Houston, TX 77055

Remit To:
BIO Landscape & Maintenance, Inc
PO Box 285742
Dallas, TX 75320-5742

Please note our Remit To has changed

Branch Code: 01.04.020.010
Project Number: 10201183.101
Project Name: Montrose Management Dist
Property Address:

Invoice Due Date: July 31, 2015
Invoice Amount: \$1,916.66
Month of Service: July 2015

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

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



BIO Landscape & Maintenance, Inc. is licensed by the Structural Pest Control Board of Texas (L.C. #7218) for chemical applications. The board has jurisdiction over individuals licensed under the Structural Pest Control Act, Structural Pest Control Board, 1106 Clayton Ln. #100 LW, Austin, Texas 78723 (512) 461-7200.

Irrigation in Texas is regulated by the Texas National Commission on Environmental Quality (TCEQ) (MC-178) P.O. Box 13087, Austin, Texas 78711-3087 TCEQ's website is: www.tceq.state.tx.us

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



Landscape & Maintenance
10892 Shadow Wood Dr. || Houston TX 77043
Tel 713.462.8552 || Fax 713.690.6461

Invoice

Invoice: INV-0000902332
Invoice Date: June 1, 2015

Customer Number: 19712
PO Number:

Bill To:
Montrose Management District
PO Box 22167
Houston, TX 77227

Remit To:
BIO Landscape & Maintenance, Inc
PO Box 285742
Dallas, TX 75320-5742

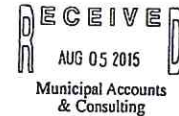
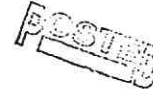
Please note that our Remit To has changed

Branch Code: 01.04.020.010
Project Number: 10201183.101
Project Name: Montrose Management Dist
Property Address:

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

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

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



BIO Landscape & Maintenance, Inc. is licensed by the Structural Pest Control Board of Texas (L.C. #7218) for chemical applications. The board has jurisdiction over individuals licensed under the Structural Pest Control Act, Structural Pest Control Board, 1106 Clayton Ln. #100 LW, Austin, Texas 78723 (512) 461-7200.

Irrigation in Texas is regulated by the Texas National Commission on Environmental Quality (TCEQ) (MC-178) P.O. Box 13087, Austin, Texas 78711-3087 TCEQ's website is: www.tceq.state.tx.us

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

BLANK ROME LLP
COUNSELORS AT LAW

717 TEXAS AVENUE
SUITE 1400
HOUSTON, TEXAS 77002
(713) 228-6601 FAX: (713) 228-6605
FEDERAL TAX ID. NO. 23-1311874

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

INVOICE DATE: JULY 06, 2015
MATTER NO. 139016-00601 02752
INVOICE NO. 1502933



REGARDING: **Municipal Accounts**
MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2012-2039-6 1008 HAWTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT; IN THE 333RD JUDICIAL DISTRICT
COURT OF HARRIS COUNTY, TEXAS

FOR LEGAL SERVICES RENDERED THROUGH 06/30/15 \$ 1,147.50
FOR DISBURSEMENTS ADVANCED THROUGH 06/30/15 53.07
CURRENT INVOICE TOTAL \$ 1,200.57

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:	6238659326	130 North 18th Street
ABA NUMBER:	036076150 (Domestic)	Philadelphia, PA 19103-6998
SWIFT CODE:	CTZIUS33 (International)	

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



Chris Labod
2502 Deer Forest Dr
Spring TX 77373
(281)-658-0741

Montrose Management District
5020 Montrose, Suite 311
Houston TX 77006



Invoice

Aug 03, 2015
Invoice # 2015-08-313
Website Maintenance

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

Subtotal \$350.00
Total due by Aug 17, 2015 \$350.00

08/20/15
16140



Contact us: @ www.business.comcast.com 1-800-391-3000

Account Number 8777 70 318 5399279
Billing Date 07/23/15
Total Amount Due \$106.75
Payment Due By 08/12/15
Page 1 of 2

Montrose Mgt Dist 2 Acct

For service at:
802 WESTHEIMER RD
POLICE DIST OFFICE
HOUSTON TX 77068-3918

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 (1-800-634-6489).

Monthly Statement Summary

Previous Balance 106.75
Payment - 07/12/15 - Thank You -106.75
New Charges - see below 106.75
Total Amount Due \$106.75
Payment Due By 08/12/15

New Charges Summary

⑧ XFINITY Internet 99.85
Other Charges & Credits 0.66
Taxes, Surcharges & Fees 6.24
Total New Charges \$106.75

Thank you for being a valued Comcast customer!

RECEIVED
AUG 05 2015

Municipal Accounts
& Consulting

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



If undeliverable, please return to:
9502 S 300 W, STE B SANDY UT 84070-3302
8777 7033 NO FUP 23 07/20/15 MONROE KY 01 01/20/15 0007

MONROSE MGT DIST 2 ACCT
PO BOX 22167
POLICE DIST OFFICE
HOUSTON, TX 77227-2167



Account Number 8777 70 318 5399279
Payment Due By 08/12/15
Total Amount Due \$106.75
Amount Enclosed \$

Make checks payable to Comcast, and remit to address below.

COMCAST
PO BOX 650818
DALLAS TX 75265-0818

877770318539927900106757



hello! you have an invoice from:

Cracked Fox

2815 Bermuda Dunes Dr. Missouri City, TX 77459
Roan@CrackedFox.com | 832-364-4012 | www.CrackedFox.com

Date	Invoice No.	Terms
07/01/15	551	Net 30
Payments/Credits	Balance Due	
\$0.00	\$2,500.00	

Bill To:

Montrose Management District
PO Box 22167
Houston, TX 77227

Item	Description	Quantity	Rate	Amount
marketing	marketing, graphic design and photography, research, meetings and other... for the month of June		0.00	0.00
Please NOTE	New address is 2815 Bermuda Dunes Dr. Missouri City, TX 77459		0.00	0.00
Design	Research for upcoming newsletter.	8.5	75.00	637.50
Design	Research, photography and collateral for wild page	18.9	75.00	1,267.50
1	Branding, Marketing and Research including logo quality assurance in usage and recreation of logos used in district print collateral	1	75.00	75.00
2	Editing, proof reading, and checking for website, information/hyperlink integrity	1	75.00	75.00
3	Meetings, Correspondence, Phone Calls, and Invoicing	1.9	75.00	142.50
4	Photography: editing (color correction, airbrushing, cropping etc.) for use in web and print collateral. Captioning and Keywording of galleries for district usage and external search engines. Archiving district images to external harddrives, websites, and DVDs for backup	5	75.00	375.00
5	Providing licensing, stock photography, and partner requests and print requests.	1.2	75.00	90.00
6	Social media: Facebook/twitter/pinterest/instagram updates, photogalleries, posting, tagging, creation of cover photos. Backup monitoring of Facebook, with response and interaction with visitors requests/questions.		75.00	0.00
	Print and Web resolution creation of files in proper			

Total

Thank you for your business

06/20/15
16295

Page 1

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
8/1/2015	48379

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

Total \$1,652.70

08/1/2015
16260



hello! you have an invoice from:

Cracked Fox

2815 Bermuda Dunes Dr. Missouri City, TX 77459
Roan@CrackedFox.com | 832-364-4012 | www.CrackedFox.com

Date	Invoice No.	Terms
07/01/15	551	Net 30
Payments/Credits	Balance Due	
\$0.00	\$2,500.00	

Bill To:

Montrose Management District
PO Box 22167
Houston, TX 77227

Item	Description	Quantity	Rate	Amount
Docuout	formats for distribution to printers, web developers, partners and staff.		-162.50	-162.50

Total \$2,500.00

Thank you for your business

POSTED



August 5, 2015

Invoice # MBRDG-19

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 \$ 2,465.00

Outstanding Invoices:
N/A

Reimbursable Expenses:
N/A

Total Amount Due: \$ 2,465.00

Please remit to:

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

Thank You!

07/10/15
17610

Greater East End Management District



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

Invoice

Date	Invoice #
07/31/2015	9-84
Terms	Due Date
Net 30	08/31/2015

BILL TO

Montrose (HCD#6)
Bill Calderon, Executive Director
HCD #6 (Montrose)
P.O. Box 22161-2167
Houston, TX 77227

POSTED

Amount Due	Enclosed
\$5,120.00	

Please detach top portion and return with your payment.

Date	Service	Activity	Quantity	Rate	Amount
07/02/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 27	8	80.00	640.00
07/06/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 30	8	80.00	640.00
07/09/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 24	8	80.00	640.00
07/13/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 35	8	80.00	640.00
07/16/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 33	8	80.00	640.00
07/20/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 42	8	80.00	640.00

Continue to the next page

07/10/15
16110

Page 2 of 2

Date	Service	Activity	Quantity	Rate	Amount
07/23/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 24	8	80.00	640.00
07/27/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 27	8	80.00	640.00
Total					\$5,120.00

BARBARA J. SCHOTT
HARRIS COUNTY AUDITOR
1001 Preston, Suite 800
Houston, Texas 77002
(713) 755-1160



REMIT PAYMENT TO:
Harris County Treasurer
Orlando Sanchez
1001 Preston, Room 652
Houston, Texas 77002

Invoice / Statement No.: AH009787

Customer No.: V00071086

INVOICE

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

Amount Due: 5,069.45

Amount Paid:

(Please detach and mail this top portion with payment)

DATE	DESCRIPTION	AMOUNT
07/01/15	AUG 15 ASST. CL. FEE POSTED RECEIVED JUL 15 2015 Municipal Accounts & Consulting	5,069.45 36,478.70 1677.17

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

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

County Auditor's Form #311
Harris County, Texas (REV. 3/07)

07/10/15
16770

Summary for Montrose Montrose: 832-370-9191

Your Plan

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

Friends & Family

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

Pay As You Use Megabyte Data

\$1.99 per megabyte

Beginning on 12/04/08

00% Access Discount

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

Monthly Charges

Nationwide Business Talk 450	06/20 - 07/19	44.99
00% Access Discount	06/20 - 07/19	-3.00
		\$41.99

Usage and Purchase Charges

Voice	Allowance	Used	Billable	Cost
SharePlan	minutes 450 (shared)	108	---	---
Mobile to Mobile	minutes unlimited	29	---	---
Night/Weekend	minutes unlimited	117	---	---
Total Voice				\$3.90

Messaging				
Text - Rec'd	messages	2	2	.40
Total Messaging				\$0.40

Total Usage and Purchase Charges \$4.30

Verizon Wireless' Surcharges:

Fed Universal Service Charge	1.82
Regulatory Charge	.18
Administrative Charge	.35
TX Franchise Surchg	.24
Texas Universal Service	1.12
	\$4.51

Taxes, Governmental Surcharges and Fees

TX State 911 Fee	.50
TX Equalization Surcharge	.06
TX State Sales Tax	2.85
	\$3.41

Total Current Charges for 832-370-9191

\$18.54

Summary for Montrose Montrose: 832-370-9191

Your Plan

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

Friends & Family

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

Pay As You Use Megabyte Data

\$1.99 per megabyte

Beginning on 12/04/08

00% Access Discount

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

Monthly Charges

Nationwide Business Talk 450	06/20 - 07/19	44.99
00% Access Discount	06/20 - 07/19	-3.00
		\$41.99

Usage and Purchase Charges

Voice	Allowance	Used	Billable	Cost
SharePlan	minutes 450 (shared)	156	---	---
Mobile to Mobile	minutes unlimited	8	---	---
Night/Weekend	minutes unlimited	172	---	---
Total Voice				\$3.00

Messaging				
Text - Rec'd	messages	3	3	.30
Total Messaging				\$0.30

Total Usage and Purchase Charges \$3.30

Verizon Wireless' Surcharges:

Fed Universal Service Charge	1.82
Regulatory Charge	.18
Administrative Charge	.35
TX Franchise Surchg	.24
Texas Universal Service	1.12
	\$4.51

Taxes, Governmental Surcharges and Fees

TX State 911 Fee	.50
TX Equalization Surcharge	.06
TX State Sales Tax	2.89
	\$3.45

Total Current Charges for 832-370-9191

\$18.24

Summary for Gretchen Larson: 832-392-2546

Your Plan

Nationwide Email & Data 450
\$44.99 monthly charge
450 minutes allowance minutes
\$.25 per minute after allowance

Friends & Family

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

Data MMS CRP Email/4GB

\$20.00 monthly charge

4 monthly gigabyte allowance

\$10.00 per GB after allowance

Beginning on 01/01/09

00% Access Discount

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

Monthly Charges

Nationwide Email & Data 450	06/20 - 07/19	44.99
00% Access Discount	06/20 - 07/19	-3.00
Data MMS CRP Email/4GB	06/20 - 07/19	20.00
Total Equipment Charge - Assn	06/20 - 07/19	9.30
		\$71.29

Usage and Purchase Charges

Voice	Allowance	Used	Billable	Cost
SharePlan	minutes 450 (shared)	512	---	---
Mobile to Mobile	minutes unlimited	261	---	---
Night/Weekend	minutes unlimited	117	---	---
Total Voice				\$3.00

Messaging				
Text - Sent	messages	98	98	10.52
Text - Rec'd	messages	142	142	29.40
Picture & Video - Sent	messages	95	95	14.00
Picture & Video - Rec'd	messages	44	44	11.00
Total Messaging				\$75.00

Data -				
Gigabyte Usage	gigabytes 4.000	1.145	---	---
Total Data				\$3.00

Total Usage and Purchase Charges \$78.00

Verizon Wireless' Surcharges:

Fed Universal Service Charge	1.82
Regulatory Charge	.18
Administrative Charge	.35
TX Franchise Surchg	.24
Texas Universal Service	2.82
	\$5.41

Taxes, Governmental Surcharges and Fees

TX State 911 Fee	.50
TX Equalization Surcharge	.06
TX State Sales Tax	11.78
Houston City Sales Tax	1.80
Houston Mtn Tax	.59
	\$14.73

Total Current Charges for 832-392-2546

\$14.73



11764429
07/07/2015 PERSHD
7:30 AM - JETICE H

MONTROSE MANAGEMENT DISTRICT
NOTICE OF MEETING

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

Notice is hereby given that a meeting of the Board of Directors of the Montrose Management District will be held at 12:00 pm on Monday, July 13, 2015, at 401 Broad Street, 2nd Floor, Room 104, 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 June 8, 2015.
3. Consider Board nominations for existing expiring terms and process for making recommendations for vacant positions.
4. Accept Oaths of Office, Sworn Statements, and Bonds from Newly Appointed Board Members.
5. Receive public comments.
6. Receive District's monthly Assessment Collection Reports and Billing and Assessment Summaries, Lawsuit and Arbitration Status Details, and Delinquent Assessment Reports.
7. Receive and consider District's monthly financial report, including pay invoices.
8. Receive and Approve FY 2014 Financial Audit Report.
9. Receive Reports:
 - a. Public Safety
 - b. Mobility & Visual Improvement:
 - (i) Receive update on TXDOT bridges
 - (ii) Consider recommendations for prioritization of signage and explained improvements in the District
 - (iii) Consider an amended approach to the Special Parking Area application to the City of Houston
 - (iv) Consider proposal to remove the Montrose gateway monument at Westheimer and Daugh Streets
 - c. Marketing and Business Development
 - (i) Consider Committee recommendation for services agreement with Michael Hardy to provide professional writing services for the District in the amount of \$500 per feature article for a total monthly cost not to exceed \$2,000
 - d. Business Ambassador
 - e. Business and Economic Development
 - f. Executive Director
10. Consider resignation of Brad Nager from Board of Directors.
11. Announcements.
12. 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) 533-2200 at least three business days prior to the meeting so that the appropriate arrangements can be made.



State of Texas
County of Harris
County Auditor's Office 153
Harris County, TX 77002

Stan Stanart, County Clerk
Personal Records (713) 755-6436
201 Caroline, STE 330, Houston, TX 77002
Fee Officer's Official Receipt

Receipt #: PR15006159
Receipt Date: 07/07/2015 11:26:58 AM
Fees Assessed By: CCO/galsapc
Cashier: Rico, Laura (CCO)

MONTROSE MANAGEMENT DISTRICT

Fee Description	Amount	Notes
County Clerk	\$9.00	NOTICE OF PUBLIC MEETING - 1176429 MONTROSE MANAGEMENT DISTRICT-TO THE PUBLIC \$9.00
Total:	\$9.00	

Tender Type	Tender SubType	Check # / CC Auth #	Tender Amount
CREDIT CARD	Visa		\$9.00
Total Paid:			\$9.00

THANK YOU

Print Date: 07/07/2015 11:28:59 AM

Customer Copy



7155 Old Katy Road, Suite 270
Houston, Texas 77024
713.869.6987
713.869.0908 (fax)
www.kudler.com

Invoice #: 19307
Invoice Date: 7/15/2015
Billing Period: 6/1/2015 - 6/30/2015
Project #: MON-551
Project Name: Montrose District Explanade
Enhancements-Ph 1

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

POSTED

RECEIVED
JUL 27 2015
Municipal Accounts
& Consulting

INVOICE

FEES

Phase	Contract Amount	% Complete	Prior Billings	This Invoice
Schematic Design	\$10,800.00	100%	\$5,400.00	\$5,400.00
Construction Documentation	\$29,700.00	10%	\$0.00	\$2,970.00
Construction Administration	\$10,800.00	0%	\$0.00	\$0.00
Bidding	\$2,700.00	0%	\$0.00	\$0.00
	\$54,000.00		\$5,400.00	\$8,370.00

REIMBURSABLE EXPENSES

Date	Vendor Name	Vendor Invoice #	Amount
6/4/2015	Print Stop Reprographics		\$155.61
6/11/2015	Print Stop Reprographics		\$155.61
6/30/2015	Plot Stop		\$46.58
			\$357.80

Total Amount Due This Invoice: \$8,727.80

PAYMENTS OUTSTANDING

Invoice #	Invoice Date	Fees	Expenses	Paid to Date	Balance Due
18202	6/11/2015	\$4,860.00	\$2,592.51	\$0.00	\$7,452.51
		\$4,860.00	\$2,592.51	\$0.00	

Total Past Due Amount: \$7,452.51

Total Current + Past Due Amount: \$16,180.31

06/10/15
16125

Thank You!

LA COLOMBE D'OR HOTEL AND RESTAURANT

3410 MONTROSE BLVD. HOUSTON, TEXAS 77006

(713) 524-7999 Fax (713) 524-8923

www.lacolombedor.com

Date: Wednesday, July 29, 2015

To: Mr. Ray Lawrence,
Email: rlawrence@hhcllp.com

From: Laura Gates
La Colombe d'Or Hotel and Restaurant

POSTED

INVOICE #111815		
Description	each	Total
Montrose Management District		
Total Food and Beverage Minimum		\$5,000
Deposit Due		\$1,500
Remaining Balance		\$3,500

Please mail check to:
La Colombe d'Or Hotel & Restaurant
Attn: Laura Gates
3410 Montrose Blvd.
Houston, Texas 77006
Thank You!

RECEIVED
AUG 05 2015
Municipal Accounts
& Consulting

07/20/15
16125

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

August 1, 2015

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

POSTED

INVOICE

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

Professional fees:

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

Total amount due \$1,000.00

Thank you,

Ray C. Lawrence

07/20/15
16135



INVOICE for email

Date	Invoice #
7/30/2015	15-7149

POSTED

BILL To:

Montrose District
Email Invoice
PO Box 22167
Houston, TX 77066

P.O. Number	Customer Contact	Rep	Account #	Terms
	Gretchen Larson			Net 10 Days
Item Code	Quantity	Description	Amount	
Magnets	2 sets of 2	Car Sized Magnets	96.00	

Magoo's PrintShop, Inc. * Certified WBE / HUB
16637 West Hardy, Suite E * Houston, Texas 77060 * magoosprintshop.com
281.875.6000 * Fax 281.875.6048 * Toll Free 888.890.0022 * Toll Free Fax 888.890.0022

07/10/15
1615

Mr Dirt of Texas (Houston)
3669 Eastex Freeway
Houston, TX 77026
Phone (713)473-2700 Fax (713)473-2701

INVOICE# 58X00008
INV DATE 08/30/15
ACCOUNT# 229281
DUE DATE UPON RECEIPT

POSTED

MONTROSE MGMT DISTRICT
P O BOX 22167
HOUSTON, TX 77227

Please remit top portion with payment

AMOUNT YOU ARE PAYING
Phone#

AMOUNT 7,104.00

SERVICE ADDRESS: MONTROSE
MONTROSE (HOUSTON, TX)

DATE	LOCATION	DESCRIPTION	AMOUNT
06/11/15	58X00008	SWEEPING-FLAT SWEEP FLAT RATE	778.00
06/11/15	58X00008	MAIN LANES - TKT 00015528	778.00
06/11/15	58X00008	SWEEPING-FLAT SWEEP FLAT RATE	778.00
06/11/15	58X00008	MAIN LANES - TKT 00015536	778.00
06/25/15	58X00008	SWEEPING-FLAT SWEEP FLAT RATE	778.00
06/25/15	58X00008	MAIN LANES TKT 00015909 TRUCK 1	778.00
06/25/15	58X00008	SWEEPING-FLAT SWEEP FLAT RATE	778.00
06/25/15	58X00008	MAIN LANES-TKT 00015615 TRUCK 2	778.00
Please include the invoice number on your check. There will be a \$50.00 charge on all returned checks.			
PLEASE NOTE THAT YOUR ACCOUNT HAS A PAST DUE BALANCE			
INV# 58X00008	CURRENT	30 DAY	60 DAY
ACCT# 229281	7,104.00	7,104.00	90 DAY
			DATE 06/30/15
			PAGE 1 OF 1

2943.97
6930.47

06/10/15
1612

PLEASE PAY THIS AMOUNT 7,104.00



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Invoice

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

Date	Invoice #
8/1/2015	38956

POSTED

Description	Amount
Monthly Bookkeeping	1,125.00
Preparation for Additional Payroll	37.50
Correspond with Board Member	150.00
Advised invoices to Directors	112.50
Additional time for Board Meeting	75.00
Monthly Payroll Taxes	37.50
Preparation of additional payables	75.00
Preparation and maintenance of Quarterly Investment Report	312.50
Delivery	11.13
Delivery	21.53
Design	8.00
Twisting	38.80
Copies	70.85
Document Storage & Retention Service	9.50
Total Reimbursable Expenses	159.86
Total	\$2,084.86

08/10/15

200 River Pointe ■ Suite 340 ■ Conroe, Texas 77304 ■ Phone: 936.756.1644 ■ Fax: 936.756.1844

8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 150 ■ AUSTIN, TEXAS 78759 ■ 512.782.2400 ■ Fax 512.795.9968

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

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

INVOICE#	IVC00026627
DATE	8/30/2015
PAGE	1

BILL to:

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

Description	Amount
Professional Services rendered in the collection of delinquent taxes, penalties and interest June, 2015.	\$109.83
Total	\$109.83

06/10/15
1642

Invoice	IVC00026625
YTD	
Date	6/30/2015
Page	1

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

POSTED

Description	Ext.	Pdcs.
Professional Services rendered in the collection of delinquent taxes, penalties and interest June, 2015.	\$35.21	
Total	\$35.21	

[illegible][illegible]

1239A West 19th St. • Houston, Texas 77008
print_stop@comcast.net
713-864-2302

Work Order # _____

Attention: AUSTIN

Attenzione

DRAWING NUMBERS OR DESCRIPTION	KIND OF WORK	NOL OF CIRCLS.	NOL OF PERITS EACH	SIZE OF PRICE	STOCK	SQUARE FEET	UNIT PRICE	AMOUNT
APP 1	Bowl	9	1	24 x 34				27.00
APP 2		5	1	"				15.00
APP 3		6	1	"				18.00
APP 4		12	1	"				36.00
APP 8		8	1	"				24.00
	Bined (3)	1		"				5.00
						SUB TOTAL		125.00
						SALES TAX		10.31
						TOTAL		135.31

RECEIVED
JUL 27 2015
Municipal Accounts
& Consulting

061745
16120



1239A West 19th St. • Houston, Texas 77088
print_stop@comcast.net
713-864-2302

ORIGINAL INVOICE

INVOICE # 009129/15

Date: 6/19/15

Customer Purchase/Job # A20035

Work Order #

Customer Name: K+W

Address:

Attention: A+K+W

Company Name:

Address:

Attention:

DRAWING NUMBER OR DESCRIPTION	NO. OF WORK	NO. OF CIRCUITS	NO. OF PRINTS EACH	SIZE OF PRINT	STOCK	SQUARE FEET	UNIT PRICE	AMOUNT
Bored	9	1	24x36					27.00
	5	1						15.00
	6	1						18.00
	12	1						36.00
	8	1						24.00
Bored	(5)							5.00
SUB TOTAL								135.00
SALES TAX								10.31
TOTAL								135.31

SENTRIFORCE

a view from above

Invoice

POSTED

RECEIVED

Billing Address

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

July 13 2015
Municipal Accounts
& Consulting

Date	Invoice #	Terms	Rep	Due Date	
7/1/2015	18172	NET 15	LC	7/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: BISCUIT UNIT: MONTROSE4	1	350.00	7/1/2015	350.00
Monthly Security Invoice					
Sales Tax (0.0%)				\$0.00	
Total				\$350.00	
Payments/Credits				\$0.00	
Balance Due				\$350.00	

Make checks payable to SentiForce	SentiForce 6611 Forestwest Dr. Suite 100 Houston, TX 77024 713-742-6000
-----------------------------------	--

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

Make checks payable to SentriForce

04/10/15
15475

SENTRIFORCE

a view from above

Invoice

POSTED

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
7/1/2015	18176	NET 15	LC	7/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Camera, optional Strobe Lighting, Wireless Communication. SITE: MONTROSE DOLIVIER UNIT: MONTROSE6	1	350.00	7/1/2015	350.00
Monthly Security Invoice					
Sales Tax (0.0%)				\$0.00	
Total				\$350.00	
Payments/Credits				\$0.00	
Balance Due				\$350.00	

Make checks payable to SentiForce	SentiForce 6611 Fortwest Dr. Suite 100 Houston, TX 77024 713-742-6000
-----------------------------------	--

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

Make checks payable to SentriForce

SENTRIFORCE

a view from above

Invoice

POSTED

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
7/1/2015	18173	NET 15	LC	7/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: CHELSEA UNIT: MONTROSE2	1	350.00	7/1/2015	350.00
Monthly Security Invoice					
Sentriforce 6611 Portwest Dr. Suite 100 Houston, TX 77024 713-742-6000			Sales Tax (8.25%)		\$0.00
			Total		\$350.00
			Payments/Credits		\$0.00
			Balance Due		\$350.00

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

Make checks payable to SentriForce

SENTRIFORCE

a view from above

Invoice

POSTED

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
7/1/2015	18171	NET 15	LC	7/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: BARNABYS UNIT: MONTROSE3	1	350.00	7/1/2015	350.00

Monthly Security Invoice

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

Make checks payable to SentiForce
SentiForce
6611 Portwest Dr. Suite 100
Houston, TX 77024
713-742-6000

SENTRIFORCE

a view from above

Invoice

POSTED

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
7/1/2015	18174	NET 15	LC	7/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
CONSOLE	Security Camera Video Console.	1	150.00	7/1/2015	150.00

Monthly Security Invoice

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

Make checks payable to SentiForce
SentiForce
6611 Portwest Dr. Suite 100
Houston, TX 77024
713-742-6000

SENTRIFORCE

a view from above

Invoice

POSTED

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
7/1/2015	18175	NET 15	LC	7/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN II	RAVEN II - Site Video Recording Device. 2 Cameras with Internet. SITE: MONTROSE CUCHARA UNIT: MONTROSES	1	350.00	7/1/2015	350.00

Monthly Security Invoice

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

Make checks payable to SentiForce
SentiForce
6611 Portwest Dr. Suite 100
Houston, TX 77024
713-742-6000

SENTRIFORCE

a view from above

Invoice

POSTED

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
7/1/2015	18170	NET 15	LC	7/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: ARTGALLERY UNIT: MONTROSE2	1	350.00	7/1/2015	350.00

Monthly Security Invoice

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

Make checks payable to SentiForce
SentiForce
6611 Portwest Dr. Suite 100
Houston, TX 77024
713-742-6000

Tawny Tichwell
4333 Harby St.
Houston TX 77023

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

Invoice #	0000041
Invoice Date	August 2, 2016
Amount Due	\$3,500.00 USD

Task	Time Entry Notes	Rate	Hours	Line Total
Website Updates	Switching out slider items, filtering comments, adding events	25.00	8	150.00
General	Social Media Posting, Monitoring, Scheduling, emails, instant messages, texts with the team, reading neighborhood news, programming, testing and finding content for e-news, compiling and sending out weekly board summary	25.00	127	3,175.00
Meetings	Meetings with team, etc.	25.00	2	50.00
Writing	Writing reports for site, getting requested content up	25.00	5	125.00
		Total		3,500.00
		Amount Paid		-0.00
		Amount Due		\$3,500.00 USD

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

This invoice was sent using **FreeBooks**

https://tawnytidwell.freshbooks.com/showInvoice?invoiceid=719156&alt_domain_cookies... 8/3/2015

BILLING STATEMENT

Questions? Please contact Carol Platt at
cplatt@tmlrp.org or extension 415

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

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

Statement Date: 8/01/15
Due Date . . : DUE UPON RECEIPT
Contract No . : 6790

Date	Description	Total Amount
7/01/15	BALANCE FROM PREVIOUS STATEMENT	.00
7/31/15	General Liability 14/15FY change limits	24.00
7/31/15	Liab 24 Pre-Pay Disc	.48-

TOTAL DUE: \$23.52

RETURN THE BOTTOM PORTION WITH PAYMENT

0679000000002352000000000000000000000000000000002352

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

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

WALTER P MOORE

Montrose Management District
5020 Montrose Blvd
Suite 311
Houston, TX. 77008

Invoice #: TD31602013
Project: MD31600000
Project Name: Morgan Moby Garden

Invoice Group : 00
Invoice Date : 2/22/2015

Attention: Bill Calderon

For Professional Services Rendered through: 2/22/2015

Professional Personnel	14,010.00	
	Total Salaries	14,010.00
	Current Invoice	14,010.00
Max Fee :	84,000.00	
Prior Billings:	14,300.00	
Total Available :	49,700.00	
	Total this Invoice	14,010.00
	Amount Due This Invoice	14,010.00

Lee Anne Dixon

For questions regarding this invoice, please contact Amanda Nurne.
Telephone: 713-630-7300 Email: ANurne@walterpmoons.com

WALTER P MOORE

Project: M031600300 -- Montrose Mobility Studies

Invoice #: T031602013

Phase: 9P03 -- Parking Labor

Rata Schedule Labor				
<u>Class / Employee Name</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Berkor Perkins Consultant	01/29/2015	1.00	180.00	180.00
Jeremy Roche	01/27/2015	2.50	180.00	450.00
	01/29/2015	1.50	180.00	270.00
	01/30/2015	1.50	180.00	270.00
	02/06/2015	1.00	180.00	180.00
	02/11/2015	1.00	180.00	180.00
	02/19/2015	2.50	180.00	450.00
	02/20/2015	1.50	180.00	270.00
		12.50		2,250.00

Rein Scheidung Labor	2.250,00
----------------------	----------

Total Phase :	9P03 -- Parking Labor	Labor :	2,250.00
		Expense :	0.00

Phase : 9T03 - Traffic Houston Labor

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Principal				
Jennifer L. Peak	01/27/2015	2.00	220.00	440.00
	02/03/2015	0.50	220.00	110.00
	02/18/2015	1.00	220.00	220.00
		3.50		770.00
Senior Project Manager				
Loe Anna Olson	01/28/2015	1.50	180.00	270.00
	01/27/2015	3.00	180.00	540.00
	01/29/2015	1.00	180.00	180.00
	01/29/2015	1.50	180.00	270.00
	02/02/2015	4.50	180.00	810.00
	02/03/2015	6.00	180.00	1,080.00
	02/04/2015	3.00	180.00	540.00
	02/05/2015	1.00	180.00	180.00
	02/06/2015	4.00	180.00	720.00
	02/09/2015	2.00	180.00	360.00
	02/11/2015	2.00	180.00	360.00
	02/18/2015	2.00	180.00	360.00
		31.50		5,670.00

Transportation Planner		8.00	140.00	1,120.00
Louis Outlets	01/29/2015	8.00	140.00	1,120.00
	01/30/2015	8.00	140.00	1,120.00
	02/02/2015	6.50	140.00	910.00
	02/03/2015	5.50	140.00	770.00

For questions regarding this invoice, please contact Amanda Nuro.
Telephone: 713-830-7300 Email: ANuro@westernmills.com

WALTER P MOORE

Project: M031500300 -- Montrose Mobility Studies

Invoice #: T031502013

Phase: 9T03 -- Traffic Houston Labor

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Transportation Planner Louis Outala	02/04/2015	8.00	140.00	840.00
	02/06/2015	3.00	140.00	420.00
	02/09/2015	1.00	140.00	140.00
		88.00		5,320.00

Rate Schedule Labor

11,760.00

Total Phase: 9T03 -- Traffic Houston Labor

Labor:

11,760.00

Expense:

0.00

Total Project: M031500300 -- Montrose Mobility Studies

14,010.00

For questions regarding this invoice, please contact Amanda Numa.

Telephone: 713-850-7300 Email: ANuma@walterpmoore.com

PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW:
1201 MCKINNEY, SUITE 1100 HOUSTON, TEXAS 77010 PHONE: 713.850.7300 FAX: 713.850.7398

Page 2

WALTER P MOORE

Montrose Management District
6029 Montrose Blvd
Suite 311
Houston, TX 77008Invoice #: T031504019
Project: M031500300
Project Name: Montrose Mobility Studies

Invoice Group:

Invoice Date: 02/20/15

Attention: Bill Calderon

For Professional Services Rendered through: 4/29/2015

Professional Personnel	10,110.00	
Total Salaries		10,110.00
Current Invoice		10,110.00
Max Fee:	64,000.00	
Prior Billings:	33,415.00	
Total Available:	30,585.00	
Total this Invoice		10,110.00
Amount Due This Invoice		10,110.00

Leo Anna Dixon

For questions regarding this invoice, please contact Amanda Numa.
Telephone: 713-850-7300 Email: ANuma@walterpmoore.com*Amanda Numa*04/10/15
17010PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW:
1201 MCKINNEY, SUITE 1100 HOUSTON, TEXAS 77010 PHONE: 713.850.7300 FAX: 713.850.7398

WALTER P MOORE

Project: M031500300 -- Montrose Mobility Studies

Invoice #: T031504019

Phase: 9P03 -- Parking Labor

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Senior Parking Consultant Jeremy Roche	04/23/2015	1.00	180.00	180.00
	04/24/2015	3.50	180.00	630.00
		4.50		810.00

Rate Schedule Labor

810.00

Total Phase: 9P03 -- Parking Labor

Labor:

810.00

Expense:

0.00

Phase: 9T03 -- Traffic Houston Labor

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Senior Project Manager Leo Anna Dixon	04/02/2015	4.00	180.00	720.00
	04/05/2015	1.00	180.00	180.00
	04/07/2015	1.00	180.00	180.00
	04/08/2015	1.00	180.00	180.00
	04/09/2015	1.00	180.00	180.00
	04/13/2015	1.00	180.00	180.00
	04/14/2015	2.00	180.00	360.00
	04/15/2015	1.00	180.00	180.00
	04/16/2015	1.50	180.00	270.00
	04/20/2015	2.00	180.00	360.00
		15.50		2,790.00

Transportation Planner

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Louis Outala	03/30/2015	0.50	140.00	70.00
	03/31/2015	2.50	140.00	350.00
	04/01/2015	4.00	140.00	560.00
	04/02/2015	2.00	140.00	280.00
	04/08/2015	5.00	140.00	700.00
	04/09/2015	3.00	140.00	420.00
	04/10/2015	3.50	140.00	490.00
	04/14/2015	4.50	140.00	630.00
	04/15/2015	5.50	140.00	770.00
	04/16/2015	8.00	140.00	1,120.00
	04/17/2015	4.00	140.00	560.00
	04/20/2015	4.00	140.00	560.00
		48.50		6,510.00

Rate Schedule Labor

8,300.00

For questions regarding this invoice, please contact Amanda Numa.

Telephone: 713-850-7300 Email: ANuma@walterpmoore.com

PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW:
1201 MCKINNEY, SUITE 1100 HOUSTON, TEXAS 77010 PHONE: 713.850.7300 FAX: 713.850.7398

Page 1

WALTER P MOORE

Project: M031500300 -- Montrose Mobility Studies

Invoice #: T031504019

Total Phase: 9T03 -- Traffic Houston Labor

Labor:

9,300.00

Expense:

0.00

Total Project: M031500300 -- Montrose Mobility Studies

10,110.00

For questions regarding this invoice, please contact Amanda Numa.

Telephone: 713-850-7300 Email: ANuma@walterpmoore.com

PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW:
1201 MCKINNEY, SUITE 1100 HOUSTON, TEXAS 77010 PHONE: 713.850.7300 FAX: 713.850.7398

Page 2

WALTER P MOORE

Montrose Management District
6020 Montrose Blvd
Suite 311
Houston, TX 77006

Invoice #: T031505007
Project: M031500300
Project Name: Montrose Mobility Studies

Invoice Group: **
Invoice Date: 6/24/2015



Attention: Bill Calderon

For Professional Services Rendered through: 6/24/2015

Email Invoices to Tony Alonder (talonder@hmlp.com) and cc Lee-Ann

Professional Personnel	1,780.00	
Total Salaries		1,780.00
Current Invoice		1,780.00
Max Fee:	64,000.00	
Prior Billings:	43,625.00	
Total Available:	20,475.00	
Total this Invoice		1,780.00
Amount Due This Invoice		1,780.00

Lee-Ann Dixon

Lee-Ann Dixon

For questions regarding this invoice, please contact Amanda Nurno.
Telephone: 713-630-7000 Email: ANurno@wslapmoores.com

PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW:
1301 MCKINNEY, SUITE 1100 HOUSTON, TEXAS 77010 PHONE: 713.630.7000 FAX: 713.630.7000

05/19/15
17010

WALTER P MOORE

Project: M031500300 - Montrose Mobility Studies

Invoice #: T031505007

Phase: 0P03 - Parking Labor

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Senior Parking Consultant Jeremy Rocha	04/27/2015	3.00	180.00	540.00
	04/30/2015	1.50	180.00	270.00
		4.50		810.00
Rate Schedule Labor				810.00
Total Phase: 0P03 - Parking Labor				Labor: 810.00 Expense: 0.00

Phase: 0T03 - Traffic Houston Labor

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Senior Project Manager Lee-Ann Dixon	04/27/2015	2.00	180.00	360.00
	05/14/2015	1.00	180.00	180.00
	05/18/2015	2.00	180.00	360.00
		5.00		900.00
Transportation Planner Louis Oztala	05/08/2015	0.50	140.00	70.00
Rate Schedule Labor				970.00
Total Phase: 0T03 - Traffic Houston Labor				Labor: 970.00 Expense: 0.00

Total Project: M031500300 - Montrose Mobility Studies

1,780.00

For questions regarding this invoice, please contact Amanda Nurno.
Telephone: 713-630-7000 Email: ANurno@wslapmoores.com

PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW:
1301 MCKINNEY, SUITE 1100 HOUSTON, TEXAS 77010 PHONE: 713.630.7000 FAX: 713.630.7000

Page 1

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

POSTED

Invoice #: 43015107

Date: 8/5/2015

Page: 1

DATE	DESCRIPTION	AMOUNT
	Professional consulting, administration, project management, marketing & public relations, July 2015	\$16,502.33
	GIS mapping, P. Horton, per attachment	16141 - \$112.50
	Verizon, 5/20-6/19 invoice	\$49.54
	Verizon, 6/20-7/19 invoice	\$182.34
	Verizon, 6/20-7/19 invoice, G. Larson, 1/4 of shared costs	\$50.36
	Agenda posting, 7/13/2015 meeting	\$9.00
	Reimbursable mileage, as follows:	
	Brian Burks, June expenses	\$65.22
	Brian Burks, July expenses	\$33.13
	Holli Robinson, July expenses	\$182.33
	Linda Clayton, July expenses	\$16.10
	Roy Hill, July expenses	\$32.95
	Jerry Lowry, July expenses	\$154.68
	In-house postage, copies, binding, etc.	\$1,916.83
		16124 16150 16210 16215 16160 16170 16190
		Sales Tax: \$0.00
		Total Amount: \$19,307.31
		Amount Applied: \$0.00
		Balance Due: \$19,307.31


Terms: C.O.D.

07/20/15

EXPENSE REPORT

POSTED

Name Dennis C. Beedon		Period Ending July 2015		Service Area Montrose		Bill to Dist. (Y/N)	
Destination		Business Mileage		Other Expenses(2)		Amount	
Date	Purpose	Miles Driven	Item	Amount	Bill to Dist. (Y/N)		
1-Jul	Montrose Business visits	12	July phone allowance	\$ 45.00	Y		
2-Jul	Montrose Business visits	15			Y		
6-Jul	Montrose Business visits	15			Y		
7-Jul	Montrose Business visits	12			Y		
8-Jul	Montrose Business visits	12			Y		
9-Jul	Montrose Business visits	12			Y		
13-Jul	Montrose Business visits	12			Y		
14-Jul	Montrose Business visits	13			Y		
15-Jul	Montrose Business visits	12			Y		
16-Jul	Montrose Business visits	12			Y		
20-Jul	Montrose Business visits	12			Y		
21-Jul	Montrose Business visits	14			Y		
22-Jul	Montrose Business visits	12			Y		
23-Jul	Montrose Business visits	15			Y		
27-Jul	Montrose Business visits	12			Y		
28-Jul	Montrose Business visits	14			Y		
29-Jul	Montrose Business visits	12			Y		
30-Jul	Montrose Business visits	13			Y		
31-Jul	Montrose Business visits	10			Y		
		1	228		Y		

I certify that the above expenses were incurred and paid by me: 		Business Miles (1) @ 0.565 Other Expenses (2) Expenses billed to District (Y) Expenses not billed to District (N) Amount Billed to District Total Reimbursement
Date 7/31/15		\$ 128.82 \$ 45.00 \$ - \$ 173.82

* Attach evidence of purchase

07/2015
16140
10160

Name		Period Ending		Service Area		Montrose		Bill to Dist.	
Holl Robinson		July 31, 2015		Montrose		Montrose			
Date	Business Mileage	Purpose	Miles Driven	Item	Amount	Y/N			
07/07/15	1122 W Gray	Post Board Mtg Agenda	4			Y			
07/08/15	1600 State St	Police Interaction Program (PIP)	12			Y			
07/09/15	Hobby District, SB	Board Meeting/ Check Montrose Board Book	46			Y			
07/09/15	Spring Branch	Review Board Packet	10			Y			
07/10/15	Spring Branch	Assemble Board Packet	10			Y			
07/11/15	Walmart	Buy office supplies	4	Cable & Glass donator	\$ 24.82	Y			
07/13/15	Montrose Center	Board Meeting	3			Y			
07/13/15	Various Montrose Businesses	Representing District	6	Tolls		Y			
07/16/15	Spring Branch	Service Contact Mtg	10			Y			
07/23/15	Drive District	Count newly planted trees	11			Y			
07/17/15	Spring Branch	Fix Computer	10			Y			
07/23/15	Theo's	Take pic's for board retreat	4			Y			
07/28/15	Cherryhurst Park Comm ctr	Neartown Association Meeting	5			Y			
07/30/15	St Stevens Episcopal	Bike Meeting	5	Cell Phone 8/17 - 7/16	\$ 71.26	Y			
07/31/15	Spring Branch	Pick up paycheck	10						
			1	150	\$ 98.08				

I certify that the above expenses were incurred and paid by me: <i>Holl Robinson</i>		Business Miles (1) @ 0.575 \$ 86.25
Signature		Other Expenses (2) Expenses billed to District (Y) Expenses not billed to District (N) \$ 06.08
Date: 7/31/2015		Amount Billed to District Total Reimbursement \$ 182.33
Approval		Date

* Attach evidence of purchases

EXPENSE DETAIL (MONTROSE MANAGEMENT DISTRICT)

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

Roy Hill

Montrose



Restaurant Cafe
318 Tuam
Houston, TX 77006
713-528-0198

Date: Jul 29 '15 08:53AM
Card Type: Visa
Acct #: XXXXXXXXXXXXX2845
Card Entry: SWIPED
Trans Type: PURCHASE
Auth Code: 099550
Check: 2659
Table: 32/1
Server: 213. Gabriel

Subtotal: 39.78

~~Subtotal~~

TIP 6.22

TOTAL 46.00

SIGNATURE

THIS IS CUSTOMERS COPY

Montrose Management District

In-house Postage, Photocopies, Binding, etc.

Postage

Date	Amount
7/10/2015	\$ 2.30
7/13/2015	\$ 0.97
7/15/2015	\$ 751.75 (special parking mailing)
7/22/2015	\$ 0.71
Total	\$ 755.73

Photocopies @ \$0.15

Date	Pages	Amount
7/7/2015	201	\$ 30.15
7/10/2015	5104	\$ 765.60
7/13/2015	25	\$ 3.75
7/15/2015	1550	\$ 232.50 (special parking mailing)
7/16/2015	18	\$ 2.70
7/18/2015	96	\$ 14.40
Total		\$ 1,049.10

Color Photocopies @ \$0.50

7/2/2015	166	\$ 83.00
Total		\$ 83.00

Binding sets @ \$1.00

Date	Sets	Amount
7/10/2015	29	\$ 29.00
Total		\$ 29.00

Total, all items

Postage	\$ 755.73
Photocopies	\$ 1,049.10
Color Photocopies	\$ 83.00
Binding sets	\$ 29.00
	\$ 1,916.83

Consider Refund Request from Mr. Foteh regarding waiver of principal and interest in the amount of \$71.16 and refund of \$115.45 for a total of \$185.61.

There are three accounts for Mr. Foteh that have had payments applied:

- a. 94-054-035-000-0001 - Paid levy only (\$768.18) in February (Owes \$71.16)
- b. 94-052-263-000-0011 - Paid levy, P&I (\$784.95+ \$54.95) in February
- c. 94-054-037-000-0012 - Paid levy, P&I (\$864.22+ \$60.50) in February

His father passed away January 17, 2015 and Mr. Foteh made payments as soon as he received possession of the estate. Based on the fact that matters of the estate were frozen until conveyed to him, he is requesting that P&I be waived on all three accounts and the previously paid P&I refunded from two accounts.

Recommendation: The Committee recommends that Board of Directors approve the waiving of the P&I of \$71.16 and refunding \$115.45 for a total of \$186.61 to Mr. Foteh.

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 a report from the Public Safety Committee.

- Consider a funding request from Montrose Security Alliance initiative, in the amount of \$1,000.00

Memorandum

TO: Montrose Management District Board of Director
FROM: David Hawes
DATE: Wednesday, July 22, 2015
SUBJECT: Public Safety Committee Meeting

The Montrose District Public Safety Committee held a meeting at 9:00 am on Wednesday, July 22, 2015 at the Montrose District Office located at 5020 Montrose Blvd., suite 311, Houston, Texas 77006.

Committee Members present were: Claude Wynn, Bill Strother, Brad Nagar and Jason Ginsburg.
Guests present were: Julie Countiss, Harris County Attorney's Office, Officer Victor Beserra, Houston Police Department, Sheree McGowen and Jerry Lynn Hamilton of Post 510 Apartments.
Staff present were: David Hawes, Jerry Lowry, Brian Burks, Holli Robinson and Dennis Beedon.

The Committee was called to order at 9:00 am and adjourned at 10:15 am.

The Committee considered the following:

Discuss Proactive Patrol activity report for the month of June:

Officer Beserra advised that June patrols netted 70 arrests, with 11 Felonies and 50 Misdemeanors. There were 234 Calls for Service, 1,376 Locations Checked, 1,318 BMV Report Cards issued, and 365 Crime Prevention (BMV pamphlets) distributed. See attached report. Two local apartment managers attended the meeting, and staff will continue outreach to others with the goal of convening a meeting to discuss local crime issues.

Officer Beserra requested that the committee consider placing magnetic 'Montrose District Patrol' signs to be ordered for use on patrol vehicles when appropriate. It was agreed that this would be beneficial with regard to raising the District's public profile. Staff will take all necessary steps to move this request forward.

Discuss funding request for Montrose Security Alliance:

Montrose Security Alliance representative Jason Ginsburg discussed his neighborhood's efforts to raise funding to cover the cost of off duty police patrols during daytime hours. He informed the committee that their efforts had fallen slightly short of their financial goals and asked them to consider assisting with the effort.

Several options were discussed concerning how best to help the Security Alliance. Subsequently, the committee agreed that the best course of action would be to supplement their funding efforts with a donation of \$1,000.00.

Update from Harris County Attorney's Office:

ACA Julie Countiss informed the committee that they were currently working with TABC's After Hours Task Force as well as collaborating on a case concerning a local smoke shop and several spas.

Discuss ongoing or new public safety issues in the District:

The committee discussed placement of loitering signs at Montrose Bus Stops to assist local law enforcement in managing crime issues in such areas. Staff will reach out to Metro regarding availability of such signage.

Update on security cameras:

Current Montrose District camera locations are being re-evaluated and staff will be meeting with local businesses to discuss transferring billing or removal of cameras. Officer Beserra has advised that there is an ongoing need for closer scrutiny of the areas around Mattress Firm, Burger King and Valero at Westheimer @ Montrose. Staff toured the area with Officer Beserra and independently over several days. Staff concurs with his assessment and will seek to move forward with his recommendation.

Recommendations:

Consider funding for Montrose Security Alliance in the amount of \$1,000.00

Fiscal note.

\$1,000.00

Shift Period: Jul-15
Total Hours Worked 596:00
Total Miles Driven 2,056

Crime Arrest Activity

Felony Arrests:	7
Misdemeanor Arrests:	40
Charges Filed:	15
Suspects in Jail:	56

Patrol Activity

Calls for Service:	243
CIT Calls:	0
Incident Reports:	17
Accident Reports	0
Locations Checked:	1397

Field Activity

Parking Tickets:	0
Citations:	3
BMV Report Cards:	1180
Crime Prevention:	1014

Warrants

Felony Warrants:	5
Misdemeanor Warrants:	1
City Warrants:	24
SETCIC Warrants:	8

Arrest Summary

Shift Period Jul-15

Charge	# of Arrests
Affray	4
Assault	1
Auto Theft	1
Burglary of a Habitation	1
City Warrants	5
Consumption of Alcohol at a Metro Bus Stop	2
Consumption of Alcohol on an Unlicensed Premise.	1
Criminal Trespass	4
Felony Prostitution	1
Felony Theft Warrant	1
Felony Warrant	2
Interfering with a Peace Officer	2
Misdemeanor Warrant	1
Possession of a Controlled Substance	4
Possession of Marijuana	1
Prostitution	2
Public Intoxication	19
Setcic Warrant	3
Theft	1
Total Arrests	56

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

8. Receive a report and recommendations from the Marketing and Business Relations Committee.

Staff note: The minutes of the committee meeting of July 22 are attached for review.

THE COMMITTEE CONSIDERED THE FOLLOWING ITEM(S):

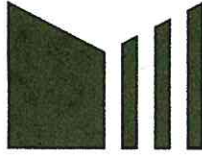
Discuss draft editorial calendar.

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: July 8, 2015
SUBJECT: Marketing and Business Relations Committee Meeting Minutes

The Marketing and Business Relations Committee met on Wednesday, July 22 at 1:30 p.m. at Tradition Bank, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

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

Staff, contractors and guests present: Executive Director David Hawes, Gretchen Larson, Holli Robinson, Jerry Lowry, Tawny Tidwell and Michael Hardy.

THE COMMITTEE CONSIDERED THE FOLLOWING:

Discuss editorial calendar and topics of focus for upcoming feature articles.

Staff introduced Michael Hardy to the committee and stated that he would attend monthly marketing meetings to discuss story line ideas with the committee. Staff shared a draft calendar through the end of the year with a number of story ideas as well as topics for the committee to consider and discuss. The committee stated that they liked the general direction of the draft calendar and spent time sharing their thoughts on prioritization. Staff stated that they would adjust the calendar for the next meeting based upon input from the committee. They noted that story ideas could be sent to staff anytime in the interim as well. Staff also shared that Tawny would keep the editorial calendar and assist Michael and Amber with tracking items in the queue and help keep everything on schedule. Upon conclusion of the discussion the committee stated that they were pleased with the change in direction of the writing coverage.

Receive report from Business Ambassador.

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

There being no further business to discuss the meeting adjourned at 2:30 p.m.

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

9. Receive and consider a report from the Business and Economic Development Committee.

Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: July 22, 2015
SUBJECT: Meeting Minutes - Business & Economic Development Committee

The Business & Economic Development Committee of the Montrose Management District met on Wednesday, July 22, 2015. Committee members attending were Chairman Claude Wynn, Steve Madden, Charlie Norris and Gene Creely. Executive director David Hawes and staff members Ray Lawrence, Jerry Lowry and Holli Robinson were present. A guest, Bailey Jackson with Amegy Bank, also attended. Following lunch, courtesy of Tradition Bank, the meeting was called to order at 12:15 PM.

Approval of May Minutes

The minutes of the May 27 meeting of the committee were approved as written. The committee did not meet in June.

Results of the Survey of Mayoral Candidates

Ray Lawrence distributed a table (attached) reporting the responses of the three candidates that responded to the survey by the July 15 deadline – Chris Bell, Steve Costello and Marty McVey – as well as the completed questionnaire of Bill King (also attached) which was received four days late. Commenting on several of the candidates' responses, David Hawes concluded that the District needed to clearly explain what management Districts do – that our function is not just to supplement City services because we perform a lot of services such as a graffiti abatement that the City doesn't do. Also, that the definition of an "blighted" area is too narrow on the part of some candidates – that even if vertical improvements appear to be well maintained the infrastructure can be in bad need of repair. In addition, he detailed the many reasons why the affairs of management Districts and TIRZs are completely transparent.

The committee agreed that an article summarizing the responses of the four participating candidates should be prepared and distributed to assessment payers, as well as to residents through the Neartown Association. A draft of the article should be given to the four candidates for review and comment prior to publication.

Fall Real Estate Forum Luncheon

The committee discussed preliminary plans for the Third Annual Real Estate Forum to be held this fall. Initial particulars as follows:

- Date: Wednesday, November 18
- Location: Grand Salon, La Colombe d'Or

- Theme: "Montrose During \$50 Oil"
- Speakers: To be determined. David Hawes to talk to CBRE and John Walsh. Ray Lawrence to contact Jason Baker, Jason Ezer, Dana Thorpe and Larry Zomper for recommendations.
- Invitation List: Much improved in 2014 but needs to be expanded to include more major owners and developers. Jerry Lowry and Patrick Horton at HHC working on a large list of owners. The District can use post cards for invitations as necessary.

Committee members are urged to provide Ray Lawrence with the names and contact information for any recommended speakers, as well as invitees that were not invited last year, as soon as possible. He hopes to recruit three speakers within the next two weeks.

Adjournment

The meeting was adjourned at 1:18 PM. The next meeting is scheduled for Wednesday, August 26.

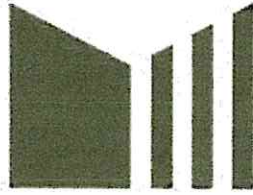
Comparison of Candidate Responses Survey of Houston Mayoral Candidates

Question	Chris Bell	Steve Costello	Marty McVey
1. What do you believe is the single most important <u>issue</u> facing the next mayor?	Managing the City's finances toward long-term stability.	The City of Houston is facing a looming pension crisis that without action will result in cuts to many city services.	Budget.
2. What do you specifically plan to do to <u>address</u> this issue?	Working collaboratively with the City's other elected officials and fiscal managers. I will use modern methods such as data analysis to resolve short and long-term fiscal challenges.	My administration will fight for local control of our pension systems in order to establish financial models and policies to fully fund municipal pensions.	Stop the digging. City departments function in a silo. We need a whole of Government approach. I would immediately audit to see where department could work together for services and delivery and end duplication. Address pension first.
3. What is your position with respect to maintaining <u>existing</u> management districts in Houston?	Favor under certain conditions, when management districts work properly, they produce remarkable results. Montrose included. They are sound neighborhood improvement and economic development tools.	Strongly favor. Management districts are a way for local businesses to invest in their area. I support retaining government resources to the most local levels wherever possible.	Strongly favor. Management districts allow for local improvements and are a valuable tool to address local needs. Enhanced collaboration of management districts would insure that we are exchanging plan, maximizing dollars, increasing economic development.

Question	Chris Bell	Steve Costello	Marty McVey
4. What <u>services</u> do you believe management districts should perform to supplement City services?	Business development, public safety improvements such as sidewalks, crosswalks and security patrols. Transit and traffic improvements where possible. Parks and aesthetics.	Beautification and possibly public safety supplements.	Management districts should be a key player in economic development in their districts. Houston needs to attract national and international business to secure more rooftop, thus generating more revenue for the City.
5. What is your position with respect to <u>expanding</u> existing or <u>creating</u> new TIRZs?	Favor under certain conditions. TIRZs must produce results and do business with complete transparency.	Favor under certain conditions. TIRZs are an effective tool to generate economic growth, but more transparency is needed.	Strongly favor. TIRZs can be a useful tool to repair and develop sidewalks in our neighborhoods.
6. What is your position with respect to METRO construction of the <u>Richmond transit corridor</u> ?	Favor under certain conditions. The corridor must be supported by high ridership projections, and built without impacting businesses and residents during construction.	Strongly favor. The route results in the connectivity of our transit system, connecting Uptown to Downtown. For long term mass transportation planning, this is a necessary step forward for our system.	Strongly favor. Mobility is a key to a world class economic hub. The Richmond transit corridor is essential for the mobility of the west side and a major artery for the city's nobility as a whole.
7. What transit mode do you prefer for the corridor and how and when do you believe it should be constructed?	Bus Rapid Transit or light rail. The timetable must be developed by consensus with METRO, City government and federal officials.	I have no opinion at this time. It will depend on a future voter referendum with respect to route alignment and transportation mode.	Rail is the strongest investment. We need to lobby Washington for the funds to support rail mobility across Houston. These are our tax dollars. One congressman should not stand in the way of Houston's progress.

Question	Chris Bell	Steve Costello	Marty McVey
8. What is your priority abd plan for <u>street repairs</u> in the Montrose District?	In April, I held a news conference in Montrose to show a severe stretch of bad streets. Based on the area's importance to commerce and tourism, streets there are a priority.	I support the ReBuild Houston program, but would prioritize the reallocations of investments into neighborhoods over major thoroughfares.	Rebuild Houston was a good plan at inception-Worst First, if the street is heavily traveled, is flawed. 30% of Rebuild fund go directly into neighborhood streets fairly distributed by council districts, weighted for age.
9. How quickly and how best do you feel <u>Rebuild Houston</u> funds should be used?	The next Mayor must make an audit and evaluation of it a priority. Funds must produce results.	It comes down to availability of funds, since a unique aspect of ReBuild is "pay-as-you-go" and services our debt as well as constructs new street and drainage projects.	30% of all revenue should go directly back in neighborhood repair equitable distributed by council districts.
10. Do you plan any changes in the current unwritten policy regarding responsibility for <u>sidewalk repairs</u> ? If so, what will you do to initiate and complete a program of sidewalk construction and repairs in the Montrose Management District?	When I announced my candidacy, I pledged to build or repair 200 miles of sidewalks in my first term. I would invite the MMD to suggest areas where sidewalks need to be built or repaired.	Yes. Depending on the availability of funding. I'd like to see a plan to incorporate sidewalks and alleyways into the ReBuild Houston program.	Sidewalks in neighborhoods are a necessity to quality of life. They promote safe walkability. Studies show they reduce obesity. I will advocate sidewalk repair through Rebuild Houston and TIRZs funding. It is important infrastructure.

Question	Chris Bell	Steve Costello	Marty McVey
11. Many developers complain at length about the difficulty of getting new and remodeling projects permitted and inspected in a timely and consistent manner. Do you plan to make any changes in these functions? If so, what?	Absolutely. I have already promoted E-Houston. App-based, online improvements for doing business with the City, specifically targeting the permitting and inspection processes.	With 30 years of experience in the engineering field, I have first-hand experience in the challenges of working with the permitting department. Who better than to fix the system than someone who has worked extensively within it?	Streamline permitting. Caseworker assigned to a portfolio through entire process. Computer entry of request to finish on matrix for delivery. The current system is costly to developers and residents in Houston and it is unacceptable.
12. Name, phone and e-mail address of the primary contact person for your campaign:	Maryann Young, Policy Director, 281-888-6299, maryann@bellformayor.com	Ward Curtin, 713-527-8996, ward@costelloformayor.com	Ken Olive, Campaign Manager, 6363 Richmond, Suite 350, Houston, Tx, 713-334-0800 (Office), 832-443-1637 (Mobile), ko@martymcvey.com



MONTROSE
DISTRICT

The Montrose Management District (map attached) seeks your responses to questions of interest to our stakeholders and residents to help inform them on important issues prior to the election in November. Please respond no later than July 15. We appreciate your cooperation.

1. What do you believe is the single most important issue facing the next mayor of Houston? **(TYPE IN)**

The state of city finances: massive debt and projected deficits diminish quality of life for all Houstonians.

2. What do you specifically plan to do to address this issue? **(TYPE IN)**

Address future pension liabilities by moving to a defined-contribution plan for new hires. Implement zero-based budgeting in city departments. Limit the amount the City spends on overtime pay. Use outside auditors to identify other inefficiencies.

3. What is your position with respect to maintaining existing management districts in Houston? **(MARK ONE)**

- ☐ Strongly favor
☒ Favor under certain conditions
☐ Somewhat opposed
☐ Totally opposed

Why? MMDs have an important role to play, but much of the perceived need for MMD services comes from the city neglecting its obligations to provide infrastructure, crime reduction, and other basic services.

4. **(IF NOT TOTALLY OPPOSED)** What services do you believe management districts should perform to supplement City services? **(TYPE IN)**

MMDs bring together community stakeholders to help guide growth. It's always a good idea to bring smart people together to talk about strategic vision, so long as the strategy doesn't become a straightjacket as circumstances change.

June 8, 2015

5. What is your position with respect to expanding existing or creating new Tax Increment Reinvestment Zones (TIRZs) in Houston? **(MARK ONE)**

- ☐ Strongly favor
☐ Favor under certain conditions
☒ Somewhat opposed
☐ Totally opposed

Why? TIRZs were intended to combat urban blight; when a neighborhood is no longer blighted, the TIRZ should expi

6. What is your position with respect to METRO construction of the Richmond transit corridor? **(MARK ONE)**

- ☐ Strongly favor
☐ Favor under certain conditions
☐ Somewhat opposed
☐ Totally opposed

Why? It is not clear to me what is meant by "Richmond transit corridor." If that refers to the proposed at-grade rail,
I am opposed to that plan and it is a non-sequiter because the Metro-Culberson agreement effectively kills that project.

7. **(IF NOT TOTALLY OPPOSED).** What transit mode do you prefer for the corridor and how and when do you believe it should be undertaken and constructed? **(TYPE IN)**

First, Richmond needs to be completely reconstructed with a new surface and intersection improvements. Second, Metrc
needs to concentrate on improving its bus service.

8. What is your priority and plan for street repairs In the Montrose District? **(TYPE IN)**

All available General Fund money should be used for street repairs until the city's pothole crisis is abated. I beleive the
City can save money and provide more repairs by making greater use of outside contractors.

9. How quickly and how best do you feel Rebuild Houston funds should be used ? **(TYPE IN)**

I oppose the drainage fee and have called for a revote on Rebuild Houston. The program is a failure.

10. Do you plan any changes in the current policy regarding responsibility for sidewalk repairs? If so, what will you do to initiate and complete a program of sidewalk construction and repairs in the Montrose Management District? **(TYPE IN)**

The City should take over responsibility for sidewalks. The current system of relying on individual property owners costs
more money and results in an inadequate, disjointed sidewalk system that, at its worst, limits mobility for disabled persons.

11. Many developers complain at length about the difficulty of getting new and remodeling projects permitted and inspected in a timely and consistent manner. Do you plan to make any changes in these City of Houston functions? If so, what? **(TYPE IN)**

I will restore the Multi-Disciplinary Inspection program for new home construction, but fundamentally PWE does not have value customer service. I will put management in place that values customer service.

12. Name, phone and email address of the primary contact person for your campaign:

Robert Jara, Campaign Manager - 713.203.8660 - jara@campaignstrategies.com

Name of Candidate: Bill King

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

10. Receive the Executive Director's Monthly Report.

MONTROSE MANAGEMENT DISTRICT

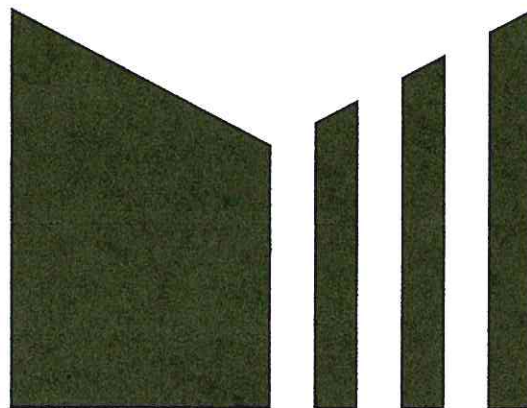
SERVICE PLAN

MONTHLY REPORT

JULY 14 – AUGUST 10, 2015

COMMITTEE ACTIVITY

STAFF ACTIVITY



COMMITTEE ACTIVITY

Mobility and Visual Improvements Committee

The committee met on August 3, 2015.

Finance Committee

The Committee met on August 3, 2015.

Public Safety Committee

The committee met on July 22, 2015.

Marketing and Business Relations Committee

The committee met on July 22, 2015.

Business and Economic Development Committee

The committee met on July 22, 2015.

STAFF ACTIVITY

JULY 14 – AUGUST 10, 2015

Marketing and Business Relations Committee

The Marketing Committee met on July 22 and the minutes of the meeting are included in the packet for review.

Work was also completed for the July e-newsletter and staff has designed an e-news template for the board so that those board members who do not use social Medias can be kept up to date with news and the articles being produced by the writers.

The next quarterly Business Mixer will be September 24 at Rosemont and the theme Texas spirits and mixology as well as food pairings.

Business Ambassador Program

The Business Ambassador completed **45** new visits and a total of **13** 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 on August 3 and the minutes of the meeting are included in the packet for review. A Letter of Support for Indika Restaurant was submitted to aid in the request for approval of their parking variance with the City of Houston.

The public hearing of the SPA application before the Planning Commission has been delayed to September 3.

Safety and Security Committee

The Public Safety and Security Committee met on July 22 and the minutes of the meeting are included in the packet for review. Identification magnets have been purchased for Montrose Security Patrol vehicles to raise the Districts profile in the area. Staff is in the process of contacting business whose security cameras will be relocated if they do not want to take over the monthly payment.

The committee considered options available to support the Montrose Security Alliance and subsequently agreed to recommend supplementing their funding efforts in the amount of \$1,000.00.

Business and Economic Development Committee

The Business and Economic Development Committee met July 22, 2015 and the minutes of the meeting are included in the packet for review. The Fall Real Estate Forum is scheduled for November 18, 2015 at the Grand Salon, La Colombe d'Or. Staff continues to schedule speakers for the event and sponsorships are available.

On Tuesday, August 4, Claude Wynn, David Hawes and Ray Lawrence had a breakfast meeting at Canopy Restaurant with Gene Creely, Joe Webb and Sherry Weesner representing the Neartown Association on the subject of a possible future Montrose TIRZ. Joe Webb presented a map showing the corridors that could be included in the TIRZ as well as preliminary estimates of incremental property tax revenues over a 30-year project life that could accrue to a TIRZ

based on the assumption of a 4.5% annual increase in values that would likely occur with improved infrastructure, and 100%, 90% and 80% participation rates over the three decades concerned. Based on these assumptions, he estimated that over \$900 million in undiscounted tax revenues could be realized by the TIRZ over its 30-year life. Based on David Hawes' recommendations, it was agreed that the value appreciation rate should be reduced to 4% and the participation rates put at constant participation rate that would produce the same total revenue at the 100%, 90% and 80% levels at ten year increments over thirty years. Joe Webb will make the changes suggested. Meantime, initial contacts will be made to at least 10 Councilmembers to begin to cultivate their support. Creation of a Montrose TIRZ is believed likely to require considerable time and effort before it has a chance of becoming a reality.

Finance Committee

The committee met on August 3 and discussed invoices and various delinquent assessments. The committee approved the invoices and recommended presentation to and approval by the Board. Minutes of the meeting are included in the packet for review.

**Montrose District
Social Media Report
July 2015**

**prepared by
Tawny Tidwell**

August 3, 2015

Stats

TWITTER:

Number of total tweets from July 01-July 31:	104
Increase in Followers for July 2015:	243
Total Followers:	5,797

FACEBOOK:

Total number of 'likes': (Up from 12,415 in June 2015)	12,976
---	--------

Total page views this month:	76,299 by 52,824 Indiv. Users
Total page views in June:	178,332 by 109,400 Indiv. Users

Top 5 Posts:

Anvil Closed for Renovations	5,600
Montrose Bucket List Part 1	3,200
Montrose Bucket List Part 2	1,400
Montrose Art Openings	1,400
Montrose Bucket List Part 4	1,100

Facebook changed the algorithm up in July (again), and added some new features to personal accounts allowing people more control over what they see. Hopefully we see some tweaks to this in August.

THREE MONTH RECAP

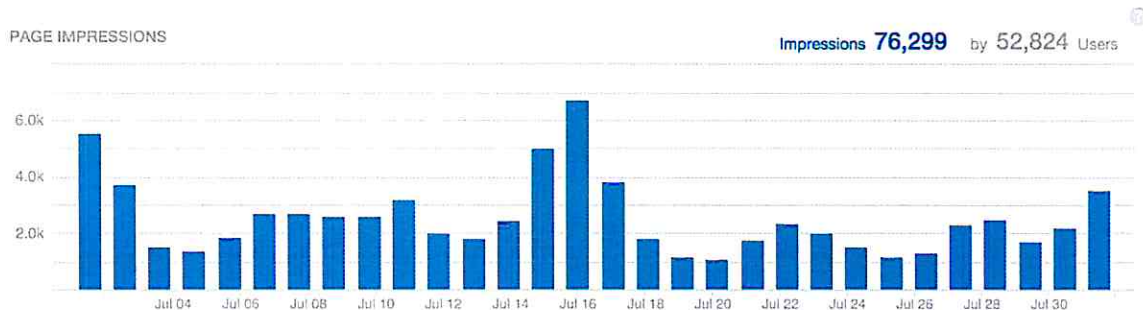
	May	June	July
Twitter	5,373	5,606	5,797
Facebook	11,768	12,415	12,976

Graphs

Twitter Activity Overview



Sprout Social, the software we use to monitor and analyze MMD's social media presence, has updated their Twitter analysis to include much more in-depth data! Now we can see total impressions of our tweets, total engagement with the account, and how many links we posted that our followers clicked.



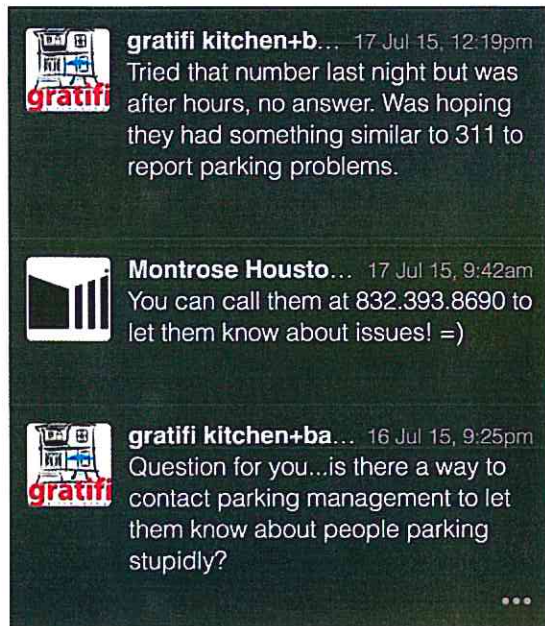
Our engagement is down (though still considerably high) right now for the aforementioned algorithm change, but also because Amber Ambrose has been on maternity leave. When Amber is active, we usually post four original articles from MontroseDistrict.org per week, which increases clicks to our website and overall Facebook engagement.

It seems to me that sharing content from other sources is frowned upon by the algorithm change, and we get less engagement from sharing things by Houston Press, CultureMap, etc.

This is why it's important to have people like Michael Hardy and Amber Ambrose on board!

Insights

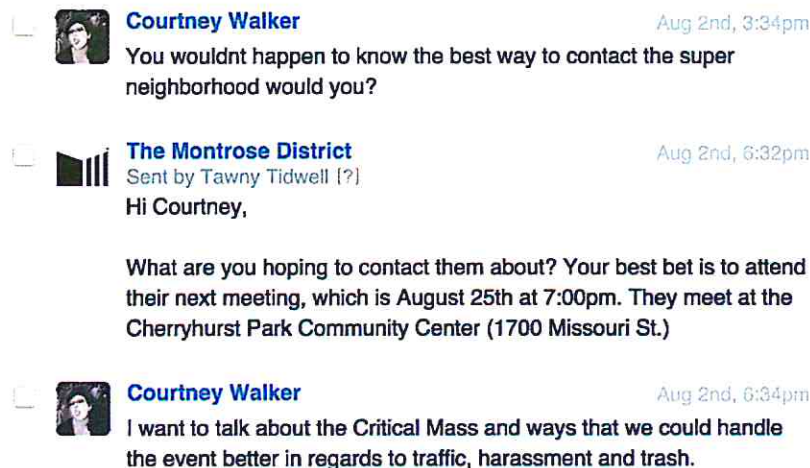
Twitter



Helping Businesses

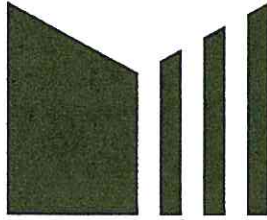
This month we got a private message from Gratifi (read from the bottom to the top, in order of receipt!) asking about Parking Management. We were able to work with them after they tried the number to attempt to get this issue resolved by involving the whole team, including Gretchen and Dennis. This issue has now been brought to the Visual Improvements & Mobility Committee as a result of our social media presence.

Facebook



Helping Residents

On a Sunday night we received this Facebook message from a local resident hoping to talk to her Super Neighborhood about Critical Mass. By connecting with Gretchen via email, I was able to put her in touch with Councilman Robinson to go above and beyond her original request.



MONTROSE MANAGEMENT DISTRICT

Cleanup Update

August 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.



- ***Update: The unpermitted sign has been removed.***



- ***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.



● *Update: No change at the residential parking lot.*

