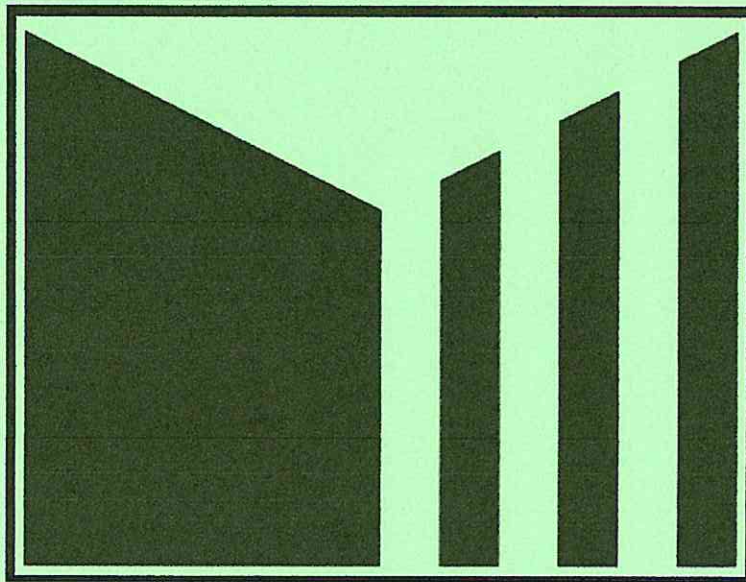


MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

March 14, 2016



**MONTROSE MANAGEMENT DISTRICT
NOTICE OF MEETING**

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

Notice is hereby given that a meeting of the Board of Directors of the Montrose Management District will be held at **12:00 pm** on **Monday, March 14, 2016**, at the University of St. Thomas, Malloy Hall, Carol Tatkon Boardroom, 3800 Montrose Blvd., Houston, Texas 77006; parking is available at Moran Parking Garage, 3807 Graustark, 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 February 8, 2016.
4. Receive update and recommendations from Finance Committee.
 - a. Receive Assessment Collections Report
 - b. Receive and consider monthly financial report and approve invoices for payment
 - c. Consider proposal from Burton Accounting PLLC to perform pre-audit services
5. Accept Annual Disclosure Statements from Investment Officer and Bookkeeper.
6. Conduct annual review of Investment Policy and Approve Resolution Regarding Annual Review of Investment Policy and List of Qualified Broker/Dealers.
7. Receive update and recommendations from Public Safety Committee.
8. Receive update from Mobility and Visual Improvements Committee.
 - a. Consider Gandy Squared Lighting Design as the construction manager for the construction phase service of the bridge lighting project.
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

AGENDA MEMORANDUM

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

3. Approve minutes of the regular meeting held February 8, 2016.

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

February 8, 2016

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the Montrose Management District held a regular meeting, open to the public, on Monday, January 11, 2016, at 12:00 p.m. at St. Thomas University, 3800 Montrose Blvd., Malloy Hall, Carol Tatkon Boardroom, 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 -	Ellyn Wulfe
Position 4 -	vacant, <i>Secretary</i>	Position 12 -	Brad Nagar, <i>Ass't Secretary</i>
Position 5 -	Lane Llewellyn	Position 13 -	vacant
Position 6 -	Robert Jara	Position 14 -	Todd Edwards
Position 7 -	Ryan Haley	Position 15 -	vacant
Position 8 -	Stephen L. Madden		

and all were present, with the exception of Directors Llewellyn, Haley, Wulfe and Edwards, thus constituting a quorum. Also present were David Hawes, Holli Robinson, Linda Clayton, Gretchen Larson and Tony Allender, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell & Giuliani; 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, Montrose MD social media strategist; Daphne Scarbrough, Richmond Avenue Coalition; Matt Brollier, COH; Cathleen Lynch, Kudela & Weinheimer; and Jennifer Roeser, Weingarten Realty. Chairman Wynn called the meeting to order at 12:05 p.m.

RECEIVE PUBLIC COMMENTS.

Mr. Matt Brollier stated he was speaking to the Board on a personal matter and not on behalf of the City. He provided a handout, a copy is attached as Exhibit A, on a proposal for crosswalk artwork installation in the District, specifically at the intersection of Westheimer and Taft. He stated the installation of artwork at the intersections would help draw attention to the crosswalks for safety precautions and to help prevent casualties.

APPROVE MINUTES OF REGULAR MEETING HELD JANUARY 11, 2016.

Upon a motion duly made by Director Grover, and being seconded by Director Hubbard, the Board voted unanimously to approve the Minutes of the January 11, 2016, Board meeting, as presented.

12:10 p.m. Director Ellyn Wulfe arrived meeting.

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.**

Mr. Hawes reviewed the January assessment collection report, included in the Board agenda materials, and reported a 55% collection rate of the assessments in the east zone and a 40% collection rate of the assessments in the west zone. He reported assessments were due on February 1, 2016, and would be delinquent after that date. The board reviewed the top payers and delinquent accounts. No action from the Board was required.

- b. Receive and consider District's Monthly Financial Report and approve invoices for payment.**

Ms. Adams presented the monthly Financial Report, Quarterly Investment Report ending December 31, 2015, and went over invoices, included in the Board agenda materials. She reported check number 5316 payable to University of St. Thomas in the amount of \$375.00 was not included in the report but was being presented for approval. Mr. Hawes reported the Finance Committee had reviewed the report and invoices and was recommending the Board to approve. Upon a motion duly made by Director Mitchmore, and being seconded by Director Madden, the Board voted unanimously to accept the monthly Financial Report and Quarterly Investment Report and approved payment of invoices as presented, and approved payment of the University of Thomas invoice, payable by check number 5316 in the amount of \$375.00.

RECEIVE REPORT ON HOUSE BILL 1295 IMPLEMENTATION.

Mr. Lord provided an overview of House Bill 1295. He reported House Bill 1295 was passed by the Texas Legislature during the last Session imposing new requirements for any new, amended, extended or renewed contracts entered into by governmental entities on or after January 1, 2016. He reported business entities must file a Form 1295 with the Texas Ethics Commission and disclose certain interested parties, intermediaries and controlling interests when seeking any contract before a governmental entity may enter into a contract. He reported two things trigger the requirement for the business entity to file a Form 1295: (1) the contract is in excess of \$1 million or (2) or if the contract requires an action or vote by the governmental entity. He stated the business entity must complete, execute and notarize Form 1295 and provide to the governmental entity at or in advance of the meeting at which the related contract may be considered. No action from the Board was required.

RECEIVE UPDATE AND RECOMMENDATIONS FROM PUBLIC SAFETY COMMITTEE.

Director Nagar reported the Committee reviewed the lighting situation in neighborhood streets caused by trees needing to be trimmed. Mr. Hawes reported he was working with the City to resolve the lighting issues. Officer Beserra presented the Patrol Summary Report for January, included in the Board agenda materials, and answered questions. There was general discussion regarding the mobile security cameras. No action from the Board was required.

RECEIVE UPDATE AND RECOMMENDATIONS FROM MOBILITY AND VISUAL IMPROVEMENTS COMMITTEE.

Mr. Allender reported the Special Parking Application is scheduled to be heard by the City Planning Commission on February 18. He provided an overview of the Special Parking Area, stating it was to help meet parking requirements and provided information on the roles of the District and what is expected to be accomplished with the Special Parking Area. He reported letters have been sent out to the public to provide feedback.

a. Receive bid report and recommendations regarding contract with Neon Electrical Corporation (NEC) for installation of Phase 1 Identification Markers.

Mr. Allender reported the Committee reviewed a proposal from NEC for all 28 identity markers in the District. He reported the contract to be considered by the Board was for Phase 1 which included 14 identity markers in the amount of \$532,528.00 for the fabrication and installation. He reported the contract indicated 180 days for substantial completion. He stated there is a price differential for each marker due to electrical work being unique in each location.

b. Receive bid report and recommendations regarding contract with Landscape Art for installation of Phase 1 esplanades.

Mr. Allender reported the Committee reviewed the bid submitted by Landscape Art and was recommending approval of the Contract, included in the Board agenda materials, for phase 1 of the esplanade project for installation of six esplanades in the total amount of \$603,984.00 which includes one year of maintenance. Mr. Allender reported the project is estimated to be complete within 120 days from the commencement date.

Mr. Allender reported the gateway monument has been removed and a concrete overlay has been placed. He reported TxDOT will be opening bids on the bridge lighting project on February 10 and is scheduled to be complete by the end of 2016. There was general discussion regarding the crosswalk art at intersections. Mr. Hawes reported staff will be working the potential project through the Committee and will bring back to the Board with recommendations.

Upon a motion duly made by Director Madden, and being seconded by Director Mitchmore, the Board voted unanimously to (1) approve the Contract with NEC for installation of Phase 1 Identification Markers in the amount of \$532,528.00, subject to receiving Form 1295; and (2) approve the Contract with Landscape Art for installation of Phase 1 esplanades to include 6 esplanades and one year of maintenance in the amount of \$603,984.00, subject to receiving Form 1295.

RECEIVE UPDATE FROM MARKETING AND BUSINESS DEVELOPMENT COMMITTEE.

Ms. Larson reported the Committee did not meet in January. She reported staff reviewed communication plan strategies and will be reporting to the Committee with its recommendations. She reported several articles have been written on projects in the District and copies of the articles have been included in the

Executive Director's Report. She reported the Business Ambassador made 53 visits in January with 12 being completed. She reported staff continues to work on the draft of the new Service, Improvement and Assessment Plan for 2016-2031. No action from the Board was required.

RECEIVE UPDATE FROM BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE.

Mr. Lawrence provided an update on real estate activity in the District. He reported Zillow has reported Montrose as one of the hottest residential neighborhoods in Houston for 2016. No action from the Board was required.

RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT.

The Executive Director's Report is included in the board agenda materials. Mr. Hawes pointed out several articles included in the Report. 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 coming before the Board, Chairman Wynn adjourned the meeting at 1:08 p.m.

(Seal)



Secretary

List of Exhibits:

- A. Information on Crosswalk Art for Intersections in District

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

4. Receive an update and recommendations from the Finance Committee.
 - a. Receive the Assessment Collection Report
 - b. Receive and consider the District's monthly financial report and approve invoices for payment
 - c. Consider a proposal from Burton Accounting PLLC to perform pre-audit services

**MONTROSE DISTRICT EAST ZONE
ASSESSMENT COLLECTION REPORT
February 2016
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/16 - 12/31/16**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.12500	\$658,079.16	\$607,780.30	\$50,298.86	91%
2014	0.12500	\$609,749.57	\$608,791.49	\$958.08	99%
2013	0.12500	\$495,919.54	\$495,088.41	\$831.13	99%
2012	0.12500	\$428,376.18	\$427,671.62	\$704.56	99%
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	\$309,394.27	\$309,375.52	\$18.75	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2015 Assessment Collected	237,471.05	423,866.78
2014 Assessment Collected	-314.88	316.37
2013 Assessment Collected	0.00	0.00
2012 Assessment Collected	0.00	0.00
2011 Assessment Collected	0.00	0.00
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	67.58	219.08
Overpayments	2,918.53	2,918.53
CAD Lawsuits	314.88	314.88
CAD Corrections	0.00	0.00
Collection Fees	0.00	156.55
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	240,457.16	427,792.19
Overpayments Presented for Refund	319.88	319.88
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2015:	530,044,619	Uncertified:	0
ASSESSED VALUE FOR 2014:	490,316,255	Uncertified:	0
ASSESSED VALUE FOR 2013:	400,408,482	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:	321,765,077	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	309,375.52	
2008	0.12500	344,250	327,038	396,650.13	
2009	0.12500	351,135	333,578	419,901.67	
2010	0.12500	358,158	340,250	402,184.07	
2011	0.12500	365,321	347,055	409,448.76	
2012	0.12500	372,627	353,996	427,671.62	
2013	0.12500	380,080	361,076	\$495,088.41	
2014	0.12500	387,681	368,297	\$608,791.49	
2015	0.12500	395,435	375,663	\$607,780.30	
2016	0.12500	403,344	383,177		
		3,695,531	3,510,754		369,553

The Projected Levy is based on the rate remaining at 0.12500

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

MONTROSE DISTRICT EAST ZONE

February 2016

TOP TEN ASSESSMENT PAYERS						
PROPERTY OWNERS	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT	
PPF AMLI 2221 WEST DALLAS ST LL	1269260010001	2221 W DALLAS ST 404	77019	MULTI-FAMILY	76,116,000	95,145.00
200 W MONTROSE ST STE 2200						
CHICAGO IL 60606-5070						
POST RICHMOND LP	1309010010001	RICHMOND AVE 77006		MULTI - FAMILY	33,885,268	42,356.59
4401 NORTHSIDE PKWY NW STE 800						
ATLANTA GA 30327-3093						
CAMPANILE SOUTH LP	0302490010001	4306 YOAKUM BLVD 77006		OFFICE BUILDINGS	14,850,385	18,562.98
109 N POST OAK LN STE 200						
HOUSTON TX 77024-7789						
UST REALTY COMPANY	0261640000027	4100 MONTROSE BLVD 77006		OFFICE BUILDINGS	13,440,501	16,800.63
% UNIV OF ST THOMAS: ATTN PRES	0261630000021	4203 YOAKUM BLVD 77006				
3800 MONTROSE BLVD	0261630000001	4200 MONTROSE BLVD				
HOUSTON TX 77006-4626						
4203 MONTROSE LTD	1277520010001	4203 MONTROSE BLVD 77006		OFFICE BUILDING	10,645,000	13,306.25
3810 W ALABAMA						
HOUSTON TX 77027-5204						
RIVERSIDE CPI LLC & REALTY CTR	0370370010001	220 W ALABAMA ST 131	77006	MULTI - FAMILY	10,262,916	12,828.65
MANAGEMENT INC						
1990 S BUNDY DR STE 100						
LOS ANGELES CA 90025						
WALGREENS 03157	1178390010001	3317 MONTROSE BLVD 77006		RETAIL PHARMACY	8,161,430	10,201.79
% TAX DEPT STOP NO 75						
300 WILMOT RD						
DEERFIELD IL 60015-4614						
ARMSTRONG CHARLES	0140670000002	804 PACIFIC ST 77006		VARIOUS COMMERCIAL	7,783,410	9,580.81
5000 MONTROSE BLVD UNIT 22C	0140250000001	2302 GENESEE ST 12	77006			
HOUSTON TX 77006-6564	0140250000002	2308 GENESEE ST 77006				
	0140250000005	120 FAIRVIEW ST 77006				
	0140670000001	802 PACIFIC ST 77006				
	0140670000003	808 PACIFIC ST 77006				
	0140670000004	811 PACIFIC ST 77006				
	0140670000005	925 HYDE PARK BLVD 77006				
	0140670000006	809 HYDE PARK BLVD 77006				
	0140670000009	925 HYDE PARK BLVD 77006				
	0261510000020	2602 CROCKER ST 77006				

MONTROSE DISTRICT EAST ZONE

February 2016						
TOP TEN ASSESSMENT PAYERS						
	0261510000021	2605 GRANT ST 77006				
	0261510000027	805 PACIFIC ST 77006				
	0442130000001	810 PACIFIC ST 77006				
	0140680000009	810 HYDE PARK BLVD 77006				
EQUITAS CAMPANILE EAST LLC	1207680010001	4119 MONTROSE BVD 77006	OFFICE BUILDINGS	4,994,000	6,242.50	
3810 W ALABAMA ST						
HOUSTON TX 77027-5204						
3815 MONTROSE BULD LP	1222280020001	3820 ROSELAND ST 77006	OFFICE BUILDINGS	4,878,309	6,097.89	
3815 MONTROSE BULD STE 211	1222280010001	3815 MONTROSE BLVD 77006				
HOUSTON TX 77006-4666						

February 2016						
TOP TEN DELINQUENTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
MORTGAGE RECOVERY FUND 3939 LTD	92 132 698 001 0001	3939 MONTROSE BLVD 77006	SHOPPING CENTER	2015	4,805.00	
2701 WESTHEIMER RD UNIT 13N						
HOUSTON TX 77098-1237						
BAIRD CHARLES L	92 008 270 000 0005	506 SUL ROSS ST #11 77006	APARTMENT	2012 - 2015	3,377.13	
2438 WHITE OAK DR						
HOUSTON TX 77009-7322						
4310 YOAKUM PARTNERS HIP	92 026 135 000 0014	530 LOVETT BLVD 77006	COMMERCIAL LAND	2015	3,055.23	
4310 YOAKUM BLVD						
HOUSTON TX 77006-5818						
TREVINO EDUARDO & AMERICA	92 018 046 001 0001	1018 FAIRVIEW ST 77006	RESTAURANT	2015	1,924.58	
2313 MONTROSE BLVD						
HOUSTON TX 77006-1251						
SPUR APARTMENTS LLC *	92 008 259 000 0003	219 W ALABAMA ST #32 77006	APARTMENT GARDEN	2015	1,875.00	
6015 HARWOOD AVE						
OAKLAND CA 94618-1337						
YOAKUM FL ACQUISITION LLC	92 030 245 000 0007	4511 YOAKUM BLVD 77006	OFFICE BUILDINGS	2015	1,818.46	
700 LOUISIANA ST STE 5200						
HOUSTON TX 77002-2731						
BLYTHE KIMBERLY	92 057 036 000 0034	600 W GRAY ST 77019	COMMERCIAL LAND	2015	1,750.00	
600 W GRAY ST						
HOUSTON TX 77019-4447						
YOSHIDA NAOMITSU & MAEMI *	92 030 245 000 0014	4412 MONTROSE 77006	RESTAURANT	2015	1,709.84	
3210 EL DORADO BLVD						
MISSOURI CITY TX 77459-3012						
TOTAL HEALTH CARE SVC LLC	92 026 152 000 0019	808 LOVETT BLVD #14 77006	RETIREMENT HOME	2015	1,699.02	
808 LOVETT BLVD						
HOUSTON TX 77006-3906						
WESTMORELAND PARTNER LLC *	92 037 034 000 0009	400 WESTMORELAND ST #16 77006	APARTMENT	2015	1,458.75	
4265 SAN FELIPE ST STE 1100						
HOUSTON TX 77027-2998						
* Pending HCAD Value Lawsuits						

*** Pending HCAD Value Lawsuits**

Harris County Improvement District No. 6 / East Montrose Lawsuit and Arbitration Status Summary as of 2/5/2016

Jur 930

Summary

For Tax Years 2007-2015, for the period of June 2009 through January 2016

Settled

724,241,156	Original value of Settled accounts as of 2/5/2016
223	Number of Settled accounts as of 2/5/2016
75,102,479	Reduction in value of Settled accounts
10.37%	Average % reduction in value of Settled accounts

Unsettled

176,703,975	Original value of Unsettled accounts as of 2/5/2016
60	Number of Unsettled accounts as of 2/5/2016

.125 Tax rate per \$100 valuation

\$22,905	Estimated reduction in assessment on 60 Unsettled accounts, based on 10.37% average
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**MONTROSE DISTRICT WEST ZONE
ASSESSMENT COLLECTION REPORT
February 2016
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/16 - 12/31/16**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.12500	\$1,515,280.39	\$1,382,565.83	\$132,714.56	91%
2014	0.12500	\$1,342,381.64	\$1,329,431.95	\$12,949.69	99%
2013	0.12500	\$1,133,814.54	\$1,125,935.66	\$7,878.88	99%
2012	0.12500	\$971,883.28	\$968,900.78	\$2,982.50	99%
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:	<u>Current Month</u>	<u>Year to Date</u>
2015 Assessment Collected	778,974.43	1,144,146.76
2014 Assessment Collected	-607.70	430.31
2013 Assessment Collected	0.00	1,202.48
2012 Assessment Collected	0.00	628.35
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
Penalty & Interest	1,068.66	2,052.28
Overpayments	0.00	1,936.48
CAD Lawsuits	1,025.46	1,025.46
CAD Corrections	0.00	0.00
Collection Fees	0.00	770.49
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	780,460.85	1,152,192.61
Overpayments Presented for Refund	1,025.46	1,025.46
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2015:	1,218,480,364	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,077,314,686	Uncertified:	0
ASSESSED VALUE FOR 2013:	907,972,231	Uncertified:	0
ASSESSED VALUE FOR 2012:	778,211,276	Uncertified:	0
ASSESSED VALUE FOR 2011:	707,049,655	Uncertified:	0
ASSESSED VALUE FOR 2010:	694,292,461	Uncertified:	0

Assessment Collection Account: Compass Bank, Account No. 2530962086

ASSESSMENT PLAN PROJECTIONS

YEAR	MAX RATE	PROJECTED LEVY 2%	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE @ 10%
2010	0.12500	867,869	824,475	\$867,423.05	
2011	0.12500	885,226	840,965	\$882,679.93	
2012	0.12500	902,930	857,784	\$968,900.78	
2013	0.12500	920,989	874,940	\$1,125,935.66	
2014	0.12500	939,409	892,438	\$1,329,431.95	
2015	0.12500	958,197	910,287	\$1,382,565.83	
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

MONTRÖSE DISTRICT WEST ZONE

February 2016						
TOP TEN ASSESSMENT PAYERS						
PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT	
FINGER FSC MONTRÖSE LTD 99 DETERING ST STE 200 HOUSTON TX 77007-8259	1215190010001	4899 MONTRÖSE BLVD 187 77006	MULTI - FAMILY	80,050,581	100,063.23	
WEINGARTEN REALTY INVESTORS 0591-001	0442250000001	2005 W GRAY ST 77019	VARIOUS COMMERCIAL	80,119,087	98,401.95	
P O BOX 924133	0442250000170	1953 W GRAY ST 77019				
HOUSTON TX 77292-4133	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				
US REIF WESTHEIMER APARTMENTS TX LLC 1270 SOLDIERS FIELD RD BRIGHTON MA 02135-1003	1286390010001	2001 WESTHEIMER RD 244 77098	MULTI - FAMILY	47,000,000	58,750.00	
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	43,727,639	54,659.55	
	1170070010001	1422 W GRAY ST 77019				
	1170070020001	1414 WAUGH DR 77019				
	0730810030007	1521 W CLAY ST 77019				
DUNLAVY DEVELOPMENT PHASE 1 LLC 101 BERKSHIRE ST BELLAIRES TX 77401-5309	1286480010001	4310 DUNLAVY ST 236 77006	MULTI - FAMILY	41,900,000	52,375.00	
BEHRINGER HARVARD MUSEUM DISTRICT PROJECT OWNER LP 5800 GRANITE PKWY STE 1000 PLANO TX 75024-6619	1336630010001	1301 RICHMOND AVE #270 77006	APARTMENT	39,272,033	49,090.04	
PPF AMLI RIVER OAKS LLC 200 W MONROE ST STE 2200 CHICAGO IL 60606-5070	1335700010001	1340 W GRAY ST #275 77019	APARTMENT	38,531,075	48,163.84	
4300 DUNLAVY DEVELOPMENT LLC 101 BERKSHIRE ST BELLAIRES TX 77401-5309	1286480010002	4310 DUNLAVY ST 77006	APARTMENT	29,600,776	37,000.97	

MONTROSE DISTRICT WEST ZONE

February 2016				
TOP TEN ASSESSMENT PAYERS				
FINGER-FSG DUNLAVY LTD	1345350010001	3833 DUNLAVY ST #399 77006	APARTMENT	29,325,530
% THE FINGER COMPANIES				36,656.91
99 DETERING ST STE 200				
HOUSTON TX 77007-8289				
MONTROSE REAL ESTATE PARTNERS LTD	1327190010001	0 W ALABAMA ST 77098	SUPERMARKET	28,649,155
C/O PROPERTY TAX DEPT	1327190010002	1701 W ALABAMA ST 77098		35,811.44
P O BOX 839999				
SAN ANTONIO TX 78283-3999				

February 2016						
TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
M A D 88 REAL EST LTD PRTS 2370 RICE BLVD STE 200 HOUSTON TX 77005-2644	94 132 059 001 0001	8 CHELSEA BLVD 77006	SHOPPING CENTER	2015	8,283.63	
VILLAGE ON SHEPHERD AT RIVER OAKS 1502 AUGUSTA DR STE 380 HOUSTON TX 77057-2484	94 135 908 001 0001	1015 S SHEPHERD DR 77019	OFFICE BUILDINGS	2015	6,499.23	
5020 INVESTMENTS LTD *	94 036 024 000 0003	5020 MONTROSE BLVD 77006	OFFICE BUILDINGS	2013 & 2015	5,595.41	
5020 MONTROSE BLVD FL 9 HOUSTON TX 77006-6550						
SILVERLAKE HOLDINGS PARTNERS 1964 W GRAY ST STE 204 HOUSTON TX 77019-4812	94 132 190 001 0001	1212 WAUGH DR 77019	RESTAURANT	2014 - 2015	4,899.13	
CITY CENTRE AT MIDTOWN LLC 1920 E HALLANDALE BEACH BLVD STE 505 HALLANDALE BEACH FL 33009-4723	94 044 267 000 0002	1920 W ALABAMA ST #49 77098	VACANT	2015	4,253.76	
KNA PARTNERS TOWER INC * 550 WAUGH DR HOUSTON TX 77019-2002	94 026 174 000 0007	1124 LOVETT BLVD 77006	SHOPPING CENTER	2013 - 2015	3,759.90	
RICHARD S ROBBINS INVESTMENTS * 5418 JOHN DREAPER DR HOUSTON TX 77056-4231	94 129 497 001 0001	2015 S SHEPHERD DR 77019	SHOPPING CENTER	2015	3,584.91	
EISEMANN MAUDE 5455 JOHN DREAPER DR HOUSTON TX 77054-4230	94 010 167 000 0030	1116 W GRAY ST 77019	VACANT	2010 - 2015	2,739.83	
BISHOP JOAN 1547 WAVERLY ST HOUSTON TX 77008-4148	94 033 193 000 0005	120 PORTLAND 77006	COMMERCIAL	2012 - 2015	2,455.41	
TI HYDE PARK LLC 7 S MAIN ST ALPHARETTA GA 30009-1935	94 018 016 000 0003	1410 HYDE PARK BLVD #37 77006	APARTMENT GARDEN	2015	1,990.10	
* Pending HCAD Value Lawsuits						

**Harris County Improvement District No. 11 / West Montrose
Lawsuit and Arbitration Status Summary as of 2/5/2016**

Jur-939

Summary

For Tax Years 2010-2015, for the period of September 2010 through January 2016

Settled

1,125,669,159	Original value of Settled accounts as of 2/5/2016
376	Number of Settled accounts as of 2/5/2016
91,300,588	Reduction in value of Settled accounts
8.11%	Average % reduction in value of Settled accounts

Unsettled

492,215,205	Original value of Unsettled accounts as of 2/5/2016
150	Number of Unsettled accounts as of 2/5/2016

.125 Tax rate per \$100 valuation

\$49,903 Estimated reduction in assessment on 150 Unsettled accounts,
based on **8.11%** average

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT SUMMARY REPORT
MONTROSE DISTRICT
March 14, 2016

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

Suit pending-where appropriate, delinquent 2015 assessments are included in the suits:

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*
PAMF LLC 12-14 assessments \$1,603.77, *1519 Indiana St.-0180220000013*
Kazaleh Family Living Trust 12-14 assessments \$1,510.52, *1519 Indiana St.-0180220000013*
Unique Development Group 13 assessments \$1,167.51, *1842 Colquitt St.-0382240000007*
Eduardo & Monica Lopez \$749.72, *1423 Richmond Ave.-0392220000013*
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

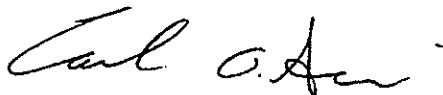
Bankrupt, claim filed:

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

Paid in full:

Heirs of Maude Eisemann 10-14 assessments \$2,739.83, *1116 W. Gray St.-0101670000030*
Nick Frank, Stathy, John & George Demeris \$631.25, *1211 Miramar St.-0302490000003*
Legacy Community Health Endowment 13 assessments \$289.67, *1407 Missouri St.-180030000011*

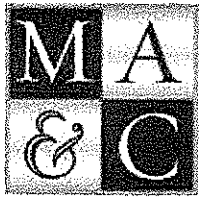
If you have any questions, please feel free to contact me.



Carl O. Sandin

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

Email: csandin@pbfcm.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

March 14, 2016

Montrose Management District
Cash Flow Report - Checking Account
As of March 14, 2016

Num	Name	Memo	Amount	Balance
BALANCE AS OF 02/09/2016				\$39,934.98
Receipts				
	Interest Earned on Checking		2.69	
	Transfer from Money Market		150,000.00	
Total Receipts				150,002.69
Disbursements				
5275	Verizon Wireless	Cell Phone Expense	(80.08)	
5312	Bankcard Center	Credit Card Expenses	(737.89)	
5313	Comcast	Office Expense	(200.74)	
5314	Harris County Treasurer	Legal Fees	(5,069.45)	
5315	Verizon Wireless	Cell Phone Expense	(80.08)	
5316	Aaron M Day	Security Expense	(3,369.64)	
5317	Charles Starks	Security Expense	(1,285.51)	
5318	John E Obenhaus	Security Expense	(1,946.10)	
5319	Joseph C Mabasa	Security Expense	(2,468.47)	
5320	Juan Arroyo	Security Expense	(2,098.66)	
5321	Juan J Chavez-Resendiz	Security Expense	(719.04)	
5322	Lee T Jaquarya	Security Expense	(2,503.03)	
5323	Leon Laureano.	Security Expense	(1,718.64)	
5324	Michael C. Henderson	Security Expense	(182.79)	
5325	Ricardo Gonzales	Security Expense	(971.50)	
5326	Richard J Bass	Security Expense	(812.15)	
5327	Todd L Thibodeaux	Security Expense	(1,330.95)	
5328	Victor Beserra.	Security Expense / Coordinator Fee	(3,885.30)	
5329	1911 W Alabama LP	Assessment Refund	(372.11)	
5330	Auto Zone Texas L.P.	Assessment Refund	(160.82)	
5331	F L Toy LTD	Assessment Refund	(120.10)	
5332	Fat Property LLC	Assessment Refund	(5.00)	
5333	Ganim & Nasir	Assessment Refund	(1,936.48)	
5334	Joseph A. Allen	Assessment Refund	(154.06)	
5335	MB Development Co & SPP	Assessment Refund	(146.57)	
5336	Russell W Heithoff	Assessment Refund	(138.04)	
5337	Salomon Schein	Assessment Refund	(57.66)	
5338	Thomas A Wertheim, Trustee	Assessment Refund	(190.98)	
5339	5020 Investments Ltd	Office Lease Expense - 2 Months	(2,400.00)	
5340	ALLY	Vehicle Lease	(938.00)	
5341	ALLY.	Personal Property Taxes	(1,387.52)	
5342	Blank Rome LLP	Legal Fees	(250.57)	
5343	Bracewell & Giuliani LLP	Legal Fees - 2 Months	(2,917.12)	
5344	Chris Labod	Website Maintenance	(350.00)	
5345	Cracked Fox	Graphic Design & Marketing Services	(2,500.00)	
5346	Dennis C. Beedon	Business Ambassador Program Services	(2,939.50)	
5347	e-Vision 1 Productions, LLC	MMD Photos & Video	(1,100.00)	
5348	Equi-Tax, Inc.	Tax Services	(1,795.63)	
5349	Gandy Squared Lighting Design	Bridge Lighting Design	(2,145.00)	
5350	Greater East End Management District	Graffiti Abatement	(10,720.00)	
5351	Harris County Treasurer	Legal Fees	(5,069.45)	
5352	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(30,005.68)	
5353	Kudela & Weinheimer	District Identity Marker	(125.01)	
5354	Lawrence & Associates	Economic Development	(1,250.00)	
5355	Michael Hardy	Marketing	(1,500.00)	

Montrose Management District
Cash Flow Report - Checking Account
As of March 14, 2016

Num	Name	Memo	Amount	Balance
Disbursements				
5356	Montrose Car Care Center	Vehicle Maintenance	(59.64)	
5357	Mr. Dirt of Texas	Street Sweeping Expense - 2 Months	(14,208.00)	
5358	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(2,154.91)	
5359	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Collection	(927.04)	
5360	SentriForce	Mobile Camera Program	(3,800.00)	
5361	SMC Logistics	Street Lights - 2 Months	(700.00)	
5362	TML Intergovernmental Risk Pool	Insurance Expense	(8,767.02)	
5363	United Graphics	HPD Report Card	(181.00)	
5364	University of St. Thomas	Meeting Expenses - 2 Months	(400.00)	
5365	Walter P. Moore	Montrose Mobility Study	(5,400.00)	
5366	Yellowstone Landscape & Maintenance	Landscape Maintenance	(1,916.66)	
5367	Bankcard Center	Credit Card Expenses - Holding Check	0.00	
5368	Comcast	Office Expense - Holding Check	0.00	
5369	Harris County Treasurer	Legal Fees - Holding Check	0.00	
5370	Verizon Wireless	Cell Phone Expense - Holding Check	0.00	
ACH	United States Treasury	Monthly Payroll Taxes	(8,594.20)	
ACH	United States Treasury	Monthly Payroll Taxes	(7,768.44)	
Total Disbursements				<u>(155,012.23)</u>
BALANCE AS OF 03/14/2016				<u><u>\$34,925.44</u></u>

Montrose Management District

Account Balances

As of March 14, 2016

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
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
GREEN BANK (XXXX0210)	10/13/2015	06/09/2016	0.40 %	50,000.00	West Zone
POST OAK BANK (XXXX0889)	02/29/2016	07/28/2016	0.25 %	50,000.00	East Zone
POST OAK BANK (XXXX0897)	02/29/2016	08/29/2016	0.30 %	50,000.00	West Zone
PROSPERITY BANK (XXXX0219)	11/19/2015	11/19/2016	0.75 %	350,000.00	
Money Market Funds					
COMPASS BANK-PREMIER (XXXX2019)	03/20/2012		0.15 %	659,804.80	(East Zone) Tax
COMPASS BANK-PREMIER (XXXX2086)	03/20/2012		0.15 %	1,343,737.44	(West Zone) Tax
Checking Account(s)					
TRADITION BANK (XXXX9069)			0.25 %	34,925.44	Checking Account
Totals for Operating Fund:				\$2,788,467.68	
Grand total for Montrose Management District:				\$2,788,467.68	

Montrose Management District
Summary of Pledged Securities

As of March 14, 2016

Financial Institution: COMPASS BANK-PREMIER			
Total CDs, MM:	\$2,003,542.24	Collateral Security Required:	Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File:	Yes
Total pledged securities:	\$2,276,846.30	Investment Policy Received:	Yes
Ratio of pledged securities to investments:	129.84 %		
Financial Institution: GREEN BANK			
Total CDs, MM:	\$200,000.00	Collateral Security Required:	No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File:	No
Total pledged securities:	\$0.00	Investment Policy Received:	Yes
Ratio of pledged securities to investments:	N/A		
Financial Institution: ICON BANK			
Total CDs, MM:	\$100,000.00	Collateral Security Required:	No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File:	No
Total pledged securities:	\$0.00	Investment Policy Received:	Yes
Ratio of pledged securities to investments:	N/A		
Financial Institution: POST OAK BANK			
Total CDs, MM:	\$100,000.00	Collateral Security Required:	No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File:	No
Total pledged securities:	\$0.00	Investment Policy Received:	Yes
Ratio of pledged securities to investments:	N/A		
Financial Institution: PROSPERITY BANK			
Total CDs, MM:	\$350,000.00	Collateral Security Required:	Yes
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:	0.00 %		
Financial Institution: TRADITION BANK (Depository Bank)			
Total CDs, MM, and Checking Accounts:	\$34,925.44	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
February 2016

Source of Funds	Feb 16	Budget	\$ Over Budget	% of Budget	Jan - Feb 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110 - Assessments	1,017,230	1,017,000	230	100%	1,994,133	1,206,000	788,133	165%	2,121,643
14111 - PY Assessments	(923)	667	(1,590)	(138%)	4,314	1,333	3,181	339%	8,090
14112 - Assessment Refunds	2,919	(5,833)	8,752	(30%)	2,736	(11,667)	14,423	(24%)	(70,000)
14120 - Collection Fees	1,340	0	1,340	100%	2,267	0	2,267	100%	0
14310 - Penalties & Interest	1,136	2,300	(1,164)	45%	2,271	3,000	(2,729)	45%	30,000
14330 - Miscellaneous Income	0	3	(3)	0%	0	7	(7)	0%	40
14370 - Interest Earned on Temp. Invest	389	283	106	137%	473	567	(94)	83%	3,400
14380 - Interest	3	11	(8)	27%	12	23	(11)	52%	135
14390 - Prior Year Ending Fund Balance	0	0	0	0%	780,913	780,913	0	100%	780,913
Total Source of Funds	1,022,694	1,014,631	7,463	101%	2,787,369	1,982,206	805,163	141%	2,874,161
Use of Funds									
Business Development									
16123 - Project Management	2,764	2,764	0	100%	5,527	5,527	0	100%	33,162
16125 - Marketing & Public Relations									
16125-2 - Total Projects/Programs	39	1,083	(1,044)	4%	39	2,167	(2,128)	2%	13,000
16125-3 - Total Marketing Materials & Adv	180	6,250	(6,070)	3%	252	12,500	(12,248)	2%	75,000
16125-4 - Total Vendor Support of Project	4,650	17,750	(13,100)	26%	17,120	35,500	(18,380)	48%	215,000
16125 - Marketing & Public Relations - Other	0	0	0	0%	0	0	0	0%	0
Total 16123 - Marketing & Public Relations	4,869	25,483	(20,214)	19%	17,413	50,167	(32,756)	35%	301,000
16135 - Economic Development Services	1,250	4,167	(2,917)	30%	2,550	8,333	(5,783)	31%	50,000
16136 - Real Estate Consulting	0	1,250	(1,250)	0%	0	2,500	(2,500)	0%	15,000
16138 - Real Estate Forum	0	510	(510)	0%	0	1,019	(1,019)	0%	6,115
16140 - Web Site Main-/Host/I.T.	0	500	(500)	0%	0	1,000	(1,000)	0%	6,000
16141 - GIS Services	95	167	(72)	57%	900	333	657	297%	2,000
Total Business Development	8,978	34,441	(25,463)	26%	26,478	68,879	(42,401)	38%	413,277
Project Staffing & Admin									
16150 - Admin & Management	2,487	2,487	0	100%	4,974	4,974	0	100%	29,845
16160 - Reimbursable Expenses	1,029	417	612	247%	1,478	833	645	177%	5,000
16170 - Reimbursable Mileage	735	667	68	110%	1,307	1,333	(26)	98%	8,000
16180 - Postage, Deliveries	131	167	(36)	78%	1,025	333	692	308%	2,000
16190 - Printing & Reproduction	978	771	207	127%	1,505	1,542	(37)	98%	9,250
16200 - Public Notices, Advertising	9	50	(41)	18%	18	100	(82)	18%	600
16220 - Legal Services	6,423	5,000	1,423	128%	13,307	10,000	3,307	133%	60,000
16250 - Bookkeeping	2,175	1,685	490	129%	3,919	3,370	549	116%	20,220
16260 - Assess Data Mgmt & Billing Svcs	1,796	2,042	(246)	88%	3,148	4,083	(635)	84%	24,500
16270 - Office Furniture & Supplies	335	333	2	101%	416	667	(251)	62%	4,000
16280 - Other	1,714	46	1,668	3,726%	3,451	92	3,359	3,751%	550
16290 - Office Lease Space	1,200	1,200	0	100%	2,400	2,400	0	100%	14,400
16291 - Office Equipment	201	208	(7)	97%	401	417	(16)	96%	2,500
16340 - Auditing Fees	0	0	0	0%	0	0	0	0%	15,000
16530 - Insurance & Surety Bond	0	0	0	0%	0	0	0	0%	10,000
Total Project Staffing & Admin	19,213	15,873	4,140	127%	37,649	30,141	7,505	125%	203,865

Montrose Management District
Revenue & Expenditures Total Zone
February 2016

	Feb 16	Budget	\$ Over Budget	% of Budget	Jan - Feb 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415 - Vehicle Lease	938	938	(20)	98% ^a	1,876	1,917	(41)	98% ^a	11,510
15416 - Vehicle Maintenance	0	208	(208)	0% ^a	0	417	(417)	0% ^a	2,500
15417 - Vehicle Maint. & Operations	395	600	(205)	66% ^a	915	1,200	(285)	76% ^a	7,500
15420 - Contract Public Safety Services	30,995	31,283	(288)	99% ^a	66,358	62,567	3,791	106% ^a	375,490
15421 - Payroll Expenses	2,397	2,226	171	108% ^a	5,138	4,452	686	115% ^a	26,712
15425 - Mobile Camera Program	2,250	2,917	(667)	77% ^a	4,500	5,833	(1,333)	77% ^a	35,000
15430 - Cell Phone	0	167	(167)	0% ^a	0	333	(333)	0% ^a	2,000
16102 - Public Safety Equipment	80	133	(53)	60% ^a	160	267	(107)	60% ^a	1,600
16110 - Graffiti Abatement	5,600	5,417	183	103% ^a	11,070	10,833	237	102% ^a	65,000
16111 - Light Outage Survey	0	0	0	0% ^a	350	0	350	100% ^a	0
16115-1 - Nuisance Abatement.	0	5,167	(5,167)	0% ^a	0	10,333	(10,333)	0% ^a	62,000
16116 - Street Lights	0	233	(233)	0% ^a	0	467	(467)	0% ^a	2,800
16117 - Project Management	4,422	4,422	0	100% ^a	8,843	8,843	0	100% ^a	53,659
16118 - Security Donation	0	0	0	0% ^a	0	0	0	0% ^a	1,000
Total Security and Public Safety	47,077	58,731	(6,654)	88%^a	99,210	107,462	(8,252)	92%^a	645,771
Visual Improvements & Cultural									
16201 - Project Management	829	829	0	100% ^a	1,658	1,658	0	100% ^a	9,948
16202 - Street Sweeping	0	7,667	(7,667)	0% ^a	0	15,333	(15,333)	0% ^a	92,000
16212 - Beautification Design & Install	7,104	0	7,104	100% ^a	14,208	0	14,208	100% ^a	0
16213 - Landscape Maintenance	1,917	2,083	(166)	92% ^a	3,833	4,167	(334)	92% ^a	25,000
Total Visual Improvements & Cultural	9,850	10,579	(729)	93%^a	19,699	21,158	(1,459)	93%^a	126,948
16421 - Collection Expense	0	0	0	0%^a	927	0	927	100%^a	0
16580 - Transfer to Capital Budget	0	0	0	0%^a	1,134,300	1,134,300	0	100%^a	1,134,300
Total Use of Funds	85,118	113,824	(28,706)	75%^a	1,318,563	1,361,943	(43,380)	97%^a	3,524,161

Montrose Management District
Revenue & Expenditures Total Zone
February 2016

	Feb 16	Budget	\$ Over Budget	% of Budget	Jan - Feb 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Net Ordinary Income	936,976	900,807	36,169	104%	1,469,106	620,263	848,843	237%	350,000
Other Income/Expense									
Other Source of Funds									
Capital Improvements									
15401 - Transfer from General Fund	0	0	0	0%	1,134,300	1,134,300	0	100%	1,134,300
15402 - Tradition Bank Loan	0	129,817	(129,817)	0%	0	239,634	(259,634)	0%	1,357,802
Total Capital Improvements	0	129,817	(129,817)	0%	1,134,300	1,393,934	(259,634)	81%	2,492,102
Total Other Source of Funds	0	129,817	(129,817)	0%	1,134,300	1,393,934	(259,634)	81%	2,492,102
Other Use of Funds									
Capital Improvement									
Mobility & Transportation - CPF									
17000 - Project Management	9,949	9,949	0	100%	19,897	19,897	0	100%	119,382
17002 - Bridge Lighting Eng Services	7,545	3,460	4,145	222%	9,690	6,800	2,890	143%	40,800
17003 - SPA Engineering Services	0	1,250	(1,250)	0%	2,340	2,500	(160)	94%	15,000
17004 - Bike Pathway Eng Services	0	-917	(4,917)	0%	0	9,833	(9,833)	0%	59,000
17005 - General Engineering Services	0	2,500	(2,500)	0%	0	5,000	(5,000)	0%	30,000
17006 - Bike Rack Installation Project	0	-4,383	(4,383)	0%	2,605	9,167	(6,562)	28%	55,000
17007 - Bike & Pedestrian Path Imp Proj	0	-41,667	(41,667)	0%	0	83,333	(83,333)	0%	500,000
17008 - Bridge Lighting Install Project	0	62,500	(62,500)	0%	0	125,000	(125,000)	0%	750,000
Total Mobility & Transportation - CPF	17,494	130,766	(113,272)	43%	34,532	261,530	(226,998)	13%	1,369,182
Visual Improve & Cultural - CPF									
17100 - Project Management	7,185	7,185	0	100%	14,370	14,370	0	100%	86,220
17101 - Identity Marker Design Services	0	975	(975)	0%	125	1,950	(1,825)	6%	11,700
17102 - Esplanade Design Services	0	3,750	(3,750)	0%	0	7,500	(7,500)	0%	45,000
17103 - Identity Marker Installation	0	55,417	(55,417)	0%	0	70,833	(70,833)	0%	425,000
17104 - Esplanade Installation	0	-46,250	(46,250)	0%	0	92,500	(92,500)	0%	555,000
Total Visual Improve & Cultural - CPF	7,185	-93,577	(86,392)	8%	14,495	187,153	(172,658)	8%	1,122,920
Total Capital Improvement	24,679	221,343	(199,664)	11%	49,027	448,683	(399,656)	11%	2,692,102
Total Other Use of Funds	24,679	221,343	(199,664)	11%	49,027	448,683	(399,656)	11%	2,692,102
Net Other Income	(24,679)	(94,536)	69,817	28%	1,085,273	945,251	140,022	115%	0
Planned Reserves	912,297	806,281	106,016	113%	2,554,379	1,565,514	988,865	163%	350,000

**Montrose Management District
Vendor Monthly Payment Terms**

Vendor Name	Memo	Monthly Amount	Contractual	Recurring	Monthly Invoice Received
5020 Investments Ltd	Office Lease Expense	1,200.00	X		X
ALLY	Vehicle Lease (2)	938.00	X		X
SentiForce	Mobile Camera Program	2,250.00	X		X
Bankcard Center	Credit Card Expenses	737.89		X	
Blank Rome LLP	Legal Fees	250.57	X		X
Blue Atlas Marketing	Website Expenses		X		
Bracewell & Giuliani LLP	Legal Fees - General Counsel	2,917.12	X		X
Charles Nicholas Promotional Products	Promotion		X		
Comcast	Office Expenses	200.74		X	
Cracked Fox	Graphic Design & Marketing Services	2,500.00	X		X
Deborah Quinn Hensel	Writing and Photography Expense		X		
Dennis C. Beedon	Business Ambassador Program Services	2,939.50	X		X
Dero Bike Rack Co.	Bike Racks		X		
e-Vision 1 Productions, LLC	MMD Video Archive	1,100.00	X		X
Equi-Tax, Inc.	Tax Services	1,795.63	X		X
Gandy Squared Lighting Design	Bridge Lighting Design	2,145.00	X		X
Grafikshop	Office Expense		X		
Greater East End Management District	Graffiti Abatement Services	10,720.00	X		X
Harris County Treasurer	Legal Fees	5,069.45	X		
Hawes Hill Calderon, LLP	Consulting & Admin Fee	30,005.68	X		X
Houston Arts Alliance	Syndication Services		X		
Kudela & Weinheimer	District Identity Marker	125.01	X		X
Lawrence & Associates	Economic Development	1,250.00	X		X
Magoo's Print Shop	Marketing Expenses		X		
McCall, Gibson, Swedlund, Barfoot, PLLC	Audit Expense		X		
Minuteman Press - Post Oak	Newsletter Expense		X		
Michael Hardy	Marketing Expenses	1,500.00	X		X
Mr. Dirt of Texas	Street Sweeping Expense	14,208.00	X		X
Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	2,154.91	X		X
Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Coll	927.04	X		X
Chris Labod	Website Maintenance	350.00	X		X
Yellowstone Landscape & Maintenance	Landscape Maintenance	1,916.66	X		X
SMC Logistics	Street Lights	700.00	X		X
Tawny Tidwell	Social Media Consulting Services		X		
United Graphics	Postcards	181.00	X		X
Verizon Wireless	Cell Phone Expense			X	
Walter P. Moore	West Montrose Mobility Study	5,400.00	X		X
Montrose Car Care Center	Vehicle Maintenance	59.64		X	X
Texas Municipal League	Insurance Expense	8,767.02		X	X
Mark Burton, P.L.L.C.	Annual Financial Report			X	
HBDGR Enterprises, LLC	Recycling Event		X		
Kafoglis Construction			X		
Amber N. Ambrose	Writing and Photography Expense		X		
Xenn	Website		X	X	
Houston Business Journal	Legal Notices		X		
Twisted Mister Promotions	HEB Recycle Event		X		
Bike Houston			X		
Tradition Bank	Legal Cost		X		
TSG Reporting, Inc.	Public Hearing			X	
University of St. Thomas	Meeting Expense	400.00		X	X



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 02/02/2016

LEGAL DESCRIPTION

1911 W ALABAMA LP
1/4 MONTE L TINKHAM
4055 WESTHEIMER RD STE A
HOUSTON TX 77027-5015

LTS 3 & 12 & TR 11B BLK 1
MONTLEW PLACE

1911 W ALABAMA ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/038/214/000/0014
TAX YEAR: 2015
REF No.: 0890560

DATE PROCESSED: 02/02/2016
RECEIPT NUMBER: 94150295
DEPOSIT BATCH No.: RF160202

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 2015 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 2014-5291P</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 \$182.66.

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

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

pd w/cx #5399



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 02/02/2016

LEGAL DESCRIPTION

1911 W ALABAMA LP
1/4 MONTE L TINKHAM
4055 WESTHEIMER RD STE A
HOUSTON TX 77027-5015

LTS 3 & 12 & TR 11B BLK 1
MONTLEW PLACE

1911 W ALABAMA ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/038/214/000/0014
TAX YEAR: 2014
REF No.: 0890559

DATE PROCESSED: 02/02/2016
RECEIPT NUMBER: 94140291
DEPOSIT BATCH No.: RF160202

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 2014-5291P</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 \$189.45.

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.

pd w/cx #5321



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 02/02/2016

LEGAL DESCRIPTION

AutoZone Texas LP
c/o Wilson & Franco
11000 Richmond Ave Ste 350
Houston, TX 77042

LT 6 BLK 3
HYDE PARK EXTN

2301 MONTROSE BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/018/045/000/0006
TAX YEAR: 2014
REF No.: 0890555

DATE PROCESSED: 02/02/2016
RECEIPT NUMBER: 92140174
DEPOSIT BATCH No.: RF160202

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 2014-61683</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 \$109.32.

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.

pd w/cx #5330



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 02/02/2016

LEGAL DESCRIPTION

AutoZone Texas LP
c/o Wilson & Franco
11000 Richmond Ave Ste 350
Houston, TX 77042

TR 5 BLK 3
HYDE PARK EXTN

2301 MONTROSE BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/018/045/000/0005
TAX YEAR: 2014
REF No.: 0890554

DATE PROCESSED: 02/02/2016
RECEIPT NUMBER: 92140173
DEPOSIT BATCH No.: RF160202

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 2014-61683</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 \$22.50.

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

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

pd w/cx #5330



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 281.444.8304

DATE: 02/02/2016

LEGAL DESCRIPTION

AutoZone Texas LP
c/o Wilson & Francis
11000 Richmond Ave Ste 350
Houston, TX 77042

LT 4 & TR SA BLK 3
HYDR PARK EXTN

2301 MONTROSE BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/018/045/000/0004
TAX YEAR: 2014
REF No.: 0890553

DATE PROCESSED: 02/02/2016
RECEIPT NUMBER: 92140172
DEPOSIT BATCH No.: RP160202

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 2014-61693</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 \$29.00.

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

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

pd w/cx #5332



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

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17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.444.8304

DATE: 02/02/2016

LEGAL DESCRIPTION

F L TOY LTD
TOY GARY
PO BOX 22032
HOUSTON

TR 2 & 3A BLK 1
DEARBORN PLACE

TX 77227-2032

2049 W ALABAMA ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/056/121/000/0002
TAX YEAR: 2014
REF No.: 0890563

DATE PROCESSED: 02/02/2016
RECEIPT NUMBER: 94140630
DEPOSIT BATCH No.: RP160202

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 2014-62481</u>
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$38.14.

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.

pd w/cx #5331



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 281.444.8304

DATE: 02/02/2016

LEGAL DESCRIPTION

F L TOY LTD
TOY GARY
PO BOX 22032
HOUSTON

TR 3 & 4A BLK 1
DEARBORN PLACE

TX 77227-2032

2045 W ALABAMA ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/056/121/000/0003
TAX YEAR: 2014
REF No.: 0890564

DATE PROCESSED: 02/02/2016
RECEIPT NUMBER: 94140631
DEPOSIT BATCH No.: RP160202

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 2014-62481</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 \$81.96.

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

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

pd w/cx #5331



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P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.444.8304

MONTROSE MD EAST
DATE: 02/06/2016
TAX YEAR: 2015

OVERPAYMENT: \$5.00
DEPOSIT BATCH No.: 92-421
RECEIPT NUMBER: 92150340

OWNER NAME: TOUCHDOWN BOY LLC

CHECK NO.: 1081

ACCOUNT NUMBER: 92/037/029/000/0016

DATE OF PAYMENT: 01/31/2016

PAID BY: 426134

LEGAL DESCRIPTION

PAT PROPERTY LLC
3800 GARROTT ST
HOUSTON TX 77006

LT 16 BLK 1
WESTMORELAND

406 HAWTHORNE ST S

NOTICE OF OVERPAYMENT OF TAX

DISTRICT NAME
MONTROSE MD EAST

OVERPAYMENT AMOUNT
\$5.00

REASON: Overpayment

AMOUNT OF CHECK: \$555.00

CHECK NO: 1081

AMOUNT APPLIED: \$550.00

Ref No.: TOUCHDOWN BOY LLC

DIFFERENCE: \$5.00

COMPLETED BY: [Signature] DATE: 25

Make refund payable to:

Address:

City: _____ State: _____ Zip: _____

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

pd w/cx #5330



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 02/02/2016

LEGAL DESCRIPTION

SCHREIN SALOMON
1106 BRIARBROOK DR

LTS 8 THRU 12 BLK 3
CASTLE COURT

HOUSTON TX 77042-2010

1415 RICHMOND AVE

MONTROSE MD WEST

ACCOUNT NUMBER: 94/039/222/000/0008
TAX YEAR: 2014
REF No.: 0890561

DATE PROCESSED: 02/02/2016
RECEIPT NUMBER: 94140342
DEPOSIT BATCH No.: RP160202

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>Case 2014-68069</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 \$57.66.

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

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

pd w/c #5337



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 02/02/2016

LEGAL DESCRIPTION

WERTHEIM THOMAS A TRUSTEE
9668 WESTHEIMER RD STE 220

TRS 7A 8 8A & 9
ABST 696 O SMITH

HOUSTON TX 77063-3241

2411 S SHEPHERD DR

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/255/000/0055
TAX YEAR: 2014
REF No.: 0890562

DATE PROCESSED: 02/02/2016
RECEIPT NUMBER: 94140408
DEPOSIT BATCH No.: RP160202

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>Case 2014-52724</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 \$190.98.

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.

pd w/c #5328

5020 Investments Ltd

5020 Montrose Blvd., 9th Floor
Houston, TX 77006

Invoice

Date	Invoice #
2/1/2016	1150

Bill To

Montrose Management District
P.O. Box 22167
Houston, Texas 77227

Description	Amount
BASE RENT	1,200.00
pd w/c #5339	
Total	\$1,200.00

5020 Investments Ltd

5020 Montrose Blvd., 9th Floor
Houston, TX 77006

Invoice

Date	Invoice #
2/1/2016	1165

Bill To

Montrose Management District
P.O. Box 22167
Houston, Texas 77227

Description	Amount
BASE RENT	1,200.00
pd w/c #5339	
Total	\$1,200.00



Questions?
Visit allyauto.com or call 888-925-ALLY(2559)
Statement reflects payment(s) received through: 02/19/16

Account Summary

Next Payment:	Past Due Payments	Other Unpaid Amounts:
Due Date: 04/13/16	Due Date	Amount Due
Base Payment: \$469.00		Late Charge:
Sales/Use Tax:		Extension Fee:
Per. Property Tax:		Summons:
Other Scheduled:		Registration Fee:
		Miscellaneous:
Total: \$469.00	Total:	Total:

STATEMENT TOTAL: \$469.00

Account Information

Account Number: 611920297691
Make: 14 JEEP GRAND
VIN: 1C4RJEG8EC322596
Scheduled End Date: 01/12/17
Payments Remaining: 9

Important Account Message

For the 2nd year in a row, Ally Bank has been named "Best Online Bank" by GOBankingRates.com (2015-2016).
At Ally Bank, we put our customers first by offering consistently great rates and award-winning customer service. To learn more, visit allybank.com. Ally Bank Member FDIC.

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

- Automatic Payments - Allow your payment to be conveniently 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.

AN RELAYROLL T16



DUE DATE: 04/13/16

ACCOUNT NUMBER: 611920297691
STATEMENT TOTAL: \$469.00
TOTAL AMOUNT PAID: \$ 469.00

PO BOX 38602
BLOOMINGTON MN 55438-0902

THE MONTROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234

04 07 611 9202 97691 8 00046900 7 7 4



Questions?
Visit allyauto.com or call 888-925-ALLY(2559)
Statement reflects payment(s) received through: 02/19/16

Account Summary

Next Payment:	Past Due Payments	Other Unpaid Amounts:
Due Date: 04/13/16	Due Date	Amount Due
Base Payment: \$469.00		Late Charge:
Sales/Use Tax:		Extension Fee:
Per. Property Tax:		Summons:
Other Scheduled:		Registration Fee:
		Miscellaneous:
Total: \$469.00	Total:	Total:

STATEMENT TOTAL: \$469.00

Account Information

Account Number: 611920298617
Make: 14 JEEP GRAND
VIN: 1C4RJEG8EC348220
Scheduled End Date: 01/12/17
Payments Remaining: 9

Important Account Message

For the 2nd year in a row, Ally Bank has been named "Best Online Bank" by GOBankingRates.com (2015-2016).
At Ally Bank, we put our customers first by offering consistently great rates and award-winning customer service. To learn more, visit allybank.com. Ally Bank Member FDIC.

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

- Automatic Payments - Allow your payment to be conveniently 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.

AN RELAYROLL T16



DUE DATE: 04/13/16

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

PO BOX 38602
BLOOMINGTON MN 55438-0902

THE MONTROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234

04 07 611 9202 98617 2 00046900 7 7 6



PO BOX 38602
BLOOMINGTON MN 55438-0902

Date: February 25, 2016

THE MONTROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

065110-01453

065110-01453

RE: Account Number: 611920297691
Vehicle: 2014 GRAND CHEROK
VIN: 1C4RJEG8EC322596
Taxing Jurisdiction: HARRIS COUNTY COLLECTOR
Personal Property Tax Amount: \$ 693.76
Previous Unpaid PPT Amount: \$ 0.00
TOTAL AMOUNT DUE: \$ 693.76

Dear THE MONTROSE MANAGEMENT,

Personal Property Tax (PPT) was billed by the locality indicated above and paid on your behalf by Ally. Please use the coupon below and the enclosed envelope to send the total PPT amount due. This amount includes any previous unpaid PPT. This amount will also be reflected in your monthly statement under "Miscellaneous." Please let us know right away if you believe the amount due is incorrect.

Should you have any questions regarding this matter, please contact us.

Sincerely,
Ally Financial

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

PT1E 01

Account Number: 611920297691
Customer Name: THE MONTROSE MANAGEMENT

Personal Property Tax Amount: \$ 693.76
Previous Unpaid PPT Amount: \$ 0.00
TOTAL AMOUNT DUE: \$ 693.76

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234

04 02 611 9202 97691 8 00049376 2 7 4

DO NOT SEND CASH OR POST-DATED CHECKS. ALL CHECKS WILL BE DEPOSITED UPON RECEIPT. MAKE CHECKS PAYABLE TO ALLY.
RETURN THIS NOTICE WITH YOUR PAYMENT TO THE ABOVE ADDRESS.



PO BOX 38602
BLOOMINGTON MN 55438-0902

Date: February 25, 2016

THE MONTROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227

866110-01454

866110-01454

RE: Account Number: 611920298617
Vehicle: 2014 GRAND CHEROK
VIN: 1C4RJEG8EC348220
Taxing Jurisdiction: HARRIS COUNTY COLLECTOR
Personal Property Tax Amount: \$ 693.76
Previous Unpaid PPT Amount: \$ 0.00
TOTAL AMOUNT DUE: \$ 693.76

Dear THE MONTROSE MANAGEMENT,

Personal Property Tax (PPT) was billed by the locality indicated above and paid on your behalf by Ally. Please use the coupon below and the enclosed envelope to send the total PPT amount due. This amount includes any previous unpaid PPT. This amount will also be reflected in your monthly statement under "Miscellaneous." Please let us know right away if you believe the amount due is incorrect.

Should you have any questions regarding this matter, please contact us.

Sincerely,
Ally Financial

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

PT1E 01

Account Number: 611920298617
Customer Name: THE MONTROSE MANAGEMENT

Personal Property Tax Amount: \$ 693.76
Previous Unpaid PPT Amount: \$ 0.00
TOTAL AMOUNT DUE: \$ 693.76

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234

04 02 611 9202 98617 2 00049376 2 7 1

DO NOT SEND CASH OR POST-DATED CHECKS. ALL CHECKS WILL BE DEPOSITED UPON RECEIPT. MAKE CHECKS PAYABLE TO ALLY.
RETURN THIS NOTICE WITH YOUR PAYMENT TO THE ABOVE ADDRESS.

BLANK ROME LLP

717 TEXAS AVENUE
SUITE 1400
HOUSTON, TEXAS 77002
(713) 228-6601 FAX: (713) 228-6602
FEDERAL TAX ID. NO. 23-1311874

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

INVOICE DATE: FEBRUARY 03, 2016
MATTER NO. 139016-00601 02752
INVOICE NO. 1554589

REGARDING: MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2812-28396; 1620 HAWTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT; IN THE 333RD JUDICIAL DISTRICT
COURT OF HARRIS COUNTY, TEXAS

DATE	INVOICE	AMOUNT	CREDITS	BALANCE
01/11/16	1548537	196.36	0.00	196.36
BALANCE FORWARD				\$ 196.36
FOR LEGAL SERVICES RENDERED THROUGH 01/31/16				\$ 241.00
FOR DISBURSEMENTS ADVANCED THROUGH 01/31/16				9.57
CURRENT INVOICE TOTAL				\$ 250.57
TOTAL AMOUNT DUE				\$ 446.93

pd w/cx #5343

ACH / WIRE

MAIL

BANK NAME:	RBS Citizens Bank	Blank Rome LLP
ADDRESS:	Philadelphia, PA	Attn: Finance Department
ACCOUNT TITLE:	Blank Rome LLP	One Logan Square
ACCOUNT NUMBER:	6238669326	130 North 18th Street
ABA NUMBER:	036076150 (Domestic)	Philadelphia, PA 19103-6998
SWIFT CODE:	CTZUUS33 (International)	

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

BRACEWELL

Texas
New York
Washington, DC
Connecticut
Seattle
Dubai
London

Clark Stockton Lord
Partner
+1 713 221 1000 Office
+1 202 494 3070 Fax
Clark.Lord@bracwell.com

Bracewell LLP
711 Louisiana Street
Suite 2200
Houston, Texas
77002-2770

February 4, 2016

Via e-mail D.Hawes@dhawesllp.com,
Caryn Adams (cadams@municipalaccounts.com)

David Hawes, Executive Director
Hawes Hill Calderon LLP
P. O. Box 22167
Houston, Texas 77227-2167

Durrell Hawthorne
Municipal Account & Consulting LP
1300 Post Oak Boulevard, Suite 1600
Houston, TX 77056

Re: Montrose Management District - General Counsel

Gentlemen:

Enclosed is our firm invoice dated February 4, 2016 for the above captioned matter for services rendered through January 31, 2016. Please remit payment at your earliest convenience.

Very truly yours,

Bracewell LLP

Clark Stockton Lord

CSL/rw

Enclosure

cc: Susan Hill via e-mail shill@hhcllp.com
Linda Clayton via e-mail lclayton@hhcllp.com

pd w/cx #5343

#5116001

Bracewell LLP

ATTORNEYS AT LAW

P. O. Box 84866
Dallas, TX 75284-8666
713 228-2346
TAX ID 74-1024827

Page 1

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

February 4, 2016
Invoice: 21640422
B/A: 04674

Our Matter #: 051914.000001 For Services Through January 31, 2016
General Counsel

			Hours	Rate/Hr	Amount
01/07/16	Meeting with C Lord regarding compliance with HB1295; prepare letter regarding same for distribution to D Hawes	Deborah Russell	0.25	325.00	81.25
01/11/16	Prepare for and attend Board meeting	Clark Stockton Lord	2.00	567.00	1,134.00
01/25/16	Email correspondence with TSG Reporting regarding the invoice for the court reporter and transcript for the October hearing on the supplemental roll	Deborah Russell	0.25	325.00	81.25
01/28/16	Review and revise Petition forms	Clark Stockton Lord	0.50	567.00	283.50

Summary of Fees

	Hours	Rate/Hr	Amount
Clark Stockton Lord	2.50	567.00	1,417.50
Deborah Russell	0.50	325.00	162.50
Total	3.00	446.00	1,580.00

Less Discount (16.25)

Total Fees for Professional Services \$ 1,563.75

Fees for Professional Services \$ 1,563.75

Total Current Billing for this Matter \$ 1,563.75

Billing Summary

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

Bracewell LLP

ATTORNEYS AT LAW

Page 2

Montrose Management District

February 4, 2016
Invoice: 21640422

Balance Forward	\$ 2,297.92
Total Current Billing for this Matter	\$ 1,563.75
Please Remit Total Balance Due	\$ 3,861.67

pd w/cx #5343

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

Bracewell LLP
ATTORNEYS AT LAW

P. O. Box 848565
Dallas, TX 75284-8565
713 223-2300
TAX ID 74-1024827

Remittance Page

February 4, 2016
051914
INVOICE NO: 21640422
04674

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

Billing Summary

Balance Forward \$2,297.92
Total Current Billing for this Matter \$1,563.75
Please Remit Total Balance Due \$3,861.67

Please Return this Remittance Page with Your Payment

WIRE TRANSFER INFORMATION

Wire to: Bank of America, 901 Main Street, Dallas, Texas
Name on Account: Bracewell & Giuliani LLP
Bank Account No: 001390004197
ABA Number (For Wire Transfers Only): 026009593; (For ACH'S Only): 111000025
For International Wire Transfer Also Include:
Swift Code (U.S. Funds): BOFAUS33; Swift Code (Foreign Funds): BOFAUS65
Please include the invoice number as a reference when sending the wire.

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

BRACEWELL

Texas
New York
Washington, DC
Connecticut
Seattle
Oceano
London

Clark Stockton Lord
Partner
+1.713.221.1202 Office
+1.800.404.3870 Fax
Clark.Lord@bracewell.com

Bracewell LLP
711 Louisiana Street
Suite 2300
Houston, Texas
77002-2710

March 4, 2016

Via e-mail D.Hawes@hhcllp.com,
Caryn Adams (cadams@munipalucounties.com)

David Hawes, Executive Director
Hawes Hill Calderon LLP
P. O. Box 22167
Houston, Texas 77227-2167

Darrell Hawthorne
Municipal Account & Consulting LP
1300 Post Oak Boulevard, Suite 1600
Houston, TX 77056

Re: Montrose Management District - General Counsel

Gentlemen:

Enclosed is our firm invoice dated March 3, 2016 for the above captioned matter for services rendered through February 29, 2016. Please remit payment at your earliest convenience.

Very truly yours,

Bracewell LLP

Clark Stockton Lord

CSL/rw

Enclosure

cc: Susan Hill via e-mail shill@hhcllp.com
Linda Clayton via e-mail lclayton@hhcllp.com

#2116003.1

Bracewell LLP
ATTORNEYS AT LAW

P. O. Box 848565
Dallas, TX 75284-8565
713 223-2300
TAX ID 74-1024827

Page 1

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

March 3, 2016
Invoice: 21642958
R/A: 04674

Our Matter #: 051914.000001 For Services Through February 29, 2016
General Counsel

Date	Description	Hours	Rate/Hr	Amount
02/08/16	Prepare for and attend Board meeting	2.00	\$67.00	1,34.00
02/22/16	Prepare the resolution regarding annual review of investment policy with updated broker dealer list	0.50	325.00	162.50
02/26/16	Prepare email to L. Clayton transmitting the resolution regarding annual review of investment policy and amended list of broker dealers	0.25	325.00	81.25

Summary of Fees

Attorney	Hours	Rate/Hr	Amount
Clark Stockton Lord	2.00	\$67.00	1,34.00
Deborah Russell	0.75	325.00	243.75
Total	2.75	446.00	1,377.75

Less Discount (24.38)

Total Fees for Professional Services \$1,353.37

Fees for Professional Services \$1,353.37

Total Current Billing for this Matter \$1,353.37

Billing Summary

Balance Forward \$3,861.67

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

Bracewell LLP
ATTORNEYS AT LAW

Page 2

Montrose Management District

March 3, 2016
Invoice: 21642958

Payments/Credits Since Previous Invoice	\$ (2,297.92)
Matter Balance Brought Forward	\$ 1,563.75
Total Current Billing for this Matter	\$ 1,353.37
Please Remit Total Balance Due	\$ 2,917.12

pdw/cr # 53413

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

Bracewell LLP
ATTORNEYS AT LAW

P. O. Box 84866
Dallas, TX 75284-8666
713 223-3300
TAX ID 74-1024827

Remittance Page

March 3, 2016
051914
INVOICE NO: 21642938
04674

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

Billing Summary

Balance Forward \$3,861.67
Payments/Credits Since Previous Invoice \$ (2,297.92)
Matter Balance Brought Forward \$1,563.75
Total Current Billing for this Matter \$1,353.37
Please Remit Total Balance Due \$2,917.12

pd w/ck #5343

Please Return this Remittance Page with Your Payment

WIRE TRANSFER INFORMATION

Wire to: Bank of America, 901 Main Street, Dallas, Texas
Name on Account: Bracewell & Giuliani LLP
Bank Account No: 001390004197
ABA Number (For Wire Transfers Only): 026009593; (For ACH'S Only): 111000025
For International Wires Also Include:
Swift Code (U.S. Funds): BOFAUS33; Swift Code (Foreign Funds): BOFAUS65
Please include the invoice number as a reference when sending the wire.

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



Chris Labod
1503 Deer Forest Dr
Spring TX 77377
(281)-658-0741

Montrose Management District
5020 Montrose, Suite 311
Houston TX 77006

Invoice

Mar 01, 2016
Invoice # 2016-03-385
Website Maintenance

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

pd w/ck #5344

Subtotal \$350.00
Total due by Mar 15, 2016 \$350.00



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

Bill To:

Montrose Management District
PO Box 22167
Houston, TX 77227

Date	Invoice No.	Terms
02/01/16	805	Net 30
Payments/Credits	Balance Due	
\$0.00	\$2,500.00	

Item	Description	Quantity	Rate	Amount
marketing	marketing, graphic design and photography, research, meetings and other... for the month of January		0.00	0.00
Design	Print and web based design of service and assessment plan	9	75.00	675.00
Design	Marketing and Research development for economic development collateral	8	75.00	600.00
Design	Print and web based design for Montrose Repost Card - HPD	10	75.00	750.00
1	Branding, Marketing and Research including logo quality assurance in usage and recreation of logos used in district print collateral		75.00	75.00
2	Editing proof reading, and checking for website, information/hyperlink integrity	1	75.00	75.00
3	Meetings, Correspondence, Phone Calls, and Invoicing	1	75.00	75.00
4	Photography: editing/color correction, airbrushing, cropping etc.) for use in web and print collateral. Captioning and Keywording of galleries for district website and external search engines. Archiving district images to external harddrives, websites, and DVDs for backup	1.2	75.00	90.00
5	Providing licensing, stock photography, and partner requests and print requests. Social media: Facebook/twitter/pinterest/instagram updates, photogalleries, posting, tagging, creation of cover photos. Backup monitoring of Facebook, with response and interaction with visitor requests/questions. Print and Web resolution creation of files in proper	2	75.00	150.00
6		0.5	75.00	37.50

Total

Thank you for your business

Thank you for your business!

pd w/ck #5345



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

Bill To:

Montrose Management District
PO Box 22167
Houston, TX 77227

Date	Invoice No.	Terms
02/01/16	805	Net 30
Payments/Credits	Balance Due	
\$0.00	\$2,500.00	

Item	Description	Quantity	Rate	Amount
	formats for distribution to printers, web developers, partners and staff.			
Discount			-27.50	-27.50

Total

\$2,500.00

Thank you for your business

Thank you for your business!

pd w/ck #5345

David E. Benson
39 Justice Drive # 301
Houston, Texas 77055

Invoice 10012015
Date 3/1/2016

To: Gretchen Larson
5020 Montrose Blvd
Suite 311
Houston, Texas 77006

From: Gretchen Larson
5020 Montrose Blvd
Suite 311
Houston, Texas 77006

Payment Terms: Net 10 Days
Business Ambassador Program

Date	Description	Qty	Rate	Amount
03/01/2016	Business Ambassador Contract agreement	0.00		\$2,800.00

pd w/ck #53416

Amount Paid	\$0.00	Discount	\$0.00
Amount Due	\$2,800.00	Shipping/Post	\$0.00
		Sub Total	\$2,800.00

Total \$2,800.00

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

[Signature]



ev1pro.com
e-Vision 1 Productions, LLC
2522 Palo Pinto Dr.
Houston, TX 77060
Phone 713-703-4811

INVOICE

Date: March/1/2016
Invoice # 43

To: Gretchen Larson
Director of Economic Development
Montrose Management District
PO Box 22167
Houston 77227-2167
(713) 595.1215

For: Monument Demolition

DESCRIPTION	QTY	RATE	AMOUNT
MMD-Monument Demolition/ Photo and video coverage	1.00	1100.00	\$ 1,100.00
Tax exemption			

pd w/ck #53417

SUBTOTAL	\$ 1,100.00
NO SALES TAX @ 8.25%	-
OTHER	
TOTAL	\$ 1,100.00

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

THANK YOU FOR YOUR BUSINESS!

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
3/1/2016	49201

BILL TO

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



March 3, 2016

Invoice # MBRDG-24

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

Re: Montrose Management District Bridge Lighting Design

Lighting Design:
Meetings, Correspondence and RFI's \$ 1,815.00

Outstanding Invoices:
N/A

Reimbursable Expenses:
N/A

Total Amount Due: \$ 1,815.00

Please remit to:

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

Thank You!

pd w/ck #53418

DESCRIPTION	AMOUNT
Roll Management, Billing and Collections	1,795.63
Total \$1,795.63	



March 3, 2016

Invoice # MSLC-10

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

Re: Montrose Management District Signage Lighting and Controls Design

Lighting Design:
Review and Coordination \$ 330.00

Reimbursable Expenses:
N/A

Total Amount Due: \$ 330.00

Please remit to:

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

Thank You!

pol w/cr #5349



Greater East End Management District

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

Invoice

Date	Invoice #
01/31/2016	9-90
Terms	Due Date
Net 30	02/29/2016

Amount Due	Enclosed
\$5,120.00	

Please detach top portion and return with your payment.

Date	Service	Activity	Quantity	Rate	Amount
01/04/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 28	8	80.00	640.00
01/07/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 45	8	80.00	640.00
01/11/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 42	8	80.00	640.00
01/14/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 52	8	80.00	640.00
01/18/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 37	8	80.00	640.00
01/21/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 40	8	80.00	640.00
Continue to the next page					

pol w/cr #5350

Page 2 of 2

Date	Service	Activity	Quantity	Rate	Amount
01/25/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 36	8	80.00	640.00
01/28/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 38	8	80.00	640.00
Total Sites Abated: 318				Total	\$5,120.00

pol w/cr #5350



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

Invoice

Date	Invoice #
02/29/2016	9-91
Terms	Due Date
Net 30	03/31/2016

Amount Due	Enclosed
\$5,600.00	

Please detach top portion and return with your payment.

Date	Service	Activity	Quantity	Rate	Amount
02/01/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 37	8	80.00	640.00
02/04/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 30	8	80.00	640.00
02/08/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 44	8	80.00	640.00
02/11/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 37	8	80.00	640.00
02/15/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 28	8	80.00	640.00
02/18/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 36	8	80.00	640.00
Continue to the next page					

pol w/cr #5350

Date	Service	Activity	Quantity	Rate	Amount
02/22/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 36	8	80.00	640.00
02/25/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 24	8	80.00	640.00
02/29/2016	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 18	6	80.00	480.00
Total Sites Abated: 290			Total		\$5,600.00

pd w/ ck # 5850

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



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

Invoice / Statement No.: AH011429

Customer No.: V00071086

INVOICE

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

Amount Due: 5,069.45
Amount Paid: 5,069.45

(Please detach and send this top portion with payment)

DATE	DESCRIPTION	AMOUNT
03/01/16	APR'16:ASST CO ATTORNEY FEE INTERLOCAL AGREEMENT WITH HARRIS COUNTY AND DISTRICT TO FUND AN ASSISTANT COUNTY.	5,069.45
pd w/ ck # 5851		

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 #101
Harris County, Texas (REV. 3/07)

7155 Old Katy Road, Suite 270
Houston, Texas 77024
713.969.0967
713.969.0908 (fax)
www.katexa.com

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

Invoice #: 20147
Invoice Date: 2/16/2016
Billing Period: 1/1/2016 - 1/31/2016
Project #: MON-251
Project Name: Montrose District - District Identity Marker

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

March 1, 2016

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

INVOICE

FEES

Phase	Contract Amount	% Complete	Prior Billings	This Invoice
Schematic Design	\$4,830.00	100%	\$4,830.00	\$0.00
Construction Documentation	\$14,353.00	100%	\$14,353.00	\$0.00
Construction Administration	\$4,167.00	33%	\$1,250.10	\$125.01
	\$23,150.00		\$20,233.10	\$125.01

Total Amount Due This Invoice: \$125.01

PAYMENTS OUTSTANDING

Invoice #	Invoice Date	Fees	Expenses	Paid to Date	Balance Due
19977	1/6/2016	\$208.35	\$4,786.14	\$0.00	\$4,994.49
		\$208.35	\$4,786.14	\$0.00	

Total Past Due Amount: \$4,994.49

Total Current + Past Due Amount: \$5,119.50

pd w/ ck # 5853

Thank You!

Professional fees:

Services performed as Contract Director of
Economic Development for February, 2016.

\$1,250.00

Total amount due

\$1,250.00

pd w/ ck # 5851

Thank you,

Ray C. Lawrence

MICHAEL HARDY

948 Redan Street
Houston, TX 77009
512-758-0185
bmh7hardy@gmail.com
SSN 634-20-0790

INVOICE

INVOICE #	DATE
7	3/1/2016
CUSTOMER ID	TERMS
N/A	N/A

BILL TO

Montrose Management District
PO Box 22167
Houston, TX 77227

PAY TO

Michael Hardy
948 Redan St
Houston, TX 77009

DESCRIPTION	Date	AMOUNT
My Montrose: James Cole Clay	2/15/2016	500.00
Painter Fariba Abedin Bridges Art and Science	2/25/2016	500.00
Construction on New Montrose Signs and Explorades	2/15/2016	500.00
Thank you for your business!	TOTAL	\$1,500.00

pd w/ ck # 5355

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

INVOICE# 61X00122
INV DATE 01/31/16
ACCOUNT# 229281
DUE DATE UPON RECEIPT

Please remit top portion with payment

MONTROSE MGMT DISTRICT
P O BOX 22167
HOUSTON, TX 77227

AMOUNT YOU
ARE PAYING 7,104.00
Phone#

AMOUNT 7,104.00

MONTROSE
SERVICE ADDRESS: MONTROSE (HOUSTON, TX)

DATE	DESCRIPTION	AMOUNT
01/04/16	LOCATION: MONTROSE 61X00122 SWEEPING-FLAT SWEEP FLAT RATE 01/04/16	776.00
01/04/16	61X00122 MAIN LANES - TKT 00016705	1,776.00
01/09/16	61X00122 SWEEPING-FLAT SWEEP FLAT RATE 01/09/16	776.00
01/09/16	61X00122 MAIN LANES - TKT 00016745	1,776.00
01/19/16	61X00122 SWEEPING-FLAT SWEEP FLAT RATE 01/19/16	776.00
01/19/16	61X00122 MAIN LANES - TKT 00016790	1,776.00
01/20/16	61X00122 SWEEPING-FLAT SWEEP FLAT RATE 01/20/16	776.00
01/20/16	61X00122 MAIN LANES - TKT 00016804	1,776.00

pd w/ ck # 5357

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

INVT	61X00122	CURRENT	30 DAY	60 DAY	90 DAY	DATE 01/31/16
ACCT#	229281	7,104.00				PAGE 1 OF 1

PLEASE PAY THIS AMOUNT 7,104.00

Montrose Car Care Center

3807 Montrose Blvd

Houston, TX 77006

713 524-2109 Fax 713-524-0902

COMPLETE AUTOMOTIVE SERVICE - FOREIGN & DOMESTIC

Repair Order # 0040995

Date: 2/22/2016

Page 1 of 1

Center: 1

Customer: MONTROSE DISTRICT	Vehicle: 2014 JEEP GRAND CHEROKEE LAREDO
Address: PO BOX 22167	License: 1179113
City: HOUSTON, TX 77227-2167	Prod:
Phone 1: (713) 595-1205	VIN: 1C4RJEA85C322595
Phone 2: (713) 614-7663	Engine: V8-3.6
Ext: SUSN	Mileage: 23996
Ext: VICT	Trans: AUTO
	Key#:

Qun	PartNumber	Description	Price	Op Tech	Description	Time	Charge
	Mileage In: 23998			PH 001 20	LOW-LUBRICATE CHASSIS, CHANGE OIL AND		8.50
	Mileage Out: 23998				FILTER, TOP OFF FLUIDS, VISUAL SAFETY		
					INSPECTION		
6.00 ST		ENGINE OIL	16.74	TX 009 20	WIRE ROTATION		16.00
1.00 CF		OIL FILTER	14.95				
1.00		DISPOSAL FEE	3.00				

OK Bed	Recommendation	OK Bed	Recommendation	OK Bed	Recommendation

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.

Notice 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, Tex Business Commerce Code if a written payment or credit card for the repair is stopped, dishonored for lack of funds or because the maker has no account. All Work Performed comes with 12 month or 12000 Mile warranty

Labor:	\$24.95
Parts:	\$31.69
Sublet:	\$0.00
Other Fees:	\$3.00
Supplies:	\$0.00
Subtotal:	\$59.64
Sales Tax:	\$0.00
Paid By:	Total: \$59.64
Pay Ref:	Paid: \$0.00
	Due: \$59.64

Mr Dirt of Texas (Houston)

3669 Eastex Freeway
Houston, TX 77026

Phone (713)473-2700 Fax (713)473-2701

INVOICE# 62X00060

INV DATE 02/29/16

ACCOUNT# 229281

DUE DATE UPON RECEIPT

Please remit top portion with payment

MONTROSE MGMT DISTRICT
P O BOX 22167
HOUSTON, TX 77227

AMOUNT YOU
ARE PAYING 7,104.00
Phone#

AMOUNT 7,104.00

MONTROSE
SERVICE ADDRESS: MONTROSE (HOUSTON, TX)

DATE	DESCRIPTION	AMOUNT
02/03/16	LOCATION: MONTROSE 62X00060 SWEEPING-FLAT SWEEP FLAT RATE 02/03/16	776.00
02/03/16	62X00060 MAIN LANES TKT 00016848	1,776.00
02/04/16	62X00060 SWEEPING-FLAT SWEEP FLAT RATE 02/04/16	776.00
02/04/16	62X00060 BIKE LANES TKT 00016858	1,776.00
02/17/16	62X00060 SWEEPING-FLAT SWEEP FLAT RATE 02/17/16	776.00
02/17/16	62X00060 MAIN LANES	1,776.00
02/17/16	62X00060 TKT 00016948	
02/18/16	62X00060 SWEEPING-FLAT SWEEP FLAT RATE 02/18/16	776.00
02/18/16	62X00060 BIKE LANES	1,776.00
02/18/16	62X00060 TKT 00016954	

pd w/ ck # 5357

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

PLEASE NOTE THAT YOUR ACCOUNT HAS A PAST DUE BALANCE

INVT	62X00060	CURRENT	30 DAY	60 DAY	90 DAY	DATE 02/29/16
ACCT#	229281	7,104.00	7,104.00			PAGE 1 OF 1

PLEASE PAY THIS AMOUNT 7,104.00



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

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

Invoice

Date	Invoice #
3/1/2016	41529

Description	Amount
Monthly Bookkeeping	1,125.00
Preparation of 1099s and 1096 tax forms	75.00
Monthly Payroll Taxes	37.50
Preparation of Annual Budget	112.50
Delivery of documents	12.50
Preparation of annual audit schedules	675.00
Delivery	2.00
Postage	31.01
Copies	65.60
Document Storage & Retention Service	1070
Mileage	8.10
Total Reimbursable Expenses	117.41
Total	
\$2,154.91	

1010 River Pointe • Suite 140 • Houston, Texas 77004 • Phone: 713.245.1040 • Fax: 713.245.1844

2834 N. Central Expressway, Suite 150 • Austin, Texas 78759 • Tel: 782.2400 • Fax: 782.9968

1300 Post Oak Blvd • Suite 1600 • Houston, Texas 77056 • Phone: 713.623.4339 • Fax: 713.623.4850

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

INVOICE #	N/C00029570
DATE	2/5/2016
PAGE	1

Bill to:

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

Description	Est. Price
Professional Services rendered in the collection of delinquent taxes, penalties and interest January, 2016.	\$779.49
Total	
\$779.49	

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

INVOICE #	N/C00029575
DATE	2/5/2016
PAGE	1

Bill to:

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

Description	Est. Price
Professional Services rendered in the collection of delinquent taxes, penalties and interest January, 2016.	\$156.55
Total	
\$156.55	

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
1/1/2016	19985	NET 15	LC	1/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN II	RAVEN II - Site Video Recording Device. 2 Cameras with Internet. SITE: MONTROSE CUCHARA UNIT: MONTROSES price/cle #936.0	1	350.00	1/1/2016	350.00
Monthly Security Invoice			Sales Tax (0.0%) \$0.00		
Make checks payable to SentiForce SentiForce 6611 Portwest Dr. Suite 100 Houston, TX 77024 713-742-6000			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
Helli Robinson
P.O. Box 22167
Houston, TX 77227-2167

Date	Invoice #	Terms	Rep	Due Date	
1/1/2016	19986	NET 15	LC	1/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Camera, optional Strobe Lighting, Wireless Communication. SITE: MONTROSE L'OLIVIER UNIT: MONTROSE6	1	350.00	1/1/2016	350.00
polw/cr #53460					

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
Helli Robinson
P.O. Box 22167
Houston, TX 77227-2167

Date	Invoice #	Terms	Rep	Due Date	
2/1/2016	20296	NET 15	LC	2/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Camera, optional Scribe Lighting, Wireless Communication. SITE: BISCUT UNIT: MONTROSE4 Pay your bills online at: https://www.instantbillpay.com/networkoutfittersinc <i>polw/cr #53460</i>	1	350.00	2/1/2016	350.00
Monthly Security Invoice					
			Sales Tax (0.0%)		\$0.00
			Total		\$350.00
Make checks payable to SentiForce			Payments/Credits		\$0.00
			Balance Due		\$350.00
SentiForce 6611 Portwest Dr. Suite 100 Houston, TX 77024 713-742-6000					

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
2/1/2016	20297	NET 15	LC	2/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Camera, optional Scribe Lighting, Wireless Communication. SITE: BLACKSMITH UNIT: MONTROSE3 Pay your bills online at: https://www.instantbillpay.com/networkoutfittersinc polw/cr #53460	1	350.00	2/1/2016	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	
2/1/2016	20298	NET 15	LC	2/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
CONSOLE	Security Camera Video Console. Pay your bills online at: https://www.instantbillpay.com/networkoutfittersinc 				

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
3/1/2016	20700	NET 15	LC	3/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communications. SITE: DISCUTT UNIT: MONTROSE4 Pay your bills online at: https://www.sentriforce.com/networkoutfittersinc pd w/ ck # 53160	1	350.00	3/1/2016	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 Sentriforce

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

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
3/1/2016	20701	NET 15	LC	3/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Strobe Lighting, Wireless Communication. SITE: BLACKSMITH UNIT: MONTROSE3 Pay your bills online at: https://www.sentriforce.com/networkoutfittersinc pd w/ ck # 53160	1	350.00	3/1/2016	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	
3/1/2016	20702	NET 15	LC	3/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
CONSOLE	Security Camera Video Console. Pay your bills online at: https://www.sentriforce.com/networkoutfittersinc <i>pd w/ ck # 53160</i>	1	150.00	3/1/2016	150.00
Monthly Security Invoice					
			Sales Tax (0.0%)		\$0.00
			Total		\$150.00
Make checks payable to Sentriforce			Payments/Credits		\$0.00
			Balance Due		\$150.00
Sentriforce 6611 Portwest Dr. Suite 100 Houston, TX 77024 713-742-6000					

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
3/1/2016	20703	NET 15	LC	3/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN II	RAVEN II - Site Video Recording Device. 2 Camera with Internet. SITE: MONTROSE CUCHARA UNIT: MONTROSE5 <				

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
3/1/2016	20704	NET 15	LC	3/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Scribe Lighting, Wireless Communication. SITE: MONTROSE LOLLIVIER UNIT: MONTROSE6	1	350.00	3/1/2016	350.00
pd w/ck #5360					

Monthly Security Invoice:

Make checks payable to Sentriforce
Sentriforce
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
Holly Robinson
P.O. Box 22167
Houston, TX 77227-2167

Date	Invoice #	Terms	Rep	Due Date	
3/1/2016	20705	NET 15	LC	3/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. 4 Cameras, optional Stroke Lighting, Wireless Communication. SITE: SPECS UNIT: MONTROSE6 / MONTROSE2	2	350.00	3/1/2016	700.00
pd w/ck #5360					

Monthly Security Invoice:

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

Sales Tax (8.25%)	\$0.00
Total	\$700.00
Payments/Credits	\$0.00
Balance Due	\$700.00



13107 James Ln.
Stafford, TX 77477

Phone # 832-633-5155

smc@smclogisticsworks.com

Date	Invoice #
12/4/2015	713

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

P.O. No.	Terms	Project
	Net 30	

Hours	Description	Rate	# Lights Reported	Amount
10	Survey of burned out street lights November 2015 Montrose District	35.00	39	350.00
pd w/ck #5360				

We appreciate your prompt payment.

Total \$350.00



13107 James Ln.
Stafford, TX 77477

Phone # 832-633-5155

smc@smclogisticsworks.com

Date	Invoice #
2/10/2016	773

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

P.O. No.	Terms	Project
	Net 30	

Hours	Description	Rate	# Lights Reported	Amount
10	Survey of burned out street lights January 2016 Montrose District	35.00	28	350.00
pd w/ck #5360				

We appreciate your prompt payment.

Total \$350.00

University of St. Thomas
Attn: Cindy Viaud
Office of the President
3800 Montrose Blvd.
Houston, Texas 77006

WALTER P MOORE

Montrose Management District
5020 Montrose Blvd
Suite 311
Houston, TX 77009

Invoice #: T031500301-19
Project: M031500301
Project Name: Montrose Mobility Studies Add Serv

Invoice Group: "5.1"
Invoice Date: 2/21/2016

Attention: Tony Akonder

For Professional Services Rendered through: 2/21/2016
Email to: talender@hnp.com

Professional Personnel	5,400.00	
Total Salaries		5,400.00
Current Invoice		5,400.00
Max Fee:	43,000.00	
Prior Balances:	28,327.50	
Total Available:	13,672.50	
Total this Invoice		5,400.00
Amount Due This Invoice		5,400.00

pd w/ck # 5365

Leo Anne Dixon

For questions regarding this invoice, please contact Amanda Numa.
Telephone: 713-462-7300 Email: ANuma@wpmoore.com

PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW:
1301 MCKINNEY, SUITE 100 HOUSTON, TEXAS 77010 PHONE: 713-850-7300 FAX: 713-850-7390

WALTER P MOORE

Project: M031500301 -- Montrose Mobility Studies Add Serv

Invoice #: T0315002018

Phase: 9703 -- Traffic Houston

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Senior Project Manager Leo Anne Dixon	02/01/2016	3.00	180.00	540.00
	02/02/2016	3.00	180.00	540.00
	02/03/2016	2.00	180.00	360.00
	02/04/2016	1.00	180.00	180.00
	02/15/2016	0.50	180.00	90.00
	02/17/2016	1.00	180.00	180.00
	02/18/2016	4.50	180.00	810.00
	02/19/2016	2.00	160.00	320.00
		17.00		3,060.00

Rate Schedule Labor

Total Phase: 9703 -- Traffic Houston Labor: 3,060.00
Expense: 0.00

Total Project: M031500301 -- Montrose Mobility Studies Add Serv 3,060.00

pd w/ck # 5365

For questions regarding this invoice, please contact Amanda Numa.
Telephone: 713-462-7300 Email: ANuma@wpmoore.com

PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW:
1301 MCKINNEY, SUITE 100 HOUSTON, TEXAS 77010 PHONE: 713-850-7300 FAX: 713-850-7390

Page 1

WALTER P MOORE

Project: M031500301 -- Montrose Mobility Studies Add Serv

Invoice #: T0315002018

Phase: 9703 -- Parking

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Senior Parking Consultant Jennifer Rodin	01/27/2016	1.00	180.00	180.00
	01/29/2016	1.00	180.00	180.00
	02/01/2016	0.50	180.00	90.00
	02/03/2016	1.00	180.00	180.00
	02/08/2016	0.50	180.00	90.00
	02/17/2016	1.60	180.00	270.00
	02/18/2016	8.00	180.00	1,440.00
	02/19/2016	1.50	150.00	225.00
		13.00		2,340.00

Rate Schedule Labor

Total Phase: 9703 -- Parking Labor: 2,340.00
Expense: 0.00

Total Project: M031500301 -- Montrose Mobility Studies Add Serv 2,340.00

pd w/ck # 5365

For questions regarding this invoice, please contact Amanda Numa.
Telephone: 713-462-7300 Email: ANuma@wpmoore.com

PLEASE REMIT PAYMENT TO ADDRESS NOTED BELOW:
1301 MCKINNEY, SUITE 100 HOUSTON, TEXAS 77010 PHONE: 713-850-7300 FAX: 713-850-7390

Page 1



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

Invoice

Invoice: INV-0000114171
Invoice Date: March 1, 2016

Customer Number: 19712
PO Number:

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

Remit To:
Yellowstone Landscape
PO Box 205143
Dallas, TX 75320-5142

Branch Code: 01.01.020.010
Project Number: 10201183.101
Project Name: Montrose Management District
Property Address:

Invoice Due Date: March 31, 2016
Invoice Amount: \$1,916.66
Month of Service: March 2016

Quantity	Unit Price	Amount
Monthly Landscape Maintenance	1	1,916.66

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

pd w/ck # 5365

BYO Landscape & Maintenance, Inc. is licensed by the Structural Pest Control Board of Texas (L.C. 87219) for chemical applications. The board has jurisdiction over individuals licensed under the Structural Pest Control Act, Structural Pest Control Board, 1106 Clayton Ln. #100 L.W. Austin, Texas 78723 (512) 451-7200.

Irrigation in Texas is regulated by the Texas National Commission on Environmental Quality (TCEQ) (84C-176) P.O. Box 19067, Austin, Texas 78711-5067 TCEQ's website is: www.tceq.state.tx.us

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

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 #: 43015307

Date: 3/7/2016

DATE	DESCRIPTION	AMOUNT
	Professional consulting, administration, marketing & public relations, February 2016	\$27,634.69
	GIS/mapping, P. Horton, February 2016	\$94.95
	In-house postage, photocopies, binding, etc., February 2016	\$690.25
	Agenda posting, Harris County Clerk, 2/3/2016	\$9.00
	Verizon cell phone (wi-fi), 02/20-03/19	\$50.44
	Verizon cell phone, G. Larson, 50% of shared costs, 02/20-03/19	\$102.65
	Reimbursable mileage, tolls, parking, and related expenses, as follows:	
	J. Lowry, February 2016	\$402.16
	G. Larson, January 2016	\$180.09
	H. Robinson, November 2015	\$159.23
	H. Robinson, December 2015	\$478.55
	H. Robinson, January 2016	\$176.67
	L. Clayton, February 2016	\$14.04
	R. Hill, February 2016	\$12.96

pd w/ ac # 5352

Terms: C.O.D.

Sales Tax: \$0.00

Total Amount: \$30,005.68

Amount Applied: \$0.00

Balance Due: \$30,005.68

Owed As Of: 3/8/2016

30 DAYS	60 DAYS	90+ DAYS	Total Owed
\$30,005.68			\$30,005.68

Dennis C Beedon		Period Ending February 2016		Service Area Montrose		
Date	Business Mileage			Other Expenses(2)		Bill to Dist.
	Destination	Purpose	Mi. Driven	Item	Amount	(Y/N)
02/01/16	Montrose area	Business Amb duty	7			
02/02/16	Montrose area	Business Amb duty	12			
02/03/16	Montrose area	Business Amb duty	12			
02/04/16	Montrose area	Business Amb duty	12			
02/08/16	Montrose area	Business Amb duty	14			
02/09/16	Montrose area	Business Amb duty	15			
02/18/16	Montrose area	Business Amb duty	12			
02/19/16	Montrose area	Business Amb duty	10			
02/22/16	Montrose area	Business Amb duty	17			
02/23/16	Montrose area	Business Amb duty	10			
02/24/16	Montrose area	Business Amb duty	12			
02/25/16	Montrose area	Business Amb duty	12			
02/27/16	Montrose area	Business Amb duty	10			
02/28/16	Montrose area	Business Amb duty	10			
02/29/16	Montrose area	Business Amb duty	10	Monthly phone allow	\$ 45.00	
			175			
			175		\$ 45.00	45
		I certify that the above expenses were incurred and paid by me:		Business Miles (1) @ 0.54 <u>94.50</u> \$ <u>93.42</u> Other Expenses (2) Expenses billed to District (Y) Expenses not billed to District (N) <u>\$ 45.00</u> <u>138.42</u> Amount Billed to District <u>\$ 138.42</u> Total Reimbursement _____		
* Attach		Date				
		Approval	Date			

pd w/ck # 53446



BURTON ACCOUNTING, P.L.L.C.
Certified Public Accountants

February 27, 2016

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

This letter is to confirm our understanding of the terms and objectives of our engagement and the nature and limitations of the services we will provide.

We will perform the following services:

1. We will compile, from information you and your bookkeeper provide, the annual financial statements of Montrose Management District as of and for the year ended December 31, 2015.

The objective of a compilation is to assist you in presenting financial information in the form of financial statements. We will utilize information that is your representation without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for the statements to be in conformity with accounting principles generally accepted in the United States of America (GAAP).

You are responsible for

- a. the preparation and fair presentation of the financial statements in accordance with GAAP.
- b. designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.
- c. preventing and detecting fraud.
- d. identifying and ensuring that the entity complies with the laws and regulations applicable to its activities.
- e. making all financial records and related information available to us.

We are responsible for conducting the engagement in accordance with Statement on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation differs significantly from a review or an audit of financial statements. A compilation does not contemplate performing inquiry, analytical procedures, or other procedures performed in a review. Additionally, a compilation does not contemplate obtaining an understanding of the entity's internal control; assessing fraud risk; testing accounting records by obtaining sufficient appropriate audit evidence through inspection, observation, confirmation, or the examination of source documents (for example, cancelled checks or bank images); or other procedures ordinarily performed in an audit. Accordingly, we will not express an opinion or provide any assurance regarding the financial statements being compiled.

Our engagement cannot be relied upon to disclose errors, fraud, or illegal acts. However, we will inform the appropriate level of management of any material errors, and of any evidence or information that comes to our attention during the performance of our compilation procedures that fraud may have occurred. In addition, we will report to you any evidence or information that comes to our attention during the performance of our compilation procedures regarding illegal acts that may have occurred, unless they are clearly inconsequential. We have no responsibility to identify and communicate deficiencies or material weaknesses in your internal control as part of this engagement.

The financial statements will not be accompanied by a report. Based on our discussions with you, the financial statements are for management's use only and are not intended for third party use and will be designated as such.

Material departures from GAAP or other comprehensive basis of accounting (OCBOA) may exist and the effects of those departures, if any, on the financial statements may not be disclosed. In addition, substantially all disclosures required by GAAP or OCBOA may be omitted.

Certain required supplementary information may also be included in the financial statements, and we make no representations regarding the appropriateness of such information for your intended use or for any other purpose.

Notwithstanding these limitations, you represent that you have knowledge about the nature of the procedures applied and the basis of accounting and assumptions used in the preparation of the financial statements that allows you to place the financial information contained in the statements in proper context. Further, you represent and agree that the use of the financial statements will be limited to members of the management.

Should you require financial statements for third party use, we would be pleased to discuss with you the requested level of service. Such engagement would be considered separate and not deemed to be part of the services described in this engagement letter.

2. We will assist your bookkeeper in adjusting the books of accounts so that he (she) will be able to prepare a working trial balance from which financial statements can be compiled as of and for the year ended December 31, 2015. Your bookkeeper will provide us with a detailed trial balance and any supporting schedules we require.

You are responsible for making management decisions and performing management functions, and for designating an individual with suitable skill, knowledge, or experience to oversee any consulting services we provide. You are responsible for evaluating the adequacy and results of the services performed and accepting responsibility for such services. You are responsible for establishing and maintaining internal controls, including monitoring ongoing activities.

We estimate that our fees for these services will range from \$3,600 to \$3,900. You will also be billed for out-of-pocket costs such as report production, word processing, postage, travel, etc. Additional expenses are estimated to be \$85 to \$250. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the work performed. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees are payable upon presentation.

All working papers of our engagement remain our property and constitute confidential information. Except as discussed below, any requests for access to our working papers will be discussed with you before making them available to requesting parties:

1. Our firm, as well as other accounting firms, participate in a peer review program covering our audit and accounting practices. This program requires that once every three years we subject our system of quality control to an examination by another accounting firm. As part of this process, the other firm will review a sample of our work. It is possible that the work we perform for you may be selected for review. If it is, the other firm is bound by professional standards to keep all information confidential.
2. We may be required to make certain work papers available to state or federal regulators pursuant to authority given to them by law or regulation. If requested, access to such work papers will be provided under the supervision of our firm personnel. Further, upon request, we may provide copies of selected work papers to the state or federal regulators and such copies may be distributed by the state or federal regulators to other third parties including government agencies.

It is our policy to keep work papers related to this engagement for seven years. When your records are returned to you, it is your responsibility to retain and protect your records for possible use, including potential examination by any government or regulatory agencies.

In the event of a dispute over our engagement, we mutually agree that any dispute that may arise in connection with our engagement will be submitted to mediation by selecting a third party to help us reach an agreement. We acknowledge that the results of this mediation will not be binding upon either of us. The costs of the mediation will be shared equally by both of us.

If we incur legal fees as a result of our reliance on any false representation by you, you agree to reimburse us for all of our legal fees and related costs of defense.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Sincerely,

BURTON ACCOUNTING, P.L.L.C.

By _____
Mark M. Burton, President

Acknowledged:

MONTROSE MANAGEMENT DISTRICT

By _____

Title _____

Date _____

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

5. Accept the Annual Disclosure Statements from the Investment Officer and Bookkeeper.

MEMORANDUM

Date: March 14, 2016

To: Board of Directors
Montrose Management District (the "District")

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

From: Mark Burton

Subject: DISCLOSURE UNDER THE PUBLIC FUNDS INVESTMENT ACT

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

1. I have the following "personal business relationships" with individuals or entities who are offering to engage, have offered to engage or may offer to engage in an investment transaction with the District.
 - (a) I own (i) ten per cent (10%) or more of the voting stock or shares or (b) \$5,000 or more of the fair market value of the following business organizations: N/A

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

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

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

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


(SIGNATURE)

MEMORANDUM

Date: March 14, 2016

To: Board of Directors
Montrose Management District (the "District")

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

From: Caryn Adams

Subject: DISCLOSURE UNDER THE PUBLIC FUNDS INVESTMENT ACT

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

1. I have the following "personal business relationships" with individuals or entities who are offering to engage, have offered to engage or may offer to engage in an investment transaction with the District.
 - (a) I own (i) ten per cent (10%) or more of the voting stock or shares or (b) \$5,000 or more of the fair market value of the following business organizations: N/A

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

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

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

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

Caryn Adams
(SIGNATURE)

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

6. Conduct the Annual Review of Investment Policy and Approve the Resolution Regarding the Annual Review of Investment Policy and the List of Qualified Broker/Dealers.

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

1. The Board of Directors of Montrose Management District convened in regular session on the 14th day of March, 2016, at the regular meeting place thereof, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board to-wit:

Claude Wynn	Chairman
Randy Mitchmore	Vice Chairman
Brad Nagar	Assistant Secretary
Kathy Hubbard	Treasurer
Tammi Wallace	Director
Robert Jara	Director
Ryan Haley	Director
Debra "Lane" Llewellyn	Director
Stephen Madden	Director
Michael V. Grover	Director
Ellyn Wulfe	Director
Todd Edwards	Director

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

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

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

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

SIGNED AND SEALED on the 14th day of March, 2016.



Secretary, Board of Directors

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

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

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

WHEREAS, the Board of Directors has convened on this date at a meeting open to the public to conduct the District's annual review of its Investment Policy and wishes to confirm the Amended Investment Policy dated April 9, 2012;

WHEREAS, the District's Amended Investment Policy contains a list of qualified broker/dealers that are authorized to engage in investment transactions with the District; and

WHEREAS, the District desires to amend that portion of its investment policy containing a current list of qualified broker/dealers; Now, Therefore,

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

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

Section 2: The Board hereby adopts the amended list of qualified broker/dealers, attached hereto as Exhibit B, and confirms that same shall be in effect until modified by action of the Board.

Section 3: The provisions of this Resolution shall be effective as of the date of adoption and shall remain in effect until modified by action of the Board of Directors.

PASSED AND APPROVED THIS 14th day of March, 2016.

Chair

ATTEST:

Secretary



EXHIBIT A

AMENDED INVESTMENT POLICY – April 9, 2012

INVESTMENT POLICY

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

ARTICLE I PURPOSE

Section 1.01. Purpose.

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

ARTICLE II DEFINITIONS

Section 2.01. Definitions.

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

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

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

ARTICLE III
INVESTMENT OFFICER

Section 3.01. Investment Officer.

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

Section 3.02. Training.

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

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

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

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

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

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

ARTICLE IV
PROCEDURES FOR INVESTMENT OF DISTRICT MONIES

Section 4.01. Qualified Broker/Dealers

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

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

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

Section 4.03. Certifications from Sellers of Investments.

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

Section 4.04. Solicitation of Bids for Certificates of Deposit.

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

Section 4.05. Settlement Basis.

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

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

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

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

Section 4.07. Monitoring the Rating Changes in Investments.

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

ARTICLE V
PROVISIONS APPLICABLE TO ALL FUNDS

Section 5.01. Provisions Applicable to All Fund Groups.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 5.03 Diversification.

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

ARTICLE VI
AUTHORIZED INVESTMENTS

Section 6.01. Authorized Investments.

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

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

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

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

Section 6.02. Prohibited Investments.

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

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

ARTICLE VII
INVESTMENT STRATEGIES

Section 7.01. Strategy Applicable to All Funds.

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

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

Section 7.02. Investment Strategy for all Funds.

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

ARTICLE VIII
MISCELLANEOUS

Section 8.01. Annual Review.

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

Section 8.02. Superseding Clause.

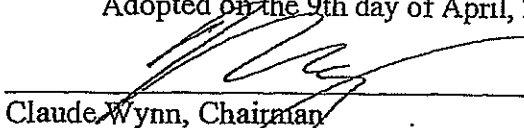
This Policy supersedes any prior policies adopted by the Board of Directors regarding investment or securitization of District Funds.

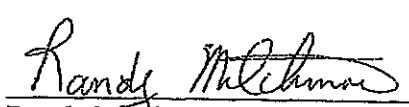
Section 8.03. Open Meeting.

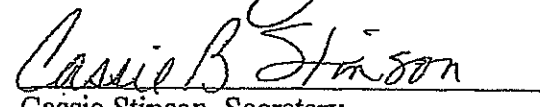
The Board officially finds, determines and declares that this Investment Policy was reviewed, carefully considered, and adopted at a regular meeting of the Board, and that a sufficient written notice of the date, hour, place and subject of this meeting was posted at a place

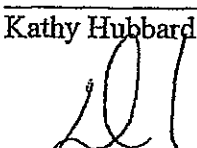
readily accessible and convenient to the public within the District and on a bulletin board located at a place convenient to the public in Harris County for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting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

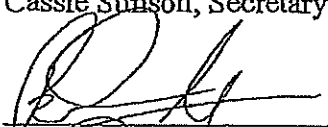
Adopted on the 9th day of April, 2012.

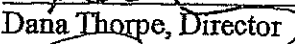

Claude Wynn, Chairman


Randy Mitchmoore, Vice Chairman

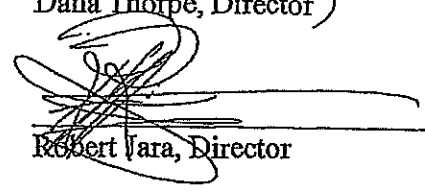

Cassie Stinson, Secretary

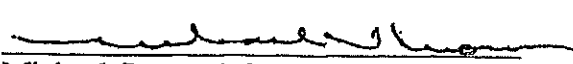

Kathy Hubbard, Treasurer



Brad Nagar, Assistant Secretary



Dana Thorpe, Director

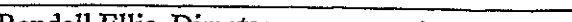

Dennis Murland, Director


Robert Jara, Director


Michael Grover, Director


Tammy Manning, Director


David Robinson, Director


Randall Ellis, Director


Lane Llewellyn, Director

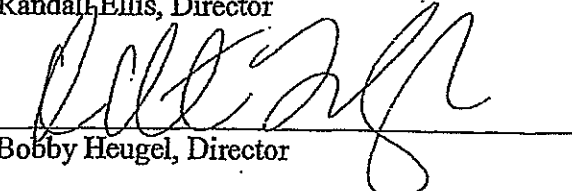

Bobby Heugel, Director

EXHIBIT A
LIST OF AUTHORIZED BROKER/DEALERS

Allegiance Bank of Texas	Metro Bank, N.A.
Trustmark National Bank	Midkiff & Stone Capital Group, Inc.
Amegy Bank, N.A.	MidSouth Bancorp, Inc.
Bank of America, N.A.	Moody National Bank
Bank of Houston	Morgan Keegan & Co., Inc.
Bank of Texas, N.A.	Morgan Stanley
BBVA Compass Bank	New First National Bank
Beal Bank, s.s.b.	Northwest Investment Services, Inc.
Capital Bank	Omni Bank, N.A.
Capital Markets Group, Inc.	Patriot Bank
Capital One Financial Corp.	Plains State Bank
Central Bank	Post Oak Bank
Chase Investments Services Corp.	Preferred Bank
Chasewood Bank (Inc)	Prosperity Bank/Prosperity Bancshares, Inc.
Coastal Securities, Inc.	Prudential Securities Group, Inc.
Comerica Bank	Raymond James & Associates, Inc.
Commercial State Bank	RBC Capital Markets
Community State Bank	Regions Bank
Crosby State Bank	Morgan Stanley Smith Barney
Edward Jones	Security State Bank
Encore Bank	Southwest Securities, Inc.
Enterprise Bank	State Bank of Texas
First Bank	State Street Bank & Trust Co.
First Bank of Conroe	Sterling Bank/Sterling Bancshares, Inc.
First Bank of Texas	Sun America Securities, Inc.
First Bank & Trust Company (Inc)	Tex Star Investment Pool
First Choice Bank	Texas Capital Bank, N.A.
First Community Bank	Texas CLASS
First National Bank Bastrop	Texas Citizens Bank
First Southwest Company	Texas Community Bank
First National Bank	Texas First Bank
First National Bank of Texas	Texas Independent Bank
FiServ Investor Services, Inc.	Texas Savings Bank, s.s.b.
Frost Bank	Texas State Bank

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

Exhibit "B"

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

To: Montrose Management District (the "District")

From: _____,

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

[Office such person holds]

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

Date: _____, 2012

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

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

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

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

By: _____
Name: _____
Title: _____

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

EXHIBIT B
LIST OF AUTHORIZED BROKER/DEALERS

ABC Bank	Metro Bank N.A.
Allegiance Bank	Moody National Bank
Amegy Bank of Texas N.A.	New First National Bank
BB & T	North Star Bank of Texas
Bank of America N.A.	Omni Bank N.A.
Bank of Houston	Pioneer Bank
Bank of New York – Mellon	Plains Capital Bank
Bank of Texas N.A.	Patriot Bank
BBVA Compass Bank	Plains State Bank
Business Bank of Texas	Post Oak Bank
Cadence Bank	Preferred Bank
Capital Bank of Texas	Prosperity Bank
Capital Markets Group	R Bank
Capital One	Regions Bank
Central Bank	Security State Bank
Chasewood Bank	Southwest Securities
Citibank N.A.	Sovereign Bank
Comerica Bank	Spirit of Texas Bank
Comerica Securities	State Bank of Texas
Commercial State Bank	State Street Bank & Trust Co.
Community Bank of Texas	Stifel Nicolaus
Community Trust Bank	Tex Star Investment Pool
Coastal Securities	Texan Bank
Enterprise Bank	Texas Capital Bank N.A.
East/West Bank	Texas Class
First Bank of Conroe	Texas Citizens Bank
First Bank of Texas	Texas Exchange Bank
First Bank & Trust	Texas First Bank
First Citizens Bank	The Independent Bankers Bank
First Community Bank	Texas Savings Bank
First Financial Bank N.A.	Texpool/Texpool Prime
First National Bank of Texas	The Bank of River Oaks
First State Bank of Central Texas	The Right Bank for Texas
First Texas Bank	Tradition Bank
Frost National Bank	Third Coast Bank
Green Bank	Trustmark National Bank
Herring Bank	United Bank of El Paso Del Norte
Hilltop Securities	United Texas Bank
Hometown Bank N.A.	Unity National Bank
Houston Community Bank N.A.	U.S. Bank
Icon Bank	Wells Fargo Bank, N.A.
Independent Bank	Wells Fargo Brokerage Services,
International Bank of Commerce	LLC
Inter National Bank	Wells Fargo Trust
JP Morgan Chase	Westbound Bank
Legacy Texas Bank	West Star Bank
Lone Star Bank	Whitney Bank
Lone Star Investment Pool	Woodforest National Bank

The above list shall include any successor bank.

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

7. Receive an update and recommendations from the Public Safety Committee.



MONTROSE MANAGEMENT DISTRICT
Memorandum

TO: Montrose District Board of Directors
FROM: Deputy Executive Director
DATE: Wednesday, February 24, 2016
SUBJECT: Public Safety & Security Committee Meeting Minutes

The Public Safety and Security Committee met on Wednesday, February 24, 2016 9:00 a.m. at the Montrose District Office, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

Montrose District Board present: Brad Nagar, Lane Llewellyn

Contractors and guests present: Officer Victor Beserra, Houston Police Department and Police Chief James Tate, University of St. Thomas

Staff present: Jerry Lowry and Holli Robinson

THE COMMITTEE WAS CALLED TO ORDER AT 9:05 A.M. AND CONSIDERED THE FOLLOWING:

Discuss Proactive Patrol activity report for the month of January 2016

A new category called 'Self-initiated' has been added under Patrol Activity starting January 2016. This classification has not been included in past reports. Officer Victor Beserra advised that January patrols netted 54 arrests, with 3 felonies and 35 misdemeanors. There were 205 calls for service, 94 self-initiated actions, 205 BMV report cards issued, and 941 Crime Prevention brochures distributed. See attached report for additional details.

PS Chair Nagar requested month-to-date reports be provided at the monthly meetings since the committee meets so close to the end of month. This will allow time to review stats prior to the next board meeting, i.e. stats as of March 22 will be reviewed at the March 23 meeting.

Review graffiti report for the month of January 2016

The month of January showed graffiti removal from 61 business properties, 231 public properties, and 26 trash dumpsters. See attached report.

Consider startup patrol donation request for Museum Area Municipal Association (MAMA)

The District met with representatives from MAMA, a nearby neighborhood association to discuss how to help out with the high level of residential crimes they were experiencing. The District submitted a proposal which did not work out and MAMA ultimately decided to hire a Harris County Constable to patrol and assist their needs.

MAMA requested a financial donation from the District to help fund the Constable expense. Initial committee conversation suggested consideration of a \$1,000 donation, the same as provided to First Montrose Commons in 2015.

Discussion ensued and PS Chair Nagar requested staff provide a proposal at the March meeting to consider a dedicated patrol based on a combination of revenue from the respective areas and percentage of expenses budgeted for various patrol activities.

Consider Public Safety portion of 2016 – 2031 Service, Improvement and Assessment Plan

A draft version for the Public Safety part of 2016 – 2031 Service, Improvement and Assessment Plan for the Montrose District would be sent out to all board members for their review and comments by no later than March 4.

Update from Harris County Attorney's Office

Tabled.

Update from Apartment Managers

Tabled.

Discuss ongoing or new public safety issues in the District

Officer Beserra announced that all HPD officers will soon be required to wear body cameras at all patrol times, both public and private.

Ideas of how to promote public safety in the District were discussed. Officer Beserra will research the addition of quarterly safety meetings in 2016 to generate interest in what the Montrose Patrol District provides for Montrose.

PS Chair Nagar requested the committee look at ways to protect the new bridge lights from graffiti after installation.

Meeting Adjourned at 9:45 A.M.

Shift Period: Feb-16
Total Hours Worked 557:00
Total Miles Driven 1,957

Crime Arrest Activity

Felony Arrests:	6
Misdemeanor Arrests:	39
Charges Filed:	13
Suspects in Jail:	53

Patrol Activity

Calls for Service:	145
Self-Initiated:	187
Incident Reports:	16
Accident Reports	0
Locations Checked:	1381

Field Activity

Parking Tickets:	0
Citations:	1
BMV Report Cards:	915
Crime Prevention:	1416
311 Calls	4

Warrants

Felony Warrants:	4
Misdemeanor Warrants:	0
City Warrants:	35
SETCIC Warrants:	11

Arrest Summary

Shift Period Feb-16

Charge	# of Arrests
Aggravated Assault	1
Aggravated Robbery	3
Assault	3
BMV	1
City Warrants	8
Consumption of Alcohol on an Unlicensed Premise.	1
Criminal Trespass	9
Evading Arrest	1
Felony Assault Warrant	1
Felony Evading Motor Vehicle	1
Parole Violation	2
Possession of a Controlled Substance	1
Public Intoxication	18
Robbery	1
Setcic Warrant	2
Total Arrests	53



January 19, 2016

Holli Robinson
Director of Services
Montrose District
5020 Montrose, Suite 311
Houston, TX 77006

Ms. Robinson:

Enclosed is the street light survey report that details our work for the month of January 2016. For November, we reported 28 burned out lights to CenterPoint Energy.

I attached the confirmations from CenterPoint Energy to this report. In addition to the enclosed report, I have included a running tally of all the lights reported so far.

Our invoice for \$350.00 is included in the email. We appreciate the opportunity and we hope to continue working for the Montrose District.

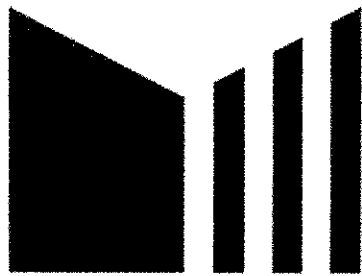
Thank you,

A handwritten signature in cursive script that reads "Sonia Chavez".

Sonia Chavez
Operations Manager

Montrose Management District StreetLights Reported To Date

[illegible]



MONTROSE
DISTRICT

January 2016

Streetlight Survey Report

*28 Streetlights Reported to
CenterPoint Energy*



SMC Logistics
13107 James Ln. Stafford, TX 77477
smclogistics@yahoo.com

We completed the street light report on January 17, 2016. Below is a list of all the lights reported to CenterPoint Energy. A total of 28 lights were reported to CenterPoint Energy.

Per CenterPoint Energy: Average street light repairs should be completed within approximately 3 days. Extensive damage or underground cable failures could take from 2 - 4 weeks to repair.

Street Light 1 Details:

Light Number: 273404

Location Description: Southwest Frwy.

Address: Southwest Frwy.
Houston, TX

Problem Description: Light Out

Tracking Number: 8160001164025

Received Date: 01/19/2016

Received Time: 13:19

Street Light 2 Details:

Light Number: 488771

Location Description: Greenbriar and Southwest Frwy.

Address: Greenbriar
Houston, TX

Problem Description: Light Out

Tracking Number: 8160001164026

Received Date: 01/19/2016

Received Time: 13:19

Street Light 3 Details:

Light Number: 209226

Location Description: Shepperd

Address: Shepperd
Houston, TX

Problem Description: Light Out

Tracking Number: 8160001164027

Received Date: 01/19/2016

Received Time: 13:19

Street Light 4 Details:	
Light Number: 209222	
Location Description: Sheppard	
Address: Sheppard	
	Houston, TX
Problem Description: Light Out	
Tracking Number: 8160001164028	
Received Date: 01/19/2016	
Received Time: 13:19	
Street Light 5 Details:	
Light Number: 209221	
Location Description: Sheppard	
Address: Sheppard	
	Houston, TX
Problem Description: Light Out	
Tracking Number: 8160001164029	
Received Date: 01/19/2016	
Received Time: 13:19	
Street Light 6 Details:	
Light Number: 209220	
Location Description: Sheppard	
Address: Sheppard	
	Houston, TX
Problem Description: Light Out	
Tracking Number: 8160001164030	
Received Date: 01/19/2016	
Received Time: 13:19	
Street Light 7 Details:	
Light Number: 209219	
Location Description: Sheppard	
Address: Sheppard	
	Houston, TX
Problem Description: Light Out	
Tracking Number: 8160001164031	
Received Date: 01/19/2016	

Street Light 8 Details:	
Light Number: 209118	
Location Description: Sheppard	
Address: Sheppard	
	Houston, TX
Problem Description: Light Out	
Tracking Number: 8160001164032	
Received Date: 01/19/2016	
Received Time: 13:19	
Street Light 9 Details:	
Light Number: 209117	
Location Description: Sheppard	
Address: Sheppard	
	Houston, TX
Problem Description: Light Out	
Tracking Number: 8160001164033	
Received Date: 01/19/2016	
Received Time: 13:19	
Street Light 10 Details:	
Light Number: 209216	
Location Description: Sheppard	
Address: Sheppard	
	Houston, TX
Problem Description: Light Out	
Tracking Number: 8160001164034	
Received Date: 01/19/2016	
Received Time: 13:19	
Street Light 11 Details:	
Light Number: 258385	
Location Description: Taft	
Address: taft	
	Houston, TX
Problem Description: Light Out	
Tracking Number: 8160001164035	

Received Date: 01/19/2016
Received Time: 13:23
Street Light 12 Details:
Light Number: 244093
Location Description: Volkum
Address: Volkum Houston, TX
Problem Description: Light Out
Tracking Number: 8160001164036
Received Date: 01/19/2016
Received Time: 13:23
Street Light 13 Details:
Light Number: 231147
Location Description: W. Alabama
Address: W. Alabama Houston, TX
Problem Description: Light Out
Tracking Number: 8160001164037
Received Date: 01/19/2016
Received Time: 13:23
Street Light 14 Details:
Light Number: 231151
Location Description: W. Alabama
Address: W. Alabama Houston, TX
Problem Description: Light Out
Tracking Number: 8160001164038
Received Date: 01/19/2016
Received Time: 13:23
Street Light 15 Details:
Light Number: 207541
Location Description: Westheimer
Address: Westheimer Houston, TX
Problem Description: Light Out

Tracking Number: 8160001164039
Received Date: 01/19/2016
Received Time: 13:23
Street Light 16 Details:
Light Number: 578078
Location Description: Kuoster
Address: Kuoster Houston, TX
Problem Description: Light Out
Tracking Number: 8160001164040
Received Date: 01/19/2016
Received Time: 13:23
Street Light 17 Details:
Light Number: 207971
Location Description: Westheimer
Address: Westheimer Houston, TX
Problem Description: Light Out
Tracking Number: 8160001164041
Received Date: 01/19/2016
Received Time: 13:23
Street Light 18 Details:
Light Number: 287889
Location Description: Converse
Address: Converse Houston, TX
Problem Description: Light Out
Tracking Number: 8160001164042
Received Date: 01/19/2016
Received Time: 13:23
Street Light 19 Details:
Light Number: 204348
Location Description: W. Grey
Address: W. Grey Houston, TX

Problem Description: Light Out
Tracking Number: 8160001164043
Received Date: 01/19/2016
Received Time: 13:23
Street Light 20 Details:
Light Number: 203436
Location Description: W. Grey
Address: W. Grey Houston, TX
Problem Description: Light Out
Tracking Number: 8160001164044
Received Date: 01/19/2016
Received Time: 13:23
Street Light 21 Details:
Light Number: 260457
Location Description: McDuffin
Address: McDuffin Houston, TX
Problem Description: Light Out
Tracking Number: 8160001164045
Received Date: 01/19/2016
Received Time: 13:26
Street Light 22 Details:
Light Number: 218030
Location Description: Woodhead
Address: Woodhead Houston, TX
Problem Description: Light Out
Tracking Number: 8160001164046
Received Date: 01/19/2016
Received Time: 13:26
Street Light 23 Details:
Light Number: 286403
Location Description: Woodhead
Address: Woodhead

Houston, TX
Problem Description: Light Out
Tracking Number: 8160001164047
Received Date: 01/19/2016
Received Time: 13:26
Street Light 24 Details:
Light Number: 233911
Location Description: Dunlavy
Address: Dunlavy Houston, TX
Problem Description: Light Out
Tracking Number: 8160001164048
Received Date: 01/19/2016
Received Time: 13:26
Street Light 25 Details:
Light Number: 213027
Location Description: Mandell
Address: Mandell Houston, TX
Problem Description: Light Out
Tracking Number: 8160001164049
Received Date: 01/19/2016
Received Time: 13:26
Street Light 26 Details:
Light Number: 282559
Location Description: Windsor
Address: Windsor Houston, TX
Problem Description: Light Out
Tracking Number: 8160001164050
Received Date: 01/19/2016
Received Time: 13:26
Street Light 27 Details:
Light Number: 205888
Location Description: Colquitt

Address: Colquitt Houston, TX
Problem Description: Light Out
Tracking Number: 8160001164051
Received Date: 01/19/2016
Received Time: 13:26
Street Light 28 Details:
Light Number: 260458
Location Description: McDuffin
Address: McDuffin Houston, TX
Problem Description: Light Out
Tracking Number: 8160001164052
Received Date: 01/19/2016
Received Time: 13:26

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

8. Receive an update from the Mobility and Visual Improvements Committee.
 - Consider Gandy Squared Lighting Design as the construction manager for the construction phase service of the Bridge Lighting Project



MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: David Hawes
DATE: Wednesday, March 9, 2016
SUBJECT: Mobility and Visual Improvements Committee Meeting

The Montrose Management District Mobility and Visual Improvements Committee held a meeting on Monday, March 7, 2016 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 Sara Kellner, Justin Singer, Robin Holzer from community. Consultants present included, Lee Anne Dixon with Walter P Moore, and Lance Gandy of Gandy2 Lighting Design. Staff in attendance were, Jerry Lowry, Tony Allender, Dennis Beedon, and Holli Robinson. Individuals present for presentations included Matt Brollier and James Llamas regarding the crosswalk art installation proposed at Westheimer and Taft, and Jim Webb and Donnie Arbeau with the Goodman Corporation regarding funding for capital improvements.

1. Call Meeting to Order.

The meeting was called to order at 11:00.

2. Receive a presentation for a crosswalk memorial at Westheimer and Taft.

Matt Brollier presented an update to the committee on design and fundraising efforts to create a memorial crosswalk in honor of Alex Hill, a Montrose resident killed by a hit-and-run driver in January. Committee members were supportive of the effort. Thoughts included coordination with Midtown to ensure the best application materials for the installation and coordination with our consultant team on a more encompassing solution that included improvements to the street condition. Additionally, it was suggested that adding a mini-mural on the electrical box at the intersection could serve as a good and highly visible first step.

3. Receive a presentation offering funding and implementation support for capital improvements.

Jim Webb presented services available through the Goodman Corporation to assist the District to seek out funding for transportation 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 deferred by the Plan Commission to March 31 and that the City of Houston Planning Department would conduct a public meeting on March 22 at St. Stevens Episcopal Church beginning 6:30pm. Staff is supposed to meet with the Director of the Planning Department and city staff prior to that meeting.

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

Staff indicated that contracts for improvements to both markers and esplanades were to be fully signed by Friday, March 11, and that pre-construction meetings should be set for the following week. Committee Chair and Councilmember Robinson, Ms. Holzer and Ms. Dixon discussed issues that could arise with the esplanade at Westheimer and Montrose. Staff indicated that esplanade could be completed last or removed from Phase One, if appropriate, to allow for further investigation.

6. Receive an update on bridge lighting plans.

Staff reported that a bid was submitted for approximately \$3.2 million to complete all aspects of the project. TxDOT is expected to send a letter to the District specifying the total amount needed for the project. Press releases for TxDOT and the District are expected to be issued nearly simultaneously.

Mobility and Visual Improvements Committee
Emergency Meeting
7:30AM —Friday , February 12.
Empire Cafe
1732 Westheimer

- 1) Call to order——7:38am. Board Chairman Claude Wynn, Committee Chairman David Robinson, Lance Gandy, and Bill Calderon were present.
- 2) Discussion of Bids received from TxDOT on the Bridge lighting project.

Bill Calderon circulated the bid tabs prepared by TxDOT. Three bidders were included, with the low bid being \$3,061,039. 4.27% under the project estimate of \$3,197,737.55 (See attached bid tab).

Lance provided general comments about the difference in the bids, also advising that the low bidder was on the approved vendor list for TxDOT and apparently had done a lot of lighting work for the agency.

Chairman David Robinson posed several questions about the role the MMD would play in assisting with the management/decision making on the implementation of the project. He also expressed concern that the District would NOT be afforded opportunity to influence decisions as the project was implemented.

Mr. Gandy advised that TxDOT had verbally made clear that they would rely on the MMD team to provide guidance and advice throughout the project, and especially at critical and technical stages.

Chairman Wynn also opined that given the MMD was not in a position to control matters legally, as the construction contract would be between the selected contractor and TxDOT, that the District should allow TxDOT to be lead, with an offer that the MMD will assist as much as they are requested to.

Calderon advised that the Advanced Funding Agreement did control on certain opportunities to influence decisions, particularly those that might impact the project cost.

There was also discussion about TxDOT's request through Ms. Javadi that the MMD "approve" their movement forward with the low bidder.

Recommendation:

Calderon recommended that prior to any message to TxDOT, that there be an effort made to schedule a meeting with Mark Patterson and the TxDOT team to discuss the role that the MMD would play going forward, and also discuss some minor concerns and observations about the bid tabs. He also recommended that the message to TxDOT should be structured to provide a concurrence while also recognizing that 1) the District will maintain Lance Gandy as the MMD's construction manager for construction phase services, 2) that TxDOT is ultimately the

responsible entity for the project implementation. The Chairman also recommended that Mr. Gandy prepare his contract for the construction phase services to present to the Board at the March meeting.

Motion by Chairman Wynn, seconded by Chairman Robinson to proceed as recommended.
Approved unanimously.

Meeting ended at 8:45am.



CITY OF HOUSTON

Parks and Recreation Department
A CAPRA Accredited Agency

Sylvester Turner

Mayor

Joe Turner
Director
Parks and Recreation Department
2999 S. Wayside Dr.
Houston, TX 77023

T. 832.395.7000
F. 832.395.9452
www.houstonparks.org

February 17, 2016

Bill Calderon, Ex Director
Montrose Management District
9610 Long Point Rd., Suite 150
Houston, TX 77055

Dear Mr. Calderon,

Thank you for beautifying Houston's roadways and green space. Your request to renovate and enhance the esplanades with landscape and irrigation at 2700 Montrose, 3300 Yoakum, and 800 to 1100 Lovett is **approved**.

In order to obtain a water meter you must first establish the address from the Permits Section, Code Enforcement Office, 1002 Washington Avenue 1st Floor, and then apply for the meter and customer account at Taps and Meters same address 3rd Floor. ***You must provide this approval letter and stamped approved plan in order to obtain water meter. Upon completion of irrigation system, please notify me so that arrangements can be made for a final inspection, 832-395-7029.*** I will need a copy of the following before I can arrange a final inspection:

1. COH water billing (any month) for each meter
2. Copy of the City of Houston Department of Public Works & Engineering Code Enforcement permit(s) issued
3. Backflow Prevention Assembly Test and Maintenance Report

The design and construction of the proposed irrigation system improvement needs to comply with the requirements of the attachment, "Backflow Preventers Guidelines for Irrigation Systems".

Water Conservation Branch requires that all irrigation heads must be one foot (12") in from the curb to meet City of Houston specifications, backflow preventer must be one foot (12") from the water meter and sensor shut-off device or soil moisture sensor needs to be installed to pass the final field inspection. The designer needs to verify the locations of the water mains and is to maintain a 4 ft. clearance of all proposed landscaping.

The Water Production/Conservation Branch completed research showing a 8" and a 12" diameter water lines located on the West side of Broadway Street, and a 12" diameter water line located on the East side of Broadway Street. The water supply will be from the existing water main.

Please insure traffic lanes are not blocked unless a ROADWAY ONSTRUCTION AND SIDEWALK IMPAIRMENT permit is first obtained (for application see Permits under http://www.publicworks.houstontx.gov/traffic/documents_applications.htm

MONTROSE MANAGEMENT DISTRICT
1700 Montrose, 3300 Yoakum, and 800 to 1100 Lovett

Should city utility maintenance be warranted in this area, Montrose Management District will be responsible to repair and/or replace any facilities, plantings and/or amenities which may be damaged in this effort.

Effective immediately all ground maintenance becomes the responsibility of Montrose Management District.

Please feel free to call me should you have any questions 832-395-7029. Thanks again, and good luck with your beautification project.

Sincerely,



Marilu De La Fuente
Adoption Program Administrator
Parks and Recreation Department
Greenspace Management
2999 S. Wayside
Houston, Texas 77023

c: Abel Gonzales, Deputy Director, COH
T J Marks, Division Manager, COH
Kathleen Lynch, Senior Associate, Kudela & Weinheimer

Enclosure:
Approved Irrigation & Landscape Plan
Backflow Preventers Guidelines for Irrigation Systems
Water Meter Application



TEXAS DEPARTMENT OF TRANSPORTATION

[Driver](#) | [Business](#) | [Government](#) | [Inside TxDOT](#)

Tabulation of Bids for Project STP 2014(128)TE

Last Update: Wednesday, February 10, 2016

[Text version of this page](#)

County: HARRIS

Type: INSTALL LED BRIDGE LIGHTING & UPGRADE PED LIGHTING

Time: 157 WORKING DAYS

Highway: CR

Length: 0.402

Limits:

From: US 59 S, FROM HAZARD STREET

To: MONTROSE BLVD.

Let Date: 02/10/16

Seq No: 3247

Project ID: STP 2014(128)TE

Contract #: 02163247

CCSJ: 0912-70-105

Check: \$64,000.00

Misc Cost: \$34,740.00

Estimate	\$3,197,737.55	% Over/Under	Company				
Bidder 1	\$3,061,039.35	-4.27%	<u>THIRD COAST SERVICES LLC</u>				
Bidder 2	\$3,785,611.68	+18.38%	<u>BOYER, INC.</u>				
Bidder 3	\$3,976,106.80	+24.34%	<u>MICA CORPORATION</u>				
Item Code	Description	Unit	Quantity	Unit Est.	Bidder	Unit Bid	
5006001	MOBILIZATION	LS	1.000	285703.00	1	300000.000	
					2	170806.900	
					3	134000.000	
5026001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	11.000	5000.00	1	3800.000	
					2	8927.450	
					3	21160.000	
6186019	CONDT (PVC) (SCH 40) (1 1 / 4")	LF	225.000	9.00	1	6.000	
					2	122.320	
					3	12.110	
6186023	CONDT (PVC) (SCH 40) (2")	LF	1773.000	14.00	1	8.000	
					2	27.230	
					3	14.710	
6186062	CONDT (RM) (3 / 4")	LF	5780.000	15.00	1	15.000	
					2	31.410	
					3	31.840	
6206005	ELEC CONDR (NO.10) BARE	LF	1939.000	0.95	1	1.100	
					2	4.730	
					3	1.550	
6206006	ELEC CONDR (NO.10) INSULATED	LF	3878.000	1.00	1	1.150	
					2	2.370	
					3	1.600	
6206016	ELEC CONDR (NO.2) INSULATED	LF	675.000	1.90	1	2.500	
					2	13.770	
					3	3.700	

6206022	ELEC CONDR (NO.2 / 0) INSULATED	LF	135.000	5.00	1 2 3	4.750 67.960 5.450
6246002	GROUND BOX TY A (122311) W / APRON	EA	14.000	883.00	1 2 3	885.000 5217.430 1400.000
6286239	ELC SRV TY D 120 / 240 100 (NS) SS (E) P	EA	5.000	5000.00	1 2 3	6000.000 10374.000 8035.000
6286330	ELC SRV TY D 120 / 240 175 (NS) SS (E) P	EA	1.000	6500.00	1 2 3	6500.000 9979.200 9035.000
60016001	PORTABLE CHANGEABLE MESSAGE SIGN	DAY	98.000	74.00	1 2 3	168.000 596.080 161.000
60996001	BRIDGE LIGHTING DMX CONTROL SYSTEM	LS	1.000	584324.00	1 2 3	375000.000 515412.000 671575.000
61046001	INST LED BRDG PED POLE LIGHTING ASSM	EA	24.000	4084.00	1 2 3	3125.000 4287.250 3985.000
61056001	INST LIN CLR - CHG LED BRDG ARCH LGHT AS	EA	2782.000	516.00	1 2 3	585.000 721.130 682.360
61056002	REMOVE BRIDGE LIGHT ASSEMBLY	EA	6.000	5000.00	1 2 3	8500.000 9303.000 19005.000
61066001	LED BRIDGE FLOOD LIGHTING ASSEMBLY	EA	308.000	1743.00	1 2 3	1345.000 1132.480 1688.000

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125 East 11th Street • Austin, Texas 78701

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

9. Receive an update from the Marketing and Business Development Committee.

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

10. Receive an update from the Business and Economic Development Committee.

Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: February 24, 2016
SUBJECT: Business & Economic Development Committee Meeting

The Business & Economic Development Committee of the Montrose Management District held its February meeting on February 24, 2016, at Tradition Bank, 5020 Montrose Blvd.

Montrose District Board present: Chairman Claude Wynn, Steve Madden, Ryan Haley, and Ellyn Wolfe.

Committee members and guests present: Charlie Norris and Gene Creely. Paul Ankar and Rumsey Ankar attended as guests.

Staff present: Executive Director David Hawes, Ray Lawrence, Holli Robinson, Dennis Beeden and Michael Hardy.

The committee was called to order at 11:57 a.m. and considered the following:

Approval of January Minutes

The minutes of the January 27, 2016 meeting of the committee were approved as written.

Parking Garage at 1627-1639 Westheimer

Paul Ankar discussed his plan for an Easy Park parking facility in back of his four owned retail buildings on Westheimer at Mandell. The garage will be fully automated of unique design to be supplied by the Levine Company, Chicago. Paul indicated that he had planned to construct a three-level structure that will accommodate up to 108 cars, but was now considering a one-level, 36 space facility to conserve on the initial capital requirement and to try to avoid objections from the residents living in back of the property. However, several attendees pointed out that the four-plexes in back were occupied by renters who were unlikely to object. (Ray Lawrence confirmed with Paul later by phone that he was likely to go back to his original plan to build a three-story garage which will lower the cost per space. However, a substantially thicker concrete pad will be required to support the structure.)

Update on Fred Sharifi Development Project

Ray Lawrence announced that he, Lane Llewellyn and Tony Allender had attended a meeting with Fred and Neda Sharifi at Gensler at which Peter Merwin presented Gensler's preliminary

building, streetscape and landscaping designs. The confluence of Tuam, Fairview and Genessee is to become a major entry into the District called “Montrose Gate”. The Art Car Museum is moving to the preceding block on Tuam along with an art gallery. According to Tony Allender, the District will likely consider adopting the triangular island in the middle of the intersection. The office/garage mixed use building (Building E of the project) will have huge letters on the east wall spelling out “MONTROSE” in stacked syllables. Pavers arranged in large square configurations will be employed to give the Fairview/Mason and Fairview/Taft intersections a distinctive look and to slow traffic, thereby precluding the need for speed bumps on Fairview. As a next step, Gensler and its engineering partner on the project, Kimley Horn, will estimate the costs of infrastructure improvements required to support the redevelopment project. Total capital investment for the redevelopment project is estimated to be \$20 million. The project team will be going to the City Planning Commission shortly to apply for needed setback variances. Tony Allender will attend on behalf of the District.

Committee Action Plan for 2016

Ray Lawrence passed out copies of the original Economic Development Action Plan adopted by the committee in early 2013 and a draft of Business & Economic Development and Marketing section of the 2016-2013 Service Improvement and Assessment Plan to assist the committee in planning a program of committee activities for 2016. After some discussion, the committee agreed on the following:

- Possible meetings with brokerage, financial, architectural and consulting firms that provide services to developers and property owners to inform them more fully about the District and its trade area.
- Two or more focus groups comprised of retailers, restaurateurs and other business owners to provide information about what’s going on in the District and to cultivate relationships and will enhance business retention.
- A fourth annual real estate forum luncheon in November similar to the successful 2013, 2014 and 2015 events. The theme for the 2016 forum could focus on the long term vision for the District and plans to achieve goals for 2031, the horizon year for the Service, Development and Assessment Plan.

Announcements

David Hawes announced that a proof of the Service, Improvement and Assessment Plan for the Montrose District would be sent out to all board members for their review and comments by no later than March 4.

Adjournment

The meeting was adjourned at 12:50 PM. The next meeting of the committee is scheduled for March 23.

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

11. Receive the Executive Director's Monthly Report.

MONTROSE MANAGEMENT DISTRICT

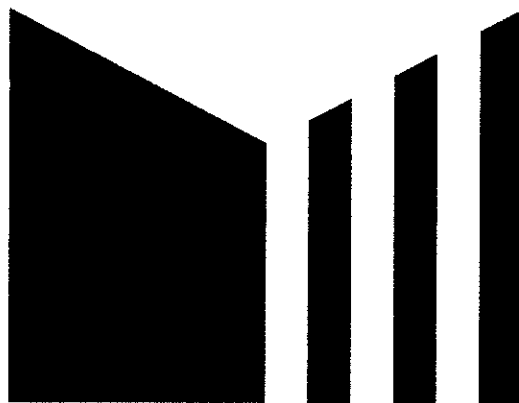
SERVICE PLAN

MONTHLY REPORT

February 9, 2016 – March 14, 2016

COMMITTEE ACTIVITY

STAFF ACTIVITY



COMMITTEE ACTIVITY

Mobility and Visual Improvements Committee

The committee met on March 7, 2016

Finance Committee

The Committee met on March 14, 2016

Public Safety Committee

The committee met on February 24, 2016

Marketing and Business Relations Committee

The committee did not meet

Business and Economic Development Committee

The committee met on February 24, 2016

STAFF ACTIVITY

February 9, 2016 – March 14, 2016

Marketing and Business Relations Committee

The committee did not meet in February. Staff did meet with the Committee Chair to discuss changes in reporting and other procedures. Staff is also working with the Executive Director on research related to development of an expanded public relations strategy and will have recommendations for the marketing committee at their March 23 meeting.

Business Ambassador Program

The business ambassador made 48 visits in February, 2 of which were new to the area and 5 of the visits are considered complete. The BA worked to address issues related to repair of a branded bike rack at Mercantile and is working to schedule a meeting with Common Bond to learn more (to share

via SM when ready) about planned changes with the business with the new tenant, Johnny Carrabba. The BA also continues to reach out to meet with the owner of Bistecca and with the manager at McDonald's referred to us by Board Member Llewellyn. As yet those meetings have not been set. The BA also assisted with the logistics related to the demolition of the large art deco monument at Bagby and Westheimer. The BA reports that the Blue Orange Art Gallery has been selected to join an art show to be held in South Korea as a part of the young artist cultural exchange program, so congratulations are in order to them. The news has been shared via our SM network.

Web and Social Media

See attached report.

Mobility and Visual Improvements Committee

Staff has been making presentations to area civic clubs to share information on upcoming major projects since construction is rapidly developing. The updated projects include the Special Parking Area (SPA), Bridge Lighting project, ID Markers and Esplanades.

Neighborhood association appearances include Avondale, Neartown, and WAMM (Westheimer, West Alabama, Mulberry Street and Montrose Boulevard. Staff also provided an information table at CM Ellen Cohen's CIP meeting March 9th.

The next meeting for the Mobility and Visual Improvements Committee is on April 4, 2016.

Public Safety and Security Committee

Staff is working to develop a policy which would allow MMD to participate in neighborhood security concerns. Neighborhood Associations currently being researched are

- MAMA - Museum Area Municipal Association
- First Montrose Commons
- WAMM - Westheimer Road, West Alabama Street, Mulberry Street and Montrose Boulevard

Officer Victor Beserra presented an overview of the Montrose Patrol Division to the Neartown Association neighborhood meeting.

The next meeting for the Public Safety and Security Committee is on March 23, 2016.

Business and Economic Development Committee

The Business & Economic Development Committee met on February 24. Paul Ankar, owner of four retail buildings at 1627-1639 Westheimer, discussed his plans to construct an automated parking garage at the back of his property accessible from Westheimer.

Ray Lawrence presented the key points discussed at a meeting at Gensler at which the lead architect for the \$20 million SFT Investments redevelopment project presented his firm's preliminary design concepts for the project.

The committee agreed on a plan of activities for 2016 that includes the following:

- Presentations to financial and other firms that provide services to Montrose area developers,
- Two or more focus groups or workshops involving District retailers, restauranteurs and other business owners to aid business retention, and
- A fourth annual real estate forum luncheon in November.

Finance Committee

The committee met on March 14th to review and discuss the bookkeeper's report, invoices and various delinquent assessments. The committee recommends approval of the reports and that invoices be paid. The next Finance committee meeting will be April 11, 2016.

Montrose 'special parking area' debated

Plan would let business owners share more distant spaces

By Erin Mulvaney, February 18, 2016 Updated: February 18, 2016 9:45pm



Photo: Jon Shapley, Staff

The Montrose Management District is proposing a special parking area for a congested commercial stretch of the popular neighborhood.

A new proposal would give business owners in a congested commercial stretch of Montrose more flexibility in dealing with one of the area's most persistent problems: parking.

The Montrose Management District, which promotes economic development in the eclectic neighborhood southwest of downtown, asked the city Planning Commission on Thursday to consider waiving some minimum-parking requirements for business owners by allowing them to share parking spaces that might be a bit farther away.

"We have a parking problem," Tony Allender, who works with the Management District, told commissioners.

Creating a "special parking area" along Westheimer from Mandell to Taft and along Montrose Boulevard from Hyde Park to Harold would make it easier to attract new businesses, Allender said. In that zone, businesses would not only share spaces that are used at different times of day but also could claim spaces more than 250 feet away, the current limit under city rules.

He said that would maximize available parking and make it easier for businesses to get a permit.

The zone would be unique in Houston, although downtown, Washington Avenue and the area around the Menil Collection have other types of exceptions to parking rules.

In the proposed Montrose zone, residents have raised concerns about overflow parking near their homes. They have sent letters to the commission opposing the plan.

Several business owners outside the proposed district also spoke out during Thursday's meeting, claiming they would suffer by not being included.

Allender said he hopes to eventually expand the special parking area, but that it would be "unwieldy" to include the entire Montrose area initially.

Others objected to more rules and said the proposal was not clear about what it would do.

That group included Commissioner Shafik Rifaat, who also owns a business in Montrose. He grilled Allender over what the proposal would mean for all concerned.

Commissioner Fernando Brave told Allender the Montrose Management District should come back with a solution that a majority of residents and business owners could endorse.

The management district collects assessments from commercial property owners to use toward economic development projects. It also supports "walkability" and the use of bicycles and public transit in the neighborhood.

Kyle Shelton, a Rice University Kinder Institute researcher who conducted a parking study for the Rice Village last year, said he was surprised the management district did not propose lowering the number of required parking spaces altogether, rather than simply reorganizing how they are allocated.

"Thinking of ways to create relationships and shared parking is an interesting approach," Shelton said. "My argument would be that the more desirable the area, the more leeway there should be to install parking ideas that encourage people to walk, share parking and take transit."

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



MY MONTROSE: WOODY WITT OF THE CEZANNE JAZZ CLUB

"It's a unique room, a true listening room. It's got very nice acoustics. It's small, intimate—it only seats about 50, 55 people. It's kind of like playing a concert in someone's living room. There's not a stage per se, there's just a space where the players perform, so the audience is sitting right next to you."

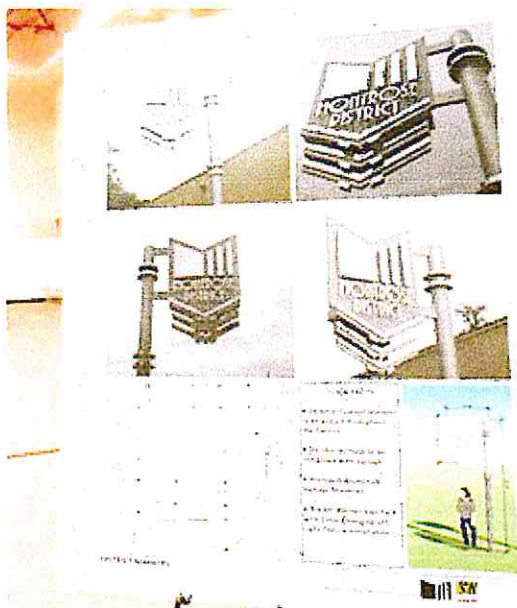
[READ MORE »](#)

SUGA
- ART GALLERY -

Suga Art Gallery
1416 Westheimer
[FIND OUT MORE »](#)



713 Pilates
705 W. Alabama
[FIND OUT MORE »](#)



Construction on New Montrose Signs and Esplanades Scheduled to Begin

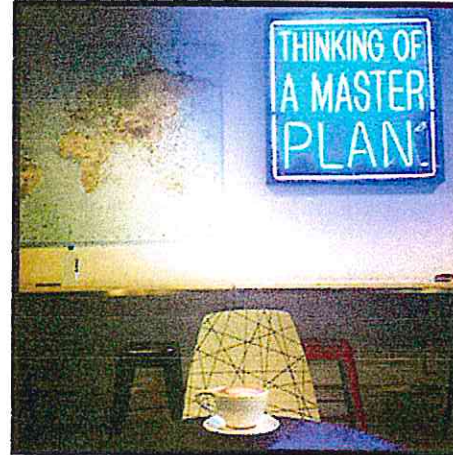
The Montrose District's Board of Directors unanimously approved bids for two major neighborhood improvement projects that have been in the works for years: the installation of 14 custom-designed identity markers at major intersections along the perimeter of the district, and the construction of six new esplanades situated along some of Montrose's major traffic arteries.

[READ MORE »](#)

UPCOMING EVENTS

- 02.11 **My Houston 2040 Happy Hour**
Houston's monthly Happy Hour meeting of the minds [Learn More](#)
- 02.11 **Musiq / CAMH Loft Concert Series: Island Time**
Musiq's program for the evening draws its inspiration from the diverse artworks featured within the exhibition and the rich history and landscape of Galveston Island. [Learn More](#)
- 2.23 **Silkscreen T-shirts and Posters**
The Printing Museum is hosting a class on screenprinting t-shirts and posters. Learn the basics, and print your own! [Learn More](#)

#montrose



@ayakombooo via
instagram
#montrosehouston

won't you be my neighbor

7 to 7 Cleaners

Dry Cleaning

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

All About Keys

Keymaker

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



Connect and Share:

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



it's Like

Montrose District
Social Media Report
February 2016

prepared by
Tawny Tidwell

March 1, 2016

Stats

TWITTER:

Number of total tweets from Feb 01-Feb 29:	70
Increase in Followers for February 2016:	146
Total Followers:	6,962

FACEBOOK:

Total number of 'likes':	16,444
(Up from 15,968 in January 2016)	

Total page views this month:	172,274	by	115,946	Indiv. Users
Total page views in January:	124,460	by	88,852	Indiv. Users

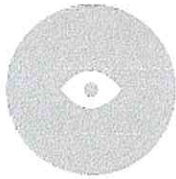
Top 5 Posts:

Houston Restaurant Bucket List	18,400
Vital Houston Breakfast Spots	12,700
A New Restaurant on Lower Westheimer	7,300
Inside the Effort To Restore Montrose's	
Historic African-American Cemetery	7,100
NYT: 36 Hours in Houston	4,600

THREE MONTH RECAP

	December	January	February
Twitter	6,654	6,816	6,962
Facebook	15,379	15,968	16,444

Graphs



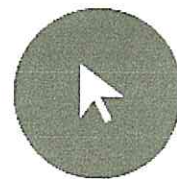
34,259

ORGANIC IMPRESSIONS



793

TOTAL ENGAGEMENTS



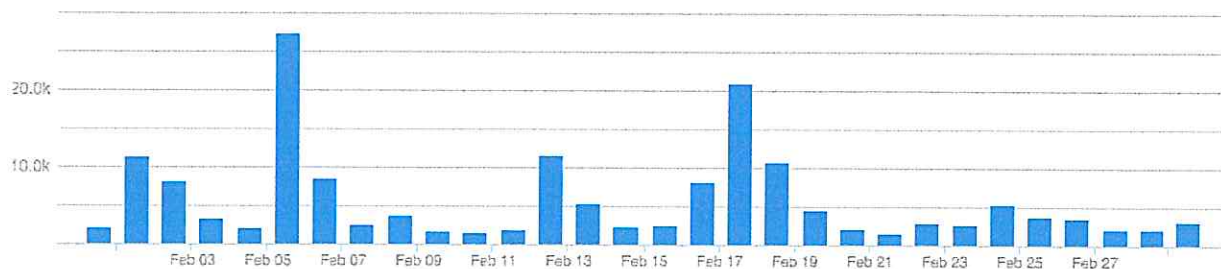
388

LINK CLICKS

Our Twitter engagement is great, as always. Seen here are total reach, engagement, and number of clicks.

PAGE IMPRESSIONS

Impressions **172,274** by 115,946 Users



We had great engagement this month. Our restaurant posts were popular as usual, and helped us boost reach on our promotions of the CIP meeting and other important but dry content.

Insights

Twitter

Top Follower followed by 283K people



Dave's Travel Corner

@DaveDTC FOLLOWS YOU

Dave's Travel Corner - founded 1996. International travel & wine writer. Los Angeles updates. The Napa Wine Project. napawineproject.com

We gained a great influential follower this month, a travel and wine writer out of Los Angeles.

Facebook

Page	Total Page Likes	From Last Week
YOU 1  The Montrose District	16.5K 	▲ 0.7%
2  Midtown Houston	7K 	▲ 0.4%
3  Greater East End Manag...	2K 	▲ 0.5%

I wanted to include this update on a comparison of our Facebook audience to other districts. I would include Downtown as well, but they have two separate pages: one for management district-related content and one for their more fun, nightlife and news outlet. Thus, the comparison is harder to make.

Use this area to offer a short teaser of your email's content. Text here will show in the preview area of some email clients.

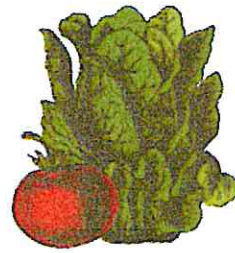
Email not displaying correctly?
[View it in your browser.](#)



First Farm Stand Launches in
Montrose!

The first Plant It
Forward Farm Stand
has launched in the
Montrose
neighborhood!

Select from an impressive
variety of fresh, seasonal
vegetables at our Farm Stand
each and every Saturday.
Support your neighborhood
farmer by buying your fresh
produce directly on-the-
farm!



**WHEN &
WHERE**

*St. Thomas
Farm
1318 Sul Ross
St. 77006
Saturdays
10 am-2 pm*

**This month's
bounty:**

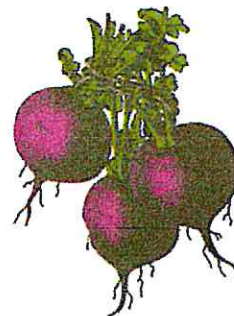
VEGGIES:

Farmer Roy is
harvesting radishes,
arugula, lettuce mix,
spinach, shungiku,
turnips, cabbage,
mizuna mustard,
bok choy, fennel,
Swiss chard, mint,
dill, and more!



 [Share this
email](#)

 [Join on
Facebook](#)



**See you this
weekend!**

Locally yours,
Farmer Roy & Plant

CIGNA SUNDAY STREETS

CELEBRATE THE STREETS OF HOUSTON
MARCH 13 • APRIL 24 • MAY 22



During Cigna Sunday Streets a major thoroughfare is closed to motorized traffic. Without cars on the road, you'll be able to enjoy walking, running, dancing or cycling with friends and family. Cigna Sunday Streets promotes being physically active, meeting your neighbors, and exploring your community. Please help spread the word and visit houstonsspecialevents.org for more information.

Don't forget to follow Cigna Sunday Streets on social media:

#SSHTX



@SundayStreetHTX



Sunday Streets HTX



@SundayStreetsHTX

Thanks
to our
Partners



CIGNA SUNDAY STREETS

CELEBRA LAS CALLES DE HOUSTON
13 de MARZO • 24 de ABRIL • 22 de MAYO

WHITE OAK • 22 de MAYO • 12-4PM
HEIGHTS a WATSON

NAVIGATION • 13 de MARZO • 11AM-3PM
JENSEN a N. SAMPSON

MUSEUM PARK • 24 de ABRIL • 12-4PM
BINZ • CAROLINE a CHENEVERT &
CAROLINE • BINZ a WENTWORTH

Durante Cigna Sunday Street, una porción de una gran calle de Houston se cerrará para el tráfico motorizado. Sin vehículos en la calle, podrás disfrutar con tus amigos y familia, ya sea caminando, corriendo, bailando o en bicicleta. Cigna Sunday Streets es un lugar para ser activo, conocer a tus vecinos y explorar tu comunidad. Por favor ayuda a difundir sobre este evento y visita houstonsepsialevents.org para más información.

También puedes seguir los eventos aquí:

#SSHTX



@SundayStreetHTX



Sunday Streets HTX



@SundayStreetsHTX

Muchas
gracias a
nuestros
socios



Mayor Sylvester Turner

