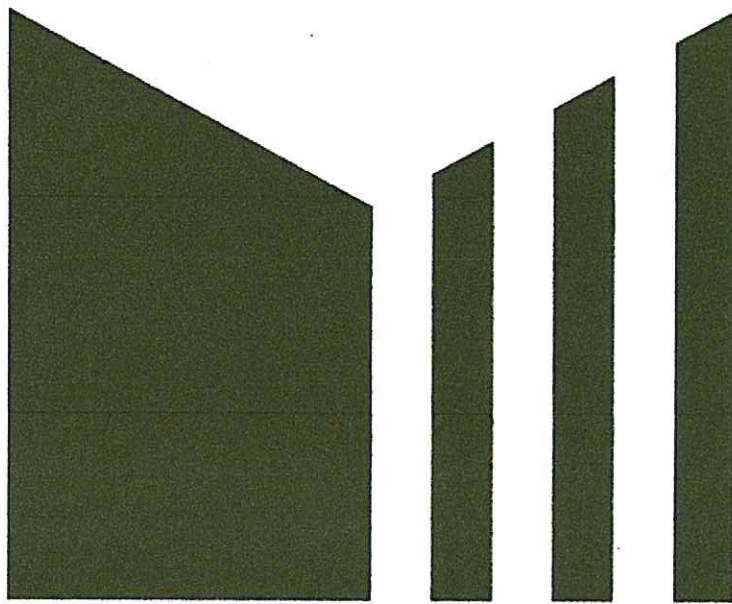


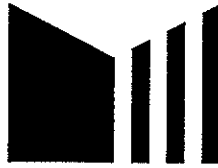
# MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials  
Meeting of the Board of Directors

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October 12, 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, October 12, 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. (A statement of no more than 3 minutes may be made on items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law. Comments should be directed to the entire Board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges.)
3. Approve minutes of regular meeting held September 14, 2015.
4. Accept resignations from Dan Leverett and Randall Ellis
5. Receive update from Mobility and Visual Improvements Committee.
  - a. Receive and consider recommendation for Love to Ride program.
  - b. Receive and consider proposal for additional services to assist in completion of amended Special Parking Area application by Walter P Moore
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. Receive and consider Line of Credit from Tradition Bank.
7. Authorize Executive Director to set date, time and place for hearing on supplemental assessment roll.
8. Receive update from Public Safety Committee
  - a. Receive and consider Montrose Camera policy.
9. Receive update from Marketing and Business Development Committee.
10. Receive update from Business and Economic Development Committee.
11. Receive Executive Director's Monthly Report.
12. 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.
13. Reconvene in Open Session and authorize appropriate action by legal counsel related to executive session.
14. Announcements.
15. 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**

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**AGENDA MEMORANDUM**

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

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3. Approve minutes of the regular meeting held September 14, 2015.

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

**September 14, 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, September 14, 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 -	Tammi Wallace	Position 10 -	Michael Grover
Position 3 -	Randy Mitchmore, <i>Vice Chairman</i>	Position 11 -	Todd Edwards
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 Wallace, Edwards, Nagar, Leverett and Ellis, thus constituting a quorum. Also present were David Hawes, Holli Robinson, Linda Clayton, Jerry Lowry, Gretchen Larson, Tony Allender and Josh Hawes, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell & Giuliani; Pat Hall, Equi-Tax, Inc.; Caryn Adams, Municipal Accounts & Consulting; Dennis Beedon, Montrose Business Ambassador; and Ray Lawrence, Lawrence & Associates. Others attending the meeting were Officer Victor Beserra, HPD; Tawny Tidwell; Daphne Scarbrough, Richmond Avenue Coalition; and Kerri DaSilva, SWA Group. Chairman Wynn called the meeting to order at 12:04 p.m.

**RECEIVE PUBLIC COMMENTS.**

There were no public comments.

**APPROVE MINUTES OF REGULAR MEETING HELD AUGUST 10, 2015, AND MINUTES OF SPECIAL MEETING HELD AUGUST 28, 2015.**

Upon a motion duly made by Director Mitchmore, and being seconded by Director Llewellyn, the Board voted unanimously to approve the Minutes of the August 10, 2015, and August 28, 2015, Board meetings, as presented.

**ACCEPT OATH OF OFFICE, SWORN STATEMENT, AND BOND FROM NEWLY APPOINTED BOARD MEMBER, TAMMI WALLACE.**

Upon a motion duly made by Director Hubbard, and being seconded by Director Llewellyn, the Board voted unanimously to accept the Oath of Office, Sworn Statement and Bond for newly appointed Board member, Tammi Wallace.

**RECEIVE UPDATE FROM MOBILITY AND VISUAL IMPROVEMENTS COMMITTEE.**

Mr. Hawes reported the plans on the bridge lighting have been approved and provided an update on the process. He reported a letter has been sent to Houston-Galveston Area Council requesting funds for the project, a copy is included in the agenda materials. Mr. Allender provided an update on the esplanades and identity markers. He reported the Committee reviewed design plans for the esplanades. He provided an update on the special parking application. He reported a public hearing was being held on



October 1st at 2:30 p.m. and the City has sent out letters regarding the public hearing. Mr. Hawes provided an update on the Renew Houston project on Shepherd Drive. No action from the Board was required.

#### **RECEIVE UPDATE AND RECOMMENDATIONS FROM FINANCE COMMITTEE.**

**b. Receive and consider District's monthly financial report, including pay invoices.**

Ms. Adams presented the monthly financial report and went over invoices, included in the Board agenda materials. Mr. Hawes reported the Finance Committee had reviewed the reports and invoices and recommended approval of the same. Upon a motion duly made by Director Hubbard, and being seconded by Director Mitchmore, the Board voted unanimously to accept the monthly financial report and approved payment of invoices, as presented.

**c. Consider purchase of conference room table for District office.**

Mr. Hawes reported the request was to replace the small conference table in the District office in order to accommodate the committee meetings. There was general discussion regarding the table and chair expense. Upon a motion duly made by Director Llewellyn, and being seconded by Director Haley, the Board voted unanimously to approve the purchase of a conference room table and chairs for the District office, as presented.

**a. 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 99% collected on the 2014 assessments in the east zone with no uncertified property. She reported the preliminary 2015 property values for the east zone were at \$532 million which was an approximate increase of 8%. She reported 98% collected on the 2014 assessments in the west zone with a small amount of uncertified property. She reported the west zone preliminary 2015 values were at \$1.209 billion which was an approximate 10% increase. Mr. Hawes requested Ms. Hall to provide him the preliminary numbers for use in preparation of the FY2016 budget. No action from the Board was required.

#### **RECEIVE UPDATE FROM PUBLIC SAFETY COMMITTEE.**

Officer Beserra presented the Patrol Summary for August, 2015, included in the Board agenda materials. Mr. Lowry updated the Board on the recent public safety committee meeting. A copy of the Minutes are attached as Exhibit A. There was general discussion regarding the two primary components of the public safety program (1) high visibility and (2) fear factor. He provided an overview of the last three year statistics and answered questions. He reported the committee discussed the Montrose Crawl event and public safety initiatives pertaining to the crawl. He answered questions regarding the mobile security cameras and fees and costs associated for businesses who elect to keep the cameras at a location at their cost. No action from the Board was required.

#### **RECEIVE UPDATE FROM MARKETING AND BUSINESS DEVELOPMENT COMMITTEE.**

Ms. Larson provided an update on the Marketing and Business Development Committee meeting. She reported a mayoral candidate article has been published on the District's website. She reported the quarterly business mixer will be held at Rosemont on September 24. She reported the bi-annual recycling event is scheduled for October 24. She reported the Business Ambassador made 42 visits for the month with 10 being completed. She reported the social media numbers are increasing. Mr. Beedon provided an update on new businesses in the District. No action from the Board was required.

#### **RECEIVE UPDATE FROM BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE.**

Mr. Lawrence provided an update on the Business and Economic Development Committee meeting. There was general discussion regarding the proposed new retail center at 1705 West Gray. He reported save the date flyers for the Fall Real Estate Forum scheduled for November 18 are scheduled to go out in mid-September. He reported it was anticipated to have 150 to 200 attendees. No action from the Board was required.

**RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT.**

Mr. Hawes reported the Executive Director's monthly report is included in the agenda materials and he had nothing new to add. No action from the Board was required.

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

**RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION BY LEGAL COUNSEL RELATED TO EXECUTIVE SESSION.**

An executive session was not called.

**ANNOUNCEMENTS.**

There were no announcements.

**ADJOURN.**

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 1:02 p.m.



\_\_\_\_\_  
Secretary

List of Exhibits:

- A. Minutes from the Public Safety Committee Meeting, August 26, 2015

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

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**AGENDA MEMORANDUM**

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

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4. Accept resignations from Dan Levertt and Randall Ellis.

## Linda Clayton

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**From:** Gregory, Roger  
**Sent:** Thursday, September 17, 2015 5:01 PM  
**To:** Linda Clayton  
**Subject:** Board Member Position

**Sensitivity:** Confidential

PMRG would like to resend our LOA for Dan Leverett to be a member of the Montrose Management District Board.

If you have any questions, please contact me.

Thanks.

**Wm. Roger Gregory** | President, Investments

**PMRG** | PM Realty Group  
1000 Main St., Suite 2400 | Houston, TX 77002  
O 713.209.5868 | F 713.209.5785

[rgregory@pmrg.com](mailto:rgregory@pmrg.com) | [www.pmrq.com](http://www.pmrq.com)

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MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

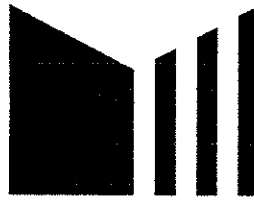
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**AGENDA MEMORANDUM**

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

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5. Receive an update from the Mobility and Visual Improvements Committee.
  - a Receive and consider recommendations for the *Love to Ride* program
  - b. Receive and consider a proposal for additional services to assist in completion of the amended Special Parking Area application by Water P. Moore



## MEMORANDUM

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TO: Montrose Management District Board of Directors  
FROM: David Hawes  
DATE: Monday, October 5, 2015  
SUBJECT: Mobility and Visual Improvements Committee Meeting

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The Montrose Management District Mobility and Visual Improvements Committee held a meeting on Monday, October 5, 2015, at 11:00 AM at 5020 Montrose, Suite 311, Houston TX 77006.

Montrose Management District Committee members Committee Chairman Council Member David Robinson and District Chair Claude Wynn attended. Also in attendance was Patrick Kool, resident of Montrose and Mary Blitzer of BikeHouston. Consultants present included, Lee Anne Dixon and Jeremy Rocha with Walter P Moore, Cathleen Lynch with Kudela & Weinheimer, and Lance Gandy and a colleague of Gandy2 Lighting Design. Staff in attendance were, Jerry Lowry, Tony Allender, Dennis Beeden, and Holli Robinson.

**1. Call Meeting to Order.**

The meeting was called to order at 11:10.

**2. Receive a request for funding for the Love to Ride program**

Staff and Ms. Blitzer presented a proposal for the Love to Ride program, a program that promotes bicycling at all levels through community involvement and teambuilding. An alternative, more "Montrose centric" program was discussed that involves the local business community was proposed and recommended for approval by the Board assuming that the program was adapted as discussed.

**3. Receive information regarding business access signage proposed along Shepherd.**

Staff reported current signage used to promote business and techniques to make access more visible was discussed, including relocation of signs to be more effective, ensuring that signs are moving as construction moves, and the possibility of amending the signs if it makes sense to do so. Additionally, the committee suggested that this is an opportunity to learn from the experience to promote improved practices on future in-district projects.

**4. Receive an update and discuss the Special Parking Area application to the City of Houston.**



Staff and consultants from Walter P Moore informed the committee that the Special Parking Area application was withdrawn from the Houston Planning Commission October 1 agenda following concerns raised by select local business owners. A strategy to resubmit was discussed by the committee. A community meeting was proposed that would present the revised SPA to the business community, property owners and residents of the surrounding area. That meeting would include all of the mobility and visual improvement projects, including esplanades, identity markers, and the bridge lighting project, in addition to the SPA. Committee members also directed staff to move forward with an additional services agreement with Walter P Moore to assist in completing resubmission of the SPA.

**5. Receive an update and discuss the Esplanade and Marker programs.**

Staff and consultants from K&W presented an update of the efforts to bring the approved esplanades and identity markers to bid, including coordination with the City on each set of plans. The committee asked for an updated calendar for completion of esplanades and markers and to coordinate carefully with legal counsel to further ensure quality assurance. Mr. Kool presented a concept regarding long term warranties by contractors that was discussed as an option to consider as part of the bid, if practical.

**6. Receive an update and discuss removal of the gateway monument at Westheimer and Bagby.**

Staff reported that conversations with presidents and chairpersons of the Museum District Business Alliance, Neartown Civic Association and Avondale Civic Association had all been positive and that all had agreed to support the District in its efforts to improve and maintain the esplanade at the intersection of Westheimer and Bagby, including removal of the gateway monument sign currently in place on the esplanade.

**7. Receive an update on bridge lighting plans.**

Staff reported that TxDOT remains on course to let for bids in December. Additionally, a request is pending with the Houston-Galveston Area Council to fund a portion of the District's costs associated with lighting the bridges along US 59.

## Staff Report

### **Title: Receive and Consider recommendation for Love to Ride program**

Summary: The Mobility and Visual Improvements Committee recommends approval of support for the Love to Ride program at a cost of \$5,000 with the understanding that the program is amended to better reflect the characteristics of the Montrose community.

Love to Ride is an organization and program that promotes bicycling at all levels and seeks to do it through community engagement and community activities. The program has been successful in other areas of the world and is now proposed for the Houston area. To build interest, the organization coordinated with local nonprofit BikeHouston and proposed focus on two parts of the city with the resources and character to be successful. Montrose and the Energy Corridor were selected and solicited for participation.

The initial concept for the Houston area proposes a challenge that focuses on major employers and their ability to compete to improve ridership. MMD staff and BikeHouston have recommended that the challenge in Montrose focus on local business owners rather than major employers in a manner that allows the program to serve as a community building and health awareness tool, but also as an economic development and community branding tool. The Mobility and Visual Improvement Committee agreed with this approach and recommended funding the program if amended to better reflect the character of Montrose.

Leadership of the Love to Ride organization have agreed by email to work closely with BikeHouston and staff of the District to amend the program.

The initial challenge anticipated that programs in the Energy Corridor and Montrose would occur at the same time in November 2015. After further discussion, it was determined that the challenge specific to Montrose be moved to February or March of 2016 to allow for further refinement and preparation by the Love to Ride program, BikeHouston, and the District.

**Requested action: Approval of the amended Love to Ride program at a cost of \$5,000.**



# LOVE TO RIDE HOUSTON

The online platform that gets more people riding





## Introduction Love to Ride

Love to Ride is the online platform that gets more people riding.

Love to Ride...

- 1) makes it easy and fun for existing riders to encourage their friends, co-workers and community to ride.
- 2) supports and encourages new riders to overcome their barriers and start enjoying the benefits of riding.



Love to Ride is now running in 9 countries and in hundreds of cities. Love to Ride has encouraged more than 37,000 'non-riders' to try riding a bike and experience how easy and enjoyable riding can be.

More information on Love to Ride, our behavior change methodology and results, please see our partner-facing site [www.lovetoride.org](http://www.lovetoride.org). This site includes a short animation, which clearly demonstrates how we use a mix of technology, behavior change theory and creativity to achieve behavior change and get more people riding, more often.

## Love to Ride in the Houston Context

Love to Ride would build on the work that is already being done to make Houston more bike-friendly. The Love to Ride Houston program would link into the existing cycling initiatives and events to boost their reach and effectiveness. The Love to Ride web platform will enable local partners to promote their cycling initiatives throughout the year to an online community of existing and new riders who join Love to Ride.

Houston has been invited to be one of 6 cities to receive match funding from PeopleForBikes to run a project later this year. This match funding will bring \$5,000 to Houston. The budget for this initial pilot project in a couple of leading Management Districts in Houston is \$14,960. When the \$5,000 from PeopleForBikes is applied, the local match funding requirement to make this pilot happen is \$9,960. \$5,000 of this has been committed to by the Energy Corridor District. We are therefore looking for \$4,960 from the Montrose District.

We will be adapting the Challenge program for the Montrose District when they come on the board as an official funding partner. This will include an individual points element as well as the workplace competition. Allowing people to compete for points individually as well as compete with their employer.

## We believe

We believe that life is much better when you feel happy, healthy, energized and connected to the world around you. We believe riding a bike has so many benefits to us individually, to our communities and our world.



We know how good it feels to ride and we want more people to experience this feeling too. Love to Ride makes it easy and fun for us to encourage our friends, co-workers and community to ride. If you want more people enjoying the benefits of riding, then join us in achieving our mission to encourage one million more people to take up riding.

## Benefits of Love to Ride

Love to Ride provides a myriad of benefits, including:

### A proven approach to get more people cycling

We've engaged more than 115,000 people in our programs, including 37,000 'new riders'.

On average:

- 30% of participants are 'new riders' - our key target audience
- 40% of new riders take up riding weekly
- 31% of new riders take up riding to work weekly

### Love to Ride helps to people address their barriers to riding.

We target people who are 'interested but concerned' and provide information and encouragement to help them to address their barriers they face and perceive to then enable them to start riding.

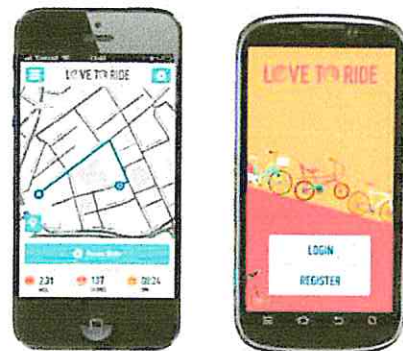
A short survey on registration on Love to Ride identifies their barriers. Love to Ride then targets relevant information to them, so that the messaging is much more specific to the individual and therefore, much more effective at changing their behavior.

Watch this short animation on how Love to Ride addresses people's barriers and changes their behavior:

### Access to Data

Our city partners can access the following data:

- Baseline riding behavior - current riding level, travel to work behavior, physical activity levels.
- Barriers to riding - the barriers that new riders perceive to riding, and existing riders perceive to riding to work.
- GPS ride data - from the Love to Ride app and the Moves app.
- Participant demographics - age and gender.
- Follow-up survey data and changes in behaviour - we do two follow-up surveys in the first 12 months post registration. This allows us to measure changes in attitudes and cycling and transportation behaviour.
- Ride data - number of trips, trip distances, trip purposes.
- Website usage data - access to the Google analytics for your local Love to Ride site.





## Communicate with existing and new riders

Love to Ride allows cities to communicate with both existing and new riders. Communications from Love to Ride can be targeted at certain groups, e.g. people new to riding, so that the messaging from the city is specific and relevant to that group, making it more effective and more useful to people.

Our city partners can:

- Create and edit pages on Love to Ride (e.g. 'Where to Ride in Houston')
- Set up announcements
- Set up targeted announcements
- Send messages to participants via email

## Create Announcements

Announcements are like advertisements on the website, but specifically for cycling. They appear in the right hand side of the Love to Ride website. These announcements could promote local cycling initiatives, e.g. bike share, Bike to Work day, local bike maps, etc.

These announcements can be targeted at specific audiences, for example people who said that they don't yet own a bike could be targeted with "Tips on buying a bike" or "Try the new BICI Bikes!".



### Free cycling courses

Cycling in the City and bike maintenance courses run several times a week.

[Find out more and book now](#)



## Provide a tool to make it easy and fun to encourage more people to ride

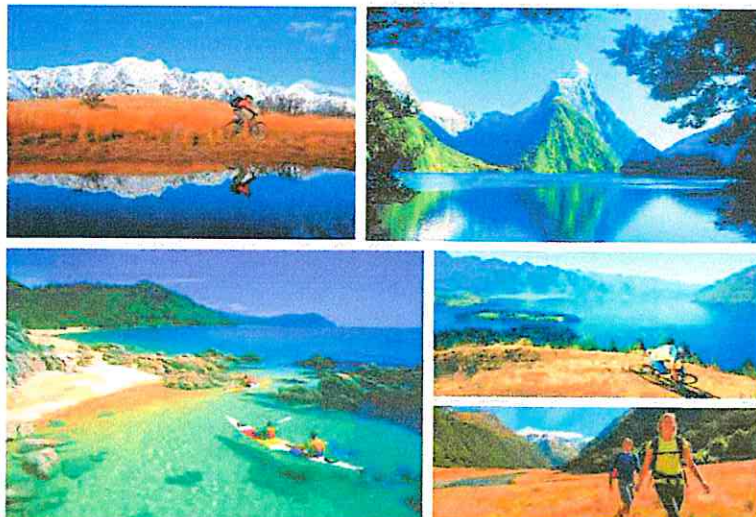
That is our mission here at Love to Ride – to provide the best online platform that makes it easy and fun to encourage more people to ride. We are continually innovating and coming up with interesting and engaging ways to encourage other people to ride.

## Win a trip to New Zealand!

Win a dream trip to one of the world's most beautiful destinations - New Zealand

## Prizes and incentives to ride

We have a range of prizes available to people across the globe and the U.S. that people in Houston can win by riding and recording their activity on Love to Ride. For example, in 2015, people can win a trip to New Zealand.





## Behavior Change

To be effective at encouraging more people to take up riding, understanding and applying behavior change theory is essential. If changing behavior was easy and straight forward, we wouldn't have a lot of the health, environmental and transportation challenges that we have today.



That's why at Love to Ride, we have behavior change theory at the core of our platform, programs, messaging and campaigns. We continually look at the latest scientific research on behavior change, test new approaches and refine existing effective approaches that we have developed that achieve behavior change.

Watch these two videos:

### [How we apply behavior change theory \(2mins\)](#)

<https://challengeforchange.wistia.com/medias/7jckx9l8kz>

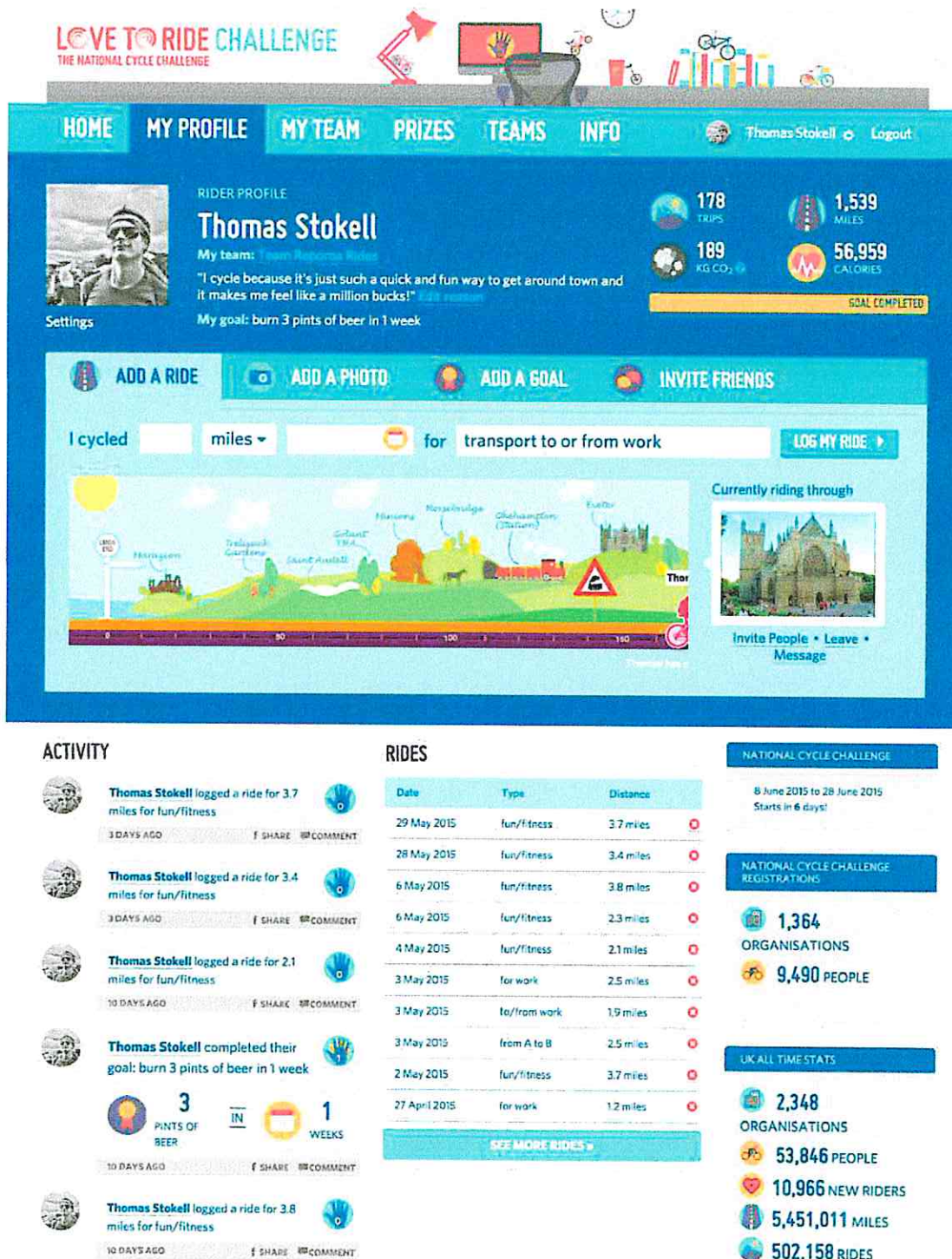


### [Watch Love to Ride's Founder - Thomas Stokell - speak at TEDx Atlanta \(5 mins\)](#)

<http://getmorepeoplecycling.com/2014/07/09/thomas-speaks-at-tedx-atlanta/>



## Example User Profile Page





## Example Home Page

# ATLANTA BIKE CHALLENGE

[HOME](#)
[MY PROFILE](#)
[MY TEAM](#)
[RESULTS](#)
[INFO](#)

Thomas Stokell
[Logout](#)

Atlanta Bike Challenge: September 28 - October 19

## Welcome to Love to Ride Atlanta

Last Fall over 1,500 people took part in the Atlanta Bike Challenge, a fun, free competition between workplaces to see which could get the most riding bikes. During the three-week Challenge period, participants logged 9,000 trips covering a total of 81,000 miles. Almost 400 people tried riding a bike for the first time in over a year and enjoyed the fun and freedom that travelling by bike can bring. We'll be back soon, happy riding!

[FIND OUT MORE](#)

1 REGISTER. IT'S FREE

2 RIDE FOR 10 MINUTES OR MORE

3 RECRUIT FRIENDS & COLLEAGUES

4 WIN GREAT PRIZES

### ACTIVITY

**Alec Lindman** logged a ride for 0.7 miles to/from work

TODAY [SHARE](#) [COMMENT](#)

**Amir Jones** logged a ride for 6 miles to/from work

TODAY [SHARE](#) [COMMENT](#)

**Amir Jones** logged a ride for 4.5 miles to get somewhere

TODAY [SHARE](#) [COMMENT](#)

**Amir Jones** logged a ride for 8.5 miles to get somewhere

TODAY [SHARE](#) [COMMENT](#)

**Amir Jones** logged a ride for 11 miles for fun/fitness

TODAY [SHARE](#) [COMMENT](#)

**David Ederer** logged a ride for 5.2 miles to/from work

TODAY [SHARE](#) [COMMENT](#)

**David Ederer** logged a ride for 5.5 miles to/from work

YESTERDAY [SHARE](#) [COMMENT](#)

[SEE MORE ACTIVITY](#)

### PHOTO GALLERY

Ivy Creek Trail, Buford, GA, November 10, 2014

### REASONS TO CYCLE

"I cycle because I celebrate that I'm alive by bicycling."

**Natalia M.**

"I cycle because it's a fun way to spend time with my wife and friends."

**Mark L.** from **Bank of America**

"I cycle because it best fits my budget and ethos."

**Leslie S.** from **Atlanta Bicycle Coalition**

[SEE MORE REASONS](#)

### ATLANTA ALL TIME STATS

- 207 ORGANIZATIONS
- 2,244 PEOPLE
- 682 NEW RIDERS
- 123,478 MILES
- 13,302 RIDES

### ANNOUNCEMENTS

**Support bike advocacy in Atlanta**

Want more bike lanes and trails? More livable communities? Safer streets for everyone?

Join the Atlanta Bicycle Coalition!

[«](#) [»](#)

Did you know....

## On Love to Ride, people can:

- Create their profile – join their team, and view their stats.
- Log their rides (leisure, commuting, other) – this can be done on the website or using GPS via our smartphone app (Android and iPhone) and other smartphone apps (e.g. Strava, Moves).

STRAVA



- Receive targeted advice and encouragement to help them overcome their barriers to riding more often.
- View leader boards, e.g. Top Rider, Top New Rider, Top Female New Rider, Top Male New Rider, Top Encourager, etc.
- Set cycling Goals – for how many miles, trips, beers, chocolate, etc they would like to ride / ride off.
- Win prizes by riding and encouraging others to ride.
- Take part in online challenges and incentive programs
- Encourage their friends to ride
- Take part in 'virtual rides'
- Complete surveys (providing interesting data for cities, advocacy groups and individuals alike)
- Find local info - rides, events, cycling initiatives, where to ride, maps, tips, etc.
- Upload photos – with a caption. People can also comment on each others photos and thus we get more social interaction
- Give out some high fives! – Similar to the 'Like' button on Facebook, people can indicate their support for people's cycling goals, cycling, photos, comments, achievements, etc.



**Thomas Stokell** completed their goal: burn 3 pints of beer in 1 week



3

PINTS OF BEER

IN



1

WEEKS

10 DAYS AGO

f SHARE COMMENT

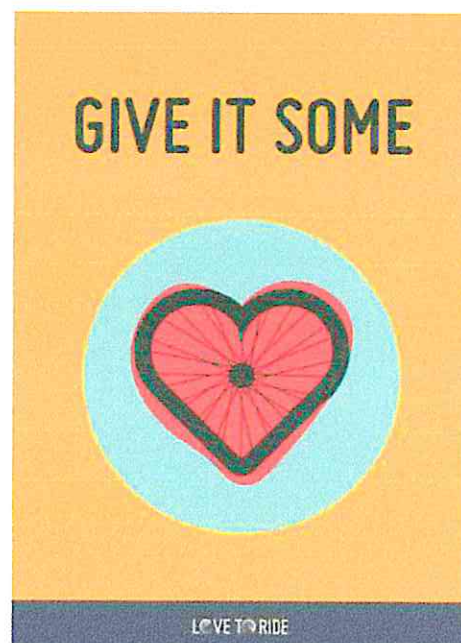
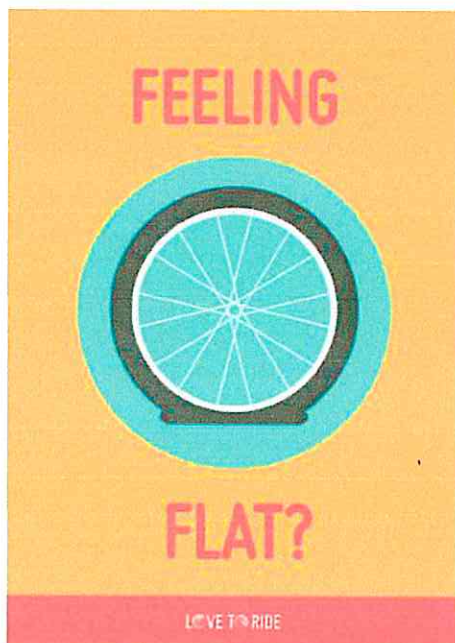


## The Love to Ride Brand

We wanted a fun and engaging brand and that's what we've got.



LOVE TO RIDE



Example targeted emails





## The Workplace Participation Challenge

The paragraphs below provide further details on the first of two Bike Challenge program options, the Workplace Participation Challenge. We have developed a highly refined model for the Workplace Challenge, which is based on social marketing theory and offers a number of benefits above and beyond the primary benefit of encouraging more people to cycle.

### How does a Participation Challenge work?

A Participation Challenge is a competition between organizations to see which can get the most employees to ride a bike. The organizations that get the highest percentage of their employees to ride a bike (for their size category) win a team prize. Staff only have to ride a bike for ten minutes or more for their participation to count toward the percentage. They can ride wherever they feel comfortable and whenever they like over the Challenge period.

In the Workplace Challenge, the experience and operation of the program are centered around employers. The workplace is where new riders are encouraged, where team members interact, and where the Challenge team will spend most of their effort and resources. Workplaces offer an approachable, manageable unit with a mixture of personalities and rider types (including likely a large pool of non-riders).

#### 50 - 199 staff

Position	Logo	Company	Participation
1 <sup>st</sup>		Australian Red Cross	59%
2 <sup>nd</sup>		GPA Engineering	49%
3 <sup>rd</sup>		Adelaide Festival	30%
4 <sup>th</sup>		Colliers International	24%
5 <sup>th</sup>		ASG	23%

### Why is the Challenge based on participation?

Our results prove that a Challenge rewarding the level of participation within an organization - rather than the distance they cycle - is far more successful at encouraging the key target audience of new and occasional cyclists to participate and ride a bike.

A participation-focused Challenge fosters a real sense of camaraderie and creates a cycling culture within participating workplaces. It motivates regular cyclists to seek out and encourage their non-cycling colleagues to have a go. Non-cyclists who might only log a small number of trips in the Challenge can make an equal contribution towards the team effort as those who cycle every day.

In contrast, a distance/mile focused Challenge appeals strongly to existing regular cyclists, but may actually discourage new or occasional cyclists from taking part. Regular cyclists are motivated to clock up more miles themselves, rather than encouraging their non-cycling colleagues to have a go. It may reinforce the sense within a workplace that cycling is for the few, rather than a fun, enjoyable activity for everyone to try and reap the many benefits from.

Giving people a fun ten-minute cycling experience can quickly break down negative perceptions about cycling, and replace them with new, positive attitudes. When people experience what cycling is really like (opposed to what they assume it to be like) they often find themselves saying: "Hey, this isn't so bad after all. Cycling isn't as scary or as hard as I thought. It's actually quite easy to ride a bike, and it's fun!" This is an ideal first step to encouraging more people to start cycling. The seed is sown.

## Creating 'Cycle Champions'

People who already cycle are the key audience to target to sign up to the Challenge first. Most regular cyclists can be passionate about riding and like to see more people out on bikes. A Workplace Challenge provides regular cyclists with the opportunity to encourage their non-cycling colleagues to hop on a bike and give cycling a go.



The ratio of regular cyclists to non-regular cyclists in a Challenge is typically 1:1. On average therefore, every regular cyclist registering into the Challenge results in a 'non-regular' cyclist taking part. 'Non-regular' cyclists include people who are non-cyclists and those who only cycle a couple of times a month or less, also referred to as 'occasional cyclists'.

A Challenge utilizes existing networks of regular cyclists such as the local cycle events database, cycle clubs and BUGs (Bicycle User Groups). It gives regular cyclists the opportunity, the incentives and the mechanism to actively help get more people cycling.

## Individual Points

To cater for people in the Montrose district, we will have both the Workplace element as well as an individual points element. People who live in the Montrose district will be encouraged to register with their employer, which may or may not be based in Montrose.

People will also be able to register as individuals and earn points by riding and by encouraging others to ride. Every 100 points they earn is another entry into the prize drawing. See the points table below to see how people will earn points.

1 km	=	1 point
1 ride	=	20 points
1 existing rider	=	100 points
1 new rider	=	400 points
<a href="#">more</a>		





## Budget - 2015 Pilot Program

The budget below will be for a pilot project run this October focused in a couple of leading Management Districts. Organizations and people from across Houston can register and take part, but the vast majority of the funding will be spent on the Management Districts that contribute funds towards making this project happen.

Item	Detail	Budget Range
Project Management	<p>Providing project management and oversight to ensure the program follows best practice and is as successful as possible. To include:</p> <ul style="list-style-type: none"> <li>• Project planning and management - including developing the project plan</li> <li>• Recruiting, training, managing, and supporting the Challenge Managers</li> <li>• Training and support of key project partners and co-promoters to enable them to engage their business contacts about the Challenge.</li> <li>• Project progress updates</li> <li>• Overseeing email and other project communications</li> <li>• Overseeing marketing materials development</li> <li>• Love to Ride delivery team management</li> </ul>	\$3,970
Project Support Team	<p>The dedicated support team will manage the day-to-day delivery of the program, including full user support package. To include:</p> <ul style="list-style-type: none"> <li>• Build, monitor and update website platform and content</li> <li>• Creating and distributing targeted emails</li> <li>• Creating and sharing template marketing materials</li> <li>• User queries and support (email, intercom, telephone)</li> </ul>	\$2,360
Love to Ride web platform	<p>The Love to Ride web platform element includes:</p> <ul style="list-style-type: none"> <li>• Set-up and design of the website</li> <li>• Site content writing and updates</li> <li>• Partner logos and branding included on the site</li> <li>• 12 month web license fee</li> <li>• Hosting and site maintenance</li> <li>• User support (email and telephone support)</li> </ul>	\$4,800
Marketing	Design of Challenge marketing materials. We will design the materials and then pass over the print files for a local partner to arrange printing - \$730	\$730
Prizes and incentives	Our Project Manager and local partners will spend some time helping to source various Challenge prizes and incentives from sponsors. These will likely include: a new bike; bike gear; gift vouchers, dinners for two, etc. The exact mix of prizes will be discussed and agreed. This line item	\$1,250

	has \$1,250 allocated towards: 18 certificates for 1 <sup>st</sup> , 2 <sup>nd</sup> , and 3 <sup>rd</sup> placed teams (Design and print costs, unframed) - \$350; contribution of half the cost of a new bike - \$400; and, cinema ticket vouchers to give to new riders who take part in the Challenge - \$500.	
Evaluation	<p>We will carry out three surveys - \$950</p> <ul style="list-style-type: none"> <li>• Baseline survey</li> <li>• 3-week Post Challenge Survey</li> <li>• 3-month post-Workplace Challenge</li> </ul> <p><b>Summary Evaluation report</b> - topline behavior change outcomes: 7-10 pages - \$900</p>	\$1,850
	Pilot Budget	\$14,960
	Less the PeopleForBikes match funding (see below) and Less Energy Corridor Funding	- \$5,000 and -\$5,000
	Local funding from Montrose District	\$4,960

## PeopleForBikes Match Funding

Love to Ride is proud to be partnering with PeopleForBikes to design and implement a number of innovative new Bike Challenge formats in 2015. The intention is to develop a new Challenge format that can be rolled out across the U.S. in 2016 and beyond.

Some match funding from PeopleForBikes could contribute towards the budget of your Love to Ride program. The PeopleForBikes logo to the Challenge website and to any marketing materials you produce. There will also be an announcement on the website linking to PeopleForBikes. The match funding varies depending on the size and scope of the project from \$2,000 to \$5,000.

[More information on this opportunity here.](#)

## Behavior Change Objectives

The four key behavior change objectives that we will help achieve with our approach are:

- More people taking up cycling
- More people cycling more often
- More people cycling for transport
- Existing cyclists riding more safely



## Local branding

Key project partner logos will be displayed in the footer of every page of the Love to Ride website. Local partners and funders will also be displayed on the 'About us' page of the website.

## Training

We will provide the team of local website administrators with a short training session to give them the knowledge to use the administration sections of the Love to Ride website. It is very easy to use, so training is a fairly quick process.

## What participants from our other Challenges have said:

"It is a fantastic event - it really gave me the kick-start to get into cycling, and is a great team-builder for organizations as well. Thank you!" - Non-rider

"The Challenge was a great way to remind me to ditch the car keys and use my bike for more local trips to the shops/work and to use my bike for more fun rides" - Occasional Cyclist

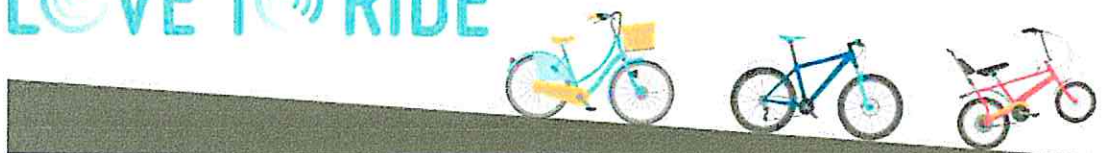
"Thought it was a great initiative and generated some team spirit at our work as we rallied people to move us up the leader board." - Regular Cyclist

## Summary

The Workplace Bike Challenge and the Love to Ride online platform and app are the perfect combination for a comprehensive program of behavior change in Houston and in the Montrose district specifically. With our track record, experience and expertise, we are confident that we can create and deliver a vibrant Challenge program. We are hugely excited about the prospect of working in the Montrose District to deliver a highly engaging program to get more people enjoying cycling, more often.

For further information or to discuss any element of this proposal, please contact:

Thomas Stokell  
Director  
Love to Ride  
US: +1 310 906 7897  
Skype: thomasstokell  
[Thomas@lovetoride.net](mailto:Thomas@lovetoride.net)





## Staff Report

**Title: Receive and Consider proposal for additional services to assist in completion of amended Special Parking Area application by Walter P Moore**

Summary: Staff requests approval of a proposal for additional services by Walter P Moore to assist in the amendment and resubmission of the Special Parking Area application at a cost of \$44,000.

Staff of the MMD withdrew the Special Parking Area application from the October 1 Plan Commission agenda following complaints from select business owners regarding the proposed boundary. Withdrawal allows for boundary amendment and resubmission, but it requires renotification and additional study, including amended analysis of traffic and parking.

Walter P Moore has been requested by staff and MMD leadership to assist in the process in order to conduct an amended analysis, address issues and resubmit in the quickest possible manner. During the withdrawal period, MMD staff proposes to conduct a community meeting to discuss the SPA and other mobility and visual improvement projects of the District. Walter P Moore will provide limited support to this effort as part of this agreement.

**Requested action: Approval of a proposal by Walter P Moore to assist in amendment and resubmission of the Special Parking Area application for the Montrose community at a cost of \$44,000.**

# WALTER P MOORE

## PROPOSAL AND AGREEMENT FOR PROFESSIONAL SERVICES – Additional Service Request

Project: Comprehensive District Wide Mobility Study  
Client: Montrose Management District  
Client Contact: Tony Allender  
Additional Service Title: Special Parking Area and Bike Planning  
Additional Service Date: October 8, 2015  
Base Project Number: M03-15003-00

Walter P. Moore and Associates, Inc. (Walter P Moore) is currently engaged as a consultant on this project. We are submitting this Additional Service Request based on our understanding of increased and/or modified scope of work. We propose to provide services to Client as defined below:

**Additional Service Description:** Staff elected to withdraw the Montrose SPA application and resubmit based on new boundary conditions. This requires additional analysis and coordination. It is our understanding that the client wishes for Walter P Moore to support Montrose Management District in revising a SPA application for resubmittal to City of Houston including engaging the public in a workshop to present mobility improvements and incorporate feedback into planning efforts.

**Scope of Services:** The scope of services/scope of work includes the following tasks:

- Special Parking Area (SPA) coordination and approvals
  - Work incurred to support SPA submittal and coordination with District and City of Houston (July through September 2015)
  - Update Special Parking Area application
    - Adjust boundary as directed by Montrose District staff
    - Update supply and demand based on new boundary
    - Update trip generation
    - Note new residential parking permits within boundary
    - Document changes to valet operations within boundary (current data is from early 2015)
    - Incorporate new data into revised submittal/application including updates to exhibits
  - District Mobility Public Workshop
    - Develop maps for public input
    - Present alternative cross sections for proposed bike improvements
    - Meeting coordination to be handled by others (venue selection, public notification, agenda, sign in sheets, surveys, social media, graphic design, coordination with City Council, Coordination with Love to Ride Houston kickoff in November, etc.)
    - Also handled by others - PowerPoint presentation of District Mobility Goals, Objectives, Initiatives
  - Coordination/Meetings with City of Houston Planning Department
    - Incorporate city comments and revise application as necessary
    - Readvertise to properties based on ordinance
    - Prepare mailer and assist District/COH with distribution
  - Planning Commission (assumes no more than 2 Planning Commission meetings)
  - City Council preparation (assumes no more than 1 Council meeting)
- Mobility Improvements Implementation Plan – Not included in current scope/fee
  - SPA Implementation
    - Assuming approval by COH, conduct workshop to define SPA implementation plan
    - Milestones

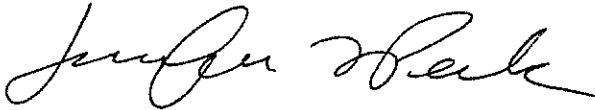
PROPOSAL AND AGREEMENT FOR PROFESSIONAL SERVICES  
Comprehensive District Wide Mobility Study – Additional Services  
Page 2 of 2

- Public notification text for graphic designer
- Agency coordination and responsibilities
- Bike Signage and Striping Implementation
  - Select preferred alternative cross sections to advance to PS&E
  - Refine engineer's estimate of proposed improvement costs for preferred alternative
  - Agency coordination and responsibilities

**Compensation:** Walter P Moore proposes to provide the defined Scope of Services for a Lump Sum Fee Basis of \$43,000 with an additional reimbursable budget of \$1,000 for expenses.

**Terms of Agreement:** Terms for this Additional Service shall be in accordance with our base Proposal and Agreement for this project.

Executed on this 8<sup>th</sup> day of October, 2015 by:

Client: Montrose Management District	Walter P Moore and Associates, Inc.: Jennifer L. Peek, P.E., PTOE, PTP
	

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

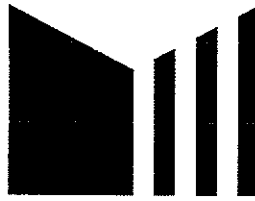
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**AGENDA MEMORANDUM**

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

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6. Receive 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. Receive and consider a line of credit from Tradition Bank



## Memorandum

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TO: Montrose Management District Board of Directors  
FROM: David Hawes  
DATE: Monday, October 5, 2015  
SUBJECT: Finance Committee Meeting Minutes

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The Montrose Management District Finance Committee held a meeting on Monday, October 5, 2015, at 5020 Montrose Blvd., Suite 311, Houston, Texas.

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

**1. Call Meeting to Order at 10:00AM**

The meeting was called to order at 10:05 a.m.

**2. Review report from Perdue Brandon on Delinquent Tax Collections/ Law Suit status and recommendations**

The report from Perdue Brandon was reviewed. The annual Supplemental Hearing is scheduled for October 29, 2015 at 9:30 A.M. at the Montrose Center. No actions were required or taken.

**3. Review and consider approval of invoices.**

The committee reviewed and discussed the bookkeeper's report and invoices. Recommends approval of report and that invoices be paid.

**4. Next Committee Meeting Date:**

November 2, 2015 10:00 a.m.

**5. Announcements**

No announcements

**6. Adjourn**

The committee adjourned at 10:52 a.m.

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2014	0.12500	\$611,093.23	\$608,401.29	\$2,691.94	100%
2013	0.12500	\$495,968.87	\$494,217.23	\$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	4,708.51	541,459.48
2013 Assessment Collected	-291.14	1,744.16
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	607.47	8,530.06
Overpayments	574.77	22,126.36
CAD Lawsuits	542.85	13,370.32
CAD Corrections	0.00	0.00
Collection Fees	847.88	3,727.75
Estimated Payments	0.00	318.31
Court Fees	0.00	0.00
<b>Total Revenue</b>	<b>6,990.34</b>	<b>591,651.44</b>

Overpayments Presented for Refund	623.63	37,735.13
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2014:	491,460,319	Uncertified:	0
ASSESSED VALUE FOR 2013:	400,447,950	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	353,998	427,671.62	
2013	0.12500	380,080	361,076	\$494,217.23	
2014	0.12500	387,681	368,297	\$608,401.29	
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

September 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

4100 MONTROSE BLVD 77006

OFFICE BUILDINGS

13,904,459

17,380.57

CAMPANILE SOUTH LP  
109 N POST OAK LN STE 200  
HOUSTON TX 77024-7789

0302460000001

0 RICHMOND 77006

OFFICE BUILDINGS

11,380,510

14,225.64

4203 MONTROSE LTD  
3810 W ALABAMA  
HOUSTON TX 77027-5204

1277520010001

4203 MONTROSE BLVD 77006

OFFICE BUILDING

10,214,000

12,767.50

RIVERSIDE CPT 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

804 PACIFIC ST 77006

VARIOUS COMMERCIAL

7,157,554

8,909.63

0140250000001  
0140250000002  
0140250000005  
0140670000001  
0140670000003  
0140670000004  
0140670000005  
0140670000006  
0140670000009

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

September 2015

## TOP TEN ASSESSMENT PAYERS

2602 CROCKER ST 77006  
2605 GRANT ST 77006  
805 PACIFIC ST 77006  
810 PACIFIC ST 77006  
810 HYDE PARK BLVD 77006

0261510000020  
0261510000021  
0261510000027  
0442130000001  
0140680000009

NEW 4119 MONTROSE LLC  
4200 MONTROSE BLVD  
HOUSTON TX 77006-4963

1207680010001

4119 MONTROSE BVD 77006

OFFICE BUILDINGS

4,928,228

6,160.29

3815 MONTROSE BVLD LP  
3815 MONTROSE BVLD STE 211  
HOUSTON TX 77006-4666

1222280020001  
1222280010001

3820 ROSELAND ST 77006  
3815 MONTROSE BLVD 77006

OFFICE BUILDINGS

4,600,509

5,750.84

September 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 77008	APARTMENT	2012 - 2014	2,381.27
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
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	631.25
NGUYEN DONVEIN CAO & NANCY 5529 HARPER FOREST DR HOUSTON TX 77088-2620	92 056 041 000 0001	0 TAFT ST 77019	VACANT	2007 - 2014	288.75
Pending HCAD Value Lawsuits					



**Harris County Improvement District No. 6 / East Montrose  
Lawsuit and Arbitration Status Summary as of 9/11/2015**

Jur 930

<b>Summary</b>	
For Tax Years 2007-2014, for the period of June 2009 through August 2015	
Settled	
	704,879,013
Original value of <b>Settled</b> accounts as of 9/11/2015	
Number of <b>Settled</b> accounts as of 9/11/2015	209
Reduction in value of <b>Settled</b> accounts	66,155,597
Average % reduction in value of <b>Settled</b> accounts	9.39%
Unsettled	
	132,634,190
Original value of <b>Unsettled</b> accounts as of 9/11/2015	
Number of <b>Unsettled</b> accounts as of 9/11/2015	44
.125 Tax rate per \$100 valuation	
	\$15,560
Estimated reduction in assessment on 44 Unsettled accounts, based on 9.39% average	

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2014	0.12500	\$1,343,435.66	\$1,327,808.22	\$15,627.44	99%
2013	0.12500	\$1,134,810.79	\$1,124,159.52	\$10,651.27	99%
2012	0.12500	\$971,883.28	\$967,781.16	\$4,102.12	100%
2011	0.12500	\$883,812.60	\$882,679.93	\$1,132.67	99%
2010	0.12500	\$867,868.55	\$867,423.05	\$445.50	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2014 Assessment Collected	-6,957.81	1,133,381.28
2013 Assessment Collected	973.32	1,911.14
2012 Assessment Collected	646.81	1,259.51
2011 Assessment Collected	633.29	1,203.81
2010 Assessment Collected	1,287.61	585.86
Penalty & Interest	3,421.86	16,322.52
Overpayments	0.00	11,710.29
CAD Lawsuits	14,720.55	37,105.29
CAD Corrections	0.00	1,162.79
Collection Fees	2,945.13	11,346.10
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
<b>Total Revenue</b>	<b>17,670.76</b>	<b>1,215,988.59</b>
Overpayments Presented for Refund	4,149.85	41,181.58
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2014:	<b>1,078,208,850</b>	Uncertified:	<b>70,822</b>
ASSESSED VALUE FOR 2013:	<b>908,769,231</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2012:	<b>778,211,276</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2011:	<b>707,049,655</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2010:	<b>694,292,461</b>	Uncertified:	<b>0</b>

Assessment Collection Account: Compass Bank, Account No. 2530962086

**ASSESSMENT PLAN PROJECTIONS**

YEAR	MAX RATE	PROJECTED LEVY 2%	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE @ 10%
2010	0.12500	867,869	824,475	\$867,423.05	
2011	0.12500	885,226	840,965	\$882,679.93	
2012	0.12500	902,930	857,784	\$967,781.16	
2013	0.12500	920,989	874,940	\$1,124,159.52	
2014	0.12500	939,409	892,438	\$1,327,808.22	
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

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



**MONTROSE DISTRICT WEST ZONE**

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

## September 2015

TOP TEN DELINQUENT ACCOUNTS					ASSESSMENT YEAR(S)	ASSESSMENT
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE			
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						
SAFOS CHRIST	94 056 125 000 0013	2009 COLQUITT ST 77098	APARTMENT		2012 - 2014	2,579.17
3838 GREENOCK 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						
MOUZI MOSTAFA	94 130 493 001 0001	0 WESTHEIMER RD 77006	VACANT		2012 - 2014	1,990.10
3415 ABINGER LN HOUSTON TX 77088-5607						
5020 INVESTMENTS LTD *	94 036 024 000 0003	5020 MONTROSE BLVD 77006	OFFICE BUILDINGS		2013	1,899.78
5020 MONTROSE BLVD FL 9 HOUSTON TX 77006-6550						
KNA PARTNERS TOWER INC *	94 026 174 000 0007	1124 LOVETT BLVD 77006	SHOPPING CENTER		2013 - 2014	1,737.02
550 WAUGH DR HOUSTON TX 77019-2002						
DIAZ SHERIDAN R	94 054 229 000 0027	1806 W ALABAMA ST #5 77098	RETAIL & RESIDENTIAL		2012 - 2014	1,730.06
8714 WATEKA DR HOUSTON TX 77074-4016						
PAMF LLC	94 026 058 007 0003	2040 MARSHALL ST 77098	AUTO GARAGE		2012 - 2014	1,603.77
2040 MARSHALL ST HOUSTON TX 77098-2717						
KAZALEH FAMILY LIVING TRUST	94 018 022 000 0013	1519 INDIANA ST #8 77006	APARTMENT		2012 - 2014	1,510.52
2414 PELHAM DR HOUSTON TX 77019-3420						

Pending HCAD Value Lawsuits

## Pending HCAD Value Lawsuits

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

Jur 939

**Summary**

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

**Settled**

1,087,148,056	Original value of <b>Settled</b> accounts as of 9/11/2015
338	Number of <b>Settled</b> accounts as of 9/11/2015
86,629,663	Reduction in value of <b>Settled</b> accounts
7.97%	Average % reduction in value of <b>Settled</b> accounts

**Unsettled**

312,722,044	Original value of <b>Unsettled</b> accounts as of 9/11/2015
95	Number of <b>Unsettled</b> accounts as of 9/11/2015

.125 Tax rate per \$100 valuation

**\$31,149** Estimated reduction in assessment on 95 Unsettled accounts,  
based on 7.97% average

**PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.**  
**DELINQUENT ASSESSMENT SUMMARY REPORT**  
**MONTROSE DISTRICT**  
**October 12, 2015**

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

**Suit pending:**

Heirs of Maude Eisemann 10-13 assessments \$2,004.75, *1116 W. Gray St.-0101670000030*  
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*  
Legacy Community Health Endowment 13 assessments \$289.67, *1407 Missouri St.-0180030000011*  
KFC National Management (assessment roll lists Donvein Cao & Nancy Nguyen) 07-10 assessments \$118.75, Block 1, Tracts 15 A & 16 A (north 10 ft. Lots 15 & 16) on Taft St.-0560410000001

**Bankrupt, claim filed:**

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

**Paid in full:**

Level Headed Chow LLC 10-14 assessments \$3,574.55, *3414 Graustark St.-0261980000005*  
K Berr Investments/Stephen W. Berreth \$1,120.26, *1841 Richmond Ave.-2 accounts-0660870010001, 0660870010028*  
Rebo Investments LLC \$774.21, *1855 Portsmouth St.-0571240000002*  
Robert W. Kapp III \$720.97, *1612 Waugh Dr.-0523560000006*  
ImagePro Inc. 10 assessments \$622.50, *2024 Richmond Ave.-0561250000019*

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



Carl O. Sandin

PerdueBrandonFielderCollins&Mott LLP   
ATTORNEYS AT LAW

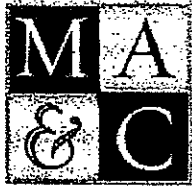
Email: [csandin@pbfcml.com](mailto:csandin@pbfcml.com)

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**

October 12, 2015

Montrose Management District  
Cash Flow Report - Checking Account  
As of October 12, 2015

Num	Name	Memo	Amount	Balance
BALANCE AS OF 09/15/2015				\$2,774.26
<b>Receipts</b>				
	Transfer from Money Market		10,000.00	
	Fee Reversal		16.00	
	Interest Earned on Checking - August		12.57	
	Interest Earned on Checking - September		8.64	
	Transfer from Money Market		130,000.00	
<b>Total Receipts</b>				140,037.21
<b>Disbursements</b>				
5052	ALLY	Vehicle Lease	(938.00)	
5053	Bankcard Center	Credit Card Expenses	(4,242.93)	
5054	Comcast	Office Expenses	(199.01)	
5056	Cracked Fox	Graphic Design & Marketing Services	(2,500.00)	
5057	Harris County Treasurer	Legal Fees	(5,069.45)	
5058	Michael Hardy	Marketing	(2,000.00)	
5059	Montrose Car Care Center	Vehicle Maintenance	(61.91)	
5060	Kudela & Weinheimer	District Identity Marker	(801.92)	
5061	Aaron M Day	Security Expense	(3,178.21)	
5062	Adalberto R Ramos	Security Expense	(656.78)	
5063	Brian M Alms	Security Expense	(397.10)	
5064	Chad J Wall	Security Expense	(621.08)	
5065	Charles Starks	Security Expense	(603.22)	
5066	John E Obenhaus	Security Expense	(1,463.84)	
5067	Joseph C Mabasa	Security Expense	(2,628.70)	
5068	Juan Arroyo	Security Expense	(2,014.08)	
5069	Juan J Chavez-Resendiz	Security Expense	(238.26)	
5070	Lee T Jaquary	Security Expense	(2,561.29)	
5071	Leon Laureano	Security Expense	(1,248.16)	
5072	Ricardo Gonzales	Security Expense	(373.11)	
5073	Richard J Bass	Security Expense	(956.76)	
5074	Todd L Thibodeaux	Security Expense	(1,134.31)	
5075	Victor Beserra	Security Expense / Coordinator Fee	(4,448.67)	
5076	Michael C. Henderson	Security Expense	(694.21)	
5077	Memorial Trails Apartments Inc.	Assessment Refund	(48.86)	
5078	Pat N. or Michael A. Heim	Assessment Refund	(6.27)	
5079	Peckinpugh WT Jr ET AL	Assessment Refund	(190.12)	
5080	Shepherd Inv. LP	Assessment Refund	(2,951.58)	
5081	Skipper Beverage Company LLC	Assessment Refund	(64.68)	
5082	Takara Holdings LLC	Assessment Refund	(547.67)	
5083	Vilinh Thi Le	Assessment Refund	(568.50)	
5084	WT Peckinpugh Est Prop	Assessment Refund	(395.80)	
5085	Amber Ambrose	Editorial Expense	(1,250.00)	
5086	Bike Houston	Bicycle Maps	(1,500.00)	
5087	Blank Rome LLP	Legal Fees	(892.50)	
5088	Bracewell & Giuliani LLP	Legal Fees - General Counsel	(4,428.00)	
5089	Dennis C. Beeson	Business Ambassador Program Services	(2,989.86)	
5090	Equi-Tax, Inc.	Tax Services	(1,652.70)	
5091	Gandy Squared Lighting Design	Bridge Lighting Design	(4,930.00)	
5092	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(18,226.90)	
5093	KCI Technologies Inc.	District Identity Entrances	(1,450.00)	
5094	Kudela & Weinheimer	District Identity Marker	(9,523.58)	

Montrose Management District  
**Cash Flow Report - Checking Account**  
 As of October 12, 2015

Num	Name	Memo	Amount	Balance
<b>Disbursements</b>				
5095	Lawrence & Associates	Economic Development	(1,000.00)	
5096	Mr. Dirt of Texas	Street Sweeping Expense	(7,104.00)	
5097	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(1,594.63)	
5098	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Collection	(7,594.37)	
5099	SentriForce	Mobile Camera Program	(2,750.00)	
5100	United Graphics	Newsletter Expense	(39.00)	
5101	Walter P. Moore	US 59 Arch Bridge Lighting	(9,727.50)	
5102	5020 Investments Ltd	Office Lease Expense	0.00	
5103	Comcast	Office Expense	0.00	
5104	Verizon Wireless	Cell Phone Expense	0.00	
5105	ALLY	Vehicle Lease Expense	0.00	
ACH	Texas Workforce Commission	Quarterly SUTA Taxes	(36.12)	
ACH	United States Treasury	Monthly Payroll Taxes	(7,539.44)	
ACH	Texas Workforce Commission	Quarterly SUTA Taxes	(16.37)	
<b>Total Disbursements</b>				(128,049.45)
<b>BALANCE AS OF 10/12/2015</b>				<u><u>\$14,762.02</u></u>

**Montrose Management District**

**Account Balances**

As of October 12, 2015

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Fund: Operating</b>					
<b>Certificates of Deposit</b>					
GREEN BANK (XXXX0210)	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
GREEN BANK (XXXX0311)	09/01/2015	05/31/2016	0.45 %	50,000.00	East Zone
<b>Money Market Funds</b>					
COMPASS BANK-PREMIER (XXXX2019)	03/20/2012		0.15 %	412,460.73	(East Zone) Tax
COMPASS BANK-PREMIER (XXXX2086)	03/20/2012		0.15 %	722,371.81	(West Zone) Tax
<b>Checking Account(s)</b>					
TRADITION BANK (XXXX9069)			0.25 %	14,762.02	Checking Account
<b>Totals for Operating Fund:</b>				<b>\$1,549,594.56</b>	
<b>Grand total for Montrose Management District:</b>				<b>\$1,549,594.56</b>	



Montrose Management District  
**Summary of Pledged Securities**  
 As of October 12, 2015

<b>Financial Institution: COMPASS BANK-PREMIER</b>		
Total CDs, MM:	\$1,134,832.54	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$1,500,100.27	Investment Policy Received: Yes
Ratio of pledged securities to investments:	169.53 %	
<b>Financial Institution: GREEN BANK</b>		
Total CDs, MM:	\$200,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
<b>Financial Institution: ICON BANK</b>		
Total CDs, MM:	\$100,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
<b>Financial Institution: POST OAK BANK</b>		
Total CDs, MM:	\$100,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
<b>Financial Institution: TRADITION BANK (Depository Bank)</b>		
Total CDs, MM, and Checking Accounts:	\$14,762.02	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 Total Zone**  
**September 2015**

	Sep 15	Budget	\$ Over Budget	% of Budget	Jan - Sep 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Sources of Funds</b>									
14110 - Assessments Total	(4,008)	25,000	(29,008)	(16%)	1,934,450	1,920,909	13,541	101%	1,937,460
14412 - Assessment Refunds Total	(4,193)	1,833	(6,026)	(228%)	(45,062)	16,500	(59,562)	(261%)	22,000
14310 - Penalties & Interest Total	4,029	2,416	1,613	167%	24,792	21,750	3,042	114%	29,000
14370 - Interest Earned on Temp. Invest Total	278	225	53	124%	2,526	2,025	501	125%	2,700
14380 - Interest Total	21	10	11	210%	91	94	(3)	97%	125
14390 - Ending FY 2014 Fund Balance Total	76,893	76,893	0	100%	692,038	692,038	0	100%	922,717
14400 - Tradition Bank Loan Total	0	0	0	0%	0	0	0	0%	1,000,000
<b>Total Sources</b>	<b>73,020</b>	<b>106,577</b>	<b>(33,557)</b>	<b>69%</b>	<b>2,610,835</b>	<b>2,653,316</b>	<b>(42,481)</b>	<b>98%</b>	<b>3,914,002</b>
<b>Uses of Funds</b>									
<b>Business Development</b>									
16124 - Marketing & Public Rel Director Total	3,011	3,162	(151)	95%	26,429	28,459	(2,030)	93%	37,945
16125 - Marketing & Public Relations Total	13,812	28,060	(14,248)	49%	249,742	252,540	(2,798)	99%	336,720
16135 - Economic Development Services Total	1,000	3,824	(2,824)	26%	13,715	34,413	(20,698)	40%	45,885
16140 - Web Site Main./Host/I.T. Total	350	1,017	(667)	34%	31,150	9,150	22,000	340%	12,200
16141 - GIS Services Total	0	1,150	(1,150)	0%	1,363	10,150	(8,987)	13%	13,800
<b>Total Business Development</b>	<b>18,173</b>	<b>37,213</b>	<b>(19,040)</b>	<b>49%</b>	<b>322,399</b>	<b>334,912</b>	<b>(12,513)</b>	<b>96%</b>	<b>446,550</b>
<b>Mobility &amp; Transportation</b>									
17010 - Engineering Services Total	0	8,334	(8,334)	0%	138,637	75,000	63,637	185%	100,000
17020 - Bridge Lighting Maint. Total	0	0	0	0%	25,268	25,268	0	(100%)	700,000
17030 - Mobility Projects Total	0	0	0	0%	0	0	0	0%	1,000,000
<b>Total Mobility &amp; Transportation</b>	<b>0</b>	<b>8,334</b>	<b>(8,334)</b>	<b>0%</b>	<b>163,905</b>	<b>125,536</b>	<b>38,369</b>	<b>131%</b>	<b>1,100,000</b>
<b>Project Staffing &amp; Admin</b>									
16150 - Admin & Management Total	2,100	2,188	(88)	96%	18,900	19,088	(188)	96%	26,250
16160 - Reimbursable Expenses Total	509	1,334	(825)	38%	3,498	12,000	(8,502)	29%	16,000
16170 - Reimbursable Mileage Total	851	667	184	128%	5,220	6,000	(780)	87%	8,000
16180 - Postage, Deliveries Total	610	90	520	678%	1,418	815	605	174%	1,084
16190 - Printing & Reproduction Total	66	750	(684)	9%	6,821	6,750	71	101%	9,000
16200 - Public Notices, Advertising Total	0	666	(666)	0%	431	6,000	(5,569)	7%	8,000
16210 - Project Management Total	4,670	4,095	575	114%	42,023	36,855	5,168	114%	49,140
16215 - Director Of Services Total	6,722	7,038	(316)	95%	60,495	63,520	(3,025)	95%	84,693
16220 - Legal Services Total	5,069	6,167	(1,098)	82%	86,068	55,500	30,568	155%	74,000
16250 - Bookkeeping Total	1,344	1,376	(32)	98%	15,425	12,376	3,049	125%	16,500
16260 - Assess Data Mgmt & Billing Svcs Total	1,653	1,917	(264)	86%	18,787	17,250	1,537	109%	23,000
16270 - Office Supplies Total	0	333	(333)	0%	0	3,000	(3,000)	0%	4,000
16280 - Other Total	29	50	(21)	58%	395	450	(55)	88%	600
16290 - Office Lease Space Total	1,200	1,950	(750)	62%	10,800	17,550	(6,750)	62%	23,400
16291 - Office Equipment Total	100	333	(233)	30%	1,766	3,000	(1,234)	59%	4,000
16340 - Auditing Fees Total	0	0	0	0%	9,600	12,000	(2,400)	80%	12,000
16530 - Insurance & Surety Bond Total	0	0	0	0%	9,809	15,000	(5,191)	65%	15,000
16600 - Payroll Expenses Total	2,297	3,200	(903)	72%	17,504	28,800	(10,996)	62%	38,400
<b>Total Project Staffing &amp; Admin</b>	<b>27,220</b>	<b>32,174</b>	<b>(4,954)</b>	<b>85%</b>	<b>309,260</b>	<b>316,552</b>	<b>(7,292)</b>	<b>98%</b>	<b>413,067</b>

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

	Sep 15	Budget	\$ Over Budget	% of Budget	Jan - Sep 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Security and Public Safety</b>									
15415 - Vehicle Maint. & Operations Total	1,000	1,167	(167)	86%	8,621	10,500	(1,879)	82%	14,000
15420 - Contract Public Safety Services Total	30,640	30,000	640	102%	236,460	270,000	(33,540)	88%	340,000
15425 - Mobile Camera Program Total	2,750	2,917	(167)	94%	20,984	26,250	(5,266)	80%	35,000
15430 - Cell Phone Total	0	167	(167)	0%	447	1,500	(1,053)	30%	2,000
16100 - Store Front Equipment Total	0	57	(57)	0%	0	510	(510)	0%	680
16101 - Public Safety Training Total	0	27	(27)	0%	0	240	(240)	0%	320
16102 - Public Safety Equipment Total	0	126	(126)	0%	1,370	1,126	244	122%	1,500
16110 - Graffiti Abatement Total	0	5,417	(5,417)	0%	43,200	48,750	(5,550)	89%	65,000
16115 - Nuisance Abatement Total	0	4,594	(4,594)	0%	0	41,344	(41,344)	0%	55,125
<b>Total Security and Public Safety</b>	<b>34,390</b>	<b>44,472</b>	<b>(10,082)</b>	<b>77%</b>	<b>311,082</b>	<b>400,220</b>	<b>(89,138)</b>	<b>78%</b>	<b>533,625</b>
<b>Visual Improvements &amp; Cultural</b>									
16212 - Beautification Design & Install Total	1,500	39,563	(38,063)	4%	59,832	370,896	(311,064)	16%	670,000
16213 - Landscape Maintenance Total	0	4,167	(4,167)	0%	15,333	37,500	(22,167)	41%	50,000
<b>Total Visual Improvements &amp; Cultural</b>	<b>1,500</b>	<b>43,730</b>	<b>(42,230)</b>	<b>3%</b>	<b>75,165</b>	<b>408,396</b>	<b>(333,231)</b>	<b>18%</b>	<b>720,000</b>
<b>Total Uses</b>	<b>81,283</b>	<b>165,923</b>	<b>(84,640)</b>	<b>49%</b>	<b>1,181,811</b>	<b>1,585,616</b>	<b>(403,805)</b>	<b>75%</b>	<b>3,213,242</b>
<b>Planned Reserves</b>	<b>(6,263)</b>	<b>(59,546)</b>	<b>51,283</b>	<b>14%</b>	<b>1,429,024</b>	<b>1,067,700</b>	<b>361,324</b>	<b>134%</b>	<b>700,760</b>

**Montrose Management District**  
**Revenue & Expenditures East Zone**  
September 2015

Ordinary Revenue/Expense	Sep 15	Budget	\$ Over Budget	% of Budget	Jan - Sep 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Sources of Funds</b>									
14110 · Assessments	4,709	0	4,709	100%	608,401	594,860	13,541	102%	594,860
14112 · Assessment Refunds	(43)	583	(626)	(7%)	(12,936)	5,250	(18,186)	(246%)	7,000
14310 · Penalties & Interest	607	833	(226)	73%	8,530	7,500	1,030	114%	10,000
14370 · Interest Earned on Temp. Invest	164	100	64	164%	1,203	900	303	134%	1,200
14380 · Interest	15	3	12	500%	51	30	21	170%	40
14390 · Ending FY 2014 Fund Balance	30,872	30,872	0	100%	277,850	277,850	0	100%	370,466
14400 · Tradition Bank Loan	0	0	0	0%	0	0	0	0%	300,000
<b>Total Sources</b>	<b>36,324</b>	<b>32,391</b>	<b>3,933</b>	<b>112%</b>	<b>883,099</b>	<b>886,390</b>	<b>(3,291)</b>	<b>100%</b>	<b>1,283,566</b>
<b>Uses of Funds</b>									
<b>Business Development</b>									
16124 · Marketing & Public Rel Director	966	1,012	(46)	95%	8,482	9,107	(625)	93%	12,142
16125 · Marketing & Public Relations	4,420	8,979	(4,559)	49%	79,882	80,812	(930)	99%	107,750
16135 · Economic Development Services	321	1,224	(903)	26%	4,397	11,012	(6,615)	40%	14,683
16140 · Web Site Main./Host/I.T.	112	305	(193)	37%	9,968	2,745	7,223	363%	3,660
16141 · GIS Services	0	368	(368)	0%	436	3,312	(2,876)	13%	4,416
<b>Total Business Development</b>	<b>5,819</b>	<b>11,888</b>	<b>(6,069)</b>	<b>49%</b>	<b>103,165</b>	<b>106,988</b>	<b>(3,823)</b>	<b>96%</b>	<b>142,651</b>
<b>Mobility &amp; Transportation</b>									
17010 · Engineering Services	0	2,667	(2,667)	0%	44,364	24,000	20,364	185%	32,000
17020 · Bridge Lighting Maint	0	0	0	0%	8,086	0	8,086	100%	0
17030 · Mobility Projects	0	0	0	0%	0	0	0	0%	300,000
<b>Total Mobility &amp; Transportation</b>	<b>0</b>	<b>2,667</b>	<b>(2,667)</b>	<b>0%</b>	<b>52,450</b>	<b>24,000</b>	<b>28,450</b>	<b>219%</b>	<b>332,000</b>
<b>Project Staffing &amp; Admin</b>									
16150 · Admin & Management	674	700	(26)	96%	6,065	6,300	(235)	96%	8,400
16160 · Reimbursable Expenses	163	427	(264)	38%	1,119	3,840	(2,721)	29%	5,120
16170 · Reimbursable Mileage	272	250	22	109%	1,673	2,250	(577)	74%	3,000
16180 · Postage, Deliveries	195	29	166	672%	454	260	194	175%	347
16190 · Printing & Reproduction	21	250	(229)	8%	2,183	2,250	(67)	97%	3,000
16200 · Public Notices, Advertising	0	213	(213)	0%	138	1,920	(1,782)	7%	2,560
16210 · Project Management	1,498	1,310	188	114%	13,479	11,794	1,685	114%	15,725
16215 · Director Of Services	2,157	2,259	(102)	95%	19,413	20,327	(914)	96%	27,102
16220 · Legal Services	1,622	1,850	(228)	88%	27,541	16,650	10,891	165%	22,200
16250 · Bookkeeping	430	413	17	104%	4,936	3,713	1,223	133%	4,950
16260 · Assess Data Mgmt & Billing Svc	529	575	(46)	92%	6,012	5,175	837	116%	6,900
16270 · Office Supplies	0	100	(100)	0%	0	900	(900)	0%	1,200
16280 · Other	5	15	(10)	33%	186	135	51	138%	180
16290 · Office Lease Space	388	585	(197)	66%	3,491	5,265	(1,774)	66%	7,020
16291 · Office Equipment	32	100	(68)	32%	565	900	(335)	63%	1,200
16340 · Auditing Fees	0	0	0	0%	3,072	3,600	(528)	85%	3,600



Montrose Management District  
Revenue & Expenditures East Zone  
September 2015

	Sep 15	Budget	\$ Over Budget	% of Budget	Jan - Sep 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
16530 - Insurance & Surety Bond	0	0	0	0%	3,142	4,800	(1,658)	65%	4,800
16600 - Payroll Expenses	2,297	3,200	(903)	72%	17,804	28,800	(10,996)	62%	38,400
Total Project Staffing & Admin	10,283	12,276	(1,993)	84%	111,273	118,879	(7,606)	94%	155,704
Security and Public Safety									
15415 - Vehicle Maint. & Operations	320	350	(30)	91%	2,759	3,150	(391)	88%	4,200
15420 - Contract Public Safety Services	9,878	9,000	878	110%	77,654	81,000	(3,346)	96%	108,000
15425 - Mobile Camera Program	880	875	5	101%	6,715	7,875	(1,160)	85%	10,500
15430 - Cell Phone	0	50	(50)	0%	143	450	(307)	32%	600
16100 - Store Front Equipment	0	57	(57)	0%	0	510	(510)	0%	680
16102 - Public Safety Equipment	0	38	(38)	0%	438	338	100	130%	450
16110 - Graffiti Abatement	0	1,625	(1,625)	0%	13,824	14,625	(801)	95%	19,500
16115 - Nuisance Abatement	0	1,378	(1,378)	0%	0	12,403	(12,403)	0%	16,537
Total Security and Public Safety	11,078	13,373	(2,295)	83%	101,533	120,351	(18,818)	84%	160,467
Visual Improvements & Cultural									
16212 - Beautification Design & Install	480	480	0	100%	19,146	19,146	0	100%	201,000
16213 - Landscape Maintenance	0	4,167	(4,167)	0%	15,333	37,500	(22,167)	41%	50,000
Total Visual Improvements & Cultural	480	4,647	(4,167)	10%	34,479	56,646	(22,167)	61%	251,000
Total Uses	27,660	44,851	(17,191)	62%	402,900	426,864	(23,964)	94%	1,041,822
Planned Reserves	8,664	###	21,124	(70%)	480,199	459,526	20,673	104%	241,744

**Montrose Management District**  
**Revenue & Expenditures West Zone**  
September 2015

Ordinary Revenue/Expense Sources of Funds	Sep 15	Budget	\$ Over Budget	% of Budget	Jan - Sep 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110-1 · Assessments.	(8,717)	0	(8,717)	100%	1,326,049	1,326,049	0	100%	1,342,600
14112-1 · Assessment Refunds.	(4,150)	1,250	(5,400)	(332%)	(30,126)	11,250	(41,376)	(268%)	15,000
14310-1 · Penalties & Interest.	3,422	1,583	1,839	210%	16,262	14,250	2,012	114%	19,000
14370-1 · Interest Earned on Temp. Inves	114	125	(11)	91%	1,323	1,125	198	118%	1,500
14380-1 · Interest	6	7	(1)	86%	40	64	(24)	63%	85
14390-1 · Ending FY 2014 Fund Balance.	46,021	46,021	0	100%	414,188	414,188	0	100%	552,251
14400-1 · Tradition Bank Loan.	0	0	0	0%	0	0	0	0%	700,000
<b>Total Sources</b>	<b>36,696</b>	<b>48,986</b>	<b>(12,290)</b>	<b>75%</b>	<b>1,727,736</b>	<b>1,766,926</b>	<b>(39,190)</b>	<b>98%</b>	<b>2,630,436</b>
<b>Uses of Funds</b>									
<b>Business Development</b>									
16124-1 · Marketing & Public Rel Dir	2,045	2,150	(105)	95%	17,947	19,352	(1,405)	93%	25,803
16125-1 · Marketing & Public Relation	9,392	19,081	(9,689)	49%	169,860	171,728	(1,868)	99%	228,970
16135-1 · Economic Development Service	679	2,600	(1,921)	26%	9,318	23,401	(14,083)	40%	31,202
16140-1 · Web Site Main./Host/I.T.,	238	712	(474)	33%	21,182	6,405	14,777	331%	8,540
16141-1 · GIS Services.	0	782	(782)	0%	927	7,038	(6,111)	13%	9,384
<b>Total Business Development</b>	<b>12,354</b>	<b>25,325</b>	<b>(12,971)</b>	<b>49%</b>	<b>219,234</b>	<b>227,924</b>	<b>(8,690)</b>	<b>96%</b>	<b>303,899</b>
<b>Mobility &amp; Transportation</b>									
17010-1 · Engineering Services.	0	5,667	(5,667)	0%	94,273	51,000	43,273	185%	68,000
17020-1 · Bridge Lighting Maint.	0	0	0	0%	17,182	0	17,182	100%	0
17030-1 · Mobility Projects.	0	0	0	0%	0	0	0	0%	700,000
<b>Total Mobility &amp; Transportation</b>	<b>0</b>	<b>5,667</b>	<b>(5,667)</b>	<b>0%</b>	<b>111,455</b>	<b>51,000</b>	<b>60,455</b>	<b>219%</b>	<b>768,000</b>
<b>Project Staffing &amp; Admin</b>									
16150-1 · Admin & Management	1,426	1,488	(62)	96%	12,835	13,388	(553)	96%	17,850
16160-1 · Reimbursable Expenses.	346	907	(561)	38%	2,379	8,160	(5,781)	29%	10,880
16170-1 · Reimbursable Mileage.	579	417	162	139%	3,547	3,750	(203)	95%	5,000
16180-1 · Postage, Deliveries	415	61	354	680%	964	553	411	174%	737
16190-1 · Printing & Reproduction	45	500	(455)	9%	4,638	4,500	138	103%	6,000
16200-1 · Public Notices, Advertising	0	453	(453)	0%	293	4,080	(3,787)	7%	5,440
16210-1 · Project Management	3,172	2,785	387	114%	28,544	25,061	3,483	114%	33,415
16215-1 · Director Of Services	4,565	4,799	(234)	95%	41,082	43,193	(2,111)	95%	57,591
16220-1 · Legal Services.	3,447	4,317	(870)	80%	58,527	38,850	19,677	151%	51,800
16250-1 · Bookkeeping.	914	963	(49)	95%	10,489	8,663	1,826	121%	11,550
16260-1 · Assess Data Mgmt & Billing Svc	1,124	1,342	(218)	84%	12,775	12,075	700	106%	16,100
16270-1 · Office Supplies.	0	233	(233)	0%	0	2,100	(2,100)	0%	2,800
16280-1 · Other.	24	35	(11)	69%	209	315	(106)	66%	420
16290-1 · Office Lease Space.	812	1,365	(553)	59%	7,309	12,285	(4,976)	59%	16,380
16291-1 · Office Equipment.	68	233	(165)	29%	1,201	2,100	(899)	57%	2,800
16340-1 · Auditing Fees.	0	0	0	0%	6,528	8,400	(1,872)	78%	8,400
16530-1 · Insurance & Surety Bond.	0	0	0	0%	6,677	10,200	(3,523)	65%	10,200
<b>Total Project Staffing &amp; Admin</b>	<b>16,937</b>	<b>19,898</b>	<b>(2,961)</b>	<b>85%</b>	<b>197,997</b>	<b>197,673</b>	<b>324</b>	<b>100%</b>	<b>257,363</b>

Montrose Management District  
Revenue & Expenditures West Zone  
September 2015

	Sep 15	Budget	\$ Over Budget	% of Budget	Jan - Sep 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415-1 • Vehicle Maint. & Operations.	680	817	(137)	83%	5,862	7,350	(1,488)	80%	9,800
15420-1 • Contract Public Safety Service	20,762	21,000	(238)	99%	158,806	189,000	(30,194)	84%	252,000
15425-1 • Mobile Camera Program.	2,006	2,042	(36)	98%	14,405	18,375	(3,970)	78%	24,500
15430-1 • Cell Phone.	0	117	(117)	0%	304	1,050	(746)	29%	1,400
16101-1 • Public Safety Training.	0	27	(27)	0%	0	240	(240)	0%	320
16102-1 • Public Safety Equipment.	0	88	(88)	0%	932	788	144	118%	1,050
16110-1 • Graffiti Abatement.	0	3,792	(3,792)	0%	29,376	34,125	(4,749)	86%	45,500
16115-1 • Nuisance Abatement.	0	3,216	(3,216)	0%	0	28,941	(28,941)	0%	38,588
Total Security and Public Safety	23,448	31,099	(7,651)	75%	209,685	279,869	(70,184)	75%	373,158
Visual Improvements & Cultural									
16212-1 • Identification Design & Install	1,020	39,083	(38,063)	3%	40,686	40,686	0	100%	469,000
Total Visual Improvements & Cultural	1,020	39,083	(38,063)	3%	40,686	40,686	0	100%	469,000
Total Uses	53,759	121,072	(67,313)	44%	779,057	797,152	(18,095)	98%	2,171,420
Planned Reserves	(17,063)	(72,086)	55,023	24%	948,679	969,774	(21,095)	98%	459,016



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

Statement reflects payment(s) received through: 10/21/15

#### Account Summary

Next Payment:	Past Due Payments	Other Unpaid Amounts:
Due Date: 10/13/15	Due Date	Amount Due
Base Payment: \$469.00		
Sales/Tax:		Less Charge:
Per. Property Tax:		Extension Fee:
Other Scheduled:		Summons:
		Registration Fee:
		Miscellaneous:
Total: \$469.00	Total:	Total:

STATEMENT TOTAL: \$469.00

#### Account Information

Account Number: 611920297801  
Make: 14 JEEP GRAND  
VIN: 1C4RJEG8C322988  
Scheduled End Date: 01/12/17  
Payments Remaining: 15

#### Important Account Message

Could your savings be coming 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.

OK # 5052

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

- Automatic Payments - Allow your payment to be conveniently transferred from your checking or savings account to Ally, at no cost to you. Please visit 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 or payments online by debit cards - To hear available options call 888-925-2559. A third party service provider fee may apply.

Contact Information: You can reach us by visiting allyauto.com or call us at 888-925-ALLY(2559)

Do not send cash or post-dated checks. All checks will be processed upon receipt. Make checks payable to ALLY. Return the portion below with your payment to the Payment Processing Center address below.



PO BOX 38992  
BLOOMINGTON MN 55438-0902

THE MONTROSE MANAGEMENT  
PO BOX 22167  
HOUSTON TX 77227

DUE DATE: 10/13/15

ACCOUNT NUMBER: 611920297801  
STATEMENT TOTAL: \$469.00  
TOTAL AMOUNT PAID: \$469.00

PAYMENT PROCESSING CENTER  
PO BOX 78234  
PHOENIX AZ 85062-8234

04 07 611 9202 97801 8 00046900 7 7 4



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

Statement reflects payment(s) received through: 10/21/15

#### Account Summary

Next Payment:	Past Due Payments	Other Unpaid Amounts:
Due Date: 10/13/15	Due Date	Amount Due
Base Payment: \$469.00		
Sales/Tax:		Less Charge:
Per. Property Tax:		Extension Fee:
Other Scheduled:		Summons:
		Registration Fee:
		Miscellaneous:
Total: \$469.00	Total:	Total:

STATEMENT TOTAL: \$469.00

#### Account Information

Account Number: 611920298617  
Make: 14 JEEP GRAND  
VIN: 1C4RJEG8C322988  
Scheduled End Date: 01/12/17  
Payments Remaining: 15

#### Important Account Message

Could your savings be coming 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.

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- Payments by phone or payments online by debit cards - To hear available options call 888-925-2559. A third party service provider fee may apply.

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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 38992  
BLOOMINGTON MN 55438-0902

THE MONTROSE MANAGEMENT  
PO BOX 22167  
HOUSTON TX 77227

DUE DATE: 10/13/15

ACCOUNT NUMBER: 611920298617  
STATEMENT TOTAL: \$469.00  
TOTAL AMOUNT PAID: \$469.00

PAYMENT PROCESSING CENTER  
PO BOX 78234  
PHOENIX AZ 85062-8234

04 07 611 9202 98617 2 00046900 7 7 6



CONTROL ACCOUNT  
MONTROSE MD  
Account Number: XXXX XXXX 1351



#### ACCOUNT SUMMARY

Account Number	xxxx xxxx 1351	Previous Balance	\$1,660.90
Credit Limit	\$10,000.00	Payments	\$1,660.90
Available Credit	\$5,737.00	Credits	\$0.00
Statement Closing Date	September 14, 2015	Purchases	\$4,142.93
Payment Due Date	October 04, 2015	Other Charges	\$0.00
Amount Past Due	\$0.00	Cash Advances	\$0.00
Min Payment Due	\$106.00	Finance Charges	\$0.00
Days in Billing Cycle	31	New Balance	\$4,142.93

#### TRANSACTIONS

Trans Date	Post Date	Reference Number	Transaction Description	Amount
08/27	08/27	74768067GIBKQ25QP	PAYMENT - THANK YOU	-\$1,660.90

TOTAL XXXXXXXXXX1351 \$1,660.90

GRETCHEN IARSON

Trans Date	Post Date	Reference Number	Transaction Description	Amount
08/18	08/18	246536077564BFBEX	MONARCH TROPHY AND AWARDS713461122 TX	\$1,315.24
08/20	08/20	246112179001M7BFG	SP CHARLES NICHOLAS FROM HOUSTON TX	\$1,125.50
08/26	08/26	246365476033BFAV	INFOCOURT 866-8739953 NE	\$1,302.23
08/26	08/26	24492157561LYQZHA	SPROUT SOCIAL 866-878-3231 IL	\$39.00
08/27	08/27	24445747G2X84GQWJN	OFFICE DEPOT #20 HOUSTON TX	\$25.96
08/31	08/31	24906417KH8RQJ5Q	FACEBOOK YTS&DR2KU2 650-6187714 CA	\$310.00
09/02	09/02	24692167N004AB3P4	MONTROSE COUNSELING CE HOUSTON TX	\$105.00
09/07	09/07	24692167500ET2L1W	MAILCHIMP MAILCHIMP.COM GA	\$26.00

TOTAL XXXXXXXXXX1359 \$4,242.93

OK # 5053

See Reverse Side for Important Information About Your Account.

5545 0001 8001 3 7 10 154914 0 PAGE 1 of 2 13 5390 0000 8888 01A05543 243



P.O. BOX 38933  
SALT LAKE CITY UT 84138-0833

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

Make Checks Payable to

#### PAYMENT INFORMATION

Account Number	xxxx xxxx 1351
Payment Due Date	10/04/15
New Balance	\$4,142.93
Minimum Payment Due	\$106.00
Past Due Amount	\$0.00
Cash Enclosed	
Total Payment Amount	\$

#### BANKCARD CENTER

PO BOX 38933  
SALT LAKE CITY UT 84138-0833

04 07 611 9202 98617 2 00046900 7 7 6

#### CONTROL ACCOUNT

MONTROSE MD  
PO BOX 22167  
HOUSTON TX 77227-2167

04 07 611 9202 98617 2 00046900 7 7 6

05066 000005398000000126351P

5545 0001 8001 3 7 10 154914 0 PAGE 2 of 2 13 5390 0000 8888 01A05543 243





Contact us: [www.business.comcast.com](http://www.business.comcast.com) 1-800-391-3000

#### The Montrose District #

For service at:  
5020 MONTROSE BLVD STE 311  
HOUSTON TX 77006-6500

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Account Number 8777 70 318 3578205  
Billing Date 09/24/15  
Total Amount Due \$98.50  
Payment Due By 10/14/15  
Page 1 of 2

Previous Balance 98.50  
Payment - 09/08/15 - Thank You 98.50  
New Charges - see below 98.50  
Total Amount Due \$98.50  
Payment Due By 10/14/15

Comcast High-Speed Internet 97.85  
Other Charges & Credits 0.65  
Total New Charges \$98.50

CK # 5054

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:  
9602 S 300 W, STE B SANDY UT 84070-3302  
9602 S 300 W, STE B SANDY UT 84070-3302

THE MONTROSE DISTRICT #  
PO BOX 22157  
ATTN ACCT'S PAYABLE  
HOUSTON, TX 77227-2157

Account Number 8777 70 318 3578205  
Payment Due By 10/14/15  
Total Amount Due \$98.50  
Amount Enclosed \$

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

COMCAST  
PO BOX 600518  
DALLAS TX 75268-0518

877770318357820500098509



Contact us: [www.business.comcast.com](http://www.business.comcast.com) 1-800-391-3000

#### Montrose Mgt Dist 2 Acct

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

#### News from Comcast

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

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](http://www.comcast.com/support) to register today.

More information regarding our rates is available on our website [www.comcast.com](http://www.comcast.com) or you can call us at 1-800-XFINITY (1-800-934-6469)

Account Number 8777 70 318 5399279  
Billing Date 09/23/15  
Total Amount Due \$100.51  
Payment Due By 10/13/15  
Page 1 of 6

Previous Balance 215.11  
Total Payments -215.11  
New Charges - see below 100.51  
Total Amount Due \$100.51  
Payment Due By 10/13/15

XFINITY Internet 99.85  
Other Charges & Credits 0.66  
Total New Charges \$100.51

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:  
9602 S 300 W, STE B SANDY UT 84070-3302  
9602 S 300 W, STE B SANDY UT 84070-3302

MONTROSE MGT DIST 2 ACCT  
PO BOX 22157  
POLICE DIST OFFICE  
HOUSTON, TX 77227-2157

Account Number 8777 70 318 5399279  
Payment Due By 10/13/15  
Total Amount Due \$100.51  
Amount Enclosed \$

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

COMCAST  
PO BOX 600518  
DALLAS TX 75268-0518

877770318539927900100511



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](http://www.CrackedFox.com)

Bill To:  
Montrose Management District  
PO Box 22157  
Houston, TX 77227

Date	Invoice No.	Terms
09/01/15	589	Net 00
Payments/Credits	Balance Due	
\$0.00	\$2,500.00	

Item	Description	Quantity	Rate	Amount
Photography	Photography services for website articles, new service and assessment plan and other marketing materials and district services video development.		1,250.00	1,250.00
Photography	Photography services for website articles, new service and assessment plan and other marketing materials and district services video development.		1,250.00	1,250.00
Total				\$2,500.00

Thank you for your business

Thank you for your business!

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

Invoice / Statement No.: AH010132  
Customer No.: V00071086

MONTROSE MANAGEMENT DISTRICT  
C/O EXECUTOR DIRECTOR  
PO BOX 22157  
HOUSTON, TX 77227-2157

Amount Due: 5,069.45  
Amount Paid:

(Please detach and mail this top portion with payment)

DATE	DESCRIPTION	AMOUNT
09/01/15	OCT'15: ASST. COUNTY ATTY FEE	5,069.45
POSTED		
CK # 5057		

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 #58  
Harris County, Texas (REV. 3/07)

# INVOICE

MICHAEL HARDY

948 Redan Street  
Houston, TX 77008  
512-758-0183  
ken.hardy@gmail.com  
SSN 634-20-0790

INVOICE #	DATE	TERMS
1	9/3/2015	N/A
CUSTOMER ID		
N/A		

PAY TO: MICHAEL HARDY

Michael Hardy  
948 Redan St.  
Houston, TX 77008

CK # 5058

BILL TO: MICHAEL HARDY

Montrose Management District  
PO Box 22167  
Houston, TX 77227

DESCRIPTION	DISTRICT	DATE	AMOUNT
Feature: My Montrose, Jarrod Guillot of Proud Pony Productions	MMD	8/10/2015	600.00
Feature: MPAH Expansion to Disrupt Traffic on Montrose Boulevard	MMD	8/17/2015	500.00
Feature: Colorful New Montrose Mural Celebrates Cancer Survivor	MMD	8/31/2015	500.00
Report: Dedicated Bike Lanes May Be Coming to W. Alabama	MMD	8/12/2015	100.00
Report: B-Cycle Program May Triple in Size	MMD	8/18/2015	100.00
Report: Former Menlo's To Become Second Location of Baskin-Jones	MMD	8/25/2015	100.00
Report: Juan Carlos, the Montrose Rollerblader, is Back!	MMD	8/27/2015	100.00
Report: Montrose Writer to Discuss New Memoir at Brazos Books!	MMD	9/12/2015	100.00
<b>TOTAL</b>			<b>\$2,800.00</b>

Thank you for your business!

## Montrose Car Care Center

3807 Montrose Blvd  
Houston, TX 77006  
713 524-2168 Fax 713-524-0902  
COMPLETE AUTOMOTIVE SERVICE - FOREIGN & DOMESTIC

Repair Order # 0038376  
Date: 9/3/2015  
Page 1 of 1  
Center: 1

Customer: MONTROSE DISTRICT  
Address: PO BOX 22167  
CITY: HOUSTON, TX 77227-2167  
Phone 1: ( 713 ) 595-1205 Ex: SUSN  
Phone 2: ( 713 ) 514-7663 Ext: VICT

Vehicle: 2014 JEEP GRAND CHEROKEE  
License: 1179112 Prod: 11/2013  
VIN: 1C4RJEGAG5EC348220  
Engine: Trans: AUTO  
Mileage: 17897 Key#:

Parts			Labor				
Quan	Part Number	Description	Price	On Tech	Description	Time	Charge
	Mileage In: 17897			TX 001 OILCHG-VISUALCHECK CHASSIS, CHASSIS OIL AND			8.85
	Mileage Out: 17897			FLUIDS, TOP OFF FLUIDS, VISUAL SAFETY			
				INSPECTION			
5.00	RT	EXHUST OIL	16.74	EE CO-2 OILTYPE MONITORING			16.00
1.00	CP	OIL FILTER	14.55				
1.00		DISPOSAL FEE	3.00				

CK # 5059

Thank You  
for Everything  
you Do.

James Carter

I hereby authorize the repair work to be done along with the necessary parts and materials and hereby grant you and/or your employees permission to operate the vehicle herein described on streets, highways or elsewhere, at your discretion, for the purpose of testing and/or inspection.

Action Pursuant to Sec 70.001, Texas Property Code

I am the person or agent, acting on behalf of the person obligated to pay for the repair of the vehicle subject to this repair contract. I understand this vehicle is subject to repossession in accordance with Sec 9.503, Texas Business Commerce Code if a written payment or credit card for the repair is stopped, stopped, cashed, or funds or because the minor has no account. All Work performed with a cash or 21000 mile warranty

Labor:	\$24.90
Parts:	\$31.89
Sublet:	\$0.00
Other Fees:	\$3.00
Supplies:	\$2.27
Subtotal:	\$61.97
Sales Tax:	\$2.80
<b>Total:</b>	<b>\$64.77</b>
Paid By:	Total:
Pay Ref:	Paid:
	Due:



## Officer Payroll Report

Print to PDF

Period	Officer	Rate	Hours	Gross Pay	FICA	Net Pay
Sep-15	Alms, Brian	10.00	\$43.00	\$430.00	\$0.00	\$430.00
Sep-15	Arroyo, Juan	55.00	\$43.00	\$2,365.00	\$0.00	\$2,365.00
Sep-15	Bass, Richard	25.00	\$43.00	\$1,075.00	\$0.00	\$1,075.00
Sep-15	Beiserra, Victor	40.00	\$43.00	\$1,720.00	\$3,500.00	\$5,220.00
Sep-15	Chavez-Rosendo, Ju	6.00	\$43.00	\$258.00	\$0.00	\$258.00
Sep-15	Day, Aaron	56.00	\$43.00	\$4,128.00	\$0.00	\$4,128.00
Sep-15	Gonzales, Ricardo	10.00	\$43.00	\$430.00	\$0.00	\$430.00
Sep-15	Henderson, Michael	20.00	\$43.00	\$860.00	\$0.00	\$860.00
Sep-15	Jaquayna, Lee	75.00	\$43.00	\$3,225.00	\$0.00	\$3,225.00
Sep-15	Laurismo, Leon	34.00	\$43.00	\$1,462.00	\$0.00	\$1,462.00
Sep-15	Mabasa, Joseph	77.00	\$43.00	\$3,311.00	\$0.00	\$3,311.00
Sep-15	Obenhaus, John	42.00	\$43.00	\$1,806.00	\$0.00	\$1,806.00
Sep-15	Ramos, Adalberto	18.00	\$43.00	\$774.00	\$0.00	\$774.00
Sep-15	Starks, Charlie	16.30	\$43.00	\$709.50	\$0.00	\$709.50
Sep-15	Thibodeaux, Todd	30.00	\$43.00	\$1,290.00	\$0.00	\$1,290.00
Sep-15	Wall, Chad	17.00	\$43.00	\$731.00	\$0.00	\$731.00
Period Total	26		\$24,574.50	\$3,500.00		\$28,074.50
Grand Total	16		\$24,574.50	\$3,500.00		\$28,074.50

CK # 5061- 5076



Great food. Low prices.

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

MR SHELL CC 25.00  
GB \*\*\*\*\*7708 25.00 Binc  
MR SHELL CC 25.00  
GB \*\*\*\*\*7716 25.00 Binc  
MR SHELL CC 25.00  
GB \*\*\*\*\*7724 25.00 Binc  
MR SHELL CC 25.00  
GB \*\*\*\*\*7732 25.00 Binc  
KROGER PLUS CUSTOME \*\*\*\*\*6165  
TAX 0.00  
DEBIT PURCHASE \*\*\*\*\*3519  
REF: 000000 TOTAL: 100.00  
PURCHASE: 100.00 CASHBACK: 0.00  
DEBIT 100.00



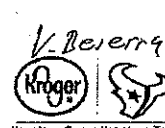
3300 MONTROSE BLVD.  
(713) 526-7865  
Your cashier was Telsana

MR SHELL CC 25.00  
GB \*\*\*\*\*951 25.00 Binc  
MR SHELL CC 25.00  
GB \*\*\*\*\*9459 25.00 Binc  
MR SHELL CC 25.00  
GB \*\*\*\*\*374 25.00 Binc  
MR SHELL CC 25.00  
GB \*\*\*\*\*9444 25.00 Binc  
TAX 0.00  
DEBIT PURCHASE \*\*\*\*\*3519  
REF: 000000 TOTAL: 100.00  
PURCHASE: 100.00 CASHBACK: 0.00  
DEBIT 100.00



3300 MONTROSE BLVD.  
(713) 526-7865  
Your cashier was Richelle

MR SHELL CC 25.00  
GB \*\*\*\*\*177 25.00 Binc  
MR SHELL CC 25.00  
GB \*\*\*\*\*185 25.00 Binc  
KROGER PLUS CUSTOME \*\*\*\*\*6165  
TAX 0.00  
DEBIT PURCHASE \*\*\*\*\*3519  
REF: 000000 TOTAL: 100.00  
PURCHASE: 100.00 CASHBACK: 0.00  
DEBIT 100.00



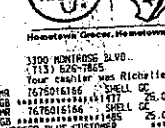
3300 MONTROSE BLVD.  
(713) 526-7865  
Your cashier was ASHR

MR 7675016166 SHELL CC 25.00  
GB \*\*\*\*\*1510 25.00 Binc  
KROGER PLUS CUSTOME \*\*\*\*\*6165  
MR 7675016166 SHELL CC 25.00  
GB \*\*\*\*\*1510 25.00 Binc  
MR 7675016166 SHELL CC 25.00  
GB \*\*\*\*\*1510 25.00 Binc  
MR 7675016166 SHELL CC 25.00  
GB \*\*\*\*\*1510 25.00 Binc  
MR 7675016166 SHELL CC 25.00  
GB \*\*\*\*\*1510 25.00 Binc  
TAX 0.00  
DEBIT PURCHASE \*\*\*\*\*3519  
REF: 000000 TOTAL: 125.00  
PURCHASE: 125.00 CASHBACK: 0.00  
DEBIT 125.00



3300 MONTROSE BLVD.  
(713) 526-7865  
Your cashier was Brucite

MR 7675016166 SHELL CC 25.00  
GB \*\*\*\*\*1510 25.00 Binc  
MR 7675016166 SHELL CC 25.00  
GB \*\*\*\*\*1510 25.00 Binc  
MR 7675016166 SHELL CC 25.00  
GB \*\*\*\*\*1510 25.00 Binc  
MR 7675016166 SHELL CC 25.00  
GB \*\*\*\*\*1510 25.00 Binc  
MR 7675016166 SHELL CC 25.00  
GB \*\*\*\*\*1510 25.00 Binc  
TAX 0.00  
DEBIT PURCHASE \*\*\*\*\*3519  
REF: 000000 TOTAL: 100.00  
PURCHASE: 100.00 CASHBACK: 0.00  
DEBIT 100.00



3300 MONTROSE BLVD.  
(713) 526-7865  
Your cashier was Richelle

MR 7675016166 SHELL CC 25.00  
GB \*\*\*\*\*177 25.00 Binc  
MR 7675016166 SHELL CC 25.00  
GB \*\*\*\*\*185 25.00 Binc  
KROGER PLUS CUSTOME \*\*\*\*\*6165  
TAX 0.00  
DEBIT PURCHASE \*\*\*\*\*3519  
REF: 000000 TOTAL: 100.00  
PURCHASE: 100.00 CASHBACK: 0.00  
DEBIT 100.00

Montrose District  
Security Expenses  
September 2015

V. Beiserra  
\$ 535

J. Beiserra  
2281 S. SHEPHERD DR  
HOUSTON TX 77019  
713-515-5151

\*\*\*REPRINT\*\*\*

Terminal ID: 01201248 2811

9/16/15 5:05 PM

VISA - SNIPS  
ACCT #: \*\*\*\*\*1991  
CREDIT SALE  
UID: 81633954795 REF #: 7884  
BATCH #: 455 AUTH #: 951778

AMOUNT \$18.88  
TIP \$  
TOTAL \$

APPROVED



**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: 09/16/2015

LEGAL DESCRIPTION

MEMORIAL TRAILS APARTMENTS INC  
3601 KATY FWY STE 475  
HOUSTON TX 77024-1347

TRS 8 9A & 10A BLK 20  
LOCKHART CONNOR & BARREZA

819 W ALABAMA ST

MONTEROSE MD EAST

ACCOUNT NUMBER: 92/023/076/000/0008  
TAX YEAR: 2013  
REF No.: 0889422

DATE PROCESSED: 09/16/2015  
RECEIPT NUMBER: 92130199  
DEPOSIT BATCH No.: RF150916

NOTICE OF CHANGE IN TAX LIABILITY

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

The explanation of the change is:

- |  |  |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                              |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                               |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                      |
| <input type="checkbox"/> Over 65                     | <input checked="" type="checkbox"/> Other: <u>Cause No: 2813-70704</u> |
| <input type="checkbox"/> Disabled Person             |  |
| <input type="checkbox"/> Disabled Veteran            |  |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$48.86.

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

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

CK # 5077



**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

MONTEROSE MD EAST  
DATE: 09/04/2015  
TAX YEAR: 2014

OVERPAYMENT: \$6.27  
DEPOSIT BATCH No.: 92-400  
RECEIPT NUMBER: 92140037

OWNER NAME: PURPLE TATTOO LLC

CHECK NO.: 09970

ACCOUNT NUMBER: 92/004/141/000/0026

DATE OF PAYMENT: 08/31/2015

PAID BY: 426685

LEGAL DESCRIPTION

HEIM MICHAEL A OR PAT N  
24 COURTLAND PL  
HOUSTON TX 77006

LT 26 BLK 10  
AVONDALE

327 WESTHEIMER RD

NOTICE OF OVERPAYMENT OF TAX

DISTRICT NAME  
MONTEROSE MD EAST

OVERPAYMENT AMOUNT  
\$6.27

REASON: paid Sept amount in August

AMOUNT OF CHECK: \$6.27 CHECK NO: 09970  
AMOUNT APPLIED: \$6.00 Ref No.: PD SEPT  
DIFFERENCE: \$6.27

COMPLETED BY: [Signature] DATE: 9-4-15

Make refund payable to:

Address:

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

CK # 5078



**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: 09/21/2015

LEGAL DESCRIPTION

PECKINPAUGH W T JR ET AL  
1800 POST OAK BLVD  
6 BLVD PLACE STE 400  
HOUSTON TX 77056

TRS 3A 5 & 6  
ABST 696 O SMITH

2035 WESTHEIMER RD

MONTEROSE MD WEST

ACCOUNT NUMBER: 94/044/260/000/0009  
TAX YEAR: 2014  
REF No.: 0889446

DATE PROCESSED: 09/21/2015  
RECEIPT NUMBER: 94140412  
DEPOSIT BATCH No.: RF150921

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:

- |  |   |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                           |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                            |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                   |
| <input type="checkbox"/> Over 65                     | <input checked="" type="checkbox"/> Other: <u>Cause 2014-516096</u> |
| <input type="checkbox"/> Disabled Person             |   |
| <input type="checkbox"/> Disabled Veteran            |   |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$190.12.

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

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

CK # 5079



**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: 09/21/2015

LEGAL DESCRIPTION

SHEPHERD INV LP  
1800 POST OAK BLVD  
6 BLVD PLACE STE 400  
HOUSTON TX 77056

TRS 1 & 8 &  
TRS 6 & 7 BLK 4 & TRS 1 THRU 7  
BLK 5 MELROSE PLACE  
ABST 696 O SMITH  
2621 S SHEPHERD DR

MONTEROSE MD WEST

ACCOUNT NUMBER: 94/044/260/000/0002  
TAX YEAR: 2014  
REF No.: 0889444

DATE PROCESSED: 09/21/2015  
RECEIPT NUMBER: 94140410  
DEPOSIT BATCH No.: RF150921

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:

- |  |   |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                           |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                            |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                   |
| <input type="checkbox"/> Over 65                     | <input checked="" type="checkbox"/> Other: <u>Cause 2014-516096</u> |
| <input type="checkbox"/> Disabled Person             |   |
| <input type="checkbox"/> Disabled Veteran            |   |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$2,951.58.

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.

CK # 5080



**Equi-Tax Inc.**  
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 09/16/2015

LEGAL DESCRIPTION

SKIPPER BEVERAGE COMPANY LLC  
c/o Popp Hutchison PLLC  
1301 S. MoPac Expressway, Ste 430 -1616  
Austin, TX 78746

TR 5 BLK 1  
STRATFORD PLACE  
926 WESTHEIMER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/051/072/000/0005  
TAX YEAR: 2014  
REF No.: 0889431

DATE PROCESSED: 09/16/2015  
RECEIPT NUMBER: 94140425  
DEPOSIT BATCH No.: RP150916

**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:

- |  |  |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                              |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                               |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                      |
| <input type="checkbox"/> Over 65                     | <input checked="" type="checkbox"/> Other: <u>Cause No: 2014-59234</u> |
| <input type="checkbox"/> Disabled Person             |  |
| <input type="checkbox"/> Disabled Veteran            |  |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$64.68.

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.

CK # 5081



**Equi-Tax Inc.**  
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 09/16/2015

LEGAL DESCRIPTION

TAKARA HOLDINGS LLC  
7965 VINEYARD AVE STE F8  
RANCHO CUCAMONGA CA 91730-2313

LTS 1 THRU 5 & 8 THRU 12 &  
TRS 7 & 11 BLK 10  
MONTLEW PLACE  
1919 W MAIN 77

MONTROSE MD WEST

ACCOUNT NUMBER: 94/038/223/000/0001  
TAX YEAR: 2014  
REF No.: 0889430

DATE PROCESSED: 09/16/2015  
RECEIPT NUMBER: 94140311  
DEPOSIT BATCH No.: RP150916

**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:

- |  |  |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                              |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                               |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                      |
| <input type="checkbox"/> Over 65                     | <input checked="" type="checkbox"/> Other: <u>Cause No: 2014-62687</u> |
| <input type="checkbox"/> Disabled Person             |  |
| <input type="checkbox"/> Disabled Veteran            |  |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$547.67.

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

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

CK # 5082



**Equi-Tax Inc.**  
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

MONTROSE MD EAST  
DATE: 09/21/2015  
TAX YEAR: 2014

OVERPAYMENT: \$.00  
DEPOSIT BATCH NO.: 92-399A  
RECEIPT NUMBER: 92140411

OWNER NAME: DONG DIEP NGUYEN

CHECK NO.: TRANSFER TO

ACCOUNT NUMBER: 92/056/053/000/0017

DATE OF PAYMENT: 09/21/2015

PAID BY: 426679

LEGAL DESCRIPTION

LE VILINH THI  
10834 LANGDON LN  
HOUSTON TX 77072

LTS 17 & 22 BLK 1  
WEST GRAY TERRACE  
711 W GRAY ST

**NOTICE OF OVERPAYMENT OF TAX**

DISTRICT NAME  
MONTROSE MD EAST

OVERPAYMENT AMOUNT  
\$193.44

REASON: refund P:1 per BOD

AMOUNT OF CHECK: \$193.44  
AMOUNT APPLIED: \$.00  
DIFFERENCE: \$193.44

CHECK NO: TRANSFER TO  
Ref No.: 920560530000017

COMPLETED BY: [Signature] DATE: 9-21-15

Make refund payable to:

Address:

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

CK # 5083



**Equi-Tax Inc.**  
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

MONTROSE MD EAST  
DATE: 09/21/2015  
TAX YEAR: 2014

OVERPAYMENT: \$.00  
DEPOSIT BATCH NO.: 92-399A  
RECEIPT NUMBER: 92140412

OWNER NAME: DONG DIEP NGUYEN

CHECK NO.: TRANSFER TO

ACCOUNT NUMBER: 92/056/053/000/0018

DATE OF PAYMENT: 09/21/2015

PAID BY: 426679

LEGAL DESCRIPTION

LE VILINH THI  
10834 LANGDON LN  
HOUSTON TX 77072

LTS 18 & 21 BLK 1  
WEST GRAY TERRACE  
711 W GRAY ST

**NOTICE OF OVERPAYMENT OF TAX**

DISTRICT NAME  
MONTROSE MD EAST

OVERPAYMENT AMOUNT  
\$375.06

REASON: refund P:1 per BOD

AMOUNT OF CHECK: \$375.06  
AMOUNT APPLIED: \$.00  
DIFFERENCE: \$375.06

CHECK NO: TRANSFER TO  
Ref No.: 920560530000018

COMPLETED BY: [Signature] DATE: 9-21-15

Make refund payable to:

Address:

City: State: Zip:  
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 77060  
P.O. Box 72109, Houston, Texas 77273  
Customer Service 281.444.3946 Fax 281.440.8304

DATE: 09/21/2015

LEGAL DESCRIPTION

W T PECKINPAUGH EST PROP  
1800 POST OAK BLVD  
6 BLVD PLACE STE 400  
HOUSTON TX 77056

TR 3  
ABST 696 O SMITH

2025 WESTMEIER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/260/000/0005  
TAX YEAR: 2014  
REF No.: 0889445

DATE PROCESSED: 09/21/2015  
RECEIPT NUMBER: 94140411  
DEPOSIT BATCH No.: RF150921

**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:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Redemption Penalty Waived
<input type="checkbox"/> Over 65	<input checked="" type="checkbox"/> Other: <u>Acct. 2014 - 5084-76</u>
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$395.80.

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.

CK # 5084

**INVOICE**

Amber Ambrose  
6431 Fairwood Dr.  
Houston, TX 77088

amber@amberambrose.com  
361.813.6681  
amberambrose.com

Client:  
Montrose Management District  
PO Box 22167, Houston 77227-2167  
Attn: Gretchen Larson  
Invoice #234

Date:  
October 1, 2015

Project Description:  
Editorial Services

Hourly Charges or Project Fee:  
\$1250/month

Additional Charges or Reimbursements:  
\$0

Adjustments:  
\$0

**Total Fee Due:**  
**\$1250**

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

CK # 5085

Bike Houston  
3610 Fannin  
Houston, TX 77004

**Invoice**

Date	Invoice #
9/15/2015	2

Bill To Montrose Management District Gretchen Larson
--

Quantity	Description	P.O. No.	Terms	Project	Rate	Amount
			Due on receipt			
1	Printing Partner for Interloop Map of Houston bike trails and pathways				1,500.00	1,500.00
					<b>Total</b>	<b>\$1,500.00</b>

Thank you for your business.

CK # 5086

**BLANK ROME LLP**  
COUNSELLORS AT LAW

217 TEXAS AVENUE  
SUITE 1400  
HOUSTON, TEXAS 77002  
(713) 228-6901 FAX (713) 228-6905  
FEDERAL TAX ID. NO. 23-1311874

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

INVOICE DATE: SEPTEMBER 03, 2015  
MATTER NO. 139016-00601 03752  
INVOICE NO. 1517846

**RECEIVED**  
SEP 23 2015

Municipal Accounts  
& Consulting

REGARDING: MONTROSE MANAGEMENT DISTRICT  
CAUSE NO. 2012-28396; 1628 HAWTHORNE LTD. VS. MONTROSE  
MANAGEMENT DISTRICT; IN THE 33RD JUDICIAL DISTRICT COURT  
OF HARRIS COUNTY, TEXAS

DATE	INVOICE	AMOUNT	CREDITS	BALANCE
08/06/15	1510697	385.50	0.00	385.50
BALANCE FORWARD				\$ 385.50
FOR LEGAL SERVICES RENDERED THROUGH 08/31/15				\$ 892.50
CURRENT INVOICE TOTAL				\$ 892.50
TOTAL AMOUNT DUE				\$ 1,278.00

CK # 5087

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:	0236699126	130 North 18th Street
ABA NUMBER:	036076150 (Domestic)	Philadelphia, PA 19103-6998
SWIFT CODE:	CTZUUS33 (International)	

PENNSYLVANIA NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA IDEO TEXAS BRANBURY



P.O. Box 848848  
Dallas, TX 75284-8566  
713 223-2300  
TAX ID 74-1024877

September 10, 2015  
051914  
INVOICE NO: 21627382  
04674

OK #5091



1.185834  
09/28/2015 FORMAL  
97.00 RX - NOTICE

# 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, September 14, 2015, at Montrose Center, 401 Bernard 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 August 10, 2015, and minutes of special meeting held August 28, 2015.
4. Accept Oath of Office, Sworn Statement, and Bond from Newly Appointed Board Member, Tamm Wallace.
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 purchase of conference room table for District office.
7. Receive update from Public Safety Committee.
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



*[Signature]*  
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) 5831200 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 Form 153  
Harris County, TX (rev. 07/11)

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

Receipt #: PR15012319  
Receipt Date: 09/08/2015 03:55:14 PM  
Fees Assessed By: CCO/Scopeland  
Cashier: Cano, Selma (CCO)

## MONTROSE MANAGEMENT DISTRICT

Fee Description	Amount	Notes
County Clerk	\$9.00	NOTICE OF PUBLIC MEETING - 1185834 MONTROSE MANAGEMENT DISTRICT TO THE PUBLIC
Total:	\$9.00	\$9.00

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

THANK YOU

Print Date: 09/08/2015 03:55:14 PM

Customer Copy

Verizon Wireless

Invoice Number Account Number Date Due Page  
9750832078 919181047-00001 09/14/15 20 of 29

## Summary for Montrose Montrose: 832-370-9191

### Your Plan

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

### Friends & Family

M2M National Unlimited  
Unlimited Mobile to Mobile

Unl. Night & Weekend Min  
Unlimited OFFPEAK

Pay As You Use Megabyte Data

\$1.99 per megabyte

Beginning on 12/04/08:

00% Access Discount

Have more questions about your charges?  
Get details for usage charges at  
[www.verizon.com/mybusinessaccount](http://www.verizon.com/mybusinessaccount)

### Monthly Charges

Nationwide Business Talk 450	08/20 - 09/19	44.99
00% Access Discount	08/20 - 09/19	-3.00
		\$41.99

### Usage and Purchase Charges

Voice	Allowance	Used	Billed	Cost
Shared	minutes 450 (shared)	79	---	---
Mobile to Mobile	minutes unlimited	1	---	---
Night/Weekend	minutes unlimited	153	---	---
Total Voice				\$0.00

### Total Usage and Purchase Charges

Verizon Wireless' Surcharges		
Fed Universal Service Charge	1.82	
Regulatory Charge	.21	
Administrative Charge	.95	
TX Franchise Surcharge	.24	
Texas Universal Service	1.11	
		\$4.33

### 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

	\$49.13
--	---------

Verizon Wireless

Invoice Number Account Number Date Due Page  
9750832078 919181047-00001 09/14/15 22 of 29

## Summary for Gretchen Larson: 832-392-2546

### Your Plan

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

### Friends & Family

M2M National Unlimited  
Unlimited Mobile to Mobile

Unl. Night & Weekend Min  
Unlimited OFFPEAK

Data MMS CRP Email/4GB

\$20.00 monthly charge

4 monthly gigabyte allowance

\$10.00 per GB after allowance

Beginning on 01/07/09:

00% Access Discount

Have more questions about your charges?  
Get details for usage charges at  
[www.verizon.com/mybusinessaccount](http://www.verizon.com/mybusinessaccount)

### Monthly Charges

Nationwide Email & Data 450	08/20 - 09/19	84.99
00% Access Discount	08/20 - 09/19	-6.00
Data MMS CRP Email/4GB	08/20 - 09/19	20.00
Total Equipment Coverage - American	08/20 - 09/19	9.99
		\$108.18

### Usage and Purchase Charges

Voice	Allowance	Used	Billed	Cost
Shared	minutes 450 (shared)	800	---	---
Mobile to Mobile	minutes unlimited	155	---	---
Night/Weekend	minutes unlimited	168	---	---
Total Voice				\$0.00

### Messaging

Text - Sent	messages	---	249	249	49.80
Text - Rec'd	messages	---	505	385	73.00
Picture & Video - Sent	messages	---	41	41	10.25
Picture & Video - Rec'd	messages	---	41	41	10.25
Total Messaging					\$143.30

### Data

Unbilled Usage from Previous Month		
Plan usage is applied against any remaining allowance for the month in which the usage occurred.		
Gigabyte Usage	gigabytes	.618
Current Data Usage		
Gigabyte Usage	gigabytes	4.000
Total Data		258
		---
		\$0.00

### Total Usage and Purchase Charges

Verizon Wireless' Surcharges		
Fed Universal Service Charge	1.82	
Regulatory Charge	.21	
Administrative Charge	.95	
TX Franchise Surcharge	.24	
Texas Universal Service	1.11	
		\$7.39

### Taxes, Governmental Surcharges and Fees

TX State 911 Fee	.50
TX Equalization Surcharge	.06
TX State Sales Tax	15.08
Houston City Sales Tax	2.52
Houston MSA Tax	.59
	\$18.26

### Total Current Charges for 832-392-2546

	\$278.73
--	----------

25% = 69.69

50% = 139.37

MMD

## EXPENSE REPORT

Name Hollie Robinson		Period Ending June 30, 2015		Service Area Montrose		Miles to Dist.
Date	Destination	Purpose	Miles Driven	Other Expenses Item	Amount	
5/3/15	HCC Spring Branch	Staff Meeting	10			Y
6/4/15	HCC Spring Branch	Pickup Security's Payroll	10			Y
6/8/15	Montrose Center	Board of Directors Meeting	3			Y
6/9/15	Aldine Mgmt District	Meet Staff & Board	34			Y
6/12/15				Reimburse for 5020 coffee	\$ 27.98	Y
6/15/15	HCC Spring Branch	Pickup Paycheck	10			Y
6/15/15	Walmart	Buy 3" binder for Service Contracts	8	Reimburse for notebook	\$ 10.78	Y
6/18/15	HCC Spring Branch	Budget Meeting	10			Y
6/24/15	HCC Spring Branch	Meet with Landscape Architect	10			Y
6/24/15	Black Labrador Rescue	Reimburse for 5020 access card			\$ 10.00	Y
6/24/15		Thank you lunch for training			\$ 64.50	Y
6/25/15	Boheme	Business Mixer	4			Y
6/27/15	Walmart	Purchase Water for 5020	4	24 waters	\$ 3.98	Y
6/29/15				Cell phone 5/17/15 - 6/16/15	\$ 71.26	Y
			103		\$ 188.55	
I certify that the above expenses were incurred and paid by me.						
Hollie Robinson						
6/30/2015						
Business Miles (1) @ 0.575						\$ 59.23
Other Expenses (2)						\$ 188.55
Expenses billed to District (3)						\$ 247.78
Expenses not billed to District (4)						\$ 247.78
Amount Billed to District						\$ 247.78
Total Total Reimbursement						\$ 495.56

\$ 183.23

5020 INVESTMENTS, LTD.

9/10 given to  
Gaye Harman/  
Bry. Mgt. 5020  
Montrose, TX  
Fin. 5

## ACCESS / PARKING CARD REGISTRATION

Last Name: Robinson First Name: Hollie Middle Initial: G  
 Tenant: Montrose Management District  
 Suite No. 311  
 Make of Vehicle: Kia Model: Sportage  
 Year of Model: 2001 Color: Silver  
 License Plate No.: ECT8877 State of Issue: Tx  
 Driver's Signature: [Signature] Date: 6/23/15

## NOTE

Please notify management if this vehicle is replaced so that its records may be updated.  
 There is a \$10 fee for all access cards

Tenant hereby approves the issuance of the above access card.

Tenant Name: \_\_\_\_\_

Signature of Authorized Tenant Representative: [Signature]



Use AS Receipt  
(Just Kidding!)



\$27.98  
6/12/2015  
Cost for 5020

## PACKING SLIP

Date	Fulfillment Number
12-Jun-2015	74165

Bill To  
Hollie Robinson  
6826 SCHILLER ST  
HOUSTON, TX 77055-5329  
US

Ship To  
Hollie Robinson  
6826 SCHILLER ST  
HOUSTON, TX 77055-5329  
US

Order Number	Shipment VIA	Notes	Total Qty Shipped
373478	FedEx Ground (2-5 Day)		2

#	SKU	Description	Bin Number	Unit Price	Qty Shipped
1	KCE105	The Original Donut Shop Sweet & Creamy Regular Iced Coffee	X10001	\$13.99	2

\$27.98



PO BOX 4001  
ACWORTH, GA 30101

0010431 81AT 4132 "AUTO" T8 4017026-00000 013770001

HOLLIE G. ROBINSON  
6826 SCHILLER ST  
HOUSTON, TX 77055-5329

## Verizon Wireless News

A New Look For My Verizon  
We've redesigned the My Verizon Home page to make managing your account easier. With a new look and simpler navigation, it's easy to stay up-to-date on your usage, billing and what matters most to you. Visit [www.verizonwireless.com](http://www.verizonwireless.com)



Pay from Wireless Pay on the Web

Verizon Wireless

HOLLIE G. ROBINSON  
6826 SCHILLER ST  
HOUSTON, TX 77055-5329

Manage Your Account	Account Number	Date Due
www.verizonwireless.com	871802435-00001	07/11/15
Change your address at <a href="http://www.verizonwireless.com/changeaddress">www.verizonwireless.com/changeaddress</a>	Invoice Number	1404142324

## Quick Bill Summary

May 17 - Jun 16

Previous Balance (see back for details)	\$71.26
Payment - Thank You	-\$71.26
Balance Forward	\$0.00
Monthly Charges	\$82.96
Usage and Purchase Charges	
Voice	\$0.00
Messaging	\$0.00
Data	\$0.00
Verizon Wireless' Service Fees and Other Charges & Credits	\$4.03
Taxes, Governmental Surcharges & Fees	\$4.24
Total Current Charges	\$71.26

Total Charges Due by July 11, 2015

\$71.26

May 17, 2015 thru  
June 16, 2015  
\$71.26

PAID 6/29/15  
713-824-3744  
Reimb Hollie Rob  
For cell phone charges

Pay from Wireless	Pay on the Web	Questions:
-------------------	----------------	------------

Verizon Wireless

HOLLIE G. ROBINSON  
6826 SCHILLER ST  
HOUSTON, TX 77055-5329

Bill Date: June 16, 2015  
Account Number: 871802435-00001  
Invoice Number: 1404142324

Total Amount Due by July 11, 2015

\$71.26

Scan To Pay Or Go Paperless  
Pay your bill online, or enroll in Paperless Billing or Auto Pay. Simply scan the QR code with your mobile device or visit [www.verizonwireless.com](http://www.verizonwireless.com)

Check here and fill out the back of this slip if your billing address has changed or you are adding or changing your email address.

PO BOX 657008  
DALLAS, TX 75265-0108



1404142324010673162455000010000000732600000073265



Qty	Description	Unit Price	Extension
1	Chips (Box Lunch)		
1	Oatmeal Raisin Cookie		
1	Ham and Swiss		
1	Pasta Salad (Box Lunch)		
2	Bistro Box: Turkey & Provencal Sandwich	5	10.00
	Full bistro sandwich, choice of salt & pepper chips or tomato basil pesto pasta salad and a fresh-baked cookie or fresh fruit salad.		20.00
1	Chocolate Chunk Cookie		
1	Turkey and Provolone		
1	Chips (Box Lunch)		
1	Oatmeal Raisin Cookie		
1	Turkey and Provolone		
1	Pasta Salad (Box Lunch)		
2	Bistro Box: Balsamic Chicken & Pesto Sandwich	5	10.00
	Full bistro sandwich, choice of salt & pepper chips or tomato basil pesto pasta salad and a fresh-baked cookie or fresh fruit salad.		20.00
1	Chocolate Chunk Cookie		
1	Chicken and Swiss		
1	Chips (Box Lunch)		
1	Oatmeal Raisin Cookie		
1	Chicken and Swiss		
1	Pasta Salad (Box Lunch)		

For processing house account invoices, please attach a copy of this invoice and mail to the card address listed below.	Subtotal: 100.00
For questions about your account or any questions about your order, please contact your call center.	Surcharges: 10.00
	Tax (8.25%): 9.00
	Total: 119.00

2047-A West Gray  
Houston, TX 77025  
(713) 526-5703

Powered by MonkeyMedia Software



PO BOX 4001  
ACWORTH, GA 30101

Verizon Wireless News  
See Where You Use Data  
The Most  
We know it's important to know how to help monitor your usage. That's why we've created the new Data Utilization tool in My Verizon. Now you can easily view your data usage by category. Visit [www.verizonwireless.com](http://www.verizonwireless.com).

Drive with confidence.  
TRY VZ NAVIGATOR®  
FREE FOR 30 DAYS.  
See back page for details.

Manage Your Account	Account Number	Date Due
<a href="http://www.vzw.com">www.vzw.com</a>	871602455-00001	09/11/15
Change your address at <a href="http://www.vzw.com/changeaddress">www.vzw.com/changeaddress</a>	Invoice Number	1420641898

### Quick Bill Summary

Jul 17 - Aug 16

Previous Balance (see back for details)	\$71.01
Payment - Thank You	-\$71.26
Credit Balance	-\$2.25
Monthly Charges	\$62.99
Usage and Purchase Charges	
Voice	\$0.00
Messaging	\$0.00
Data	\$0.00
Equipment Charges	\$244.99
Verizon Wireless Surcharges and Other Charges & Credits	\$4.10
Taxes, Governmental Surcharges & Fees	\$3.95
Total Current Charges	\$246.99

Total Charges Due by September 11, 2015

\$319.73  
\$70.79

Reimb. HR \$70.79

Pay from Wireless Pay on the Web

Verizon Wireless

HOLLI G ROBINSON  
6626 SCHILLER ST  
HOUSTON, TX 77055-6329

Bill Date: August 16, 2015  
Account Number: 871602455-00001  
Invoice Number: 1420641898

Total Amount Due by September 11, 2015

Make check payable to Verizon Wireless. Please return this mail only with payment.

\$319.73

\$

Scan to Pay or Go Paperless  
Pay your bill online, or enroll in Paperless Billing or Auto Pay. Simply scan the QR code with your mobile device or visit [www.verizonwireless.com](http://www.verizonwireless.com).

☐ Check here and fill out the back of this bill if your billing address has changed or you are adding or changing your email address.

PO BOX 960108  
DALLAS, TX 75286-0108

142064189801067130245000010000000319735

Verizon Wireless

### Summary for Holli Robinson: 713-824-3744

#### Your Plan

Loyalty \$50/2GB Online T&T 1Yr  
\$60.00 monthly charge  
Unlimited monthly minutes

Unl. Text Messaging  
Unlimited M2M Text  
Unlimited Text Message

2GB/10/1GB  
2 monthly gigabyte allowance  
\$10.00 per GB after allowance

Unl. Picture/Video M2M  
Unlimited monthly Picture & Video

Have more questions about your charges?  
Get details for usage charges at  
[www.vzw.com](http://www.vzw.com). Sign into My Verizon to  
View Online Bill and click on Calls,  
Messages & Data.

Invoice Number: 1420641898  
Account Number: 871602455-00001  
Date Due: 09/11/15  
Page: 3 of 4

#### Monthly Charges

Loyalty \$50/2GB Online T&T 1Yr	09/17 - 09/16	60.00
Visual Voice Mail	09/17 - 09/16	2.99
		\$62.99

#### Equipment Charges

Equipment Purchase	08/24 - 08/24	244.99
		\$244.99

#### Usage and Purchase Charges

Voice	Allowance	Used	Billable	Cost
Calling Plan	minutes	unlimited	036	---
Total Voice				\$0.00

Messaging	Allowance	Used	Billable	Cost
Text	messages	unlimited	177	---
Unlimited M2M Text	messages	unlimited	13	---
Picture & Video	messages	unlimited	11	---
Total Messaging				\$0.00

Data	Allowance	Used	Billable	Cost
Gigabyte Usage	gigabytes	2.000	248	---
Total Data				\$0.00

Total Usage and Purchase Charges \$0.00

#### Verizon Wireless Surcharges

Fed Universal Service Charge	1.58
Regulatory Charge	.21
Administrative Charge	.95
TX Franchise Surchg	.29
Fees Universal Service	1.23
	\$4.10

#### Taxes, Governmental Surcharges and Fees

TX State 911 Fee	.50
TX Equipment Surcharge	.26
TX State Sales Tax	2.93
Houston City Sales Tax	.46
	\$3.95

Total Current Charges for 713-824-3744

\$319.94

8/31/15

RE: Explanation for 8/26/15 Reimbursement for 10 lunches

Montrose Management District has been working with Victor Beserra for several months to establish a Montrose Apartment Manager's group. The goal is to inform and exchange appropriate information regarding Public Safety and how we can influence the managers to work together.

The first meeting was August 26, 2015 and I furnished 10 lunches delivered to The Westheimer from La Madeleine, a business located within the Montrose District delivered. Brian Burks had previously approved the expense.

Holli Robinson  
Director of Services  
Montrose Management District

OK  
Shel



OPEN

p. 3/10

Account Ending 6-85001

## Payments and Credits

### Summary

	Pay In Full	Pay Over Time +	Total
Payments	-147.05	-1450.06	-1497.11
Credits			
LESLEY'S HILL 6-85001	-146.06	\$0.00	-146.06
Total Payments and Credits	-1113.11	-1450.06	-1563.17

### Detail

	Pay In Full	Pay Over Time +	Total
09/20/15 LESLEY'S HILL PAYMENT RECEIVED - THANK YOU			-1497.11
Credits			
09/27/15 LESLEY'S HILL OFFICE DEPOT 000015 HOUSTON TX RETAIL 77024			-125.69
09/27/15 LESLEY'S HILL OFFICE DEPOT 000015 HOUSTON TX RETAIL 77024			-140.37

## New Charges

### Summary

	Pay In Full	Pay Over Time +	Total
LESLEY'S HILL 6-85001	\$123.54	\$1,023.39	\$1,146.93
PHYLIS OUSTINE 6-82131	\$113.11	\$0.00	\$113.11
Total New Charges	\$236.65	\$1,023.39	\$1,260.04

### Detail

	Pay In Full	Pay Over Time +	Total
LESLEY'S HILL Card Ending 6-85001			
09/27/15 OFFICE MAX/OFFICE DE HOUSTON TX RETAIL 77024			\$51.38
09/27/15 OFFICE DEPOT 000015 HOUSTON TX RETAIL 77024			\$72.16
09/27/15 OFFICE DEPOT 000017 HOUSTON TX RETAIL 77069			\$139.39
09/15/15 DOUBLE TREE HOBART 75 HOUSTON TX			\$184.00
09/21/15 ED STATE OF THE DISSAN FRANCISCO CA 8838102063			\$500.00

Continued on reverse



781434291 (1/1/15)  
ENGINEERS • PLANNERS • SCIENTISTS • CONSULTING MANAGERS  
PO Box 21279 • Baltimore, MD 21229-1479

Kudala & Weinheimer  
Darin Weinheimer  
7155 Old Katy Road  
Suite 270  
Houston, TX 77024

Date: August 19, 2015  
Project No: 7915029.00  
Invoice No: 513542

Project 7915029.00 Montrose Development District - 27 Entrances  
Professional Services from July 01, 2015 to July 31, 2015

Fee	14,500.00	100% Total Earned	14,500.00
Total Fee	14,500.00	Previous Fee Billing	13,050.00
Percent Complete	100%	Current Fee Billing	1,450.00
Billing Limits	Current	Prior	To-Date
Expense	0.00	0.00	0.00
Limit			1,250.00
Remaining			1,250.00
Total this invoice			\$1,450.00

For Questions Call 713-257-9800 Permit payment to KCI Technologies, INC. PO Box 791479 Houston, MD 21279-1479

7155 Old Katy Road, Suite 270  
Houston, Texas 77024  
713 888 8887  
713 888 0908 (fax)  
www.kciusa.com

Invoice #: 10551  
Invoice Date: 9/14/2015  
Billing Period: 8/1/2015 - 8/31/2015  
Project #: MON-251  
Project Name: Montrose District - District Identity Marker

Josh Hawes  
Montrose District  
c/o Hawes Hill Calderon, LLP  
P.O. Box 22187  
Houston, TX 77227-2187

## INVOICE

Phase	Contract Amount	% Complete	Prior Billings	This Invoice
Schematic Design	\$4,630.00	100%	\$4,630.00	\$0.00
Construction Documentation	\$14,353.00	100%	\$14,353.00	\$0.00
Construction Administration	\$4,167.00	0%	\$0.00	\$0.00
	\$23,150.00		\$18,983.00	\$0.00

## REIMBURSABLE EXPENSES

Date	Vendor Name	Vendor Invoice #	Amount
8/13/2015	City of Houston		\$6,488.53
8/19/2015	Employee Expense	KCI Technology	\$1,687.50
			\$8,176.03

Total Amount Due This Invoice: \$8,176.03

## WORK PERFORMED THIS PERIOD

This invoice for reimbursable expense encountered in permitting the above referenced project.

Thank You!

City of

Date: 8/19/2015 3:31 PM  
Office: Main  
CASHIER: 150807  
Batch: 7217  
Invoice Permitting Center  
1000 Washington  
Houston, TX 77002  
802-994-5000

P. O. BOX 22187  
77027  
Encroachment - (E)  
Permit # 030111220  
Invoice #03091659

\$1,128.44  
\$1,128.44

Amount Due  
Payment Total:

P. O. BOX 22187  
77027

Encroachment - (E)  
Permit # 030111220  
Invoice #03091659

\$1,128.44  
\$1,128.44

Amount Due  
Payment Total:

P. O. BOX 22187  
77027

Encroachment - (E)  
Permit # 030111220  
Invoice #03091659

\$1,128.44  
\$1,128.44

Amount Due  
Payment Total:

P. O. BOX 22187  
77027

Encroachment - (E)  
Permit # 030111220  
Invoice #03091659

\$1,128.44  
\$1,128.44

Amount Due  
Payment Total:

P. O. BOX 22187  
77027

Encroachment - (E)  
Permit # 030111220  
Invoice #03091659

\$1,128.44  
\$1,128.44

Amount Due  
Payment Total:

P. O. BOX 22187  
77027

Encroachment - (E)  
Permit # 030111220  
Invoice #03091659

\$1,128.44  
\$1,128.44

\$5,542.20  
\$5,542.20

7155 Old Katy Road, Suite 270  
Houston, Texas 77024  
713.869.8887  
713.869.0024 (fax)  
www.katysps.com

Invoice #: 19552  
Invoice Date: 9/14/2015  
Billing Period: 8/1/2015 - 8/31/2015  
Project #: MON-551  
Project Name: Montrose District Esplanade Enhancements—Ph 1

Montrose District  
c/o Hawes Hill Calderon, LLP  
P.O. Box 22187  
Houston, TX 77227-2187

## INVOICE

Phase	Contract Amount	% Complete	Prior Billings	This Invoice
Schematic Design	\$10,800.00	100%	\$10,800.00	\$0.00
Construction Documentation	\$29,700.00	28%	\$6,831.00	\$1,336.50
Construction Administration	\$10,800.00	0%	\$0.00	\$0.00
Bidding	\$2,700.00	0%	\$0.00	\$0.00
	<b>\$54,000.00</b>		<b>\$17,631.00</b>	<b>\$1,336.50</b>

### REIMBURSABLE EXPENSES

Date	Vendor Name	Vendor Invoice #	Amount
8/31/2015	Pilot Stop		\$31.05
			<b>\$31.05</b>

**Total Amount Due This Invoice: \$1,367.55**

### PAYMENTS OUTSTANDING

Invoice #	Invoice Date	Fees	Expenses	Paid to Date	Balance Due
19486	8/14/2015	\$3,861.00	\$13.92	\$0.00	\$3,874.92
		<b>\$3,861.00</b>	<b>\$13.92</b>	<b>\$0.00</b>	

**Total Past Due Amount: \$3,874.92**

**Total Current + Past Due Amount: \$5,242.47**

Thank You!

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

October 1, 2015

Montrose Management District  
P.O. Box 22187  
Houston, TX 77227-2187

## INVOICE

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

Thank you,

Ray C. Lawrence

CK # 5095

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

INVOICE# 58X00114  
INV DATE 08/31/15  
ACCOUNT# 229281  
DUE DATE UPON RECEIPT

Please remit top portion with payment

MONTROSE MGMT DISTRICT  
P O BOX 22187  
HOUSTON, TX 77227

AMOUNT YOU ARE PAYING  
Phone#

AMOUNT 7,104.00

SERVICE ADDRESS: MONTROSE  
MONTROSE (HOUSTON, TX)

DATE	DESCRIPTION	AMOUNT
08/06/15	LOCATION: MONTROSE	
08/06/15	58X00114 SWEEPING-FLAT SWEEP FLAT RATE 08/06/15 776.00	1,776.00
08/06/15	MAIN LANES - TRK 001583 TRK1	
08/06/15	58X00114 SWEEPING-FLAT SWEEP FLAT RATE 08/06/15 776.00	1,776.00
08/06/15	MAIN LANES - TRK 001587 TRK2	
08/21/15	58X00114 SWEEPING-FLAT SWEEP FLAT RATE 08/21/15 776.00	1,776.00
08/21/15	MAIN LANES-TKT 0025890 - TRK 1	
08/21/15	58X00114 SWEEPING-FLAT SWEEP FLAT RATE 08/21/15 776.00	1,776.00
08/21/15	MAIN LANES-TKT 0025894 - TRK 2	

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

INV# 58X00114	CURRENT 7,104.00	30 DAY	60 DAY	90 DAY	DATE 08/31/15
ACCT# 229281					PAGE 1 OF 1

CK # 5096

PLEASE PAY THIS AMOUNT 7,104.00



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

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

## Invoice

Date	Invoice #
10/1/2015	3960

Description	Amount
Monthly Bookkeeping	1,125.00
Preparation for Additional Payroll	75.00
Correspond with Comcast	31.25
Monthly Payroll Taxes	18.75
Administer invoices to Directors	56.25
Additional time for Board Meeting	131.25
Delivery of documents	12.50
Delivery	19.72
Copies	75.35
Mileage	8.09
Document Storage & Retention Service	9.50
Postage	32.01
Total Reimbursable Expenses	144.63
<b>Total</b>	<b>\$1,594.63</b>

CK # 5097

300 River Pointe • Suite 240 • Conroe, Texas 77384 • Phone: 936.706.1644 • Fax: 936.756.1844

8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 350 • AUSTIN, TEXAS 78759 • 512.782.2400 • for 512.795.9968

1100 Post Oak Blvd. • Suite 1600 • Houston, Texas 77056 • Phone: 713.633.4539 • Fax: 713.639.6859

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

INVOICE #	AVC00077466
DATE	9/16/2015

Bill to:

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

Professional Services rendered in the collection of delinquent taxes, penalties and interest August, 2015.	\$4,223.73
Total Due \$6,223.73	

CK # 5098

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

INVOICE #	AVC00077466
DATE	9/16/2015

Bill to:

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

Professional Services rendered in the collection of delinquent taxes, penalties and interest August, 2015.	\$1,370.64
Total Due \$1,370.64	

# SENTRIFORCE

a view from above

## Invoice

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

Date	Invoice #	Terms	Rep	Due Date	
9/1/2015	18697	NET 15	LC	9/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Camera, optional Strobe Lighting, Wireless Communication. SITE: UNASSIGNED UNIT: MONTROSE2	1	350.00	9/1/2015	350.00
ck # 5099					
Sales Tax (0.0%)					\$0.00

CK # 5099

Make checks payable to SentiForce

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

# SENTRIFORCE

a view from above

## Invoice

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

Date	Invoice #	Terms	Rep	Due Date	
9/1/2015	18698	NET 15	LC	9/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: BARNABYS UNIT: MONTROSES	1	350.00	9/1/2015	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 713-742-6060
-----------------------------------	--

Make checks payable to SentiForce

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

# SENTRIFORCE

a view from above

## Invoice

### Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
9/1/2015	18699	NET 15	LC	9/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System - 4 Camera, optional Strobe Lighting, Wireless Communication. SITE: BISCAJIT UNIT: MONTROSE4	1	350.00	9/1/2015	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

### Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
9/1/2015	18700	NET 15	LC	9/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System - 4 Camera, optional Strobe Lighting, Wireless Communication. SITE: CHITSEA UNIT: MONTROSE2	1	350.00	9/1/2015	350.00
Monthly Security Invoice					
Sales Tax (8.25%)					\$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

### Billing Address

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

Date	Invoice #	Terms	Rep	Due Date
9/1/2015	18701	NET 15	LC	9/16/2015

Item	Description	Qty	Rate	Serviced	Amount
CONSOLE	Security Camera Video Console.	1	150.00	9/1/2015	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

### Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
9/1/2015	18702	NET 15	LC	9/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN II	RAVEN II - Six Video Recording Device. 2 Camera with Internet. SITE: MONTROSE CHHARA UNIT: MONTROSE5	1	350.00	9/1/2015	350.00

Monthly Security Invoice

Make checks payable to SentiForce

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

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

# SENTRIFORCE

a view from above

Invoice

## Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
9/1/2015	18703	NET 15	LC	9/16/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: MONTROSE LOLLIVIER UNIT: MONTROSES	1	350.00	9/1/2015	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

Make checks payable to Sentriforce.

Sentriforce  
6611 Portwest Dr. Suite 100  
Houston, TX 77024  
713-742-6900

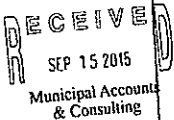
# SENTRIFORCE

a view from above

Invoice

## Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
9/8/2015	18832	NET 15	LC	9/23/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN RELOC...	Relocation of RAVEN unit on location. Removal from BARNABY'S and install at BLACKSMITH.	1	250.00	9/8/2015	250.00
<div style="text-align: center;">  </div>					
Security System Relocation					
Sales Tax (0.0%)					\$0.00
Total					\$250.00
Payments/Credits					\$0.00
Balance Due					\$250.00

Make checks payable to SentriForce

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

Make checks payable to Sentriforce

Sentriforce  
6611 Portwest Dr. Suite 100  
Houston, TX 77024  
713-742-6900

# SENTRIFORCE

a view from above

Invoice

## Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
9/8/2015	18836	NET 15	LC	9/23/2015	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN RELOC.	Relocation of RAVEN unit on location. Relocation from Chelsea Market to Spectra location.	1	250.00	9/8/2015	250.00
<div>RECEIVED</div> <div>SEP 15 2015</div> <div>Municipal Accounts &amp; Consulting</div>					
Security System Relocation					
Sales Tax (8.25%)					\$0.00
Total					\$250.00
Payments/Credits					\$0.00
Balance Due					\$250.00

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

Make checks payable to Sentriforce.

Sentriforce  
6611 Portwest Dr. Suite 100  
Houston, TX 77024  
713-742-6900

# UNITED GRAPHICS

Invoice

Date	Invoice #
9/16/2015	18977

## Bill To

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

## Ship To

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

P.O. Number	Terms	Rep	Ship	Project
			9/16/2015	
Quantity	Item Code	Description	Price Each	Amount
1	Print	ASO - MMID MIXER/RECYCLE POSTCARD; 4.25 X 6. COLORS 4/4 ON 100% GLOSS COVER. CUT AND BOX.	39.00	39.00
1	History	Out-of-state sale, exempt from sales tax	0.00	0.00
			0.00%	0.00
CK # 5100			Total	\$39.00



## WALTER P MOORE

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

Invoice #: D031508045  
Project: M031503600  
Project Name: USS9 Arch Bridge Lighting Attach

Invoice Group: ""  
Invoice Date: 8/23/2015

Attention: David Hewes

For Professional Services Rendered through: 8/23/2015

Professional Personnel	9,727.50	Total Salaries	9,727.50
		Current Invoice	9,727.50
Max Fee:	35,500.00		
Prior Billings:	15,540.00		
Total Available:	19,960.00		
		Total this Invoice	9,727.50
		Amount Due This Invoice	9,727.50

Mark E. Williams

For questions regarding this invoice, please contact Amanda Nune.  
Telephone: 713-630-7300 Email: ANune@walterpmoore.com

OK # 5101

PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW:  
1201 MCKINNEY, SUITE 1100 HOUSTON, TEXAS 77010 PHONE: 713.630.7300 FAX: 713.630.7306

## WALTER P MOORE

Project: M031503600 -- USS9 Arch Bridge Lighting Attach

Invoice #: D031508045

Phase: 1C03 -- Project Coordination

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Principal Victor De La Garza	07/31/2015	9.00	285.00	2,565.00
	08/04/2015	6.00	285.00	1,710.00
	08/05/2015	5.00	285.00	1,425.00
		20.00		5,700.00
			Rate Schedule Labor	5,700.00

Total Phase: 1C03 -- Project Coordination

Labor: 5,700.00  
Expense: 0.00

Phase: 1D03 -- Design Coordination

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Engineer Louis Kahn	07/27/2015	1.00	180.00	180.00
Principal Mark E. Williams	07/28/2015	1.00	285.00	285.00
	07/29/2015	1.00	285.00	285.00
	07/30/2015	1.00	285.00	285.00
	07/31/2015	1.00	285.00	285.00
	08/04/2015	1.00	285.00	285.00
	08/05/2015	1.00	285.00	285.00
	08/07/2015	1.00	285.00	285.00
		7.00		1,985.00
			Rate Schedule Labor	2,175.00

Total Phase: 1D03 -- Design Coordination

Labor: 2,175.00  
Expense: 0.00

Phase: 2D03 -- Lighting Attachment Design

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Principal Mark E. Williams	07/27/2015	1.00	285.00	285.00
	07/28/2015	1.50	285.00	427.50
	07/29/2015	2.00	285.00	570.00
	08/04/2015	1.00	285.00	285.00
	08/05/2015	1.00	285.00	285.00
		6.50		1,852.50
			Rate Schedule Labor	1,852.50

For questions regarding this invoice, please contact Amanda Nune.  
Telephone: 713-630-7300 Email: ANune@walterpmoore.com

PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW:  
1201 MCKINNEY, SUITE 1100 HOUSTON, TEXAS 77010 PHONE: 713.630.7300 FAX: 713.630.7306

Page 1

## WALTER P MOORE

Project: M031503600 -- USS9 Arch Bridge Lighting Attach

Invoice #: D031508045

Total Phase: 2D03 -- Lighting Attachment Design

Labor: 1,852.50  
Expense: 0.00

Total Project: M031503600 -- USS9 Arch Bridge Lighting Attach 9,727.50

For questions regarding this invoice, please contact Amanda Nune.  
Telephone: 713-630-7300 Email: ANune@walterpmoore.com

PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW:  
1201 MCKINNEY, SUITE 1100 HOUSTON, TEXAS 77010 PHONE: 713.630.7300 FAX: 713.630.7306

Page 2

HAWES HILL CALDERON  
LLP



P.O. Box 22167  
Houston TX 77227-2167

## Invoice

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

Invoice #: 43015158

Date: 9/30/2015

DATE	DESCRIPTION	AMOUNT
	Professional consulting, administration, marketing & public relations, September 2015	\$16,502.33
	In-house postage, photocopies, binding, etc.	\$561.79
	Agenda posting, Harris County, 9/8/2015	\$9.00
	Verizon, Wi-fi, 08/20-09/19	\$49.13
	Verizon cell phone, G. Larson, 08/20-09/19, 50% of shared costs	\$139.37
	Reimbursable mileage, parking, tolls, and related costs:	
	Holli Robinson, June 30, 2015	\$183.23
	Holli Robinson, August 31, 2015	\$299.52
	Gretchen Larson, August 31, 2015	\$173.60
	Linda Clayton, August 31, 2015	\$16.10
	Linda Clayton, September 30, 2015	\$29.90
	Supplies for board retreat, AmEx invoice attached	\$262.93

Terms: C.O.D.

Sales Tax: \$0.00

Total Amount: \$18,226.90

Amount Applied: \$0.00

Balance Due: \$18,226.90

Owed As Of: 9/30/2015

30 DAYS	90 DAYS	90+ DAYS	Total Owed
			\$18,226.90

CK # 5092

# **Montrose Management District** **In-house Postage, Photocopies, Binding, etc.**

## **Postage**

<b>Date</b>	<b>Amount</b>
9/2/2015	\$ 0.49
9/8/2015	\$ 1.42
9/11/2015	\$ 0.49
<b>Total</b>	<b>\$ 2.39</b>

## **Photocopies @ \$0.15**

<b>Date</b>	<b>Pages</b>	<b>Amount</b>
9/2/2015	1	\$ 0.15
9/9/2015	392	\$ 58.80
9/11/2015	2	\$ 0.30
9/11/2015	2581	\$ 387.15
<b>Total</b>		<b>\$ 446.40</b>

## **Color Photocopies @ \$0.50**

9/1/2015	168	\$ 84.00
<b>Total</b>		<b>\$ 84.00</b>

## **Binding sets @ \$1.00**

<b>Date</b>	<b>Sets</b>	<b>Amount</b>
9/11/2015	29	\$ 29.00
<b>Total</b>		<b>\$ 29.00</b>

## **Total, all Items**

Postage	\$ 2.39
Photocopies	\$ 446.40
Color Photocopies	\$ 84.00
Binding sets	\$ 29.00
	<b>\$ 561.79</b>







[illegible]

## EXPENSE REPORT

Name Dennis C Beedon		Period Ending September 2015		Service Area Montrose District		
Date	Destination	Business Mileage Purpose	Miles Driven	Other Expenses(2) Item	Amount	Bill to Dist. (Y/N)
1-Sep	Montrose Businesses	customer contacts monthly	12			y
2-Sep	Montrose Businesses	customer contacts monthly	14			y
3-Sep	Montrose Businesses	customer contacts monthly	13			y
8-Sep	Montrose Businesses	customer contacts monthly	18			y
9-Sep	Montrose Businesses	customer contacts monthly	12			y
10-Sep	Montrose Businesses	customer contacts monthly	13			y
14-Sep	Montrose Businesses	customer contacts monthly	12			y
15-Sep	Montrose Businesses	customer contacts monthly	24			y
16-Sep	Montrose Businesses	customer contacts monthly	13			y
17-Sep	Montrose Businesses	customer contacts monthly	13		-	y
9/21	Montrose Businesses	customer contacts monthly	14	water for office at 5020	\$ 3.99	y
9/22	Montrose Businesses	customer contacts monthly	12			y
9/23	Montrose Businesses	customer contacts monthly	14			y
9/24	Montrose Businesses	customer contacts monthly	15			y
9/28	Montrose Businesses	customer contacts monthly	13			y
9/29	Montrose Businesses	customer contacts monthly	13			y
9/30	Montrose Businesses	customer contacts monthly	20			
totals			245	Monthly phone allowance	\$ 45.00	y

I certify that the above expenses were incurred and paid by me.

Business Miles (1) @ 0.575  
Other Expenses (2)  
Expenses billed to District (Y)  
Expenses not billed to District (N)

Amount Billed to District \$ 189.86  
Total Reimbursement \$ 189.86

\* Attach evidence of purchase

Signature: *Dennis C Beedon* Date: 9/24/15  
Approval: \_\_\_\_\_ Date: \_\_\_\_\_

# CVS/pharmacy\*

1003 RICHMOND AVE, HOUSTON, TX  
PHARMACY: 807-8491 STORE: -

REG#03 TRN#6798 CSHR#1247928 STR#7162

Helped by: CARMEN

ExtraCare Card #: \*\*\*\*\*3429

1 JTB PURFD WTR 24P 16.9 3.99F

TOTAL	3.99
CASH	3.99
CHANGE	.00



2507 1625 2646 7980 39  
RETURNS WITH RECEIPT THRU 11/20/2015

SEPTEMBER 21, 2015 1:57 PM

THANK YOU, SHOP 24 HOURS AT CVS.COM

This Week's

Extra Buck Offers:

Balance:

Baby Care, Spend 30 Get 10 EB

Amount Toward this Reward

25.99

Amount Needed to Earn Reward

4.01

WE VALUE YOUR OPINION!

6/15/15

3<sup>rd</sup> Heavy Duty

**Walmart**

Save money. Live better.

( 713 ) 797 - 2245  
MANAGER ZAIN MARISSAL  
1176 SILBER RD  
HOUSTON TX 77055

ST# 3640 OP# 00002259 IEN 13 TR# 01024  
3 BINDER 607771179303 9.96 X  
SUBTOTAL 9.96  
TAX 1 8.250 % 0.82  
TOTAL 10.78  
CASH TEND 11.00  
CHANGE DUE 0.22

For Service Contact

# ITEMS SOLD 1 @ 10.78

TC# 0360 6438 6668 1505 9283



Low Prices You Can Trust. Every Day.  
06/15/15 16:52:16



6/27/15

WATERS  
FOR 5020 \$3.98

**Walmart** \*

Save money. Live better.

( 713 ) 797 - 2245  
MANAGER ZAIN MARISCAL  
1118 SILBER RD  
HOUSTON TX 77055

ST# 3640 OPH 00002297 IE# 06 TR# 07362  
BATH TISSUE 007874210120 11.44 X  
GLACEAU 078616200151 F 1.18 N  
GLACEAU 078616200151 F 1.18 N  
FF ITALIAN 002100054104 F 1.96 N  
PEPTO BISMOL 030149003916 5.38 N  
POWERADE 004900005070 F 0.80 X  
POWERADE 004900005070 F 0.80 X  
POWERADE 004900004523 F 0.80 X  
POWERADE 004900005034 F 0.80 X  
POWERADE 004900005034 F 0.80 X  
POWERADE 004900004574 F 0.80 X  
POWERADE 004900004574 F 0.80 X  
CCO CHEW BNS 007910052870 0.94 X  
FOL LR BRIEF 088530632010 9.94 X  
POND5 TL SCT 030521908900 0.97 X  
CKN FLVTWIST 068113143904 5.92 X  
4 CKN RWHD 088528903517 0.98 X  
4 CKN RWHD 088528903517 0.98 X  
FACE TISSUE 007874211472 1.32 X  
FACE TISSUE 007874211472 1.32 X  
TRAVEL SPRAY 068333321586 0.97 X  
PLS SUNGLASS 003156858949 3.00 T  
BEN HG 3.5LB 001780010163 4.98 X  
NEWSPAPER 063795377777 2.50 N

\* WATER 002259277701 F 3.98 N  
BEN HS 14LB 001780015220 13.98 X  
SUBTOTAL 186.99  
TAX 1 8.250 % 7.80  
TOTAL 194.79  
DEBIT TEND 194.79  
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY  
194.79 TOTAL PURCHASE  
ACCOUNT # \*\*\*\* \* 1156 S  
REF # 517900857841  
NETWORK ID. 0082 APPR CODE 425184  
TERMINAL # M0181586

05/27/15 20:13:49

# ITEMS SOLD 70

**LOAN AGREEMENT  
TRADITION BANK AND  
MONTROSE MANAGEMENT DISTRICT**

**This Agreement** ("Agreement") is made, entered into and is effective on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between **Montrose Management District** ("Borrower"), a district legally created and operating pursuant to the general laws of the State applicable to municipal management districts, having its place of business c/o 5020 Montrose Boulevard Suite 311, Houston, Texas 77006, and **Tradition Bank** ("Lender"), an independent community bank, with headquarters at 5501 Bissonnet Street, Houston, Texas 77081.

**Recitals:**

A. The Borrower is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) which was created by House Bill 4722, 81st Legislature, Regular Session, 2009, and approved by the Governor on June 19, 2009, and Harris County Improvement District No. 6 (the former East Montrose Management District) which was created by House Bill 3518, 79th Legislature, Regular Session, 2005 and approved by the Governor on June 17, 2005;

B. The Borrower has provided and continues to provide services and improvements in the east Montrose area of the City as authorized by House Bill 3518, Acts of the 79th Legislature, Regular Session, 2005, and by Chapter 375, Texas Local Government Code, and Chapter 3843, Texas Special District Local Laws Code, and the west Montrose area of the City as authorized by House Bill 4722, Acts of the 81st Legislature, Regular Session, 2009, and by Chapter 375, Texas Local Government Code, and Chapter 3878, Texas Special District Local Laws Code;

C. The Borrower has provided and proposes to continue to provide such capital improvements as funded by those Assessments (defined herein) levied in accordance with (i) Harris County Improvement District No. 6: Order Granting Petition; Approving a Service Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District For Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Ten-Year Period; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments and (ii) Harris County Improvement District No. 11: Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District For Year 1 of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Seven Year Period Specified in the Service and Improvement Plan, Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments, and also in accordance with Harris County Improvement District No. 6 – 2008-2017 Service and Improvement Plan and Assessment Plan and Harris County Improvement District No. 11 – 2009-2017 Service and Improvement Plan and Assessment Plan (the "Capital Improvements");



D. The Borrower desires to proceed with the development of its Capital Improvements prior to the time that the Borrower can issue its bonds or otherwise borrow funds to pay the costs of such improvements;

E. Borrower desires to borrow Two Million Two Hundred Thousand Dollars (\$2,200,000.00) for the development of the Capital Improvements and Lender desires to loan that sum to Borrower.

NOW, THEREFORE, in consideration of the Recitals, which are true, the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

## **ARTICLE 1. DEFINITIONS**

In this Agreement:

*Assessments* means those assessments levied on property owners within the management district's boundaries pursuant to (i) Harris County Improvement District No. 6: Order Granting Petition; Approving a Service Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District For Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Ten-Year Period; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments and (ii) Harris County Improvement District No. 11: Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District For Year 1 of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Seven Year Period Specified in the Service and Improvement Plan, Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments, and also in accordance with Harris County Improvement District No. 6 – 2008-2017 Service and Improvement Plan and Assessment Plan and Harris County Improvement District No. 11 – 2009-2017 Service and Improvement Plan and Assessment Plan. Assessments shall also include any and all additional assessments levied on property owners within the management district's boundaries from time to time.

*Certificate of Deposit* means that certificate of deposit in the amount of \$350,000 for a minimum term of one year, pledged by Borrower as collateral in favor of Lender.

*Collateral Pledge Assignment* means the pledge agreement made by Borrower in favor of Lender, for all bank account balances now or hereafter acquired.

*Debt* of any Person means at any date, without duplication of amounts, (a) all indebtedness, obligations and liabilities of such Person for borrowed money, (b) all indebtedness, obligations and liabilities of such Person evidenced by bonds, debentures, notes, bankers acceptances or other similar instruments, whether recourse or nonrecourse and whether secured

or unsecured, (c) all obligations of such Person issued or assumed as the deferred purchase of property or services (other than unsecured accounts payable, accrued expenses, deferred compensation, and other pension, benefit and welfare expenses arising in the ordinary course of business), and (d) any liabilities of others of the type described in the preceding clauses (a) through (d) in respect of which such Person has incurred, assumed or acquired a liability by means of a guaranty. For purposes of this Agreement, the Debt of any Person shall include the Debt of any partnership or joint venture to which such Person is a party, to the extent such Debt is recourse to such Person.

*Default Rate* means six percent (6%) per annum.

*District's Draw Request* means the Borrower's periodic request for loan proceeds which are to be advanced in connection with the contracted Capital Improvements .

*Indebtedness* means the total amount of the Loan, together with all other sums due and owing by Borrower to Lender resulting from debts, obligations, or liabilities of any kind, including all renewals and extensions.

*Loan* means the loan made by Lender to Borrower under this Agreement, as evidenced by the Note.

*Maturity Date* is December 31, 2017.

*Note* means the \$2,200,000.00 promissory note made by Borrower, payable to Lender, the payment of which is secured by a security interest in the Security Documents.

*Permitted Debt* of Borrower shall mean:

- (a) the Indebtedness;
- (b) Debt arising from endorsing negotiable instruments for collection in the ordinary course of business;
- (c) unsecured trade payables that are for goods furnished or services rendered in the ordinary course of business and that are payable in accordance with customary trade terms; and
- (d) Existing Debt reflected on the financial statements of Borrower submitted to Lender on or before the date of this Agreement.

*Person* shall mean any individual, corporation, limited liability company, partnership, joint venture, association, district, joint stock company, trust, unincorporated organization, government or any agency or political subdivision thereof, or any other form of entity.

*Security Documents* means the (i) Certificate of Deposit, (ii) Collateral Pledge Assignment, and (iii) Security Financing Agreement.

*Security Financing Agreement* means Borrower's agreement in favor of Lender retaining a Security Interest in the existing and future Assessments and evidenced in the Financing Statement to be filed with the County Clerk of Harris County, Texas, and the Secretary of State of the State of Texas.

*State* means the State of Texas.

## **ARTICLE 2. AMOUNT AND INTEREST**

**2.01 Loan Amount.** Subject to the terms, covenants, and conditions set forth in this Agreement, Lender agrees to lend and Borrower agrees to borrow an aggregate amount that does not exceed Two Million Two Hundred Thousand Dollars (\$2,200,000.00).

**2.02 Interest.** The unpaid principal balance of the loan from time to time outstanding shall bear interest for the number of days outstanding until the Maturity Date at the rate of 3.50% per annum. The amount will be calculated on a 360 day basis for the actual number of days in the billing cycle.

**2.03 Repayment of Principal and Interest.** The principal of and interest on the loan (and, therefore, the Note) shall be due and payable by Borrower as follows:

- a. Accrued and unpaid interest on the Note shall be due and payable on a quarterly basis, commencing [\_\_\_\_\_, 2015/ 90 days from the date of the Note];
- b. Principal payments on the Note shall be due and payable on a quarterly basis, commencing in 2016;
- c. All accrued and unpaid interest on the Note and the principal balance of the Note shall be due and payable on the Maturity Date.

Such quarterly principal and interest payments will be calculated on all outstanding principal over a seven (7) year amortization period.

**2.04 Computation of Interest.** Interest on the indebtedness evidenced by the Note shall be computed on the basis of a year of 360 days on the actual number of days outstanding until the Maturity Date.

**2.05 Default Rate.** Upon the occurrence of an Event of Default interest on this Note shall accrue at a per annum rate equal to the Default Rate.

## **ARTICLE 3. CONDITIONS**

**3.01 Conditions to Initial Advance by Lender.** Subject to the terms and provisions of Section 2.2 hereof, the obligations of Lender to enter into this Agreement and to make its initial advance under this Agreement are subject to the full, complete, and timely satisfaction of each of the following conditions precedent as of the date hereof:

- a. Lender shall have received each of the following and found them each to be satisfactory:
  - (i) each of the Loan Documents, in properly executed form;

(ii) reimbursement for all reasonable fees and expenses incurred by Lender in connection with the negotiation, preparation, recordation, and execution of this Agreement and all other documents and agreements required by Lender in connection with this Agreement including, without limitation legal fees and expenses;

(iii) copies of all organizational documents of Borrower, together with any and all modifications thereof as of the date hereof;

(iv) Borrowing resolutions (with secretary's certificate), Secretary's Certificates of Incumbency, and all other documents required by Lender to evidence Borrower and Borrower's representatives are empowered and duly authorized to enter into the agreements evidenced by the Loan Documents;

(v) Evidence that Borrower has all insurance required by this Agreement;

(vi) all financial statements and other information related the loans described in this Agreement; and

(vii) results of a search of the UCC records of the Texas Secretary of State, reflecting no liens or security interests against any property that is collateral under the Loan Documents;

b. The representations and warranties contained in Article 4 shall, except as affected by the transactions contemplated by this Agreement, be true and unbreached;

c. No event of default or event that, with the giving of notice or the passage of time, or both, would constitute an event of default, shall have occurred and be continuing;

d. All other applicable requirements of this Agreement and the other Loan Documents shall have been fully and completely satisfied;

**3.02 Conditions Precedent to Future Advances.** The obligation of Lender under this Agreement to make any advances after the date of this Agreement, in accordance with the terms and provisions of this Agreement, are subject to the full and complete satisfaction of each of the following conditions precedent as of the date of such advance or payment:

a. The representations and warranties set forth in Article 5 of this Agreement shall be true and correct as of the date of the making of such advance or payment with the effect as though the representation or warranty had been made on this date;

b. No event of default or event that, with the giving of notice or the passage of time, or both, would constitute an event of default, shall have occurred and be continuing; and

c. All conditions set forth in Section 3.01 shall be then fully and completely satisfied (including, without limitation, any condition precedent waived, in whole or in part, by Lender in connection with the initial advance or any subsequent advance), and all terms and provisions of this Agreement shall then be fully and completely satisfied.

#### **ARTICLE 4. PREPAYMENT**

The Lender will not charge a prepayment penalty if the Borrower pays the Loan in full at any time prior to the Maturity Date.

#### **ARTICLE 5. REPRESENTATIONS AND WARRANTIES**

Borrower represents, and warrants that:

a. Borrower is a duly organized management district legally created and operating pursuant to the general laws of the State, it is in good standing, and the execution and performance of this Agreement has been lawfully authorized by its Board of Directors.

b. All of the representations, and warranties made by Borrower to Lender in seeking the Loan were accurate, true, and correct and are still accurate, true, and correct.

e. Borrower is in compliance with all applicable law and regulations to which Borrower is subject as to its organizational documents, and all of its agreements and arrangements.

f. Borrower's financial statements submitted to Lender has no material changes since the date of such financial statement.

g. The Loan Documents will have been duly and validly executed, acknowledged and delivered and will constitute valid and bind obligations of Borrower, and are enforceable against Borrower in accordance with their respective terms.

h. No default or event exists which, with the giving of notice or passage of time, or both, would constitute a default on the part of Borrower under any of its agreements.

i. There is no fact known to Borrower that has not been disclosed to Lender which would have a material adverse effect on the Borrower.

j. The foregoing representations and warranties will be true and correct as of the date of closing, date of initial funding, and date of other advances under the Loan.

k. Borrower will maintain adequate general commercial liability insurance and property insurance coverages satisfactory to the Lender, which shall include but is not limited to a Commercial Umbrella Liability Policy in the amount \$2,000,000.

## **ARTICLE 6. SECURITY**

As security for the due payment and performance of the Indebtedness, Borrower hereby pledges, and grants to Lender a first priority security interest in and an assignment of, all of the following, whether now existing or hereafter arising:

- a. Security Financing Agreement creating and establishing a first security interest in existing and future Assessments securing payment of the Note;
- b. Collateral Pledge Assignment of Borrower's account balances now or hereafter acquired; and
- c. Certificate of Deposit in the amount of \$350,000 for a minimum term of one year, pledged by Borrower as collateral in favor of Lender.

## **ARTICLE 7. LOAN DOCUMENTS**

Contemporaneously with the execution of this Agreement Borrower will execute and deliver to Lender the following documents ("Loan Documents"):

- a. Borrower's Promissory Note, payable to Lender in the full amount of the Loan and containing the terms and conditions described therein (the "Note");
- b. Security Financing Agreement;
- c. Security Agreement (Pledge of Certificate)
- d. UCC-1 Financing Statement evidencing the Security Interest;
- e. Collateral Pledge Assignment;
- f. Certificate of Deposit
- g. Borrower's Officer's Certificate;
- h. Borrower's Resolution Approving Loan; and
- i. Borrower's Officer's Certificate, including statement of no litigation or proceeding pending or threatened that could affect the validity or priority of the Security Documents or that could materially affect Borrower's ability to perform under this Agreement or any of the Loan Documents.



## **ARTICLE 8. LOAN DISBURSEMENTS**

Subject to the terms and conditions of this Agreement, the Lender shall disburse the proceeds of the Loan incrementally until the Maturity Date, for the benefit of the Borrower, in the aggregate amount not to exceed of \$2,200,000. Such disbursements will be based on the District's Draw Request.

## **ARTICLE 9. BORROWER'S COVENANTS**

Borrower further covenants:

a. ***Legal Fees.*** Borrower will reimburse Lender for all reasonable legal fees and expenses incurred in connection with the negotiation, preparation, recordation, and execution of this Agreement and all other documents required by Lender in connection with this Agreement.

b. ***Books and Records.*** Borrower will keep accurate and proper books and records and will at all reasonable hours allow Lender or its representative to examine those books and records as well as all contracts and bills relating to the Capital Improvements or otherwise.

c. ***Lender's Legal Costs for Enforcement of Agreement.*** In case of Borrower's default under this Agreement, Borrower will pay Lender's legal costs including attorney's fees in connection with enforcement of this Agreement. Borrower's payment of any such legal costs under this paragraph will be in addition to any of Lender's attorney's fees paid by Borrower under other provisions of this Agreement.

d. ***Borrower's Pre-Closing Reporting Requirements.*** Borrower's pre-closing reporting obligations are to furnish financial and other information as follows:

- (1) Annual certified independent audit, commencing with the fiscal year 2014.
- (2) Quarterly budget reports.
- (3) Taxpayer assessment records.
- (4) Material changes in any representation or warranty.
- (5) The occurrence of a default under any other indebtedness of the Borrower.
- (6) The Borrower becomes liable with respect to additional indebtedness that is subordinate to the Loan.

- (7) The occurrence of any event which constitutes or would, with the giving of notice or passage of time, or both, constitute an event of default under the Loan Documents.
- (8) Such other information concerning the business, properties or financial condition of the Borrower or pledgor as Lender may from time to time reasonably require.

e. ***Borrower's Post-Closing Reporting Requirements.*** Borrower's post-closing reporting obligations are to furnish financial and other information as follows:

- (1) Within 120 days from the end of each fiscal year of the Borrower, commencing for the fiscal year ending December 31, 2015, audited financial statements of the Borrower made in accordance with GAAP which financial statements shall include, without limitation, a balance sheet, income statement, and statement of retained earnings and cash flow all reported on by independent certified public accountants acceptable to Lender.
- (2) Within 45 days from the end of each fiscal quarter of Debtor, commencing for the fiscal quarter ending December 31, 2015, Borrower prepared financial statements of the Borrower made in accordance with GAAP which financial statements shall include, without limitation, a balance sheet, income statement, and statement of retain earnings and cash flow.
- (3) Quarterly budget reports within \_\_\_\_\_ days after the end of each quarter.
- (4) Within 60 days from the date that individual property assessments are due to be paid, records showing all individual properties subject to assessment, the amount of assessments collected and the amount of delinquent assessments.
- (5) Immediately after becoming aware thereof, material changes in any representation or warranty.
- (6) Immediately after becoming aware thereof, the occurrence of a default under any other indebtedness of Borrower.
- (7) Immediately after becoming aware thereof, the occurrence of any event which constitutes or would, with the giving of notice or the passage of time, or both constitute an event of default under the Loan Documents.

- (8) Such other information concerning the business, properties or financial condition of the Borrower or pledger as Lender may from time to time reasonably require.

f. ***Property and Liability Insurance.*** The Lender shall have received, in each case in form and substance reasonably satisfactory to the Lender, evidence of property and liability insurance covering the Borrower (including without limitation for security matters or any patrolling service provided directly or indirectly or by contract by the Borrower), evidence of payment of all insurance premiums for the current policy year of each policy (with appropriate endorsements naming the Lender as loss payee on all policies for liability insurance), and if requested by the Lender, copies of such insurance policies.

g. ***Capital Improvement Documentation.*** Upon Lender's request, Borrower will provide Borrower copies of such items that are consistent with customary construction lending practice, including without limitation, budgets, costs, invoices, proof of payment to contractors and subcontractors, copies of the plans and specifications, shop drawings, architectural, construction, and engineering drawings, all contracts relating to the construction of the Capital Improvements.

h. ***Executive Director and Management Company.*** Borrower shall promptly notify Lender in writing if David Hawes is terminated from or resigns from the position of Executive Director of Borrower and, in such situation, shall promptly appoint as Executive Director an individual or individuals with the experience and knowledge regarding the operations of an entity such as Borrower equal to or greater than that of Mr. Hawes. Additionally, Borrower shall promptly notify Lender in writing if Borrower desires to terminate the contract it has with Hawes Hill Calderon LLP to act as the Management Company for Borrower and, in such situation, shall promptly enter into a contract with an entity or individual with the experience and knowledge regarding the operations of an entity such as Borrower equal to or greater than that of Hawes Hill Calderon LLP to act as its Management Company.

i. ***Debt.*** Except for Permitted Debt, Borrower shall not directly or indirectly incur any Debt without the written permission of the Lender.

j. ***Notice of Dissolution.*** Borrower shall notify Lender immediately (i) if an agenda item is entered on a meeting of the Board of Borrower to dissolve Borrower; (ii) if Borrower receives a written petition of owners of property in the management district's boundaries to dissolve Borrower; and (iii) if Borrower learns that an ordinance has been entered on the agenda of a meeting of the City Council of the City of Houston to dissolve Borrower.

## **ARTICLE 10. THIRD PARTY INTERESTS**

**10.01 General Indemnity.** To the extent provided by law, the Borrower will indemnify and save harmless Lender and its officers, directors, and agents from all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expense of litigation, court costs, attorney's fees for injury or death to any person, or injury to any property,

received or sustained by any person or persons or property, arising out of, or occasioned by, the negligent acts of Borrower or its agents or employees, in the execution or performance of this Agreement.

**10.02 Right to Assign.** Lender may assign, negotiate, pledge, or otherwise hypothecate this Agreement or any of its rights and security, including the Note, the Security Documents, and all other Loan Documents. The Borrower shall not assign, negotiate, pledge or otherwise hypothecate this Agreement or any of its rights and security, including the Note, the Security Documents, and all other Loan Documents. The remaining party will accord full recognition to any assignment made under these terms, and agrees that all rights and remedies in connection with the interest assigned will be enforceable against the remaining party by the assignee with the same force and effect and to the same extent as would have been available to the assignor but for such assignment.

**10.03 Parties Bound.** This Agreement will be binding on and inure to the benefit of the parties and to their respective successors, and assigns except as otherwise expressly provided in this Agreement.

## **ARTICLE 11. DEFAULT AND REMEDIES**

**11.01 Default of Borrower.** The occurrence of any one or more of the following will constitute an “event of default” under this Agreement and the Loan Documents:

- a. Any monetary default on the part of the Borrower under this Agreement or the Loan Documents.
- b. Any other failure of Borrower to observe or perform any of the covenants or conditions required under this Agreement or the Loan Documents that continues for a period of twenty (20) days after written notice of failure from Lender.
- c. The occurrence of any condition that would for any reason disable or prevent Borrower from complying with the terms, provisions, and conditions of this Agreement within the time and in the manner required.
- d. Any collusion or bad faith by or with the acquiescence of Borrower.
- e. The determination by any legal U.S. court that the Borrower is not a legal entity or that the District has been dissolved by any legal means (whereby all court appeals have been fully exhausted).

**11.02 Lender’s Remedies In Event of Default.** On the occurrence of any event of default, Lender, in addition to all remedies conferred on Lender by law and by the terms of this Agreement or the Loan documents, may pursue any one or more of the following remedies concurrently or successively, and no remedy will be to the exclusion of any others:

- a. Terminate its commitment to make further advances of the Loan.

b. Accelerate the maturity for payment of the Note, and if the Borrower becomes the subject of a bankruptcy or insolvency proceeding, the acceleration of the payment of the Notes will be automatic as the date of the occurrence of the event.

c. Make protective advances of the Loan proceeds, if any.

d. Any funds advanced to cure any default or exercise its remedies will (i) constitute a portion of the loan, (ii) bear interest from the date advanced at the default rate, (iii) be secured by all collateral and security for the loan, and (iv) be due and payable upon demand.

e. Take possession and charge of any Reserve and any other collateral accounts.

**11.03 Nonfunding.** Upon the occurrence of any act that will constitute an event of default on the expiration of the stated time period, Lender may refuse to fund the loan, regardless of any time remaining to Borrower to cure and prevent the act from becoming an event of default. Lender will not unreasonably refuse to fund the Loan or disburse Loan proceeds once any such act is cured before it becomes an event of default.

**11.04 Nonwaiver of Remedies.** No waiver of any breach or default under this Agreement or Loan Documents will constitute or be construed as a waiver by Lender of any subsequent breach or default or of any breach or default of any other provision of this Agreement. There will be no such waiver unless and except it is in writing.

## **ARTICLE 12. DISPUTE RESOLUTION**

**12.01 Texas Law to Apply and Venue.** This Agreement will be construed under the laws of the State of Texas and the United States of America applicable to transactions of this type in Texas. All obligations of the parties created under this Agreement are performable in Harris County, Texas.

**12.02 Alternative Dispute Resolution.** If there is a dispute between the parties, both parties will attempt in good faith to resolve the dispute to their mutual satisfaction. If the parties are unable to resolve the dispute between themselves, they will submit the dispute to mediation, as described in Section 154.023 of the Texas Civil Practice and Remedies Code. The parties will select a mutually acceptable mediator to help resolve the dispute. However, no party will be forced to engage in mediation. If the parties are unable to resolve the dispute with the assistance of mediator, or any party refuses to engage in mediation, either party may file suit in the civil courts.

**12.03 Obligation of Borrower.** The loan and obligations of the Borrower are corporate responsibilities; therefore, the officers and directors of Borrower will not be liable individually for such loan and obligations, except for fraud or negligence.

**ARTICLE 13.**  
**GENERAL PROVISIONS**

**13.01 Prior Agreements Superseded.** This Agreement constitutes the sole and only agreement of the parties respecting the subject matter and supersedes any prior understandings, written or oral, between the parties. Each party acknowledges that all of the rights, duties, and obligations of each party to the other as of the date of this Agreement are correctly and completely set forth in this Agreement; and that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, that are not set forth in this Agreement, and that no agreement, statement, or promise not contained in this Agreement will be valid or binding.

**13.02 Modification.** This Agreement may not be changed, terminated, or modified orally or in any manner other than by an agreement in writing signed by all of the parties.

**13.03 Partial Invalidity.** In case any one or more of the provisions contained in this Agreement will, for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision of the Agreement, and the Agreement will be construed as if such invalid, illegal, or unenforceable provision had never been a part of it.

**13.04 Headings.** The headings in this Agreement are for convenience and will not enlarge or diminish the effect of the provisions of this Agreement.

**13.05 Words, Gender and Number.** As used herein, unless the context clearly indicates the contrary, the singular number will include the plural, the plural the singular, and the use of any gender will be applicable to all genders.

**13.06 Notice.** Unless otherwise provided within this Agreement, any notice, tender, or delivery to be given under this Agreement by either party to the other may be effected by personal delivery in writing or by registered or certified mail, postage prepaid, return receipt requested, and will be deemed received as of the date of actual mailing.

**13.07 Counterparts-One Agreement.** This Agreement and all other copies of this Agreement, insofar as they relate to the rights, duties, and remedies of the parties, will be deemed to be one agreement. This Agreement may be executed concurrently in one or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

**13.08 Execution.** Executed by the parties on the day and year first above written.

**LENDER:**

**Tradition Bank,  
an Independent Community Bank**

**BORROWER:**

**Montrose Management District,  
a Municipal Management District**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_





**PLEDGE ASSIGNMENT OF BANK ACCOUNTS  
FOR COLLATERAL SECURITY**

STATE OF TEXAS

COUNTY OF HARRIS

MONTROSE MANAGEMENT DISTRICT

This Pledge Assignment (this "Pledge Assignment") is made and entered into by and between MONTROSE MANAGEMENT DISTRICT ("Assignor"), a district legally created and operating pursuant to the general laws of the State of Texas applicable to municipal management districts, having its place of business c/o 5020 Montrose Boulevard, Suite 311, Houston, Texas 77006, and TRADITION BANK ("Assignee"), an independent community bank, with [headquarters at 5501 Bissonnet Street, Houston, Texas 77081]. Capitalized terms used herein and not otherwise defined shall have the meanings assigned to such terms in the Loan Agreement.

WHEREAS, the Assignor is a consolidation of Harris County Improvement District No. 11 (the former West Montrose Management District) which was created by House Bill 4722, 81st Legislature, Regular Session, 2009, and approved by the Governor on June 19, 2009, and Harris County Improvement District No. 6 (the former East Montrose Management District) which was created by House Bill 3518, 79th Legislature, Regular Session, 2005 and approved by the Governor on June 17, 2005 (the "District"); and

WHEREAS, the Assignor has provided and continues to provide services and improvements in the east Montrose area of the City as authorized by House Bill 3518, Acts of the 79th Legislature, Regular Session, 2005, and by Chapter 375, Texas Local Government Code, and Chapter 3843, Texas Special District Local Laws Code, and the west Montrose area of the City as authorized by House Bill 4722, Acts of the 81st Legislature, Regular Session, 2009, and by Chapter 375, Texas Local Government Code, and Chapter 3878, Texas Special District Local Laws Code;

WHEREAS, the Assignor has provided and proposes to continue to provide such capital improvements as funded by those Assessments levied in accordance with (i) Harris County Improvement District No. 6: Order Granting Petition; Approving a Service Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District For Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Ten-Year Period; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments and (ii) Harris County Improvement District No. 11: Order Granting Petition; Approving a Service and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property

within the District For Year 1 of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Seven Year Period Specified in the Service and Improvement Plan, Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments, and also in accordance with Harris County Improvement District No. 6 – 2008-2017 Service and Improvement Plan and Assessment Plan and Harris County Improvement District No. 11 – 2009-2017 Service and Improvement Plan and Assessment Plan.

WHEREAS, Assignor, desires to borrow from Assignee the sum of \$2,200,000 as more fully described in that certain Loan Agreement ("Loan Agreement") dated [\_\_\_\_\_, 2015] by and between Assignor and Assignee;

WHEREAS, it is a condition precedent to the making of the Loan to Borrower under the Loan Agreement that the Note and the loan documents be secured by, among other things, the pledge of all of the Borrower's deposit accounts located at the Assignee now or hereafter acquired and all sums now or at any time hereafter on deposit therein (collectively, the "Bank Accounts") and that Assignor shall have executed and delivered this Agreement to Assignor;

WHEREAS, Assignor desires to execute this Agreement to satisfy the conditions described in the preceding paragraph;

NOW, THEREFORE, Assignor hereby assigns, transfers and pledges to Assignee, all of Assignor's right, title and interest in and to all of the Bank Accounts whether now existing or hereafter arising. This Assignment is executed and all of the rights and property covered and to be covered hereby have been assigned as security for and to secure the full, prompt, and unconditional payment when due of any and all Indebtedness (as such phrase is defined in the Loan Agreement) of Assignor to Assignee. Upon the occurrence of an event of default under and as defined in the Loan Agreement, in addition to the rights of Assignee under the Loan Agreement, Assignee is hereby authorized without notice to withdraw the funds from the Bank Accounts and apply such funds to the payment of the Indebtedness at such times and in such amounts as it shall in its discretion determine.

Upon the complete payment of the Indebtedness and the compliance by Assignor with all covenants and agreements of the Loan Agreement, Assignee, at the written request and expense of Assignor, will release, reassign and transfer unto Assignor the Bank Accounts and declare this instrument to be of no further force and effect.

Assignee may assign, negotiate, pledge, or otherwise hypothecate this Pledge Assignment. The Assignor shall not assign, negotiate, pledge or otherwise hypothecate this Pledge Assignment. The remaining party will accord full recognition to any assignment made under these terms, and agrees that all rights and remedies in connection with the interest assigned will be enforceable against the remaining party by the assignee with the same force and effect and to the same extent as would have been available to the assignor but for such assignment.

This Pledge Assignment will be binding on and inure to the benefit of the parties and to their respective successors, and assigns except as otherwise expressly provided in this Pledge Assignment.

[signature page to follow]

EXECUTED to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2015.

**ASSIGNOR:**

MONTROSE MANAGEMENT DISTRICT,  
a district legally created and operating pursuant to  
the general laws of the State of Texas applicable to  
municipal management districts

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on \_\_\_\_\_, 2015, by  
\_\_\_\_\_, President of the Board of Directors of Montrose Management  
District, a district legally created and operating pursuant to the general laws of the State of  
Texas.

\_\_\_\_\_  
Notary Public, State of Texas



## **SECURITY AGREEMENT**

**Date:** \_\_\_\_\_, 2015

**Debtor:** MONTROSE MANAGEMENT DISTRICT, a district legally created and operating pursuant to the general laws of the State of Texas applicable to municipal management districts

**Debtor's Mailing Address in Harris County, Texas:**

5020 Montrose Boulevard  
Suite 311  
Houston, Texas 77006  
Attn: [\_\_\_\_\_]

**Secured Party:** TRADITION BANK

**Secured Party's Mailing Address:**

5501 Bissonnet Street  
Houston, Texas 77081

**Classification of Collateral:** General intangibles.

**Collateral (including all accessions):** All of Debtor's interest in the general intangibles, consisting of all of the existing and future Assessments as defined in the Loan Agreement.

**Obligation**

**Note:**

Date: [\_\_\_\_\_, 2015]  
Original Principal Amount: \$2,200,000.00  
Borrower: MONTROSE MANAGEMENT DISTRICT  
Lender: TRADITION BANK  
Maturity Date: December 31, 2017  
Terms of Payment: As therein provided

**Other debt/Future advances:** The security interest also secures all other present and future debts and liabilities of Debtor to Secured Party, including future advances.

**Other obligation:** None.

Debtor grants to Secured Party a security interest in the Collateral, which, except as set forth below, is not subject to any other claim, security interest or lien, and all its proceeds to secure the Obligation and all renewals of the Obligation.

**A. Debtor represents and warrants the following:**



1. No financing statement covering the Collateral or any part thereof is filed in any public office.

2. Debtor has the sole rights to ownership of the Collateral and has the sole authority to grant this security interest, free from any setoff, claim, restriction, security interest, or encumbrance.

3. None of the Collateral is an accession to any goods, is commingled with other goods, or will become an accession or part of a product or mass with other goods except as provided in this agreement.

4. All information about Debtor's financial condition is or will be accurate when provided to Secured Party.

5. None of the Collateral is affixed to real estate.

**B. Debtor agrees to:**

1. Defend the Collateral against all claims adverse to Secured Party's interest; keep the Collateral free from liens, except for liens in favor of Secured Party; keep the Collateral in Debtor's possession or ownership except as otherwise provided in this agreement.

2. Pay all Secured Party's expenses incurred to obtain, preserve, perfect, defend; and enforce this agreement or the Collateral and to collect or enforce the Obligation. These expenses will bear interest from the date of advance at the rate stated in the Note for such expenses and are payable on demand at the place where the Obligation is payable. These expenses and interest, if any, will become part of the Obligation and will be secured by this agreement.

3. Sign any documents that Secured Party considers necessary to obtain, maintain, and perfect this security interest.

4. Notify Secured Party immediately of any material change in the Collateral; change in Debtor's name, address, or location; change in any warranty or representation in this agreement; change that may affect this security interest; and any event of default.

5. Use the Collateral primarily according to the stated classification.

6. Maintain accurate records of the Collateral; furnish Secured Party any requested information related to the Collateral; and allow Secured Party to inspect and copy all records relating to the Collateral.

**C.** Debtor agrees not to encumber the Collateral except in favor of Secured Party.

**D. Insurance and Risk of Loss**

1. Debtor and Secured Party agree that the Collateral is not insurable; therefore, Debtor is not obligated to take out any insurance on the Collateral.
2. Debtor assumes all risk of loss to the Collateral.

**E. Default and Remedies**

1. Debtor's defaults are:
  - a. failing to timely pay or perform any obligation or covenant in any written agreement between Debtor and Secured Party;
  - b. making any false warranty, covenant, or representation in this agreement to Secured Party;
  - c. having a receiver appointed for Debtor on any of the Collateral;
  - d. assigning the Collateral for the benefit of creditors; and
  - e. to the extent permitted by law, having bankruptcy or insolvency proceedings commenced against or by any of the following parties: Debtor; or any maker, drawer, acceptor, endorser, guarantor, surety, accommodation party, or other person liable on or for any part of the Obligation.
2. During the existence of any default, Secured Party may:
  - a. demand, collect, convert, redeem, settle, compromise, receipt for, realize on, sue for, and adjust the Collateral either in Secured Party's or Debtor's name, as Secured Party desires, or take control of any proceeds of the Collateral and apply the proceeds against the Obligation;
  - b. declare the unpaid principal and earned interest of the Obligation immediately due in whole or part;
  - c. enforce the Obligation;
  - d. exercise any rights and remedies granted by law or this agreement.
3. Secured Party may exercise all remedies at the same or different times, and no remedy is a defense to any other. Secured Party's rights and remedies include all those granted by law and those specified in this agreement.
4. Secured Party's delay, partial exercise, or failure to exercise any of its remedies or rights does not waive Secured Party's rights to subsequently exercise those remedies or rights. Secured Party's waiver of any default does not waive any further default by Debtor. Secured

Party's waiver of any right in this agreement or of any default is binding only if it is in writing. Secured Party may remedy any default without waiving it.

**F. General**

1. Notice is reasonable if it is mailed, postage prepaid, to Debtor at Debtor's Mailing Address at least ten days before any public sale or ten days before the time when the Collateral may be otherwise disposed of without further notice to Debtor.

2. This security interest will neither affect nor be affected by any other security for any of the Obligation. Neither extensions of any of the Obligation nor releases of any of the Collateral will affect the priority or validity of this security interest.

3. This agreement may be amended only by an instrument in writing signed by Secured Party and Debtor.

4. The unenforceability of any provision of this agreement will not affect the enforceability or validity of any other provision.

5. This agreement will be construed according to Texas law. This agreement is to be performed in the county of Secured Party's Mailing Address.

6. Interest on the obligation secured by this Agreement will not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the principal of the Obligation or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess will be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the Obligation or, if the principal of the Obligation has been paid, refunded. This provision overrides any conflicting provisions in this and all other instruments concerning the Obligation.

7. In no event may this agreement secure payment of any debt subject to Title IV of the Texas Finance Code or create a lien otherwise prohibited by law.

8. When the context requires, singular nouns and pronouns include the plural.

9. The term *Note* includes all extensions and renewals of the Note and all amounts secured by the Note.

10. If Borrower and any party executing any document evidencing the Obligation are not the same person, the term *Debtor* includes the party executing the document evidencing the Obligation.

11. Debtor represents that this agreement and the Note are given for the following purposes: for the Capital Improvements (as defined in the Loan Agreement) within the district.

12. Secured Party may assign, negotiate, pledge, or otherwise hypothecate this agreement. The Debtor shall not assign, negotiate, pledge or otherwise hypothecate this agreement. The remaining party will accord full recognition to any assignment made under these terms, and agrees that all rights and remedies in connection with the interest assigned will be enforceable against the remaining party by the assignee with the same force and effect and to the same extent as would have been available to the assignor but for such assignment. This agreement will be binding on and inure to the benefit of the parties and to their respective successors, and assigns except as otherwise expressly provided in this agreement.

**SECURED PARTY:**

**TRADITION BANK, an independent  
DISTRICT,  
community bank**

By: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_

**DEBTOR:**

**MONTROSE                      MANAGEMENT**

**a district legally created and operating  
pursuant to the general laws of the State  
of Texas applicable to municipal  
management districts**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_



## SECURITY AGREEMENT

### **(Pledge of Certificate of Deposit)**

THIS SECURITY AGREEMENT (this "**Security Agreement**") is entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2015, between MONTROSE MANAGEMENT DISTRICT, a district legally created and operating pursuant to the general laws of the State of Texas applicable to management districts (the "**Debtor**") whose address is 5020 Montrose Boulevard, Suite 311, Houston, Texas 77006, in favor of TRADITION BANK, an independent community bank (the "**Bank**"), whose address is 5501 Bissonnet Street, Houston, Texas 77081.

### W I T N E S S E T H:

WHEREAS, in accordance with the terms and provisions of the Loan Agreement (as may be amended, modified, restated and supplemented (the "**Loan Agreement**") of even date herewith between Bank and Debtor, Debtor executed a Promissory Note of even date herewith in favor of Bank in the principal amount of \$2,200,000.00, as may be renewed, modified, extended, increased, restated, replaced, substituted, and rearranged, the "**Note**"; and

AND WHEREAS, Debtor has agreed to enter into this Security Agreement; and

WHEREAS, the execution and delivery of this Security Agreement will benefit Debtor, directly and indirectly.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Debtor hereby agrees with Bank as follows:

### ARTICLE 1

#### GENERAL TERMS

1.1 Terms Defined Above. As used in this Security Agreement, the terms "**Loan Agreement**", "**Note**", "**Security Agreement**" and "**Debtor**" will have the meanings indicated above.

1.2 Additional Defined Terms. As used in this Security Agreement, the following items shall have the following meanings:

(a) "**Certificate**" shall mean the certificate of deposit No. \_\_\_\_\_, in the amount of \$350,000.00, issued by Bank, and purchased \_\_\_\_\_, 2016 by Debtor with its own revenues, with an original stated maturity of \_\_\_\_\_, 2016 together with any other certificates of deposit which represent renewals (including renewal certificates), reissuances, substitutions or replacements thereof and any other certificates of deposit which at any time become part of the Collateral pursuant to the terms of this Security Agreement or in which Debtor may hereafter grant a security interest to Bank pursuant to this Security Agreement.

(b) **"Collateral"** shall mean the following:

(i) the Certificate;

(ii) all sums due or to become due with respect to the Certificate, whether in respect of the value thereof, interest payable thereon or otherwise; and

(iii) the supporting obligations and proceeds of any and all Property described in subsections (i) and (ii) above.

(c) **"event of default"** shall mean the occurrence of an event of default under and as defined in the Loan Agreement.

## **ARTICLE 2**

### **SECURITY INTEREST**

2.1 **Grant of Security Interest in Collateral.** Debtor, for value received, the receipt and sufficiency of which are hereby acknowledged, and to induce Bank to make the loan evidenced by the Note, hereby pledges, collaterally assigns, transfers and delivers to Bank and grants to Bank a first priority lien, on security interest in, and right of set-off against, the Collateral.

2.2 **Obligations Secured.** The assignment, transfer, and delivery of the Collateral and the security interest in, general lien upon, and right of set-off against the Collateral is granted to secure the payment and performance by (a) Debtor of the Note and its other Obligations under and as defined in the Loan Agreement, and (b) any of the foregoing that arises after the filing of a petition by or against Debtor under the Bankruptcy Code, even if the Obligations do not accrue because of the automatic stay under Bankruptcy Code §362 or otherwise (clauses (a) and (b), collectively, the **"Obligations"**).

2.3 **Delivery of Certificate; Renewals.** The Certificate shall be delivered to Bank to be held by Bank for the sole purpose of possession of the Collateral pursuant to this Security Agreement, and the Loan Agreement, and shall be in suitable form for transfer by delivery or shall be accompanied by duly executed instruments of transfer or assignment in blank, all in form and substance satisfactory to Bank. Bank shall at all times have actual possession of the Certificate and shall be deemed to have possession of any of the Collateral in transit to it or set apart for it. Until the Obligations have been paid and performed in full, Bank shall have the authority to renew and reinvest the proceeds of the Certificate (including all renewal certificates) at each successive maturity, with each renewal certificate to be in the amount of the then existing Certificate being renewed plus all accrued interest thereon. Debtor and Bank acknowledge that the Certificate may be uncertificated, and that Bank shall be in such event deemed to have possession of such a Certificate.

2.4 **Power of Attorney.** Debtor hereby irrevocably constitutes and appoints Bank and any authorized officer or agent thereof, with full power of substitution, as its true and lawful attorney-in-fact with full irrevocable power and authority in the place and stead of Debtor and in



the name of Debtor or in its own name, from time to time in Bank's discretion, for the purpose of carrying out the terms of this Security Agreement, and without notice to Debtor, to take any and all appropriate action and to execute any and all documents and instruments which may be necessary or desirable to accomplish the purposes of this Security Agreement, including, without limitation, the following:

(a) upon the occurrence and continuance of any event of default, to transfer to or register any or all of the Collateral in the name of Bank or any of its nominees;

(b) to receive payment of, endorse the name of Debtor on notes, checks or other evidences of payments, account and receipt for any and all moneys, claims and other amounts due and to become due at any time in respect of or arising out of any Collateral;

(c) to commence and prosecute any suits, actions or proceedings at law or in equity in any court of competent jurisdiction to collect the Collateral or any part thereof and to enforce any other right in respect of any Collateral, to defend any suit, action or proceeding brought against Debtor with respect to any Collateral, to settle, compromise or adjust any suit, action or proceeding described above and, in connection therewith, to give such discharges or releases as Bank may deem appropriate; and

(d) to exchange the Certificate for certificates or instruments of smaller or larger denominations including renewal certificates;

all without notice and without liability except to account for property actually received by Bank. Debtor hereby ratifies all that said attorney shall lawfully do or cause to be done within the scope of the power of attorney granted hereunder. This power of attorney is a power coupled with an interest and shall be irrevocable. The powers conferred on Bank hereunder are solely to protect its interests in the Collateral and shall not impose any duty upon it to exercise any such powers. Bank shall be accountable only for amounts that it actually receives as a result of the exercise of such powers and neither it nor any of its officers, directors, employees or agents shall be responsible to Debtor for any act or failure to act, except for gross negligence or willful misconduct.

2.5 Deposit Account. The Certificate is a deposit account under and for purposes of the Texas Uniform Commercial Code, and Bank has and shall retain control thereof pursuant to and for purposes of the Texas Uniform Commercial Code, as may be adopted or amended.

### ARTICLE 3

#### REPRESENTATIONS AND WARRANTIES

Debtor represents and warrants the following to Bank:

3.1 No Material Misstatements. No information, exhibit or report furnished by Debtor to Bank in connection with the negotiation of this Security Agreement or the Loan

Agreement contained or contains any material misstatement of fact or omitted to state a material fact or any fact necessary to make the statements contained herein not misleading.

3.2 Ownership and Liens. Debtor owns (and at the time of transfer or delivery of the Collateral to Bank owned or will own) the Collateral free and clear of any interest of any other party. Debtor has (and at the time of transfer or delivery of the Collateral to Bank had or will have) full right, power and authority to convey, assign, transfer and deliver the Collateral to Bank and to grant a security interest in, and right of set-off against, the Collateral to Bank in the manner provided herein. Debtor shall defend the Collateral against all claims and demands of all Persons at any time claiming the same or any interest therein adverse to Bank.

3.3 Proceeds. No proceeds of the Note or any other loan from Bank to Debtor have been, or will be, used by Debtor to purchase the Certificate.

3.4 Consideration. Debtor has benefitted, directly and indirectly, by its execution and delivery of this Security Agreement, in an amount in excess of the Obligations. The execution and delivery of this Security Agreement has not caused Debtor to become insolvent or so undercapitalized that Debtor is unable to pay its debts as they become due.

3.5 Income. Unless and until Bank shall exercise its rights and remedies with respect to the Collateral, all interest earned on the Certificate by Debtor shall be income of Debtor.

## ARTICLE 4

### COVENANTS AND AGREEMENTS

Debtor will comply with the following agreements for so long as any part of the Obligations are outstanding:

4.1 Delivery of Collateral. In the event Debtor receives any distribution, other than interest on the Collateral, whether in cash, securities or other property, attributable to the Collateral, Debtor shall immediately deliver the same to Bank to be held as additional Collateral.

4.2 Filing Reproductions. Debtor agrees that, at the option of Bank, a carbon, photographic or other reproduction of this Security Agreement or of a financing statement covering the Collateral shall be sufficient as a financing statement and may be filed as a financing statement.

4.3 Prohibited Liens and Filings. Debtor agrees that Debtor will not pledge, mortgage or otherwise encumber, create or suffer a security interest to exist in any of the Collateral other than in favor of Bank or sell, assign or otherwise transfer any of the Collateral to or in favor of anyone other than Bank. Debtor will not file or permit to be filed any financing statement or other security instrument with respect to the Collateral other than in favor of Bank.

4.4 Filings by Bank Authorized. Debtor hereby authorizes Bank to file financing statements, without the signature of Debtor, describing the Collateral or any other property of Debtor.

4.5 Delivery of Information. Debtor will promptly transmit to Bank all information that Debtor may have or receive with respect to the Collateral which might in any way materially affect the value of the Collateral or Bank's rights or remedies with respect thereto.

4.6 Control. Debtor will cooperate with Bank in obtaining control, for purposes of the Texas Uniform Code, with respect to the Certificates and other applicable Collateral.

4.7 Limitations on Obligations Concerning Maintenance of Collateral. Debtor agrees that Debtor has the risk of loss with respect to the Collateral, and the Bank has no duty to collect any income accruing on the Collateral or to preserve any rights relating to the Collateral.

## **ARTICLE 5**

### **RIGHTS AND REMEDIES**

#### **5.1 Remedies Upon Default.**

(a) At the option of Bank and without necessity of demand or notice (including, without limitation, notice of intent to accelerate and notice of acceleration), upon an event of default, all or any part of the Obligations shall immediately become due and payable and/or any obligation of Bank for further financial accommodation shall terminate.

(b) Upon the occurrence of an event of default, Bank is authorized and directed by Debtor to present the Collateral for payment, regardless of the maturity date thereof, to offset the proceeds of the Collateral against the Obligations, and to apply the proceeds of the Collateral to the Obligations in such order and manner as Bank in its sole discretion shall determine. Bank shall not be responsible to Debtor for any penalties or interest lost as a result thereof. This right of offset is in addition to any other right or remedy of Bank, including, without limitation, the other remedies set forth in this Security Agreement, and any common law right of offset.

(c) If all or any part of the Obligations shall become due and payable, Bank may then, or at any time thereafter, apply, set-off, collect, sell in one or more sales, or otherwise dispose of, any or all of the Collateral, in its then condition or following any commercially reasonable preparation or processing, in such order as Bank may elect. Any such sale may be made either at public or private sale at Bank's place of business, any brokers' board or securities exchange or elsewhere, either for cash or upon credit or for future delivery, at such price as Bank may deem fair. Bank may be the purchaser of any or all Collateral so sold and may hold the same thereafter in its own right free from any claim of Debtor or right of redemption. No such purchase or holding by Bank shall be deemed a retention by Bank in satisfaction of the Obligations. All demands, notices and advertisements, and the presentment of property at sale are hereby waived. If, notwithstanding the foregoing provisions, any applicable provision of the Uniform Commercial Code or other law requires Bank to give reasonable notice

of any such sale or disposition or other action, five days' prior written notice shall constitute reasonable notice. Any sale hereunder may be conducted by an auctioneer or any officer or agent of Bank.

5.2 Proceeds. Prior to all or any part of the Obligations becoming due and payable as specified in Section 5.1, all cash sums, other than interest on the Collateral, paid to and received by Bank on account of the Collateral may be promptly applied by Bank on the Obligations, whether or not such Obligations shall have by their terms matured, such application to be made to principal or interest as Bank may determine. After all or any part of the Obligations becomes due and payable as specified in Section 5.1, the proceeds of any sale or other disposition of the Collateral and all sums received or collected by Bank from or on account of the Collateral shall be applied by Bank in the manner set forth in the Texas Uniform Commercial Code - Secured Transactions, as presently in effect.

5.3 Bank Duties. Bank shall be under no duty whatsoever to make or give any presentment, demand for performance, notice of nonperformance, protest, notice of protest, notice of dishonor or other notice or demand in connection with any Collateral or the Obligations or to take any steps necessary to preserve any rights against prior parties. Bank shall not be liable for failure to collect or realize upon any or all of the Obligations or Collateral or for any delay in so doing, nor shall Bank be under any duty to take any action whatsoever with regard thereto. Bank shall use reasonable care in the custody and preservation of any Collateral in its possession. Bank shall have no duty to comply with any recording, filing or other legal requirements necessary to establish or maintain the validity, priority or enforceability of, or Bank's rights in or to, any of the Collateral.

## ARTICLE 6

### MISCELLANEOUS

6.1 Assignment; Successors and Assigns. Bank may assign, negotiate, pledge, or otherwise hypothecate this Security Agreement. The Debtor shall not assign, negotiate, pledge or otherwise hypothecate this Security Agreement. The remaining party will accord full recognition to any assignment made under these terms, and agrees that all rights and remedies in connection with the interest assigned will be enforceable against the remaining party by the assignee with the same force and effect and to the same extent as would have been available to the assignor but for such assignment. This Security Agreement will be binding on and inure to the benefit of the parties and to their respective successors, and assigns except as otherwise expressly provided in this Security Agreement.

6.2 Cumulative Security. The execution and delivery of this Security Agreement in no manner shall impair or affect any other security (by endorsement or otherwise) for the payment of the Obligations. No security taken hereafter as security for payment of the Obligations shall impair in any manner or affect this Security Agreement. All such present and future additional security is to be considered as cumulative security.

6.3 Continuing Agreement. This is a continuing agreement and the conveyance hereunder shall remain in full force and effect and all the rights, powers and remedies of Bank

hereunder shall continue to exist until the Note and other Obligations have been paid in full and Bank has no further funding obligations thereunder. Furthermore, it is contemplated by the parties hereto that there may be times when no Obligations shall be owing. Notwithstanding such occurrences, this Security Agreement shall remain valid and shall be in full force and effect as to subsequent Obligations provided that Bank has not executed a written termination statement and returned possession of the Collateral to Debtor. Otherwise, this Security Agreement shall continue notwithstanding the incapacity of Debtor or any other event or proceeding affecting Debtor.

6.4 Cumulative Rights. The rights, powers and remedies of Bank hereunder shall be in addition to all rights, powers and remedies given by statute or rule of law and are cumulative. The exercise of any one or more of the rights, powers and remedies provided herein shall not be construed as a waiver of any other rights, powers and remedies of Bank. Furthermore, Bank shall have the rights, powers and remedies of a secured party under the Texas Uniform Commercial Code, as amended.

6.5 Exercise of Rights. Time shall be of the essence for the performance of any act under this Security Agreement by Debtor, but neither Bank's acceptance of partial or delinquent payments nor any forbearance, failure or delay by Bank in exercising any right, power or remedy shall be deemed a waiver of any obligation of Debtor of any right, power or remedy of Bank or preclude any other or further exercise thereof. No single or partial exercise of any right, power or remedy shall preclude any other or further exercise thereof or the exercise of any other right, power or remedy.

6.6 Remedy and Waiver. Bank may remedy or waive any default hereunder without waiving the default remedied or waiving any prior or subsequent default.

6.7 Non-Judicial Remedies. Bank may enforce its rights hereunder without prior judicial process or judicial hearing Debtor expressly waives, renounces and knowingly relinquishes any and all legal rights which might otherwise require Bank to enforce its rights by judicial process. In so providing for nonjudicial remedies, Debtor recognizes and concedes that such remedies are consistent with the usage of the trade, are responsive to commercial necessity and are the result of bargain at arm's length. Nothing herein is intended to prevent Bank or Debtor from resorting to judicial process at such party's option.

6.8 Preservation of Liability. Neither this Security Agreement nor the exercise by Bank of (or the failure to so exercise) any right, power or remedy conferred herein or by law shall be construed as relieving any Person liable on the Obligations from full liability on the Obligations and for any deficiency thereon.

6.9 Notices. Any notice or demand under this Security Agreement or in connection with this Security Agreement shall be in writing and shall be mailed, postage prepaid, to the addresses set forth on the first page of this Security Agreement, but actual notice, however given or received, shall always be effective.

6.10 Terms Defined in Uniform Commercial Code. Except as the context may otherwise require, any term used herein that is defined in the Texas Uniform Commercial Code shall have the meaning given therein.

6.11 GOVERNING LAW. THIS SECURITY AGREEMENT SHALL BE DEEMED TO BE A CONTRACT MADE UNDER AND SHALL BE CONSTRUED IN ACCORDANCE WITH AND GOVERNED BY THE LAWS OF THE STATE OF TEXAS.

6.12 ENTIRE AGREEMENT. THIS SECURITY AGREEMENT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES HERETO WITH RESPECT TO THE SUBJECT HEREOF AND SHALL SUPERSEDE ANY PRIOR AGREEMENTS, WHETHER WRITTEN OR ORAL, BETWEEN THE PARTIES HERETO RELATING TO THE SUBJECT HEREOF. FURTHERMORE, IN THIS REGARD, THIS SECURITY AGREEMENT AND THE OTHER WRITTEN LOAN DOCUMENTS REPRESENT, COLLECTIVELY, THE FINAL AGREEMENT AMONG THE PARTIES THERETO AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF SUCH PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS AMONG SUCH PARTIES.

6.13 Loan Document. This Security Agreement is a Loan Document under and for purposes of the Loan Agreement.

6.14 Release. The Bank shall release the Collateral from the lien created under this Security Agreement on the first anniversary of this Security Agreement so long as no Default or Event of Default is then continuing if on the date of such first anniversary no Default or Event of Default is then continuing. If a Default or Event of Default is continuing on such date, the Bank will provide the Debtor with written notification detailing the items that need to be corrected prior to the release of the Collateral.

MONTROSE MANAGEMENT DISTRICT, a district  
legally created and operating pursuant to the general laws  
of the State of Texas

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**“Debtor”**

TRADITION BANK

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**“Bank”**





**PROMISSORY NOTE**

**Date:** \_\_\_\_\_, 2015

**Borrower:** MONTROSE MANAGEMENT DISTRICT, a district legally created and operating pursuant to the general laws of the State of Texas applicable to municipal management districts

**Borrower's Mailing Address in Harris County, Texas:**

5020 Montrose Boulevard  
Suite 311  
Houston, Texas 77006  
Attn: [\_\_\_\_\_]

**Lender:** TRADITION BANK

**Place for Payment:**

Tradition Bank  
5501 Bissonnet Street  
Houston, Texas 77081

If Remitting by Wire:  
[\_\_\_\_\_]

**Principal Amount:** TWO MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,200,000.00)

**Annual Interest Rate on Unpaid Principal:** During the term of this loan the interest rate will be 3.50% per annum.

**Maturity Date:** December 31, 2017

**Terms of Payment (principal and interest):**

Borrower will repay the principal of and interest on the loan (and, therefore, the Note) as follows: (i) accrued and unpaid interest on the note shall be due and payable on a quarterly basis, commencing 90 days from the date of the Note, and (ii) principal payments on the Note shall be due and payable on a quarterly basis, commencing in 2016. All accrued and unpaid interest on the Note and the principal balance of the Note shall be due and payable on the Maturity Date. Such quarterly principal and interest payments will be calculated on all outstanding principal over a seven (7) year amortization period. Borrower shall have the right to prepay, prior to maturity, all of the principal of the Note at any time.

**Security for Payment:** This Note is secured by security interests created in (i) a UCC-1 Financing Statement and Security Financing Agreement on all of the Borrower's existing and future assessments as more particularly described therein, (ii) a Collateral Pledge Assignment of

Borrower's account balances now and hereafter acquired, and (iii) a Certificate of Deposit in the amount of \$350,000, pledged by Borrower as collateral in favor of the Lender pursuant to a Security Agreement (Pledge of Certificate). Each document is dated the same date as this Note and executed by Borrower as the debtor in favor of the Lender as the secured party.

FOR VALUE RECEIVED, Borrower promises to pay to the order of Lender the Principal Amount plus interest at the Annual Interest Rate. This Note is payable at the Place for Payment and according to the Terms of Payment. All unpaid amounts are due by the Maturity Date.

Lender will fund this Note in accordance with the Loan Agreement of this date, up to the aggregate total of the principal amount of this advancing term Note.

If Borrower defaults in the payment of this Note or in the performance of any obligation in any instrument securing or collateral to this Note, Lender may declare the unpaid principal balance and earned interest on this Note immediately due. Borrower and each surety, endorser, and guarantor, if any, waive all demand for payment, presentation for payment, notices of intention to accelerate maturity, notice of acceleration of maturity, protests, and notice of protest, to the extent permitted by law.

Borrower also promises to pay reasonable attorneys' fees and court and other costs if this Note is placed in the hands of an attorney to collect or enforce the Note. These expenses will bear interest from the date of advance at the Default Rate under and as defined in the Loan Agreement of even date herewith by and between Borrower and Lender. Borrower will pay Lender these expenses and interest on demand at the Place for Payment. These expenses and interest will become part of the Note and will be secured by any security for payment.

Interest on the debt evidenced by this Note shall not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount shall be credited on the Principal Amount or, if the Principal Amount has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess interest will be canceled automatically as of the acceleration or prepayment or, if the excess interest has already been paid, credited on the Principal Amount or, if the Principal Amount has been paid, refunded. This provision overrides other provisions in this and all other instruments concerning the debt.

Borrower is responsible for all obligations represented by this Note.

When the context requires, singular nouns and pronouns include the plural.

Lender may assign, negotiate, pledge, or otherwise hypothecate this Note or any of its related rights and security. The Borrower shall not assign, negotiate, pledge or otherwise hypothecate this Note or any of its related rights and security.

This Note will be binding on the Borrower and its successors and assigns. This Note inures to the benefit of the Lender and its successors, and assigns.

The execution and delivery of this Note are required under a Loan Agreement of the same date as this Note.

BORROWER:

MONTROSE MANAGEMENT DISTRICT,  
a district legally created and operating pursuant to  
the general laws of the State of Texas

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

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

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**AGENDA MEMORANDUM**

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

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8. Receive an update from the Public Safety Committee.
  - Receive and consider a Montrose camera policy



## Memorandum

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TO: Montrose Management District Board of Directors  
FROM: David Hawes  
DATE: Thursday, August 26, 2015  
SUBJECT: Public Safety Committee Meeting

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The Montrose District Public Safety Committee held a meeting at 10:00 am on Wednesday, August 26, 2015 at Tradition Bank located at 5020 Montrose Blvd., Suite 200, Houston, Texas 77006.

Committee Members present were: Claude Wynn, Brad Nagar and Jason Ginsburg.  
Guests present were: Julie Countiss, Harris County Attorney's Office, Officer Victor Beserra, Houston Police Department.  
Staff present were: Jerry Lowry, Brian Burks and Holli Robinson.

The Committee was called to order at 10:00 am and adjourned at 11:10 am.

**The Committee considered the following:**

**Discuss Proactive Patrol activity report for the month of July**

Officer Beserra advised that July patrols netted 56 arrests, with 7 Felonies and 40 Misdemeanors. There were 243 Calls for Service, 1,397 Locations Checked, 1,180 BMV Report Cards issued, and 1014 Crime Prevention (BMV pamphlets) distributed. See attached report.

Jerry Lowry provided a three-year overview of impactful numbers from the 2012-2015 district patrols coordinated by Officer Beserra. The numbers reflect the productivity and value of the investment perspective for Community Policing in Montrose.

The program has two primary components: 1. High Visibility Community Interactions aimed at developing confidence in the area through education, crime prevention, communication, crime deterrent patrols and business and citizen engagement. And, 2. Fear Factor of being arrested making those intent on committing crime to look elsewhere as they will be caught, arrested and prosecuted.

Here are the 2012-2015 results:

- High Visibility Community Interaction – *avg. week has 796 interactions or 6 per man-hour.*
  - 10,540 Calls from Constituents for Service
  - 47,532 Business Checks
  - 28,205 BMV Reports Cards Issued
  - 37,884 Crime Prevention Pamphlets Distributed
- Fear Factor Arrest Activity – *avg. week has 33 arrests/warrants served or 2 per each 8 man-hours*
  - 319 Felony Arrests
  - 2,742 Misdemeanor Arrests
  - 125 Felony Warrants Served
  - 1,630 City Warrants Served
  - 442 State-wide Warrants Served

### **Discuss “The Crawl” event**

Jason Ginsburg updated the committee on the upcoming 9th Annual “Montrose Crawl” scheduled on Saturday, October 31<sup>st</sup>. It’s known as Houston’s biggest & best Halloween event. The Crawl includes 12 restaurants/bars between Dunlavy & Montrose on Westheimer. A portion of drink sales during the Crawl will be donated to the Houston Area Women’s Center. He is hiring 14 police officers for the night. The District will also assign officers using the District’s marked patrol vehicles during this event as well.

### **Update from Harris County Attorney’s Office**

ACA Julie Countiss reported an article entitled ‘*The Power of Civil Enforcement*’ written by she and Celena Vinson was published in the July edition of Texas District and County Attorney Association. The District contracts with the County Attorney’s Office and keeps the committee updated as needed. ACA Countiss informed the committee she has several investigations under way in Montrose, but is not able to disclose particulars until a suit is filed.

### **The Montrose Management District has contracted for six (6) total camera units:**

1. Barnaby’s - Will be relocated to Blacksmith Coffee
2. Chelsea Market - Will be relocated to 1003 Westheimer- PMRG Shopping Center (back lot)
3. Biscuit Home – 1435 Westheimer
4. Cuchara Shopping Center - Taft & Fairview
5. L’Olivier Restaurant - 240 Westheimer
6. Art Gallery Building - 4411 Montrose will take over monthly payments to keep camera in place. New unit to replace this one will be added at Westheimer & Montrose (front of PMRG Shopping Center).

**Discuss Montrose Apartment Managers Meeting**

Officer Victor Beserra will lead the first Montrose Apartment Manager's meeting on August 26, 2015 at The Westheimer. Representatives from eight multi-family apartments were invited to discuss crime related activities related to their unique businesses.

**Graffiti Report**

The committee reviewed a detailed report for graffiti abatement in Montrose. The month of July showed graffiti removal from 57 business properties, 204 public properties and 11 trash dumpsters. Year to date total 1,845 graffiti removals.

**Discuss Ongoing or New Public Safety Issues in the District**

The committee will discuss seasonal safety at the Public Safety and Security meeting on September 23, 2015 at 10 am.



## Memorandum

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TO: Montrose District Board of Directors  
FROM: District Executive Director  
DATE: Wednesday, September 23, 2015  
SUBJECT: Public Safety & Security Committee Meeting Minutes

---

The Public Safety and Security Committee met on Wednesday, September 23, 2015 at 10:00 a.m. at the Montrose District Office, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

**Montrose District Board and Committee Members present:** Claude Wynn, Tammi Wallace, Bill Strother of Weingarten Realty and James Tate, University of St. Thomas.

**Contractors and guests present:** Officer Victor Beserra, Houston Police Department; Loch Cook, SentiForce; Sheree McGowen, Post Properties and Dennis Beedon.

**Staff present:** Executive Director David Hawes, Jerry Lowry and Holli Robinson,

***THE COMMITTEE WAS CALLED TO ORDER AT 10:00 AM AND CONSIDERED THE FOLLOWING:***

### **Discuss Proactive Patrol activity report for the month of August, 2015**

Officer Victor Beserra advised that August patrols netted 53 arrests, with 7 Felonies and 44 Misdemeanors. There were 248 calls for service, 1,358 locations checked, 690 BMV Report Cards issued, and 998 Crime Prevention (BMV pamphlets) distributed. See attached report.

### **Discuss Montrose Apartment Managers Meeting**

Officer Beserra and Sheree McGowen reported on the Montrose Apartment Manager's meeting on August 26, 2015 at The Westheimer. Representatives from eight multi-family apartments were invited to discuss crime related activities related to their unique businesses. The idea being the more they talk, the more they share, the more crime goes down. Fraud was a concern as criminals are getting more creative. The apartments are on alert due to sharing information and continuity.

### **Graffiti Report**

The committee reviewed a detailed report for graffiti abatement in Montrose. The month of August showed graffiti removal from 55 business properties, 199 public properties and 7 trash dumpsters. Year to date total of 2,106 graffiti removals.



## **Discuss Holiday Season and Safety Issues**

The discussion was tabled until the October meeting.

## **Update from Harris County Attorney's Office**

No information was provided.

## **Update on Security Cameras**

Loch Cook updated the committee on the Montrose security monitors. We are contracted with SentiForce for *one (1) four-camera Raven Unit* at six different locations. Security monitor price per location is \$350 per month and outside installation averages \$650, both paid by Montrose Management District.

### **Current Locations District Pays For as of September 2015:**

- |    |   |                               |
|----|---|-------------------------------|
| 1. | <b>BISCUIT HOME</b>                                   | 1435 Westheimer 77006         |
| 2. | <b>CUCHARA SHOPPING CENTER</b>                        | 214 Fairview                  |
| 3. | <b>L'OLIVIER</b>                                      | 240 Westheimer                |
| 4. | <b>BLACKSMITH COFFEE HOUSE</b> (replaces Art Gallery) | 1022 Westheimer               |
| 5. | <b>PMRG</b> (relocated from Barnaby's Café)           | Westheimer & Montrose (front) |
| 6. | <b>PMRG</b> (relocated from Chelsea Market)           | Lovett & Montrose (back)      |

Discussion ensued of why more businesses didn't take over payments of the security monitors. Loch said he recently installed monitors at other Montrose businesses at their request. Major selling points of the monitors are that tenants and the Montrose Police Patrol can log in and look whenever they want. This provides the officers the ability to multiply their presence by watching online.

## **Discuss Policy for Security Cameras**

Jerry Lowry presented a draft version of the Montrose Monitor Policy and asked for recommendations from for the committee. Recommendations will be included in the new policy and sent to the next Board of Directors meeting for approval (see attached).

## **Discuss community involvement idea for HPD Storefront**

Staff offered an idea to seek a community partner in an effort to install bulletproof glass at the HPD storefront office on Westheimer. Many factors are involved and the committee will continue to revisit as an agenda item.

## **Discuss Ongoing or New Public Safety Issues in the District**

Trespass affidavits and Graffiti Abatement removal forms must be on file at the Montrose District office. We should be able to request businesses obtain forms from the website, then sign and return to the District office.

There being no further business to discuss the meeting adjourned at 11:10 a.m. **Next meeting will be at 3 p.m. on Wednesday, October 28, 2015.**

Shift Period: **Sep-15**  
 Total Hours Worked **571:30**  
 Total Miles Driven **2,118**

## Crime Arrest Activity

Felony Arrests:	5
Misdemeanor Arrests:	48
Charges Filed:	11
Suspects in Jail:	54

## Patrol Activity

Calls for Service:	241
CIT Calls:	0
Incident Reports:	16
Accident Reports	0
Locations Checked:	1364

## Field Activity

Parking Tickets:	0
Citations:	0
BMV Report Cards:	1040
Crime Prevention:	1291

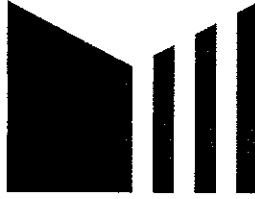
## Warrants

Felony Warrants:	3
Misdemeanor Warrants:	0
City Warrants:	36
SETCIC Warrants:	2

## Arrest Summary

Shift Period **Sep-15**

Charge	# of Arrests
Assault	4
Burglary of a Habitation	1
City Warrants	5
Consumption of Alcohol on an Unlicensed Premise.	1
Criminal Mischief	1
Criminal Trespass	6
D.W.I.	1
Felony Warrant	2
Possession of a Controlled Substance	2
Public Intoxication	24
Setcic Warrant	1
Soliciting Funds in Roadway	1
Theft from Person	1
Theft of Service	2
Urinating in Public	2
<b>Total Arrests</b>	<b>54</b>



## MONTROSE MANAGEMENT DISTRICT

### Mobile Security Camera Policy

#### Purpose

The Montrose Management District makes limited use of mobile security camera systems within district boundaries, *primarily* used for crime deterrence purposes; and, *secondary* to allow after-the-fact investigation of crimes that may have been committed within range of the systems.

#### Management of Video Surveillance Systems

While the District may initiate the discussion each property owner's request for a mobile security camera is considered on a case by case basis by the Public Safety Committee (PSC). If the PSC approves the request, a mobile security camera will be installed for 120 days. The installation and the monthly services are paid by the District. The District may extend, at the Public Safety Committee's discretion, the paid service in 30-day increments. If property owners wish to continue this service they may do so on a monthly basis at their own cost, working directly with the security monitor company. The Montrose Management District manages its mobile security camera systems and has exclusive control of the release of video recordings and images.

#### Site Selection

The PSC will consider criminal activity, calls for service, input from the Montrose Police Patrol Coordinator and property owners in determining the placement or removal of the security camera system paid for by the District. The property owners will always be able to continue the service at their cost when the PSC determines it is time to move the camera or the time period for the district paid service ends. Placement of the camera will be determined by input from staff, the property owner and recommendations from Montrose Patrol Police Patrol.

#### Video Surveillance Monitoring

The mobile security camera systems are not continuously monitored from the Montrose Police Patrol; however, the officers have the ability to view the mobile security cameras on a periodic basis or in response to a specific incident.

### Video Surveillance Recording

All mobile security cameras are capable of being recorded continuously by a digital video recording system. Normally the system will retain the recording for 30-days, though this is not guaranteed. Recorded video is used primarily for the investigation of security and safety incidents.

Except for property owners, the recorded video is not made directly available to building tenants or the general public. In the event that a security incident occurs, it may be reported to the HPD and Montrose Police Patrol. If the event occurred in an area where mobile security camera surveillance coverage is available, Montrose Police Patrol will review the recorded video and make a determination if any video relevant to the incident is available. If a crime has been committed, it should be reported to HPD and Montrose Police Patrol. If it is believed that recorded video from the Montrose Management District would assist in the investigation of this crime, HPD should be told to contact the Montrose Management District. If relevant video is available, a permanent video clip of the incident will be produced and made available to HPD. All requests for video recordings by law enforcement agencies shall be coordinated through the Montrose Management District.

### Limitations of Video Surveillance Systems

Be aware that Montrose Police Patrol does not continuously monitor most cameras, therefore there should not be an expectation of active surveillance in the range of a camera. The mobile security camera system has cameras that might only cover a portion of the installed location, and even when camera coverage exists, it may not provide the level of detail necessary to spot suspicious activity or identify criminals.

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

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

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9. Receive an update from the Marketing and Business Development Committee.

**Staff note:** The minutes of the committee meeting of September 23 are attached for review.

**THE COMMITTEE CONSIDERED THE FOLLOWING ITEM(S):**

Discuss draft editorial calendar.  
Receive draft 2016 budget and proposed communications plan.  
Receive report from Business Ambassador.

**Committee Recommendations:**

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

**Fiscal Notes:**

N/A.



## MEMORANDUM

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TO: Montrose District Board of Directors  
FROM: District Executive Director  
DATE: October 12, 2015  
SUBJECT: Marketing and Business Relations Committee Meeting Minutes

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The Marketing and Business Relations Committee met on Wednesday, September 23 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 Lane Llewellyn.

Staff, contractors and guests present: Gretchen Larson, Holli Robinson, Jerry Lowry, Tawny Tidwell, Dennis Beedon and Michael Hardy.

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

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

Staff shared the editorial calendar with the committee noting that the articles highlighted in red were completed articles. Staff also noted that the team would keep a monthly calendar rolling forward so that everyone could track topics, interviewees and other items.

#### **Receive proposed/draft 2016 marketing and business development budget and communications plan.**

Staff presented the draft budget and proposed 2016 communications plan to the committee stating that it was for discussion only and that they would discuss at subsequent meetings once the committee had a chance to review. Staff also noted that the overall budget had decreased from 2015 because of the change strategy related to the professional writing services.

#### **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

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AGENDA MEMORANDUM

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

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10. Receive an update from the Business and Economic Development Committee.



## **Memorandum**

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TO: Montrose Management District Board of Directors  
FROM: District Executive Director  
DATE: September 23, 2015  
SUBJECT: Business & Economic Development Committee Meeting

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The Business & Economic Development Committee of the Montrose Management District met on Wednesday, September 23, 2015 at the Tradition Bank Building, 5020 Montrose #200, Houston, TX 77006. Committee members attending were Chairman Claude Wynn, Lane Llewellyn, Steve Madden and Ryan Haley. Staff attending were David Hawes, Ray Lawrence, Jerry Lowry and Holli Robinson. Fred Sharifi of SFT Investments attended as a guest. The meeting was called to order at 12:10 PM.

### **Approval of September 23, 2015 Minutes**

The September 23rd minutes were approved as written.

### **Fred Sharifi– Taft & Fairview**

Fred Sharifi of SFT Investments described his investments and future plans. Ray Lawrence will meet with him to get details and write a piece for the website.

### **Fall Real Estate Forum**

Preparations continue for the Montrose District's Third Annual Real Estate Forum luncheon.

- Date: November 18, 2015
- Location: Grand Salon, La Colombe d'Or
- Menu: Mixed greens and tomato salad, roasted red snapper with fresh herbs, cheesecake and coffee
- Theme: "Montrose and \$45 Oil"



- Speakers:
  - Brian Janak, President, Inner Loop West
  - Ryan Epstein, Executive VP, Houston Multifamily, CBRE
  - John Walsh, Former Director, Graduate Real Estate Program, UH
- Sponsors @ \$1,000 each:
  - PMRG
  - The Hanover Company
  - Tradition Bank
  - Claude Wynn Interest
  - Rocky Lai & Associates/Corinthian Real Estate
  - Charles Schwab
- Invitation List: Marketing: Save the date flyers went out on October 1. Invitation flyers to go out in mid-October and early November. Post cards will go out in early November as may be required. District brochures to be made available to guests at the registration desk.
- Room Layout: Same as last year

Ray Lawrence anticipates a larger turnout than 2014 with up to 200 attending.

### **Update on Possible Montrose TIRZ**

David Hawes reported that Hawes Hill Calderon has been hired by the City of Houston to prepare the Montrose Tax Increment Reinvestment Zone (TIRZ) Project Plan and Financing Plan. The Neartown District did the initial research and presented the opportunity to the City of Houston. There will be a Town Hall meeting prior to the Public Hearing.

Specifics:

- All money received from a Montrose TIRZ will mostly go to infrastructure such as sidewalks, water and sewer, drainage, mobility and workforce housing solutions.
- The year the TIRZ is established is counted as the base year for collections, i.e. 1/1/2015.
- The Plan will show an estimated value incremental increases of 4% of appraised value starting 1/1/2016.
- Proposed to be a 30-year term.
- The Montrose Management District can use its resources to work with the TIRZ.
- It is important to note that TIRZ is not a residential street program. The primary focus would be on Montrose corridors, i.e. Montrose Blvd, Richmond and Westheimer.
- David to bring draft plan and map to the next Business & Economic Development meeting.

### **Adjournment**

The meeting was adjourned at 1:10 PM. The next committee meeting is scheduled for October 28, 2015.

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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AGENDA MEMORANDUM

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

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11. Receive the Executive Director's Monthly Report.

MONTROSE MANAGEMENT DISTRICT

# SERVICE PLAN

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MONTHLY REPORT

SEPTEMBER 15 – OCTOBER 12, 2015

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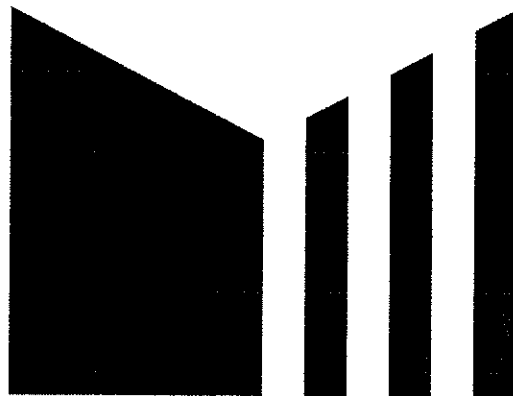
COMMITTEE ACTIVITY

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STAFF ACTIVITY

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## COMMITTEE ACTIVITY

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### **Mobility and Visual Improvements Committee**

The committee met on October 5.

### **Finance Committee**

The Committee met on October 5.

### **Public Safety Committee**

The committee met on September 23.

### **Marketing and Business Relations Committee**

The committee met on September 23.

### **Business and Economic Development Committee**

The committee met on September 23.

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## STAFF ACTIVITY

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SEPTEMBER 15 – OCTOBER 12, 2015

### **Marketing and Business Relations Committee**

The Marketing Committee met on September 23 and the minutes of the meeting are included in the packet for review.

### **Business Ambassador Program**

The Business Ambassador made 57 visits with 13 being completed. A completed visit is one where information was exchanged with either the business owner or the manager. New businesses visited included: Nourish Juice and Wellness Bar, Mattress Firm, W G Dental and Montrose Advanced Dentistry all on West Gray, Signature Care Emergency Center and The Upper Hand Hair Salon on Westheimer and Inner Loop Power Wash on Shepherd. The BA also assisted with the September Mixer at Rosemont and other duties as assigned by the Executive Director and staff.

### **Social Media**

See social media report attached.

### **Mobility and Visual Improvements Committee**

The Mobility and Visual Improvements Committee met on October 5, 2015 and the minutes of the meeting are included in the packet for review. Of particular note:

- The committee recommended approval of funding for an amended, more “Montrose-centric” Love to Ride program.
- The committee discussed the need to withdraw the SPA application from the October 1 Plan Commission agenda and supported steps for resubmission, including a community meeting to present all mobility and visual improvement projects and development of an additional services agreement with Walter P Moore to assist in the resubmission process.

### **Safety and Security Committee**

The Public Safety and Security Committee met on September 23, 2015 and the minutes of the meeting are included in the packet for review.

The committee reviewed and approved a Camera Monitoring Policy which will be presented for consideration at the next Board meeting. Staff is exploring options and costs of bullet-proof glass in preparation of a proposed community project.

### **Business and Economic Development Committee**

The Business and Economic Development Committee met September 23, 2015 and the minutes of the meeting are included in the packet for review.

“Save the Date” flyers have gone out to our mailing list for the November 18 Real Estate Forum luncheon. Charles Schwab has decided to reserve a second table upping their sponsorship to \$2,000. To date there is \$7,000 pledged by our sponsors which will cover the majority of the costs of the event.

### **Finance Committee**

The committee met on October 5, 2015 and discussed invoices and various delinquent assessments. The committee approved the invoices and recommended presentation to and approval by the Board.

**Montrose District  
Social Media Report  
September 2015**

**prepared by  
Tawny Tidwell**

**October 1, 2015**

# Stats

## TWITTER:

Number of total tweets from Sep 01-Sep 30:	72
Increase in Followers for September 2015:	182
Total Followers:	6,212

## FACEBOOK:

Total number of 'likes': (Up from 13,417 in August 2015)	13,978
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Total page views this month:	83,430	by	59,428	Indiv. Users
Total page views in August:	147,082	by	95,602	Indiv. Users

## Top 5 Posts:

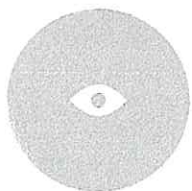
Post Oak High School Expansion	4,600
There's a Jukebox in Menil Park	4,100
New Nonprofit Aims to Help LGBT Youth	3,500
September Montrose Mixer	2,100
10 Reasons to Brave Construction on Shepherd	2,100

## THREE MONTH RECAP

	July	August	September
Twitter	5,797	6,023	6,212
Facebook	12,976	13,417	13,978

# Graphs

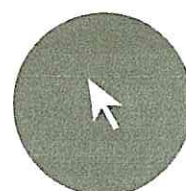
## Twitter Activity Overview



**37,098**

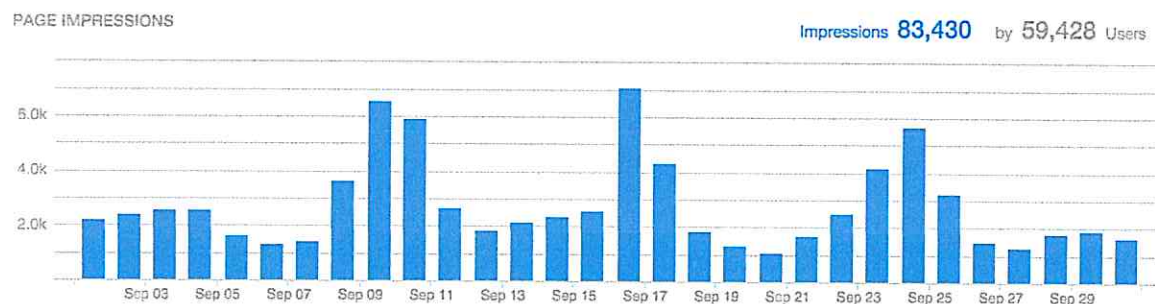


**806**



**353**

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.



As you can see by the numbers, our engagement is back to normal levels! I attribute this to being able to post more consistent content thanks to Michael Hardy's writing. I'm looking forward at Amber's return next month as well.



# Insights

## Helping Businesses



Tila Hidalgo

September  
25, 2015  
(Edit)

Thank you so much for this plug for our business. Anything will help. We have been devastated by the construction, not only by the blocking of our driveways, disturbing traffic on Shepherd turned into one lane but also by the noise, dirt, sand, dust etc. which has made it impossible to use our charming patio. Debris, dirt, sand, etc has messed up our compressors for the ac and other equipment on the roof. Our poor taco truck is covered constantly with dirt.

Oh well. I just wish they were more efficient about how they planned this. Often only the equipment is there and no work is going on. The workers are sleeping or just hanging around. They do not care how long this is taking to complete as they do not work at night or on the week-ends. I guess what ever incentives they placed on getting the job done in a timely fashion is out the window. I wonder if the contracting company is being penalized for being months late. The COH should deffineately subsidize our terrible losses.  
Thanks again for whiting the wonderful things about Tila's.  
Warmest Regards,

Tila  
713.529.7916

[Reply](#)

We got great feedback from Tila Hidalgo of Tila's Restaurant on our Shepherd construction story. Such a sad story, but I'm glad we could provide a little help!

## Twitter

### Top media Tweet earned 1,773 impressions

Houston's First Montessori High School  
Prepares to Expand

[bit.ly/1UWdtrw](http://bit.ly/1UWdtrw) @PostOakHS

[pic.twitter.com/thAgE2i16A](http://pic.twitter.com/thAgE2i16A)



↻ 4 ★ 2

One of our most popular stories on Facebook was also very popular on Twitter. This was our top media tweet (meaning it contains an image or video in the tweet) for September.

I expect future features on unique District organizations to do well too!





MONTROSE  
DISTRICT



## MY MONTROSE: JOSEF HELFENSTEIN OF THE MENIL COLLECTION

Josef Helfenstein, the director of the Menil Collection for the past 12 years, recently announced that he was leaving the museum after this year to become the director of the Kunstmuseum Basel.

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## 10 Reasons to Drive Down Shepherd and Brave the Construction

Progress is messy and there's no better example of Houston and Montrose's progress than the construction up and down Shepherd. While the hassle of starting, stopping and driving around such progress might be an annoyance, there are plenty of businesses that are worth the effort. Here are just ten located in the middle of the construction that may entice you through the mess.

[READ MORE »](#)

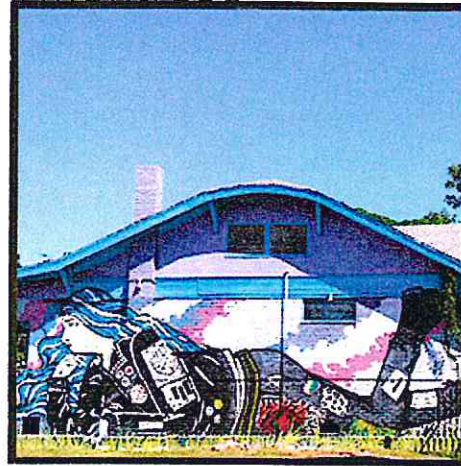


## UPCOMING EVENTS

- 10.15 **More than Land: Economic Development, Environmental Protection, and Indigenous Rights**  
Indigenous communities share a spiritual, cultural, and economic relationship with their land. Environmental damage mostly caused by multinational corporations is a significant threat to indigenous peoples' survival. How can governments and consumers like ourselves better balance this threat? [Learn More](#)
- 10.17 **Family Day with Travis Boyer, The Community Cloth, and Eva Ybarra**  
Be inspired by the exhibitions Whispering Bayou and Texas Design Now at this month's Family Day, featuring hands-on activities led by artists and designers and a performance by renowned conjunto musician Eva Ybarra. [Learn More](#)
- 10.24 **The BooTown Bash**  
RSVP and help us keep producing all of the things, from Grown-up Storytime at Rudyard's to our shadow puppet shows to our newest series, Neo

Benshi. We hope that you have fun...and get weird. [Learn More](#)

#montrose



@emuthurman via  
instagram

#montrosehouston #murals

won't you be my neighbor

### The Hune Company

Intimate Theatre in Montrose

1210 Stanford St | Houston, TX | 77006  
| [Contact](#)

### Montrose Advanced Dentistry

Cutting Edge Dentistry

3407 Montrose Blvd. | Houston, TX | 77006 | [Contact](#)

