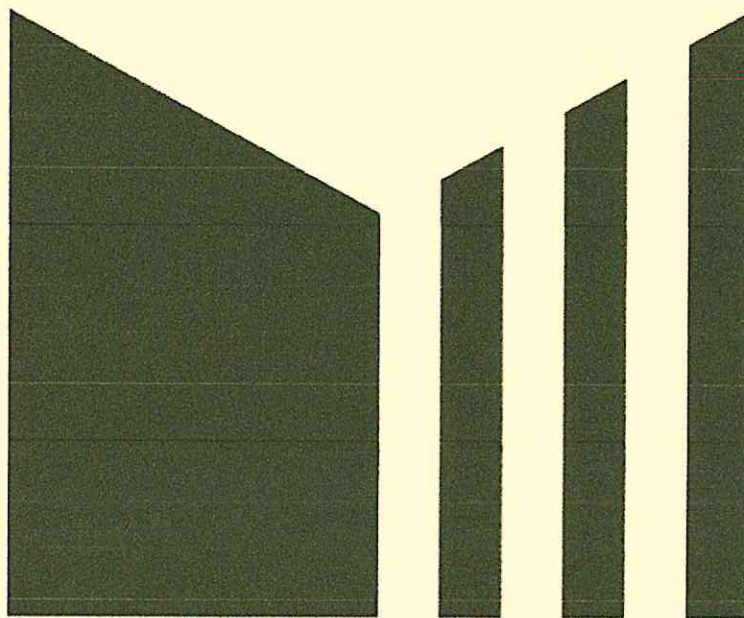


MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

May 9, 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, May 9, 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 April 11, 2016.
4. Receive update and recommendations from Finance Committee.
 - a. Receive Assessment Collection Report.
 - b. Receive and consider monthly financial report and approve invoices for payment.
5. Receive update and recommendations from Public Safety Committee.
 - a. Consider endorsement to rename the Neartown Storefront "Richard V. Wilson Storefront".
6. Receive update and recommendations from Mobility and Visual Improvements Committee.
 - a. Consider proposal from Walter P Moore for additional services to complete the Special Parking Area (SPA) Application for resubmittal to the City of Houston.
7. Receive update from Marketing and Business Development Committee.
8. Receive update from Business and Economic Development Committee.
9. Receive Executive Director's Monthly Report.
10. 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.
11. Reconvene in Open Session and authorize appropriate action by legal counsel related to executive session.
12. Announcements.
13. 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 April 11, 2016.

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

April 11, 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, April 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	Position 12 -	Brad Nagar, <i>Ass't Secretary</i>
Position 5 -	Lane Llewellyn, <i>Secretary</i>	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 Wallace, Mitchmore, Hubbard, Nagar and Edwards, thus constituting a quorum. Also present were David Hawes, Jerry Lowry, Holli Robinson, Linda Clayton, Gretchen Larson and Tony Allender, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell LLP; Caryn Adams, Municipal Accounts & Consulting; Dennis Beedon, Montrose Business Ambassador; Pat Hall, Equi-Tax, Inc.; and Ray Lawrence, Lawrence & Associates. Others attending the meeting were Officer Wayne Pate, Montrose HPD; Tawny Tidwell, Montrose MD social media strategist; Daphne Scarbrough, Richmond Avenue Coalition; Michael Hardy; and Robert Wagnon, RSMC. Chairman Wynn called the meeting to order at 12:00 p.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

APPROVE MINUTES OF REGULAR MEETING HELD MARCH 14, 2016.

Upon a motion duly made by Director Grover, and being seconded by Director Wulfe, the Board voted unanimously to approve the Minutes of the March 14, 2016, Board meeting, as presented.

12:01 p.m. Director Tammi Wallace arrived meeting.

RECEIVE NOMINATIONS AND ELECT SECRETARY.

Director Lane Llewellyn volunteered to be Secretary. The Board voted unanimously to elect Director Lane Llewellyn as Secretary of the Board of Directors.

RECEIVE UPDATE FROM PUBLIC SAFETY COMMITTEE.

Mr. Lowry reported the Committee met on March 23, a copy of the Committee Minutes is included in the Board agenda materials. He went over the Patrol Summary Report for March, 2016, and answered questions. He reported a public safety booth is being added at the HEB Recycling Event scheduled for May 21 and Officer Beserra will be providing information on District public safety services at the event. Officer Pate discussed an arrest made in the District the previous evening and answered questions. Mr. Hawes reported decals were being ordered to place on the District's patrol vehicles to provide higher visibility in the District. No action from the Board was required.

RECEIVE UPDATE FROM MOBILITY AND VISUAL IMPROVEMENTS COMMITTEE.

Mr. Allender reported the City is having a meeting tomorrow night to present the Special Parking Area concept and to receive feedback from the community. He reported the granite to be used in the esplanades project would not be received for another 10 to 12 weeks, causing a slight delay in the project. He reported the agreement with TxDOT for the bridge lighting has been finalized.

a. Receive and consider continuation of bike rack program.

Mr. Allender reported 13 businesses have requested bike racks in the District. He reported the Committee was recommending approval of the expansion of the program and the ability to select the best locations for the bike racks. He reported the bike rack program is an item included in the budget. Upon a motion duly made by Director Llewellyn, and being seconded by Director Grover, the Board voted unanimously to approve expansion of the bike rack program and authorized staff to move forward, including staff and Committee selecting the best locations for additional bike racks.

RECEIVE UPDATE AND RECOMMENDATIONS FROM MARKETING AND BUSINESS DEVELOPMENT COMMITTEE.

Ms. Larson reported a flyer has been circulated for the Special Parking Area community meeting scheduled for April 12, 2016, from 6:30 – 7:30 p.m. She reported the next Recycling Event is scheduled for May 21 at 1701 W. Alabama.

a. Receive and consider recommendation from Public Relations Committee to engage the services of CKP Consulting Services for development and implementation of a Strategic Public Relations Outreach Plan for the District in the amount of \$2,000.00 per month.

Ms. Larson provided a report on the Public Relations Sub-Committee meeting held April 6, a copy of the Committee Minutes is included in the Board agenda materials. A handout was provided on the proposed

Communications Services Agreement with CKP Consulting Services, a copy is attached as Exhibit A. She reported the agreement provides for a public relations outreach plan for six months. She reported CKP, after reviewing how the District handles its current public outreach, would develop press materials, create a media list research and develop a press strategy calendar and conduct direct outreach to local and regional media. She reported CKP's fees were \$2,000.00 a month. There was general discussion regarding the agreement. Upon a motion duly made by Director Wulfe, and being seconded by Director Haley, the Board voted unanimously to approve the Communications Services Agreement with CKP Consulting Services in the amount of \$2,000.00 per month, subject to the District's attorney's review and potential minor changes to language concerning ownership of property.

RECEIVE UPDATE FROM BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE.

Mr. Lawrence provided a report on the Committee meeting held March 23, a copy of the Committee minutes is included in the Board agenda materials. He reported Mr. Paul Ankar has made a decision to proceed with his parking garage project for retail buildings located at 1627-1639 Westheimer. He reported the Committee discussed holding two focus groups with the first meeting to be tentatively held May 4 at the Canopy Restaurant from 7:30 to 9:00 a.m. Walkability, transit and bike-ability maps were reviewed and discussed. No action from the Board was required.

RECEIVE UPDATE AND RECOMMENDATIONS FROM FINANCE COMMITTEE.

a. Receive Assessment Collection Report.

Ms. Hall handed out an Assessment Collection Report on the east and west zone combined, a copy is attached as Exhibit B. She reported a 94% collection rate on the 2015 Assessments, with no uncertified values. No action from the Board was required.

b. Receive and consider monthly financial report and approve invoices for payment.

Ms. Adams presented the monthly financial report and went over invoices, included in the Board agenda materials. She reported three checks not included in the check detail: #5419 payable to Cracked Fox; #5420 payable to the Houston Business Journal for legal notices; and #5421 payable to Mr. Dirt of Texas for street sweeping expenses. Chairman Wynn stated the Finance Committee had reviewed the report and invoices and was recommending the Board accept the monthly financial report and approve invoices for payment. Upon a motion duly made by Director Wulfe, and being seconded by Director Llewellyn, the Board voted unanimously to accept the monthly financial report and approved invoices for payment.

RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT.

Mr. Hawes provided an update on the potential multi-block development planned by Fred Sharifi in the District and answered questions. He reported staff continues to report 311 incidents and a cleanup update is included in the Executive Director's 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.

ADJOURN.

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 12:40 p.m.

(Seal)



Secretary

List of Exhibits:

- A. Communications Services Agreement with CKP Consulting Services
- B. Assessment Collection Report, east and west zone combined

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



Memorandum

TO: Montrose Management District Board of Directors
FROM: David Hawes
DATE: Monday, April 11, 2016
SUBJECT: Finance Committee Meeting Minutes

The Montrose Management District Finance Committee held a meeting on Monday, April 11, 2016 at 11:00 a.m. at the St. Thomas University, Malloy Hall, Carol Tatkon Boardroom, 3800 Montrose Blvd., Houston, Texas 77006.

Montrose Management District Chairman Claude Wynn, Bookkeeper Caryn Adams and staff present were David Hawes, Jerry Lowery and Holli Robinson.

1. Call Meeting to Order

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

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

The report from Perdue Brandon was reviewed. No actions were required or taken.

3. Review and consider approval of invoices.

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

4. Announcements

No announcements

5. Adjourn

The committee adjourned at 11:35 a.m.

MONTROSE DISTRICT
COMBINED EAST & WEST ZONES

APRIL 2016
BILLING AND COLLECTIONS SUMMARY

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.12500	\$2,154,494.62	\$2,038,921.89	\$115,572.73	95%
2014	0.12500	\$1,938,314.52	\$1,932,143.96	\$6,170.56	99%
2013	0.12500	\$1,629,550.80	\$1,622,603.18	\$6,947.62	99%
2012	0.12500	\$1,400,188.70	\$1,397,992.16	\$2,196.54	99%
2011	0.12500	\$1,293,298.86	\$1,292,574.19	\$724.67	99%
2010	0.12500	\$1,270,090.12	\$1,270,052.62	\$37.50	99%

ASSESSED VALUE FOR 2015:	1,732,242,978	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,556,552,592	Uncertified:	0
ASSESSED VALUE FOR 2013:	1,308,234,088	Uncertified:	0
ASSESSED VALUE FOR 2012:	1,121,164,764	Uncertified:	0
ASSESSED VALUE FOR 2011:	1,034,660,354	Uncertified:	0
ASSESSED VALUE FOR 2010:	1,016,092,124	Uncertified:	0

**MONTROSE DISTRICT EAST ZONE
ASSESSMENT COLLECTION REPORT
April 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	\$622,401.45	\$35,677.71	94%
2014	0.12500	\$609,549.61	\$608,591.53	\$958.08	99%
2013	0.12500	\$495,799.54	\$494,968.41	\$831.13	99%
2012	0.12500	\$428,305.42	\$427,600.86	\$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	1,757.51	438,487.93
2014 Assessment Collected	-124.04	116.41
2013 Assessment Collected	-120.00	-120.00
2012 Assessment Collected	-70.76	-70.76
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	161.40	1,278.10
Overpayments	0.00	3,418.53
CAD Lawsuits	324.48	715.28
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	1,928.59	443,982.04
Overpayments Presented for Refund	324.48	2,515.72
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2015:	530,044,619	Uncertified:	0
ASSESSED VALUE FOR 2014:	490,131,287	Uncertified:	0
ASSESSED VALUE FOR 2013:	400,312,482	Uncertified:	0
ASSESSED VALUE FOR 2012:	342,953,488	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	427,600.86	
2013	0.12500	380,080	361,076	\$494,968.41	
2014	0.12500	387,681	368,297	\$608,591.53	
2015	0.12500	395,435	375,663	\$622,401.45	
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

April 2016

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNERS	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
PPF AMLI 2221 WEST DALLAS ST LL 200 W MONTROSE ST STE 2200 CHICAGO IL 60606-5070	1289260010001	2221 W DALLAS ST 404 77019	MULTI-FAMILY	76,116,000	95,145.00
POST RICHMOND LP 4401 NORTHSIDE PKWY NW STE 800 ATLANTA GA 30327-3093	1309010010001	RICHMOND AVE 77006	MULTI - FAMILY	33,885,268	42,356.59
CAMPANILE SOUTH LP 109 N POST OAK LN STE 200 HOUSTON TX 77024-7789	0302490010001	4306 YOAKUM BLVD 77006	OFFICE BUILDINGS	14,850,385	18,562.98
UST REALTY COMPANY % UNIV OF ST THOMAS: ATTN PRES 3800 MONTROSE BLVD HOUSTON TX 77006-4626	0261640000027 0261630000021 0261630000001	4100 MONTROSE BLVD 77006 4203 YOAKUM BLVD 77006 4200 MONTROSE BLVD	OFFICE BUILDINGS	13,440,501	16,800.63
4203 MONTROSE LTD 3810 W ALABAMA HOUSTON TX 77027-5204	1277520010001	4203 MONTROSE BLVD 77006	OFFICE BUILDING	10,645,000	13,306.25
RIVERSIDE CPI LLC & REALTY CTR MANAGEMENT INC 1990 S BUNDY DR STE 100 LOS ANGELES CA 90025	0370370010001	220 W ALABAMA ST 131 77006	MULTI - FAMILY	10,262,916	12,828.65
WALGREENS 03157 % TAX DEPT STOP NO 75 300 WILMOT RD DEERFIELD IL 60015-4614	1179390010001	3317 MONTROSE BLVD 77006	RETAIL PHARMACY	8,161,430	10,201.79
ARMSTRONG CHARLES 5000 MONTROSE BLVD UNIT 22C HOUSTON TX 77006-6564	0140670000002 0140250000001 0140250000002	804 PACIFIC ST 77006 2302 GENESEE ST 12 77006 2308 GENESEE ST 77006	VARIOUS COMMERCIAL	7,783,410	9,580.81
	0140250000005 0140670000001 0140670000003	120 FAIRVIEW ST 77006 802 PACIFIC ST 77006 808 PACIFIC ST 77006			
	0140670000004 0140670000005 0140670000006 0140670000009 0261510000020	811 PACIFIC ST 77006 925 HYDE PARK BLVD 77006 809 HYDE PARK BLVD 77006 925 HYDE PARK BLVD 77006 2602 CROCKER ST 77006			

MONTROSE DISTRICT EAST ZONE

April 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				
1207680010001	4119 MONTROSE BVD 77006	OFFICE BUILDINGS	4,994,000	6,242.50	
EQUITAS CAMPANILE EAST LLC 3810 W ALABAMA ST HOUSTON TX 77027-5204					
1222280020001	3820 ROSELAND ST 77006	OFFICE BUILDINGS	4,878,309	6,097.89	
1222280010001	3815 MONTROSE BLVD 77006				
3815 MONTROSE BULD LP 3815 MONTROSE BULD STE 211 HOUSTON TX 77006-4666					

MONTROSE DISTRICT EAST ZONE

April 2016						
TOP TEN DELINQUENTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
MORTGAGE RECOVERY FUND 3939 LTD 2701 WESTHEIMER RD UNIT 13N HOUSTON TX 77098-1237	92 132 698 001 0001	3939 MONTROSE BLVD 77006	SHOPPING CENTER	2015	4,805.00	
BAIRD CHARLES L 2438 WHITE OAK DR HOUSTON TX 77009-7322	92 008 270 000 0005	506 SUL ROSS ST #11 77006	APARTMENT	2012 - 2015	3,377.13	
4310 YOAKUM PARTNERS HIP 4310 YOAKUM BLVD HOUSTON TX 77006-5818	92 026 135 000 0014	530 LOVETT BLVD 77006	COMMERCIAL LAND	2015	3,055.23	
TREVINO EDUARDO & AMERICA 2313 MONTROSE BLVD HOUSTON TX 77006-1251	92 018 046 001 0001	1018 FAIRVIEW ST 77006	RESTAURANT	2015	1,924.58	
SPUR APARTMENTS LLC * 6015 HARWOOD AVE OAKLAND CA 94618-1337	92 008 259 000 0003	219 W ALABAMA ST #32 77006	APARTMENT GARDEN	2015	1,875.00	
YOAKUM FLACQUISITION LLC 700 LOUISIANA ST STE 5200 HOUSTON TX 77002-2731	92 030 245 000 0007	4511 YOAKUM BLVD 77006	OFFICE BUILDINGS	2015	1,818.46	
YOSHIDA NAOMITSU & MAEMI * 3210 EL DORADO BLVD MISSOURI CITY TX 77459-3012	92 030 245 000 0014	4412 MONTROSE 77006	RESTAURANT	2015	1,709.84	
WESTMORELAND PARTNER LLC 4285 SAN FELIPE ST STE 1100 HOUSTON TX 77027-2998	92 037 034 000 0009	400 WESTMORELAND ST #16 77006	APARTMENT	2015	1,458.75	
ROX BROS HOLDINGS LLC 15100 SUNNINGDALE ST AUSTIN TX 78747-3818	92 135 694 001 0001	0 WESTHEIMER RD 77006	COMMERCIAL	2015	1,442.20	
205 AVONDALE LLC 6623 EDLOE ST HOUSTON TX 77005-3707	92 004 136 000 0015	205 AVONDALE ST #12 77006	APARTMENT	2015	1,191.42	

* Pending HCAD Value Lawsuits

Harris County Improvement District No. 6 / East Montrose
Lawsuit and Arbitration Status Summary as of 4/8/2016

Jur 930

Summary

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

Settled

729,029,011	Original value of Settled accounts as of 4/8/2016
230	Number of Settled accounts as of 4/8/2016
75,440,057	Reduction in value of Settled accounts
10.35%	Average % reduction in value of Settled accounts

Unsettled

171,916,120	Original value of Unsettled accounts as of 4/8/2016
53	Number of Unsettled accounts as of 4/8/2016

.125 Tax rate per \$100 valuation

\$22,237	Estimated reduction in assessment on 53 Unsettled accounts, based on 10.35% average
----------	--

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.12500	\$1,496,415.46	\$1,416,520.44	\$79,895.02	95%
2014	0.12500	\$1,328,764.91	\$1,323,552.43	\$5,212.48	100%
2013	0.12500	\$1,133,751.26	\$1,127,634.77	\$6,116.49	99%
2012	0.12500	\$971,883.28	\$970,391.30	\$1,491.98	99%
2011	0.12500	\$883,812.60	\$883,125.43	\$687.17	99%
2010	0.12500	\$867,868.55	\$867,868.55	\$0.00	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2015 Assessment Collected	-15,157.34	1,178,101.37
2014 Assessment Collected	388.89	-5,449.21
2013 Assessment Collected	-63.28	2,901.59
2012 Assessment Collected	0.00	2,118.87
2011 Assessment Collected	0.00	445.50
2010 Assessment Collected	0.00	445.50
Penalty & Interest	530.90	8,432.56
Overpayments	0.01	2,117.07
CAD Lawsuits	18,995.09	33,570.40
CAD Corrections	0.00	0.00
Collection Fees	115.77	2,861.55
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	4,810.04	1,225,545.20
Overpayments Presented for Refund	18,995.09	33,750.98
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2015:	1,202,198,359	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,066,421,305	Uncertified:	0
ASSESSED VALUE FOR 2013:	907,921,606	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	\$867,868.55	
2011	0.12500	885,226	840,965	\$883,125.43	
2012	0.12500	902,930	857,784	\$970,391.30	
2013	0.12500	920,989	874,940	\$1,127,634.77	
2014	0.12500	939,409	892,438	\$1,323,552.43	
2015	0.12500	958,197	910,287	\$1,416,520.44	
2016	0.12500	977,361	928,493		
		6,451,981	6,129,382		645,198

The Projected Levy is based on the rate remaining at 0.12500

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

MONTROSE DISTRICT WEST ZONE

April 2016

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
FINGER FSC MONTROSE LTD 99 DETERING ST STE 200 HOUSTON TX 77007-8259	1215190010001	4899 MONTROSE 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	MULTI - FAMILY	47,000,000	58,750.00
	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		
ANBIL I-R O L P	0730810030011	1505 W CLAY ST 77019	SHOPPING CENTER	43,727,639	54,659.55
105 TOWN CENTER RD STE 10	1170070010001	1422 W GRAY ST 77019			
KING OF PRUSSIA PA 19406-2394	1170070020001	1414 WAUGH DR 77019			
	0730810030007	1521 W CLAY ST 77019			
DUNLAVY DEVELOPMENT PHASE 1 LLC 101 BERKSHIRE ST BELLAIRE 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 BELLAIRE TX 77401-5309	1286480010002	4310 DUNLAVY ST 77006	APARTMENT	29,600,776	37,000.97

MONTROSE DISTRICT WEST ZONE

April 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					

April 2016

*** Pending HCAD Value Lawsuits**

**Harris County Improvement District No. 11 / West Montrose
Lawsuit and Arbitration Status Summary as of 4/8/2016**

Jur 939

Summary

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

Settled

1,378,645,607	Original value of Settled accounts as of 4/8/2016
415	Number of Settled accounts as of 4/8/2016
132,922,989	Reduction in value of Settled accounts
9.64%	Average % reduction in value of Settled accounts

Unsettled

242,003,328	Original value of Unsettled accounts as of 4/8/2016
114	Number of Unsettled accounts as of 4/8/2016

.125 Tax rate per \$100 valuation

\$29,166 Estimated reduction in assessment on 114 Unsettled accounts,
based on 9.64% average

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT SUMMARY REPORT
MONTROSE DISTRICT
May 9, 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*

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

Paid in full:

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

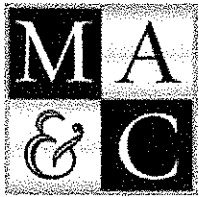
If you have any questions, please feel free to contact me.



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

May 9, 2016

Montrose Management District
Cash Flow Report - Checking Account
As of May 9, 2016

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/12/2016				\$58,963.24
Receipts				
	Interest Earned on Checking		30.11	
	Bank Correction		79.67	
	Assessment Revenue		4,810.04	
	Assessment Revenue		861.76	
	Transfer from Money Market		100,000.00	
Total Receipts				105,781.58
Disbursements				
5413	Bankcard Center	Credit Card Expenses	(789.71)	
5414	Comcast	Office Expenses	(101.88)	
5415	Harris County Treasurer	Legal Fees	(5,069.45)	
5416	Verizon Wireless	Cell Phone Expense	(80.08)	
5419	Cracked Fox	Graphic Design & Marketing Services - 2 Months	(5,085.00)	
5420	Houston Business Journal	Legal Notices	(1,980.00)	
5421	Mr. Dirt of Texas	Street Sweeping Expense	(3,552.00)	
5422	Aaron M Day	Security Expense	(3,672.21)	
5423	Brian M Alms	Security Expense	(415.57)	
5424	Charles Starks	Security Expense	(832.26)	
5425	Francisco R Gomez	Security Expense	(249.34)	
5426	John E Obenhaus	Security Expense	(1,737.76)	
5427	Joseph C Mabasa	Security Expense	(3,339.07)	
5428	Juan Arroyo	Security Expense	(1,923.88)	
5429	Juan J Chavez-Resendiz	Security Expense	(1,161.73)	
5430	Lee T Jaquarya	Security Expense	(2,329.23)	
5431	Leon Laureano.	Security Expense	(1,230.84)	
5432	Michael C. Henderson	Security Expense	(551.37)	
5433	Ricardo Gonzales	Security Expense	(686.03)	
5434	Richard J Bass	Security Expense	(812.15)	
5435	Todd L Thibodeaux	Security Expense	(1,739.08)	
5436	Victor Beserra.	Security Expense / Coordinator Fee	(3,727.96)	
5437	4309 Yoakum LP	Assessment Refund	(157.40)	
5438	4310 Dunlavy LLC	Assessment Refund	(377.50)	
5439	Amaya LLC	Assessment Refund	(59.04)	
5440	Campanile South LP	Assessment Refund	(65.00)	
5441	Daniclay LLC	Assessment Refund	(66.88)	
5442	Dunlavy Development Phase I LL	Assessment Refund	(5,187.50)	
5443	Horton Keiko Cho	Assessment Refund	(10.56)	
5444	Hoss Site Properties Inc.	Assessment Refund	(43.04)	
5445	Leslie J Swift Jr	Assessment Refund	(52.72)	
5446	Weingarten Realty Investors	Assessment Refund	(13,299.93)	
5447	5020 Investments Ltd	Office Lease Expense - 2 Months	(2,400.00)	
5448	ALLY	Vehicle Lease	(938.00)	
5449	Blank Rome LLP	Legal Fees	(1,050.00)	
5450	Chris Labod	Website Maintence	(350.00)	
5451	CKP Communication Group LLC	Communication Services	(2,000.00)	
5452	Dennis C. Beedon	Business Ambassador Program Services	(3,161.07)	
5453	Equi-Tax, Inc.	Tax Services	(1,795.63)	
5454	Gandy Squared Lighting Design	Bridge Lighting Design	(990.00)	
5455	Greater East End Management District	Graffiti Abatement	(4,800.00)	
5456	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(29,124.16)	

Montrose Management District
Cash Flow Report - Checking Account
As of May 9, 2016

Num	Name	Memo	Amount	Balance
Disbursements				
5457	Kudela & Weinheimer	District Identity Marker	(10,767.00)	
5458	Magoo's Print Shop	Marketing	(434.00)	
5459	Montrose Car Care Center	Vehicle Maintenance	(2,151.08)	
5460	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(2,155.39)	
5461	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Collection	(1,975.29)	
5462	SentriForce	Mobile Camera Program	(2,250.00)	
5463	SMC Logistics	Street Lights	(350.00)	
5464	South Main Alliance	SMA Membership Dues	(2,500.00)	
5465	United Graphics	Marketing Expense	(1,052.00)	
5466	University of St. Thomas	Meeting Expenses	(200.00)	
5467	Yellowstone Landscape & Maintenance	Landscape Maintenance	(1,916.66)	
5468	Bracewell & Giuliani LLP	Legal Fees	(2,784.95)	
5469	Lawrence & Associates	Economic Development	(1,250.00)	
5470	Tawny Tidwell	Social Media Consulting Services	(3,500.00)	
5471	Bankcard Center	Credit Card Expenses - Holding Check	0.00	
5472	Comcast	Office Expense - Holding Check	0.00	
5473	Comcast	Office Expense - Holding Check	0.00	
5474	Harris County Treasurer	Lapel Fees - Holding Check	0.00	
5475	Verizon Wireless	Cell Phone Expense - Holding Check	0.00	
ACH	Texas Workforce Commission	Quarterly SUTA Taxes	(1,453.31)	
ACH	United States Treasury	Monthly Payroll Taxes	(8,130.04)	
JE	Prosperity Bank	Service Charge	(136.65)	
Total Disbursements				<u>(150,001.40)</u>
BALANCE AS OF 05/09/2016				<u><u>\$14,743.42</u></u>

Montrose Management District

Account Balances

As of May 9, 2016

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
GREEN BANK (XXXXX0143)	08/04/2015	05/31/2016	0.45 %	50,000.00	East Zone
GREEN BANK (XXXXX0311)	09/01/2015	05/31/2016	0.45 %	50,000.00	East Zone
GREEN BANK (XXXXX0210)	10/13/2015	06/09/2016	0.40 %	50,000.00	West Zone
POST OAK BANK (XXXXX0889)	02/29/2016	07/28/2016	0.25 %	50,000.00	East Zone
POST OAK BANK (XXXXX0897)	02/29/2016	08/29/2016	0.30 %	50,000.00	West Zone
ALLEGIANCE BANK (XXXXX0558)	04/01/2016	09/01/2016	0.40 %	50,000.00	East Zone
ALLEGIANCE BANK (XXXXX8825)	04/25/2016	10/22/2016	0.50 %	50,000.00	
PROSPERITY BANK (XXXXX0219)	11/19/2015	11/19/2016	0.75 %	350,000.00	
ALLEGIANCE BANK (XXXXX8833)	04/25/2016	12/21/2016	0.50 %	50,000.00	
COMPASS BANK-PREMIER (XXXXX5807)	04/25/2016	01/20/2017	0.50 %	50,000.00	
FIRST STATE BANK (XXXXX2170)	04/25/2016	01/20/2017	0.40 %	50,000.00	
FIRST STATE BANK (XXXXX2169)	04/25/2016	02/19/2017	0.40 %	50,000.00	
COMPASS BANK-PREMIER (XXXXX7029)	04/25/2016	02/21/2017	0.55 %	50,000.00	
ICON BANK (XXXXX7631)	03/25/2016	03/25/2017	0.75 %	50,000.00	West Zone
GREEN BANK (XXXXX0169)	05/02/2016	03/28/2017	0.45 %	50,000.00	East Zone
Money Market Funds					
COMPASS BANK-PREMIER (XXXXX2019)	03/20/2012		0.15 %	274,999.09	(East Zone) Tax
COMPASS BANK-PREMIER (XXXXX2086)	03/20/2012		0.15 %	473,806.84	(West Zone) Tax
Checking Account(s)					
PROSPERITY BANK (XXXXX9069)			0.25 %	14,743.42	Checking Account
Totals for Operating Fund:				\$1,813,549.35	
Grand total for Montrose Management District:				\$1,813,549.35	

Montrose Management District
Summary of Pledged Securities
As of May 9, 2016

Financial Institution: ALLEGIANCE BANK		
Total CDs, MM:	\$150,000.00	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: COMPASS BANK-PREMIER		
Total CDs, MM:	\$848,805.93	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$1,509,563.52	Investment Policy Received: Yes
Ratio of pledged securities to investments:	252.09 %	
Financial Institution: FIRST STATE 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: 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:	\$50,000.00	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 (Depository Bank)		
Total CDs, MM, and Checking Accounts:	\$364,743.42	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 %	

Montrose Management District
Revenue & Expenditures Total Zone
April 2016

	Apr 16	Budget	\$ Over Budget	% of Budget	Jan - Apr 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Source of Funds									
14110 · Assessments	(13,526)	0	(13,526)	100%	2,038,795	2,052,000	(13,205)	99%	2,121,643
14111 · PY Assessments	137	667	(530)	21%	2,632	2,667	(35)	99%	8,000
14112 · Assessment Refunds	(15,602)	(5,833)	(9,769)	267%	(15,463)	(23,333)	7,868	66%	(70,000)
14120 · Collection Fees	19,435	0	19,435	100%	37,304	0	37,304	100%	0
14310 · Penalties & Interest	692	2,500	(1,808)	28%	9,711	10,000	(289)	97%	30,000
14330 · Miscellaneous Income	0	3	(3)	0%	138	13	125	1,062%	40
14370 · Interest Earned on Temp. Invest	342	283	59	121%	1,140	1,133	7	101%	3,409
14380 · Interest	30	11	19	273%	45	45	0	100%	135
14390 · Prior Year Ending Fund Balance	0	0	0	0%	780,943	780,943	0	100%	780,943
Total Source of Funds	(8,492)	(2,569)	(6,123)	358%	2,855,243	2,823,468	31,775	101%	2,874,161
Use of Funds									
Business Development									
16123 · Project Management	2,764	2,764	0	100%	11,054	11,054	0	100%	33,162
16125 · Marketing & Public Relations									
16125.2 · Total Projects/Programs	39	1,083	(1,044)	4%	117	4,333	(4,216)	3%	13,000
16125.3 · Total Marketing Materials & Adv	1,721	6,250	(4,529)	28%	2,529	25,000	(22,471)	10%	75,000
16125.4 · Total Vendor Support of Project	8,650	17,750	(9,100)	49%	44,105	71,000	(26,895)	62%	213,000
Total 16125 · Marketing & Public Relations	10,410	25,083	(14,673)	42%	46,751	100,333	(53,582)	47%	301,000
16135 · Economic Development Services	1,250	4,167	(2,917)	30%	7,550	16,667	(9,117)	45%	50,000
16136 · Real Estate Consulting	0	1,250	(1,250)	0%	0	5,000	(5,000)	0%	15,000
16138 · Real Estate Forum	0	510	(510)	0%	0	2,038	(2,038)	0%	6,115
16140 · Web Site Maint./Host/I.T.	0	500	(500)	0%	0	2,000	(2,000)	0%	6,000
16141 · GIS Services	0	167	(167)	0%	1,164	667	(497)	175%	2,080
Total Business Development	14,424	34,441	(20,017)	42%	66,319	137,759	(71,440)	48%	413,277
Project Staffing & Admin									
16150 · Admin & Management	2,487	2,487	0	100%	9,948	9,948	0	100%	29,845
16160 · Reimbursable Expenses	808	417	391	194%	2,866	1,667	1,199	172%	5,000
16170 · Reimbursable Mileage	574	667	(93)	86%	2,523	2,667	(144)	95%	8,000
16180 · Postage, Deliveries	98	167	(69)	59%	1,080	667	(413)	162%	2,000
16190 · Printing & Reproduction	574	771	(197)	74%	2,748	3,083	(335)	89%	9,250
16200 · Public Notices, Advertising	9	50	(41)	18%	36	200	(164)	18%	600
16220 · Legal Services	7,854	5,000	2,854	157%	38,419	20,000	18,419	192%	60,000
16250 · Bookkeeping	1,406	1,685	(279)	83%	5,606	6,740	(1,134)	83%	20,220
16260 · Assess Data Mgmt & Billing Svcs	1,796	2,042	(246)	88%	7,640	8,167	(1,127)	86%	24,500
16270 · Office Furniture & Supplies	239	333	(94)	72%	1,138	1,333	(175)	87%	4,000
16280 · Other	649	46	603	1,411%	5,496	183	5,313	3,003%	550
16290 · Office Lease Space	1,200	1,200	0	100%	4,800	4,800	0	100%	14,400
16291 · Office Equipment	102	208	(106)	49%	704	833	(129)	85%	2,500
16340 · Auditing Fees	0	0	0	0%	0	0	0	0%	13,000
16530 · Insurance & Surety Bond	0	0	0	0%	8,767	9,500	(733)	92%	10,000
Total Project Staffing & Admin	17,796	15,073	2,723	118%	91,191	69,788	21,403	131%	203,865

Montrose Management District

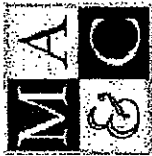
Revenue & Expenditures Total Zone

April 2016

	Apr 16	Budget	\$ Over Budget	% of Budget	Jan - Apr 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415 - Vehicle Lease	938	958	(20)	98%	3,752	3,833	(81)	98%	11,500
15416 - Vehicle Maintenance	0	208	(208)	0%	0	833	(833)	0%	2,500
15417 - Vehicle Maint. & Operations	2,456	600	1,856	409%	3,726	2,400	1,326	155%	7,200
15420 - Contract Public Safety Services	30,140	31,283	(1,143)	96%	125,063	125,133	(70)	100%	375,400
15421 - Payroll Expenses	2,398	2,226	172	108%	11,113	8,004	2,209	125%	26,712
15425 - Mobile Camera Program	2,250	2,917	(667)	77%	9,000	11,667	(2,667)	77%	35,000
15430 - Cell Phone	0	167	(167)	0%	0	667	(667)	0%	2,000
16102 - Public Safety Equipment	80	133	(53)	60%	320	533	(213)	60%	1,600
16110 - Graffiti Abatement	4,800	5,417	(617)	89%	21,630	21,667	(37)	100%	65,000
16111 - Light Outage Survey	0	0	0	0%	700	0	700	100%	0
16115 - Nuisance Abatement	0	5,167	(5,167)	0%	0	20,667	(20,667)	0%	62,000
16116 - Street Lights	0	233	(233)	0%	0	933	(933)	0%	2,800
16117 - Project Management	4,422	4,422	0	100%	17,686	17,686	0	100%	53,059
16118 - Security Donation	0	0	0	0%	0	0	0	0%	1,000
Total Security and Public Safety	47,484	53,731	(6,247)	88%	192,990	214,923	(21,933)	90%	645,771
Visual Improvements & Cultural									
16201 - Project Management	839	829	0	100%	3,316	3,316	0	100%	9,948
16202 - Street Sweeping	0	7,667	(7,667)	0%	0	30,667	(30,667)	0%	92,000
16212 - Beautification Design & Install	0	0	0	0%	17,760	0	17,760	100%	0
16213 - Landscpe Maintenance	1,917	2,083	(166)	92%	18,899	8,333	10,566	227%	25,000
Total Visual Improvements & Cultural	2,746	10,579	(7,833)	26%	39,975	42,316	(2,341)	94%	126,948
16421 - Collection Expense	0	0	0	0%	2,902	0	2,902	100%	0
16450 - Legal Notices & Other Publ.	0	0	0	0%	1,980	0	1,980	100%	0
16560 - Miscellaneous Expense	0	0	0	0%	2,098	0	2,098	100%	0
16580 - Transfer to Capital Budget	0	0	0	0%	1,134,300	1,134,300	0	100%	1,134,300
Total Use of Funds	82,450	113,824	(31,374)	72%	1,531,955	1,599,086	(67,131)	96%	2,524,161

Montrose Management District
Revenue & Expenditures Total Zone
April 2016

	Apr 16	Budget	\$ Over Budget	% of Budget	Jan - Apr 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Net Ordinary Source of Funds	(90,942)	(116,193)	25,251	78%	1,323,288	1,224,382	98,906	108%	350,000
Other Source/Use of Funds									
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	0	0	0%	0	0	0	0%	1,557,802
Total Capital Improvements	0	0	0	0%	1,134,300	1,134,300	0	100%	2,692,102
Total Other Source of Funds	0	0	0	0%	1,134,300	1,134,300	0	100%	2,692,102
Other Use of Funds									
Capital Improvement									
Mobility & Transportation - CPF									
17000 - Project Management	9,949	9,949	0	100%	39,794	39,794	0	100%	119,382
17002 - Bridge Lighting Eng Services	990	990	0	100%	11,340	11,340	0	100%	40,869
17003 - SRA Engineering Services	0	0	0	0%	2,340	2,340	0	100%	13,000
17004 - Bike Pathway Eng Services	0	0	0	0%	0	0	0	0%	59,000
17005 - General Engineering Services	0	0	0	0%	0	0	0	0%	30,000
17006 - Bike Rack Installation Project	0	0	0	0%	2,605	2,605	0	100%	55,000
17007 - Bike & Pedestrian Path Imp Proj	0	0	0	0%	0	0	0	0%	500,000
17008 - Bridge Lighting Install Project	793,843	750,000	43,843	106%	793,843	750,000	43,843	106%	750,000
Total Mobility & Transportation - CPF	804,782	760,939	43,843	106%	849,922	806,079	43,843	103%	1,569,182
Visual Improve & Cultural - CPF									
17100 - Project Management	7,185	7,185	0	100%	28,740	28,740	0	100%	86,220
17101 - Identity Marker Design Services	0	0	0	0%	572	497	75	115%	11,700
17102 - Esplanade Design Services	0	0	0	0%	0	0	0	0%	45,000
17103 - Identity Marker Installation	0	0	0	0%	0	0	0	0%	425,000
17104 - Esplanade Installation	0	0	0	0%	0	0	0	0%	555,000
Total Visual Improve & Cultural - CPF	7,185	7,185	0	100%	29,312	29,237	75	100%	1,122,920
Total Capital Improvement	811,967	768,124	43,843	108%	879,234	835,316	43,918	105%	2,692,102
Total Other Use of Funds	811,967	768,124	43,843	108%	879,234	835,316	43,918	105%	2,692,102
Net Other Source of Funds	(811,967)	(768,124)	(43,843)	108%	255,066	298,984	(43,918)	85%	0
Planned Reserves	(902,909)	(884,317)	(18,592)	102%	1,578,354	1,523,366	54,988	104%	350,000



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.


Montrose Management District


Quarterly Investment Inventory Report Period Ending March 31, 2016

BOARD OF DIRECTORS
Montrose Management District

Attached is the Quarterly Investment Inventory Report for the
Period ending March 31, 2016.

This report and the District's investment portfolio are in compliance with the
investment strategies expressed in the District's investment policy, and the
Public Funds Investment Act.


Mark M. Burton
(Investment Officer)


Ghia Lewis
(Investment Officer)

COMPLIANCE TRAINING

"HB 675 states the Investment Officer must attend at least one training seminar for (6) six hours
Within twelve months of taking office and requires at least (4) four hours training within each (2)
two year period thereafter.

INVESTMENT OFFICERS

Mark M. Burton

CURRENT TRAINING

October 26, 2007 (UNT 10 Hours)
October 26, 2009 (Texpool Academy 10 Hours)
November 5, 2011 (Texpool Academy 10 Hours)
November 5, 2013 (Texpool Academy 10 Hours)
November 27, 2015 (Texpool Academy 10 Hours)
September 13, 2003 (McCall, Gibson 6 Hours)
September 23, 2007 (McCall, Gibson 4 Hours)
October 26, 2009 (Texpool Academy 10 Hours)
October 23, 2011 (Texpool Academy 10 Hours)
November 7, 2013 (Texpool Academy 10 Hours)
November 5, 2015 (Texpool Academy 10 Hours)

Ghia Lewis

Montrose Management District
Summary of Money Market Funds
01/01/2016 - 03/31/2016

Fund: Operating					Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
Financial Institution: COMPASS BANK-PREMIER					367,230.19				
Account Number: XXXX2019 Date Opened: 05/20/2012 Current Interest Rate: 0.15%									
Date	Description								
01/01/2016	To Checking								
01/11/2016	Assessments				186,395.73		(72,000.00)		
01/31/2016	Assessments				631.25				
01/31/2016	Penalty & Interest				151.50				
01/31/2016	Collection Fee				156.55				
01/31/2016								36.87	
01/31/2016								(18.00)	
01/31/2016	To Checking				3,002.50				
02/08/2016	POB CD XXXX0889 INTEREST								
02/29/2016	Assessments				135.61		(16,000.00)		
02/29/2016	Assessments				237,471.05				
02/29/2016	Penalty & Interest				67.58				
02/29/2016	Overpayments				2,918.53				
02/29/2016	CAD Law suits				314.88				
02/29/2016								49.64	
02/29/2016								(18.00)	
02/29/2016	Assessments						(2,406.20)		
03/14/2016	To Checking						(48,000.00)		
03/31/2016									76.25
03/31/2016	Assessments				12,863.64		(18.00)		
03/31/2016	Assessments								
03/31/2016	Penalty & Interest				897.62				
03/31/2016	Overpayments				500.00				
03/31/2016	CAD Law suits				75.92				

Methods Used For Reporting Market Values

Creditor of Deposit: Fixed Value Plus Accrued Interest
Securities/Debt Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MDX Accounts: Balance = Book Value - Current Market

Montrose Management District
Summary of Money Market Funds
01/01/2016 - 03/31/2016

Fund: Operating									
Financial Institution: COMPASS BANK-PREMIER									
Account Number: XXXX2019 Date Opened: 03/20/2012 Current Interest Rate: 0.15%									
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance			
03/31/2016	Assessments	\$367,230.19	\$445,582.36	(396.30)	\$139,447.30	\$673,530.01			
Totals for Account XXXX2019:									
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance			
01/01/2016		477,201.17							
01/11/2016	To Checking								
01/31/2016	Assessments		365,172.33	(153,000.00)					
01/31/2016	Assessments		1,038.01						
01/31/2016	Assessments		1,202.48						
01/31/2016	Assessments		628.35						
01/31/2016	Penalty & Interest		983.62						
01/31/2016	Overpayments		1,936.49						
01/31/2016	Collection Fees		770.49						
01/31/2016					46.96				
02/08/2016	To Checking			(18.00)					
02/29/2016	POB CD XXXX0897 INTEREST			(34,000.00)					
02/29/2016	Assessments		135.61						
02/29/2016	Assessments		778,974.43						
02/29/2016	Penalty & Interest		1,068.66	(607.70)					
02/29/2016	CAD Lawsuits		1,025.46						
02/29/2016					68.08				
02/29/2016	Assessments			(18.00)					
02/29/2016	To Checking		3,190.28	(61.27)					
03/14/2016									
03/25/2016	ICON CD XXXX8080 INTEREST		94.92	(102,000.00)					

Methods Used For Reporting Market Values

Certificate of Deposit:	Face Value Plus Accrued Interest
Securities/Other Government Obligations:	Market Value Quoted by the Sitter of the Security and Confirmed in Writing
Public Fund Investment Pool/Non-Account:	Balance = Book Value = Current Market

Montrose Management District
Summary of Money Market Funds
01/01/2016 - 03/31/2016

Fund: Operating		Financial Institution: COMPASS BANK-PREMIER	Account Number: XXXX2086	Date Opened: 03/20/2012	Current Interest Rate: 0.15%					
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance				
03/31/2016					152.74					
03/31/2016	Assessments		49,111.95	(18.00)						
03/31/2016	Assessments		1,762.39	(6,208.41)						
03/31/2016	Assessments		1,490.52							
03/31/2016	Assessments		445.50							
03/31/2016	Assessments		445.50							
03/31/2016	Penalty & Interest		5,849.38							
03/31/2016	Overpayments		180.58							
03/31/2016	CAD Law suits		13,549.85							
03/31/2016	Collection Fee		1,975.29							
	Totals for Account XXXX2086:	\$477,201.17	\$1,231,032.08	(3,190.28)	\$267.78	\$1,409,319.37				
	Totals for Operating Fund:	\$844,431.36	\$1,676,614.44	(338,628.90)	\$432.54	\$2,082,849.38				

Methods Used For Reporting Market Values

Certificates of Deposit:	Face Value Plus Accrued Interest
Securities/Short Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/ROM Accounts:	Balance = Book Value = Current Market

Montrose Management District
Summary of Certificates of Deposit with Money Market
01/01/2016 - 03/31/2016

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Funds: Operating															
Certificates of Deposit															
GREEN BANK	XXXXX0143	08/04/15	05/31/16	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.45%	92.47	0.00	0.00	0.00	147.95
GREEN BANK	XXXXX0169	07/06/15	05/02/16	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.45%	110.34	0.00	0.00	0.00	165.82
GREEN BANK	XXXXX0210	10/13/15	06/09/16	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.40%	43.84	0.00	0.00	0.00	93.15
GREEN BANK	XXXXX0311	09/01/15	05/31/16	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.45%	75.21	0.00	0.00	0.00	130.68
ICON BANK	XXXXX3030	06/06/15	03/31/16	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.21%	60.12	71.28	0.00	0.00	14.73
ICON BANK	XXXXX8030	04/30/15	03/24/16	50,000.00	0.00	0.00	0.00	50,000.00	0.00	0.21%	70.77	94.92	0.00	94.92	0.00
ICON BANK	XXXXX7631	03/25/16	03/25/17	0.00	0.00	0.00	0.00	0.00	50,000.00	0.75%	0.00	0.00	0.00	0.00	6.16
POST OAK BANK	XXXXX0889	04/05/15	02/28/16	50,000.00	0.00	0.00	0.00	50,000.00	0.00	0.30%	111.37	135.61	0.00	135.61	0.00
POST OAK BANK	XXXXX0889	02/29/16	07/28/16	0.00	0.00	0.00	0.00	0.00	50,000.00	0.25%	0.00	0.00	0.00	0.00	10.62
POST OAK BANK	XXXXX0897	04/05/15	02/28/16	50,000.00	0.00	0.00	0.00	50,000.00	0.00	0.30%	111.37	135.61	0.00	135.61	0.00
POST OAK BANK	XXXXX0897	02/29/16	08/29/16	0.00	0.00	50,000.00	0.00	0.00	50,000.00	0.30%	0.00	0.00	0.00	0.00	12.74
PROSPERITY BANK	XXXXX0219	11/19/15	11/19/16	350,000.00	0.00	0.00	0.00	0.00	350,000.00	0.75%	309.25	0.00	0.00	0.00	956.51
\$112K FROM EAST ZONE MM/\$238K FROM WEST ZONE MM															
Totals for Operating Fund:				750,000.00	0.00	150,000.00	0.00	150,000.00	750,000.00	N/A	984.74	437.42	0.00	437.42	\$1,538.36
Beginning Balance:	\$750,000.00														
Plus Principal From Cash:	\$0.00														
Less Principal Withdrawn:	\$0.00														
Plus Interest Reinvested:	\$0.00														
Fixed Balance:	\$750,000.00														
MM Balance:	\$2,082,849.38														
Total Balance:	\$2,832,849.38														
Totals for District				750,000.00	0.00	150,000.00	0.00	150,000.00	750,000.00	N/A	984.74	437.42	0.00	437.42	\$1,538.36

13

Methods Used For Reporting Market Values

Certificates of Deposit: Face Value Plus Accrued Interest
Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts: Balance = Book Value = Current Market

Montrose Management District
Detail of Pledged Securities
01/01/2016 - 03/31/2016

Financial Institution: COMPASS BANK-PREMIER

Security: FHLC	Par Value:	300,000.00	Maturity Date:	01/01/2043	Pledged:	12/30/2015	Released:	Amount Released:
CUSIP: 31300L2Z7								

Date	Value
01/31/2016	194,881.83
02/29/2016	193,046.09
03/31/2016	189,559.74

Security: FHLMC	Par Value:	8,325,000.00	Maturity Date:	10/01/2037	Pledged:	02/08/2016	Released:	Amount Released:
CUSIP: 3128N3J2								

Date	Value
02/29/2016	737,877.90
03/31/2016	732,152.39

Security: FHLMC	Par Value:	550,000.00	Maturity Date:	10/01/2042	Pledged:	02/26/2014	Released:	Amount Released:
CUSIP: 3128PAA55								

Date	Value
01/31/2016	397,030.86
02/29/2016	390,324.47
03/31/2016	384,829.37

Security: FHLMC	Par Value:	300,000.00	Maturity Date:	01/01/2043	Pledged:	01/08/2016	Released:	Amount Released:
CUSIP: 31300L5H4								

Date	Value
01/31/2016	170,119.64
02/29/2016	167,587.19
03/31/2016	162,528.41

Security: FHLMC	Par Value:	475,000.00	Maturity Date:	01/01/2043	Pledged:	02/01/2016	Released:	Amount Released:
CUSIP: 31300L5H4								

Date	Value
02/29/2016	265,346.39
03/31/2016	257,336.64

Security: FHLMC	Par Value:	450,000.00	Maturity Date:	08/01/2042	Pledged:	01/26/2015	Released:	Amount Released:
CUSIP: 31300L2C2								

Date	Value
01/31/2016	324,328.02
02/29/2016	324,328.02
03/31/2016	323,795.85

Methods Used For Reporting Market Values

Certificates of Deposit: Par Value Plus Accrued Interest
Securities/Trust Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/NAV Accounts: Balance = Book Value - Current Market

Montrose Management District
Detail of Pledged Securities
 01/01/2016 - 03/31/2016

Financial Institution: COMPASS BANK-PREMIER

Security: FNMA CUSIP: 31419AEN3	Par Value: Date	1,300,000.00 Value	Maturity Date: 12/01/2037	Pledged: 01/26/2016	Released:	Amount Released:
	01/31/2016	198,584.90				
	02/29/2016	198,335.64				
	03/31/2016	191,512.51				

Methods Used For Reporting Market Values

Cash/Securities of Depositor	Price Value Plus Accrued Interest
Securities/Other Government Obligations	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MLA Accounts	Balance = Book Value as Current Market

**Montrose Management District
Vendor Monthly Payment Terms**

Vendor Name	Memo	Monthly Amount	Contractual	Recurring	Monthly Invoice Received
5020 Investments Ltd	Office Lease Expense		X		
ALLY	Vehicle Lease (2)	938.00	X		X
ALLY	Personal Property Taxes				
SentiForce	Mobile Camera Program	2,250.00	X		X
Bankcard Center	Credit Card Expenses	789.71		X	X
Blank Rome LLP	Legal Fees	1,050.00	X		X
Blue Atlas Marketing	Website Expenses		X		
Bracewell & Giuliani LLP	Legal Fees - General Counsel	2,784.95	X		X
Charles Nicholas Promotional Products	Promotion		X		
CKP Communication Group LLC	Communication Services	2,000.00		X	X
Comcast	Office Expenses	101.88		X	X
Cracked Fox	Graphic Design & Marketing Services	5,085.00	X		X
Deborah Quinn Hensel	Writing and Photography Expense		X		
Dennis C. Beedon	Buisness Ambassador Program Services	3,161.07	X		X
Dero Bike Rack Co.	Bike Racks		X		
e-Vision 1 Productions, LLC	MMD Video Archive		X		
Equi-Tax, Inc.	Tax Services	1,795.63	X		X
Gandy Squared Lighting Design	Bridge Lighting Design	990.00	X		X
Grafikshop	Office Expense		X		
Greater East End Management District	Graffiti Abatement Services	4,800.00	X		X
Harris County Treasurer	Legal Fees	5,069.45	X		X
Hawes Hill Calderon, LLP	Consulting & Admin Fee	29,124.16	X		X
Houston Arts Alliance	Syndication Services		X		
Kudela & Weinheimer	District Identity Marker	10,767.00	X		X
Lawrence & Associates	Economic Development	1,250.00	X		X
Magoo's Print Shop	Marketing Expenses	434.00	X		X
McCall, Gibson, Swedlund, Barfoot, PLLC	Audit Expense		X		
Minuteman Press - Post Oak	Newsletter Expense		X		
Michael Hardy	Marketing Expenses		X		
Mr. Dirt of Texas	Street Sweeping Expense	3,552.00	X		X
Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	2,155.39	X		X
Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Coll	1,975.29	X		X
Chris Labod	Website Maintenance	350.00	X		X
Yellowstone Landscape & Maintenance	Landscape Maintenance	1,916.66	X		X
SMC Logistics	Street Lights	350.00	X		X
Tawny Tidwell	Social Media Consulting Services	3,500.00	X		X
United Graphics	Postcards	1,052.00	X		X
Verizon Wireless	Cell Phone Expense	80.08		X	X
Walter P. Moore	West Montrose Mobility Study		X		
Montrose Car Care Center	Vehicle Maintenance	2,151.08		X	X
Texas Municipal League	Insurance Expense			X	
Mark Burton, P.L.L.C.	Annual Financial Report			X	
HBDGR Enterprises, LLC	Recycling Event		X		
Kafoglis Construction	Biek Racks		X		
South main Alliance	SMA Membership Dues	2,500.00	X		X
Xenn	Website		X		
Houston Busniess Journal	Legal Noties	1,980.00	X		X
Twisted Mister Promotions	HEB Recycle Event		X		
Bike Houston	Bike Maps		X		
Tradition Bank	Legal Cost		X		
TSG Reporting, Inc.	Public Hearing			X	
TXDOT	Bnridge Lighting Project		X		
University of St. Thomas	Meeting Expense	200.00		X	X



hello! you have an invoice from:

Cracked Fox

2815 Bermuda Dunes Dr. Missouri City, TX 77459
Roan@CrackedFox.com | 832.364.4012 | www.CrackedFox.com

Date	Invoice No.	Terms
01/07/16	612	Net 30
Payments/Credits	Balance Due	
\$0.00	\$2,520.00	

Bill To:

Montrose Management District
PO Box 22167
Houston, TX 77227

Item	Description	Quantity	Rate	Amount
	formats for distribution to printers, web developers, partners and staff.			
Total				\$2,520.00

Thank you for your business

Thank you for your business!

Page 2

HOUSTON BUSINESS JOURNAL

5444 Westheimer Road
Suite 1700
Houston TX 77056
713-686-8811

Invoice Number: 42007
Customer Number: A-145432

Advertising invoice

Bracewell Giuliani LLP
711 Louisiana Street
Suite 2300
Houston TX 77002
USA

Advertising Customer: Bracewell Giuliani LLP

Issue Date: 9/25/2015	Invoice Date: 9/25/2015		
Sales Rep: Lenora Black	Terms: Net Due 30 Days		
Line	Description	Quantity	Price
1	Legal Notice 2 x 6.5 Column Inch Open Rate 2015 - Classified Display - ROP	1	\$968.00
PO Num:			

DN #6008450 - V1 East & Montrose Mgmt - Debbie Russell

pd w/ck #5430

Amount Due : \$968.00

REMIT TO:

Houston Business Journal
PO Box 844755
Dallas, TX 75284-4755

Please detach and return with payment. Any questions please contact
Sheila Stringer at 713-395-9647 or estringer@bizjournals.com

Customer Number: A-145432
Invoice Number: 42007

Amount Due : \$968.00

HOUSTON BUSINESS JOURNAL

5444 Westheimer Road
Suite 1700
Houston TX 77056
713-686-8811

Invoice Number: 42008
Customer Number: A-145432

Advertising Invoice

Bracewell Giuliani LLP
711 Louisiana Street
Suite 2300
Houston TX 77002
USA

Advertising Customer: Bracewell Giuliani LLP

Issue Date: 9/25/2015	Invoice Date: 9/25/2015		
Sales Rep: Lenora Black	Terms: Net Due 30 Days		
Line	Description	Quantity	Price
1	Legal Notice: 2 x 5.75 Column Inch Open Rate 2015 - Classified Display - ROP	1	1,012.00
PO Num:			

DN # 5008453 - V1 - Montrose Mgmt. District - Debbie Russell

pd w/ck #5430

Amount Due : \$1,012.00

REMIT TO:

Houston Business Journal
PO Box 844755
Dallas, TX 75284-4755

Please detach and return with payment. Any questions please contact
Sheila Stringer at 713-395-9647 or estringer@bizjournals.com

Customer Number: A-145432
Invoice Number: 42008

Amount Due : \$1,012.00

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

INVOICE# 63X00065
INV DATE 03/31/16
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
Phone# 3,552.00

AMOUNT 3,552.00

SERVICE ADDRESS: MONTROSE (HOUSTON, TX)

DATE	DESCRIPTION	AMOUNT
03/16/16	LOCATION: MONTROSE	
03/16/16	63X00065 SWEEPING-FLAT SWEEP FLAT RATE 03/16/16	776.00
03/16/16	MAN LINES	
03/16/16	TKT 00017050	
03/17/16	63X00065 SWEEPING-FLAT SWEEP FLAT RATE 03/17/16	776.00
03/17/16	BRK LINES	
03/17/16	TKT 00017049	
Please include the invoice number on your check. There will be a \$50.00 charge on all returned checks.		
INV# 63X00065	CURRENT 3,552.00	30 DAY 50 DAY 90 DAY
ACCT# 229281		DATE 03/31/16 PAGE 1 OF 1

pd w/ck #5421

PLEASE PAY
THIS AMOUNT 3,552.00



Officer Payroll Report

Print to PDF

Apr-16					
Apr-16	Alms, Brian	10.00	\$45.00	\$450.00	\$0.00
Apr-16	Arroyo, Juan	50.00	\$45.00	\$2,250.00	\$0.00
Apr-16	Bast, Richard	20.00	\$45.00	\$900.00	\$0.00
Apr-16	Beserra, Victor	21.00	\$45.00	\$945.00	\$3,500.00
Apr-16	Chavez-Restendez, Ju	30.00	\$45.00	\$1,350.00	\$0.00
Apr-16	Day, Aaron	108.00	\$45.00	\$4,860.00	\$0.00
Apr-16	Gomez, Francisco	6.00	\$45.00	\$270.00	\$0.00
Apr-16	Gonzalez, Ricardo	18.00	\$45.00	\$810.00	\$0.00
Apr-16	Henderson, Michael	15.00	\$45.00	\$675.00	\$0.00
Apr-16	Jaguars, Lee	65.00	\$45.00	\$2,925.00	\$0.00
Apr-16	Laureano, Leon	32.00	\$45.00	\$1,440.00	\$0.00
Apr-16	Mabasa, Joseph	97.00	\$45.00	\$4,365.00	\$0.00
Apr-16	Obenhaus, John	48.00	\$45.00	\$2,160.00	\$0.00
Apr-16	Starks, Charlie	22.00	\$45.00	\$990.00	\$0.00
Apr-16	Thibodeaux, Todd	45.00	\$45.00	\$2,025.00	\$0.00
Period Total		15	\$26,415.00	\$3,500.00	\$29,915.00
Grand Total		15	\$26,415.00	\$3,500.00	\$29,915.00

Caryn Adams

From: Victor Beserra [vbeserra@yahoo.com]
 Sent: Sunday, May 01, 2016 1:36 PM
 To: Caryn Adams
 Cc: Holl Robinson
 Subject: April 2016
 Attachments: Montrose Patrol Receipts April 2016.pdf; Montrose Patrol Pay April 2016.pdf

Caryn,

Attached is the payroll and receipts for April 2016. The total in receipts is \$335.00.

Victor Beserra

Patrol Receipt #54136

Sunday, May 01, 2016

Page 1 of 1



Equi-Tax Inc.

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/20/2016

LEGAL DESCRIPTION

4309 YOAKUM LP
 4309 YOAKUM BLVD STE 200

TRS 2A & 3 BLK 1
 ROSSMOYNE

HOUSTON TX 77006-5866

4309 YOAKUM BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/030/245/000/0003

DATE PROCESSED: 04/20/2016

YEAR: 2012
 RFP No.: 0891782

RECEIPT NUMBER: 92000315
 DEPOSIT BATCH No.: RP160420

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2012 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: Cause 2012-62215 |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$27.72.

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.

Patrol Receipt #54137



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: 04/20/2016

LEGAL DESCRIPTION

4309 YOAKUM LP
 4309 YOAKUM BLVD STE 200

TRS 2A & 3 BLK 1
 ROSSMOYNE

HOUSTON TX 77006-5866

4309 YOAKUM BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/030/245/000/0003

DATE PROCESSED: 04/20/2016

YEAR: 2013
 RFP No.: 0891783

RECEIPT NUMBER: 92130312
 DEPOSIT BATCH No.: RP160420

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2013 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: Cause 2012-62215 |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$129.68.

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

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

Patrol Receipt #54137



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/20/2016

LEGAL DESCRIPTION

4310 DUNLAVY LLC
c/o Popp Hutcheson PLLC
1301 S. MoPac Expressway, Ste 430
Austin, TX 78746

LTS 7 & 8 & TR 9B BLK 2
RICHWOOD

4315 WOODHEAD ST 8

MONTROSE MD WEST

ACCOUNT NUMBER: 94/066/087/002/0006
YEAR: 2015
REF No.: 0891801

DATE PROCESSED: 04/20/2016
RECEIPT NUMBER: 94150748
DEPOSIT BATCH No.: RP160420

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2015 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 2015-47562</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$92.70.

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.

pdw/crk#5438



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/20/2016

LEGAL DESCRIPTION

4310 DUNLAVY LLC
c/o Popp Hutcheson PLLC
1301 S. MoPac Expressway, Ste 430
Austin, TX 78746

LT 1 BLK 4
RICHWOOD

4403 WOODHEAD ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/066/087/004/0001
YEAR: 2015
REF No.: 0891803

DATE PROCESSED: 04/20/2016
RECEIPT NUMBER: 94150750
DEPOSIT BATCH No.: RP160420

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2015 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 2015-47562</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$39.06.

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.

pdw/crk#5438



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/20/2016

LEGAL DESCRIPTION

4310 DUNLAVY LP
c/o Popp Hutcheson PLLC
1301 S. MoPac Expressway, Ste 430
Austin, TX 78746

LTS 3 & 5 & 6 BLK 4
RICHWOOD

1739 PORTSMOUTH ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/066/087/004/0003
YEAR: 2015
REF No.: 0891804

DATE PROCESSED: 04/20/2016
RECEIPT NUMBER: 94150752
DEPOSIT BATCH No.: RP160420

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2015 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 2015-47562</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$147.03.

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.

pdw/crk#5438



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/20/2016

LEGAL DESCRIPTION

4310 DUNLAVY LP
c/o Popp Hutcheson PLLC
1301 S. MoPac Expressway, Ste 430
Austin, TX 78746

TRS 9 10 11 & 12 BLK 2
RICHWOOD

1740 PORTSMOUTH ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/066/087/002/0015
YEAR: 2015
REF No.: 0891802

DATE PROCESSED: 04/20/2016
RECEIPT NUMBER: 94150749
DEPOSIT BATCH No.: RP160420

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2015 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 2015-47562</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$98.71.

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.

pdw/crk#5438



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: 04/20/2016

LEGAL DESCRIPTION

AMAYA LLC
8222 KINGSBROOK RD APT 493
HOUSTON TX 77024-3332

LT 1 & TRS 2A & 6A BLK 16
BUTE
4105 GARROTT ST 8

MONTROSE MD EAST

ACCOUNT NUMBER: 92/008/266/000/0001
YEAR: 2014
REF No.: 0891780

DATE PROCESSED: 04/20/2016
RECEIPT NUMBER: 92140047
DEPOSIT BATCH No.: RP160420

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2014 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 2014-68834</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$59.04.

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.

plw/cv#5139



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: 04/20/2016

LEGAL DESCRIPTION

CAMPANILE SOUTH LP
4301 MOUNT VERNON ST STE 26
HOUSTON TX 77006-5801

LTS 23 24 & 25 & TR B BLK 2
ROSSMOYNE
4301 MOUNT VERNON ST 26

MONTROSE MD EAST

ACCOUNT NUMBER: 92/030/246/000/0023
YEAR: 2014
REF No.: 0891784

DATE PROCESSED: 04/20/2016
RECEIPT NUMBER: 92140329
DEPOSIT BATCH No.: RP160420

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2014 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 2014-68945</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$65.00.

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.

plw/cv#5140



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: 04/20/2016

LEGAL DESCRIPTION

DANICLAY LLC
4 WEST ALABAMA ANIMAL CL
2030 W ALABAMA ST
HOUSTON TX 77098-2708

LT 6 BLK 1
MELROSE PLACE
2026 ALABAMA ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/026/055/001/0006
YEAR: 2014
REF No.: 0891791

DATE PROCESSED: 04/20/2016
RECEIPT NUMBER: 94140096
DEPOSIT BATCH No.: RP160420

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2014 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 2014-47542</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$66.88.

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.

plw/cv#5141



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: 04/20/2016

LEGAL DESCRIPTION

DONLAVY DEVELOPMENT PHASE I LL
c/o Popp Hutcheson PLLC
1301 S. MoPac Expressway, Ste 430
Austin, TX 78746

RRS A BLK 1 FOUR THOUSAND
THREE HUNDRED DONLAVY
4310 DONLAVY ST 236

MONTROSE MD WEST

ACCOUNT NUMBER: 94/128/648/001/0001
YEAR: 2015
REF No.: 0891805

DATE PROCESSED: 04/20/2016
RECEIPT NUMBER: 94150792
DEPOSIT BATCH No.: RP160420

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2015 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 2015-47562</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$5,187.50.

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.

plw/cv#5142

**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: 04/20/2016

LEGAL DESCRIPTION

HORTON KEIKO CHO
6239 QUEENSLAND DRLT 2 BLK 9
MANDELL PLACE

HOUSTON TX 77096-3736

1533 WESTHEIMER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/229/000/0002

DATE PROCESSED: 04/20/2016

YEAR: 2013
REF No.: 0891799RECEIPT NUMBER: 94130518
DEPOSIT BATCH No.: RP160420**NOTICE OF CHANGE IN ASSESSMENT**

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 assessment for the 2013 year.

The explanation of the change is:

- | | |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input checked="" type="checkbox"/> Other: <u>Cause 2013-16304</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$10.56.

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

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

paid 04/20/13

**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: 04/20/2016

LEGAL DESCRIPTION

HOSS SITE PROPERTIES INC
4218 SHADY VILLAGE CTTR5 4A & 5A BLK 18
LOCKHART CORNER & BARZIZA

MISSOURI CITY TX 77459-1570

802 W MAIN ST S

MONTROSE MD EAST

ACCOUNT NUMBER: 92/023/074/000/0014

DATE PROCESSED: 04/20/2016

YEAR: 2012
REF No.: 0891781RECEIPT NUMBER: 92000196
DEPOSIT BATCH No.: RP160420**NOTICE OF CHANGE IN ASSESSMENT**

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 assessment for the 2012 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 2012-69156</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$43.04.

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

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

paid 04/20/14

**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: 04/20/2016

LEGAL DESCRIPTION

SWIFT LESLIE J JR
TEXAS NAUTICAL REPAIR INC
1925 RICHMOND AVE
HOUSTON TX 77098-3401TR 10A BLK 1
RICHMOND PLACE

1925 RICHMOND AVE

MONTROSE MD WEST

ACCOUNT NUMBER: 94/057/121/000/0010

DATE PROCESSED: 04/20/2016

YEAR: 2013
REF No.: 0891800RECEIPT NUMBER: 94170700
DEPOSIT BATCH No.: RP160420**NOTICE OF CHANGE IN ASSESSMENT**

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 assessment for the 2013 year.

The explanation of the change is:

- | | |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input checked="" type="checkbox"/> Other: <u>Cause 2013-70643</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$52.72.

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

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

paid 04/20/15

**Equi-Tax Inc.**

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/20/2016

LEGAL DESCRIPTION

WRINGARTEN REALTY
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston, TX 77042TR5 4 S & 21
ABST 696 O SMITH

1950 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0002

DATE PROCESSED: 04/20/2016

YEAR: 2015
REF No.: 0891792RECEIPT NUMBER: 94150378
DEPOSIT BATCH No.: RP160420**NOTICE OF CHANGE IN ASSESSMENT**

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 assessment for the 2015 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 2015-46945</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$1,250.00.

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.

paid 04/20/16

**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: 04/20/2016

LEGAL DESCRIPTION

WEINGARTEN REALTY
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston, TX 77042TR 2 (IMPS ONLY)
(LAND#0442250000160)
ABST 696 O SMITH

2002 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0005
YEAR: 2015
RFP No.: 0891793DATE PROCESSED: 04/20/2016
RECEIPT NUMBER: 94150379
DEPOSIT BATCH No.: RP160420

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2015 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 2015-46945</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$216.00.

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/creat 5446

**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: 04/20/2016

LEGAL DESCRIPTION

WEINGARTEN REALTY
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston, TX 77042TR 16
ABST 696 O SMITH

2010 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0105
YEAR: 2015
RFP No.: 0891794DATE PROCESSED: 04/20/2016
RECEIPT NUMBER: 94150384
DEPOSIT BATCH No.: RP160420

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2015 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 2015-46945</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$405.04.

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/creat 5446

**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: 04/20/2016

LEGAL DESCRIPTION

WEINGARTEN REALTY
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston, TX 77042TR 3
ABST 696 O SMITH

1964 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0169
YEAR: 2015
RFP No.: 0891795DATE PROCESSED: 04/20/2016
RECEIPT NUMBER: 94150393
DEPOSIT BATCH No.: RP160420

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2015 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 2015-46945</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$2,955.94.

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/creat 5446

**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: 04/20/2016

LEGAL DESCRIPTION

WEINGARTEN REALTY
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston, TX 77042TR 9
ABST 696 O SMITH

1953 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0170
YEAR: 2015
RFP No.: 0891796DATE PROCESSED: 04/20/2016
RECEIPT NUMBER: 94150394
DEPOSIT BATCH No.: RP160420

NOTICE OF CHANGE IN ASSESSMENT

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 assessment for the 2015 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 2015-46945</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$3,368.72.

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/creat 5446



BLANK ROME LLP

717 TEXAS AVENUE
SUITE 1400
HOUSTON, TEXAS 77002
(713) 228-8601 FAX: (713) 228-6805
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: APRIL 04, 2016
MATTER NO. 139016-00601 02752
INVOICE NO. 1568003

REGARDING: MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2012-20396; 1626 HAWTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT; IN THE 333RD JUDICIAL DISTRICT
COURT OF HARRIS COUNTY, TEXAS

DATE	INVOICE	AMOUNT	CREDITS	BALANCE
03/09/16	1562052	10,005.02	0.00	10,005.02
BALANCE FORWARD				\$ 10,005.02
FOR LEGAL SERVICES RENDERED THROUGH 03/31/16				\$ 1,050.00
CURRENT INVOICE TOTAL				\$ 1,050.00
TOTAL AMOUNT DUE				\$ 11,055.02

pdw/cck#5449

ACH / WIRE

MAIL

BANK NAME:	RBS Citizens Bank	Blank Rome LLP
ADDRESS:	Philadelphia, PA	Attn: Finance Department
ACCOUNT TITLE:	Blank Rome LLP	Oce Logan Square
ACCOUNT NUMBER:	6238669326	130 North 18th Street
ABA NUMBER:	031076150 (Domestic)	Philadelphia, PA 19103-6998
SWIFT CODE:	CTZUUS33 (International)	

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



Chris Labod
2502 Deer Forest Dr
Spring TX 77373
(817)-658-0741

Montrose Management District
5020 Montrose, Suite 311
Houston TX 77006

Invoice

May 01, 2016
Invoice # 2016-05-403
Website Maintenance

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

pdw/cck#5150

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

INVOICE

Montrose Management District

Invoice Date: May 2, 2016
Invoice Number: INV-0231
Attention: Carey Kirkpatrick
PO Box 66233
HOUSTON TX 77266-6233
UNITED STATES

Description	Quantity	Unit Price	Amount USD
Monthly retainer fee for communications services	1.00	2,000.00	2,000.00
TOTAL USD			2,000.00

Due Date: May 17, 2016

VISA
Pay online now (you will be taken to the online invoice)

pdw/cck#5151

PAYMENT ADVICE

To: cdp communications group, llc
Attention: Carey Kirkpatrick
PO Box 66233
HOUSTON TX 77266-6233
UNITED STATES

Customer: Montrose Management District
Invoice Number: INV-0231
Amount Due: 2,000.00
Due Date: May 17, 2016
Amount Enclosed

Enter the amount you are paying above



Chris Labod
Montrose Management District
5020 Montrose Blvd
Suite 311
Houston, TX 77006
Harris

Monthly Contract Agreement for Business Ambassador \$2,800.00

AMOUNT DUE	\$0.00	AMOUNT PAID	\$0.00
AMOUNT DUE	\$2,800.00	AMOUNT PAID	\$0.00
		AMOUNT PAID	\$2,800.00

Total \$2,800.00

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$2,800.00	\$0.00	\$0.00	\$0.00	\$2,800.00

pdw/cck#5152

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
5/1/2016	49455



BKLT0

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

May 3, 2016

Invoice # MBRDG-26

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

Re: Montrose Management District Bridge Lighting Design

Lighting Design:
Meetings, Correspondence and RFI's \$ 660.00

Outstanding Invoices:
N/A

Reimbursable Expenses:
N/A

Total Amount Due: \$ 660.00

Please remit to:

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

Thank You!

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

pdw/cx # 5453

Page 1 of 2



May 3, 2016

Invoice # MSLC-11

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

pdw/cx # 5454

Greater East End Management District

Greater East End Management District
P.O. Box 230299
Houston, TX 77223-0299
713-928-9514
ee@greaterend.com

Invoice

Date	Invoice #
04/30/2016	4-03
Terms	Due Date
Net 30	05/31/2016

Amount Due: \$4,100.00

Date	Service	Activity	Quantity	Rate	Amount
04/01/2016	Gratitu	Conduct visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 26	8	\$2.00	\$40.00
04/08/2016	Gratitu	Conduct visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 30	8	\$2.00	\$40.00
04/15/2016	Gratitu	Conduct visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 35	8	\$2.00	\$40.00
04/22/2016	Gratitu	Conduct visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 30	8	\$2.00	\$40.00
04/29/2016	Gratitu	Conduct visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 32	8	\$2.00	\$40.00

Continue to the next page

pdw/cx # 5455

Date	Service	Activity	Quantity	Rate	Amount
01/25/2016	Graffiti Abatement	Coastguard vials, waiver collection, follow-up vials, graffiti identification, reporting, and graffiti abatement, sites Abated: 30	8	\$2.00	\$16.00
01/20/2016	Graffiti Abatement	Coastguard vials, waiver collection, follow-up vials, graffiti identification, reporting, and graffiti abatement, sites Abated: 15	8	\$2.00	\$16.00
Total Sites Abated: 221				Total	\$4,850.00

pdw/cx# 5455

https://connect.intuit.com/portal/module/pdfDoc/template/printframe.html

5/4/2016

KUDELA & WEINHEIMER

INVOICE

BILL TO

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

Project Description: Montrose District - District Identity Marker

Services Rendered During The Month of March

INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE
20354	Apr 04, 2016	May 04, 2016	MON-251	\$75.00

	Fee Summary		Previously Invoiced		Current Invoice		Remaining	
	%	Stipulated	% phase Completed	Amount Billed	% complete	Value of Completed	Amount remaining	
Schematic Design	20.00%	\$4,830.00	100.00%	\$4,830.00	0.00%	\$0.00	\$0.00	
Design Development	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	\$0.00	
Construction Documentation	62.00%	\$14,353.00	100.00%	\$14,353.00	0.00%	\$0.00	\$0.00	
Bidding	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	\$0.00	
Construction Administration	18.00%	\$4,167.00	40.00%	\$1,666.80	41.80%	\$75.00	\$2,425.20	
	100.00%	\$23,150.00	88.20%	\$20,549.80	0.32%	\$75.00	\$2,425.20	
Invoice Total:						\$75.00		

Please make payments to Kudela & Weinheimer. Late payments are subject to penalty fees.

pdw/cx# 5457

RECEIVED
APR 20 2016
Municipal Accounts
& Consulting

Page 1 of 1

KUDELA & WEINHEIMER

INVOICE

BILL TO

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

Project Description: Montrose District Esplanade Enhancements—Ph 1

Services Rendered During The Month of March

INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE
20353	Apr 04, 2016	May 04, 2016	MON-551	\$10,692.00

	Fee Summary		Previously Invoiced		Current Invoice		Remaining	
	%	Stipulated	% phase Completed	Amount Billed	% complete	Value of Completed	Amount remaining	
Schematic Design	20.00%	\$10,800.00	100.00%	\$10,800.00	0.00%	\$0.00	\$0.00	
Design Development	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	\$0.00	
Construction Documentation	55.00%	\$28,700.00	34.00%	\$10,098.00	70.00%	\$10,892.00	\$8,910.00	
Bidding	5.00%	\$2,700.00	100.00%	\$2,700.00	0.00%	\$0.00	\$0.00	
Construction Administration	20.00%	\$10,800.00	0.00%	\$0.00	0.00%	\$0.00	\$10,800.00	
	100.00%	\$54,000.00	43.70%	\$23,598.00	19.80%	\$19,992.00	\$19,710.00	
Invoice Total:						\$10,692.00		

Please make payments to Kudela & Weinheimer. Late payments are subject to penalty fees.

pdw/cx# 5457

RECEIVED
APR 20 2016
Municipal Accounts
& Consulting

Page 1 of 1



INVOICE for email

Date Invoice #
4/14/2016 16-4035

BILL TO:

Montrose District
Email Invoice
PO Box 22167
Houston, TX 77066

P.O. Number Customer Contact Rep Account # Terms
Dutchess Lerwen Not 10 Days

Item Code	Quantity	Description	Amount
Banners	2 each	Recycle Day - May 21, 2016 - Banners	\$390.00

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

Total \$390.00

Magoo's PrintShop, Inc. • Certified WBE / HUB
15537 West Hardy, Suite E • Houston, Texas 77060 • magoosprintshop.com
281.875.5000 • Fax 281.875.6048 • Toll Free 866.890.0022 • Toll Free Fax 888.890.0022

13000 Deer Oak Blvd • Suite 1600 • Houston, Texas 77056 • Phone: 713.673.1510 • Fax: 713.649.6850

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

INVOICE	IVC00030297
DATE	4/1/2016
PAGE	1

Bill to:

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

Professional Services rendered in the collection of delinquent taxes, penalties and interest.	
March, 2016.	\$1,975.29
Total: \$1,975.29	

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	
5/1/2016	21338	NET 15	LC	5/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. SITE: BISCUIT UNIT: MONTROSE1	1	350.00	5/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: BLACKSMITH UNIT: MONTROSE2	1	350.00	5/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: CUCHAKA UNIT: MONTROSE3	1	350.00	5/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: LOULVIER UNIT: MONTROSE4	1	350.00	5/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: SPECS UNIT: MONTROSE5 / MONTROSE6	2	350.00	5/1/2016	700.00
CONSOLE	Security Camera Video Console	1	150.00	5/1/2016	150.00
Monthly Security Invoice					
Sales Tax (0.0%) \$0.00					
Total \$2,250.00					
Payments / Credits \$0.00					
Balance Due \$2,250.00					

Make checks payable to SentiForce

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

purchase # 52162

Make checks payable to SentiForce

SentiForce
6611 Portwest Dr. Suite 109
Houston, TX 77024
713-742-6000

SMC Logistics, LLC
13107 James Ln.
Stafford, TX 77477 US
sonia@smclogisticsworks.com
smclogisticsworks.com



INVOICE

BILL TO
Montrose District
5020 Montrose, suite 311
Houston, TX 77006

INVOICE # 1030
DATE 04/14/2016
DUE DATE 05/14/2016
TERMS Net 30

SHIP DATE
02/10/2016

ACTIVITY	QTY	RATE	AMOUNT
Street Light Survey	10	35.00	350.00
Survey of burned out street lights			
March 2016 Montrose District		0.00	0.00

We appreciate your prompt payment.

BALANCE DUE

\$350.00

Montrose Management District

Montrose Management District Streetlights Reported To Date

Date	Description	Number Reported	Incidents	Total Lights
3/19/2013	Streetlight Survey	157	170	157
5/8/2013	Streetlight Survey	87	194	87
7/8/2013	Streetlight Survey	59	216	59
9/18/2013	Streetlight Survey	42	240	42
11/21/2013	Streetlight Survey	39	265	39
1/23/2014	Streetlight Survey	52	286	52
3/16/2014	Streetlight Survey	44	313	44
5/25/2014	Streetlight Survey	34	344	34
7/23/2014	Streetlight Survey	46	368	46
9/15/2014	Streetlight Survey	47	397	47
11/25/2014	Streetlight Survey	39	426	39
1/13/2015	Streetlight Survey	51	453	51
3/23/2015	Streetlight Survey	55	498	55
5/18/2015	Streetlight Survey	34	549	34
7/22/2015	Streetlight Survey	48	586	48
9/16/2015	Streetlight Survey	24	666	24
11/17/2015	Streetlight Survey	39	713	39
1/17/2016	Streetlight Survey	28	773	28
3/21/2016	Streetlight Survey	17	1030	17
Total Lights Reported to Date				942



Membership Renewal

REF #	DATE
M15/16_106	1/21/2016

MEMBER

Montrose Management District
Attn: Mr. Tony Allender
5020 Montrose, Suite 311
Houston, TX 77006

PLEASE REMIT TO

SOUTH MAIN ALLIANCE
P.O. Box 273122
Houston, TX 77277

DESCRIPTION	AMOUNT
FY 2015-2016 Membership Renewal	2,500.00

SOUTH MAIN ALLIANCE is a 501(c)3 nonprofit organization,
Federal Tax ID# 74-1860148

If you have any questions concerning this Membership
Renewal Notice, please contact Monica Rhodes or Maureen
Maluri, SMA Administrators, at phone # 713.790.1020 or email
sma@southmainalliance.org.

pdw/cck#54164

Thank you for your support.

Total: \$2,500.00



January 21, 2016

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

Dear Mr. Allender:

As you know, the South Main Alliance serves a dynamic 12-square mile area in Houston, the nation's fourth largest city. Founded in 1976 as the South Main Center Association, and now the South Main Alliance, SMA became Houston's first area organization to advocate for public investment and public policy that benefits a specific area of the city. Today, thirty-nine years later, collaborative advocacy is just as relevant.

The joint efforts of the South Main Alliance and the Main Street Coalition champion well-designed infrastructure and transportation investment, promote a safe and attractive environment, invite high quality urban development, assist with connectivity among districts and altogether bring about a more coherent and cohesive sense of place. You can see the benefits of these efforts throughout the South Main area - in the parks, fountains, museums, theaters and pathways that continuously improve and enrich Houston.

A cornerstone of today's civic and governmental engagements, partnerships like ours support and promote the businesses and institutions in our area, many of which are at the forefront of the global creative economy. Most of all, these efforts safeguard and enhance the quality of life found in South Main - an extraordinary neighborhood that offers a wealth of places to live, work, learn, heal and have fun.

We are extremely grateful for contributions such as yours, which make our accomplishments possible and sustain our efforts to protect, enhance and promote this unique Texas place. We invite you to renew your SMA Membership contribution in 2015-2016 of \$2,500. We are grateful for your active participation and support.

Sincerely,

Monica Rhodes

Monica Rhodes
Executive Administrator, Manifest Creative

Enclosure

pdw/cck#54164

P.O. Box 273122
Houston, TX 77277
713.790.1020
713.790.1088 fax
sma@southmainalliance.org
www.southmainalliance.org



Invoice

Date	Invoice #
4/11/2016	20867

Bill To

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

Ship To

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

P.O. Number	Terms	Rep	Ship	Project
			4/11/2016	
Quantity	Item Code	Description	Price Each	Amount
1	Print	500 - MMD RECYCLE FLYER: 4.25 X 6.5, COLORS 4/4 ON 100% GLOSS COVER.	158.00	158.00
1	Bindery	CUT AND BOX.	0.00	0.00
		Out-of-state sale, exempt from sales tax	0.00%	0.00
pdw/cck#54165				
Total				\$158.00



Invoice

Date	Invoice #
4/20/2016	20929

Bill To

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

Ship To

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

P.O. Number	Terms	Rep	Ship	Project
			4/20/2016	
Quantity	Item Code	Description	Price Each	Amount
1	Print	150 - 12 PG SELF CVR (MMD 2016 - 2031 SERVICE, IMPROVEMENT, AND ASSESSMENT PLAN): 11 X 17 TO 8.5 X 11, COLORS 4/4 ON 100% GLOSS TEXT.	447.00	447.00
1	Bindery	CUT, FOLD, SADDLE STITCH, TRIM, AND BOX.	0.00	0.00
		Out-of-state sale, exempt from sales tax	0.00%	0.00
pdw/cck#54165				
Total				\$447.00



Invoice

Date	Invoice #
4/27/2016	20998

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

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

P.O. Number	Terms	Rep	Ship	Project
			4/27/2016	
Quantity	Item Code	Description	Price Each	Amount
1	Print	150 - 12 PG SELF CVR (MMD 2016 - 2017 SERVICE, IMPROVEMENT, AND ASSESSMENT PLAN) 11 X 17 TO 4.5 X 11, COLORS 4/4 ON 100% GLOSS TEXT, CUT, FOLD, SADDLE STITCH, TRIM, AND BOX.	447.00	447.00
1	Blodery	REPRINT W/ CHANGES Out-of-state sale, exempt from sales tax	0.00	0.00
			0.00%	0.00
Total				\$447.00

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



UNIVERSITY
ST. THOMAS
HOUSTON

INVOICE

May 4, 2016

Montrose Management District

Due Date: May 9, 2016

ATTENTION: Holli Robinson

MEETING NAME	DATE	START	END	ROOM
Montrose Management District Meeting	05/09/16	11:00 am	1:30 pm	Carol Taiton Boardroom
Room Rental Fee				\$ 75.00
Parking Tokens (25)				\$125.00
Total				\$200.00
Paid				\$ 0.00
Total Due				\$200.00

Please remit to:

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



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

Invoice

Invoice: INV-0000120136
Invoice Date: May 1, 2016

Customer Number: 19712
PO Number:

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

Remit To:
Yellowstone Landscape
PO Box 205742
Dallas, TX 75320-5742

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

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

Monthly Landscape Maintenance	1	1,916.66	1,916.66
-------------------------------	---	----------	----------

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

pdw/ck#54167

Bracewell LLP
ATTORNEYS AT LAW

P. O. Box 848666
Dallas, TX 75284-8666
713.223.2300
TAX ID 74-1024827

Remittance Page

May 4, 2016
051914
INVOICE NO: 21647615
04674

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

Please Remit Total Balance Due \$2,784.95

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.

pdw/ck#54168

Yellowstone Landscape - Central Inc. is licensed by the Structural Pest Control Board of Texas (LIC. #7215) for chemical applications. The board has jurisdiction over individuals licensed under the Structural Pest Control Act, Structural Pest Control Board, 1106 Clayton Ln, #100 LW, Austin, Texas 78723 (512) 451-7205.

Irrigation in Texas is regulated by the Texas National Commission on Environmental Quality (TCEQ) (M.C. 378) P.O. Box 130827, Austin, Texas 78711-3027 TCEQ website is: www.tceq.state.tx.us

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

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

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

May 2, 2016

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

INVOICE

Description	Amount
Professional fees:	
Services performed as Contract Director of Economic Development for April, 2016.	\$1,250.00
Total amount due	\$1,250.00

72167000#51169

Thank you,

Ray C. Lawrence

Invoice: Gretchen Larson

Page 1 of 1

Tawny Tidwell
4333 Harby St.
Houston TX 77023

Montrose Management District
Gretchen Larson
5020 Montrose Blvd. #300
Houston TX 77009

Invoice # 0000063
Invoice Date May 4, 2016
Balance Due (USD) \$3,500.00

Task	Time Entry Notes	Rate	Hours	Line Total
General	Social Media Posting, Monitoring, Scheduling, emails, instant messages, texts with the team, reading neighborhood news, programming, testing and finding content for e-news, compiling and sending out weekly board summary	25.00	127	3,175.00
Website Updates	Switching out slider items, filtering comments, adding events	25.00	3	75.00
Writing	Editing Michael's work, writing reports, adding photos, adding tags, etc.	25.00	10	250.00
Total				3,500.00
Amount Paid				0.00
Balance Due (USD)				\$3,500.00

Terms

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

72167000#51170

This invoice was sent using FRESHBOOKS

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 #: 43015353

Date: 5/4/2016

DATE	DESCRIPTION	AMOUNT
	Professional consulting, administration, marketing & public relations, April 2016	\$27,634.69
	In-house postage, photocopies, binding, etc., April 2016	\$499.45
	Agenda posting, Harris County Clerk, April 6, 2016	\$9.00
	Verizon, 04/20-05/19 Invoice	\$50.86
	Verizon, 04-05/19 invoice, G. Larson, 50% of shared costs	\$90.94
	Reimbursable mileage, tolls, parking and related expenses, as follows:	
	J. Lowry, April 2016	\$406.50
	H. Robinson, February 2016	\$283.99
	H. Robinson, March 2016	\$134.69
	L. Clayton, April 2016	\$14.04
	pd w/ ac #5456	

Terms: C.O.D.

Sales Tax: \$0.00

Total Amount: \$29,124.16

Amount Applied: \$0.00

Balance Due: \$29,124.16

Owed As Of: 5/4/2016

30 DAYS	60 DAYS	90 DAYS	Total Owed
			\$29,124.16

[illegible]

Keenle Trent
**Office DEPOT
OfficeMax**

OFFICE DEPOT STORE 06289

1576 West Gray Street

Houston, TX 77019

(713) 523-1399

04/10/2016 16.2.2 3:46 PM
STR 6289 REG 4 TRN 6677 EMP 757850

SALE

Product ID	Description	Total
166962	Color SS Lette	
100 B 0.69		69.00
	You Pay	69.00SS
861838	CUT MACH PER C	1.99 SS
	Subtotal:	70.99
	Sales Tax:	5.86
	Total:	76.85
	Visa 3479:	76.85

AUTH CODE 020084

TDS Chip Read

AID A0000000031010 4341504954414C204E4E

TVR 0000008000

CVS Signature Verified

Shop online at www.officedepot.com

WE WANT TO HEAR FROM YOU!

Participate in our online customer survey
and receive a coupon for \$10 off your
next qualifying purchase of \$50 or more on
office supplies, furniture and more. (Excludes Technology. Limit 1 coupon per household/business.)

Visit www.officemaxfeedback.com
and enter the survey code below.

Survey Code:

6289-04-6677-4



2PV1QPQP4H34BCX8C

pd w/ CK# 5152

Montrose District
Security Expenses
April 2016

Victor Deserra
V. Deserra
\$335.00

pd w/ck #5436

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

Terminal ID: 01201348 2811
477216 5:18 PM
MASTERCARD - INSERT
ATTN: A0000000041010
ACCT #: 00000000000000000000000000000000
CREDIT SALE
UID: 609851491155 REF #: 0776
-BAFGR: 1-166 AUTH: 01 00
AMOUNT \$10.00
TIP \$
TOTAL \$

APPROVED

TC - 7E54D1D2083618F5
CUSTOMER COPY



Great food.
Low prices.

1938 W. GRAY
713-521-1909

Your cashier was Brandy

MR	SHELL GC	25.00
GB *****2815	25.00 Binc	
MR	SHELL GC	25.00
GB *****2823	25.00 Binc	
MR	SHELL GC	25.00
GB *****2831	25.00 Binc	
MR	SHELL GC	25.00
GB *****4400	25.00 Binc	
KROGER PLUS CUSTOMER *****5155		
MR	SHELL GC	25.00
GB *****4418	25.00 Binc	
MR	SHELL GC	25.00
GB *****4426	25.00 Binc	
TAX	0.00	
**** BALANCE	150.00	

US DEBIT Purchase

*****3519 - C
REF#: 000000 TOTAL: 150.00
PURCHASE: 150.00 CASHBACK: 0.00

AID: A0000000980840
TC: E60D2D21297CEB5

VERIFIED BY PIN

DEBIT 150.00
CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 0
04/07/16 07:54pm 355 14 250 151



Great food.
Low prices.

3900 MONTROSE BLVD.
(713) 526-7865
Your cashier was Asha

KROGER PLUS CUSTOMER *****5155		
MR	SHELL GC	25.00
GB *****0833	25.00 Binc	
MR	SHELL GC	25.00
GB *****0767	25.00 Binc	
MR	SHELL GC	25.00
GB *****0775	25.00 Binc	
MR	SHELL GC	25.00
GB *****0783	25.00 Binc	
MR	SHELL GC	25.00
GB *****0791	25.00 Binc	
MR	SHELL GC	25.00
GB *****0809	25.00 Binc	
MR	SHELL GC	25.00
GB *****0817	25.00 Binc	
TAX	0.00	
**** BALANCE	175.00	

US DEBIT Purchase

*****3519 - C
REF#: 000000 TOTAL: 175.00
PURCHASE: 175.00 CASHBACK: 0.00

AID: A0000000980840

TC: 0FA9DE367ADD3DBB

VERIFIED BY PIN

DEBIT 175.00
CHANGE 0.00

TOTAL NUMBER OF ITEMS SOLD = 0
04/28/16 03:13pm 243 7 134 127

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

5. Receive an update from the Public Safety Committee.

- Consider an endorsement to rename the Neartown Storefront the *Richard V. Wilson Storefront*



MONTROSE MANAGEMENT DISTRICT

Memorandum

TO: Montrose District Board of Directors
FROM: Deputy Executive Director
DATE: Wednesday, April 27, 2016
SUBJECT: Public Safety & Security Committee Meeting Minutes

The Public Safety and Security Committee met on Wednesday, April 27, 2016 at 9:00 a.m. at the Montrose District Office, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

Montrose District Board present: Claude Wynn

Contractors and guests present: Officer Victor Beserra, Houston Police Department; Sergeant Chad Wall, Houston Police Department; Loch Cook, SentiForce; Kory Hinton, guest.

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 May, 2016

For the month of April 2016, patrols netted 38 arrests, with 4 felonies and 34 misdemeanors. There were 165 calls for service, 188 self-initiated actions, 1,557 BMV report cards issued, and 232 Crime Prevention brochures distributed. See attached report for additional details.

Review graffiti report for the month of March, 2016

The month of March 2016 showed graffiti removal from 78 business properties, 171 public properties, and 17 trash dumpsters. See attached report.

Update from Harris County Attorney's Office

Tabled

Discuss renaming of the Neartown Storefront to the Richard V. Wilson Storefront

Sergeant Wall shared his efforts to rename the local HPD Storefront in memory of Sergeant Wilson, a faithful servant to the City of Houston Police Department for 30 years who passed October 13, 2015. The paperwork has been submitted to Council Member Ellen Cohen's office for review. Sergeant Wall asked the Public Safety Committee to consider endorsing the request for recognition of this effort.

Upon a motion by Claude Wynn the committee approved the recommendation to endorse renaming the Neartown Storefront to "Richard V. Wilson Storefront and will forward to the full board for consideration.

Update on dedicated patrol

Jerry Lowry reported MAMA civic association felt they should work with their Harris County Constable for at least six months and then follow up with the District

Discuss ongoing or new public safety issues in the District

Officer Beserra reported there is a new PIP community meeting of West Montrose bar owners and will meet the first Wednesday of each month.

The bus stop was removed from the back of PMRG on Lovett & Montrose. That security camera will be relocated to Anderson Fair at 2007 Grant Street.

SentriForce agreed to let the District add signage to security monitor poles installed in Montrose.

Meeting Adjourned at 10:40 A.M.

Shift Period: Apr-16
Total Hours Worked 587:00
Total Miles Driven 2,273

Crime Arrest Activity

Felony Arrests:	4
Misdemeanor Arrests:	34
Charges Filed:	12
Suspects in Jail:	49

Patrol Activity

Calls for Service:	165
Self-Initiated:	188
Incident Reports:	17
Accident Reports	0
Locations Checked:	1366

Field Activity

Parking Tickets:	1
Citations:	3
BMV Report Cards:	1557
Crime Prevention:	232
311 Calls	5

Warrants

Felony Warrants:	3
Misdemeanor Warrants:	0
City Warrants:	39
SETCIC Warrants:	5

Arrest Summary

Shift Period Apr-16

Charge	# of Arrests
Auto Theft	2
Burglary of a Business Warrant	1
Burglary of a Habitation	1
City Warrants	9
Criminal Mischief	1
Criminal Trespass	9
F.S.G.I.	1
Felony Assault Warrant	1
Parole Violation	1
Possession of a Controlled Substance	1
Possession of Marijuana	1
Public Intoxication	17
Resisting Arrest	1
Setcic Warrant	2
Walking in the Roadway Where Sidewalks are Provid	1
Total Arrests	49

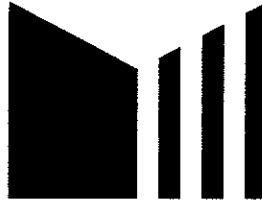
MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

6. Receive an update from the Mobility and Visual Improvements Committee.

- Consider a proposal from Walter P. Moore for additional services to complete the Special Parking Area (SPA) application for resubmittal to the City of Houston



MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Tony Allender
DATE: Friday, May 6, 2016
SUBJECT: Mobility and Visual Improvements Committee Meeting

The Montrose Management District Mobility and Visual Improvements Committee held a meeting on Monday, May 2, 2016 at 11:00 AM at 5020 Montrose, Suite 311, Houston TX 77006.

Montrose Management District Board Chair Claude Wynn and Board member Robert Jara attended the meeting. Also in attendance were consultants Lee Anne Dixon and Jeremy Rocha (Walter P Moore), Cathleen Lynch and Travis Triola (Kudela & Wienheimer) and Lance Gandy (Gandy² Lighting Design). Staff in attendance were Jerry Lowry, Tony Allender, Holli Robinson and Dennis Beedon.

1. Call Meeting to Order.

The meeting was called to order at 11:00.

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

Staff and consultant team members from Walter P Moore provided an update on the Special Parking Area application. A recommendation was made to request a public workshop with the Plan Commission potentially for the regular meeting scheduled May 26th. In the interim, the MMD staff and consultant team are updating the handout and formal application for resubmission to the Planning Department.

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

The Consultant Team for Kudela and Weinheimer updated the Committee on preparation for installation of ID markers and esplanade enhancements. Demolition associated with the five esplanades is expected to begin before May 13. All five esplanades are expected to be fully improved by the end of August 2016. Notice to proceed has been given to the contractor for installation of 13 ID markers with an estimated completion date of October 2016.

4. Receive an update on bridge lighting plans.

Staff and the consultant team leader Lance Gandy provided an update on the US 59 Bridge Lighting project. TxDOT has fully authorized the project and is preparing to conduct a preconstruction meeting with the contractor team. A date to begin construction has not been set at this time; however, staff continue to pursue a completion date by the end of 2016.

WALTER P MOORE

PROPOSAL AND AGREEMENT FOR PROFESSIONAL SERVICES – Additional Service Request

Project: Comprehensive District Wide Mobility Study
Client: Montrose Management District
Client Contact: Tony Allender
Additional Service Title: Special Parking Area - ASR #2
Additional Service Date: April 29, 2016
Base Project Number: M03-15003-00

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

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


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

- **Special Parking Area (SPA) Coordination and Approvals**
 - Additional scope of services and task items related to Action Items List (attached)
 - Work incurred to support SPA submittal and coordination with District and City of Houston (April through June 2016)
 - Update Special Parking Area application
 - Update application report based on COH/MMD comments and discussions
 - Update application report exhibits
 - Coordination/Meetings with City of Houston Planning Department
 - Incorporate City comments and revise application as necessary
 - Prepare for and attend up to two Planning Commission meetings
 - Prepare for and attend up to one City Council meeting

Compensation: Walter P Moore proposes to provide the defined Scope of Services on a Time and Expense Basis for a maximum fee of \$33,000 with an additional reimbursable budget of \$1,000 for expenses.

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

Executed on this 29th day of April 2016 by:

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

WALTER P MOORE

Action Item List										
Action Item	Date Initiated	Issue Description	Status and Action(s) Necessary	Responsible Company	Responsible Person	Date Information Requested by	Date Information Received	Date Action Item Closed	Comments	Last Update: 4/27/2016
001	4/15/2016	Reintroduction of Parking Garages	Introduce public garage parking to application submittal. Walking distance will be 1/4 mile. Tony to discuss with David H.	WPM	Jeremy/Lee Anne	4/29/2016			Need to determine a way that public parking can benefit SPA through reduction of proximal businesses or limited garage allocation. Need to research and benchmark for updated application submittal.	
002	4/15/2016	500 foot walking distance variance	Support data and research for 500 foot variance as detailed in SPA. Tony to research other 'real world' examples within the SPA area. Tony to send to WPM for generating exhibits.	HHC	Tony	4/29/2016			Utilize/update graphic exhibit developed by WPM reflecting existing "real world" example.	
003	4/15/2016	800 foot and 1,000 foot walking distance variance	Support data and research for 800 foot and 1,000 foot variance as detailed in SPA. Tony to research with focus on demographics and transportation.	HHC	Tony	4/29/2016			Planning does not have issue with walking distance but percentage of parking allowed. Research is need on why people within Montrose are willing to walk this distance. Need to research and benchmark other municipalities/developments with similar conditions, density, mix of uses, trails, etc.	
004	4/15/2016	MMD SPA Support	Have supporters of the SPA attend Planning Commission. HCC to speak with and coordinate planning commission attendees. Goal is to have 10 people minimum in support of SPA.	HCC/WPM	Jeremy/Lee Anne/Tony				Planning saw limited opposition to the SPA or comments that would result in charges. They are looking, however, to show the Plan Commission members a level of support that we need to bring out.	
005	4/15/2016	Boundary Selection	How was boundary selected?	WPM	Jeremy/Lee Anne					
006	4/15/2016	Neighborhood Impact of SPA	What is the neighborhood impact? How does this impact neighborhood spillover? Goal is to develop a tool to measure neighborhood impact.	HHC	Tony					
007	4/15/2016	MMD Community Outreach	Demonstrate community involvement and sharing of information. Need to document dates of past community meetings. No new meetings will occur between now and next Planning Commission hearing.	HHC	Tony					
008	4/15/2016	Updated report submittal	When will we resubmit?	HCC/WPM	Jeremy/Lee Anne/Tony				Need to update application with latest parking strategies, exhibits, etc	
009	4/15/2016	Planning Commissioning scheduling	What Planning Commission meeting will the SPA be discussed?	HHC	Tony				Obtain Planning support and invite necessary SPA supporters	
010	4/26/2015	COH Planning Meeting	Tony to set up regularly scheduled meetings with COH Planning.	HHC	Tony					
011	4/26/2015	Update WPM Proposal	WPM to send HCC updated proposal with a budgeted fee for project next steps.	WPM	Jeremy/Lee Anne	4/28/2016				

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 from the Marketing and Business Development Committee.

Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: April 27, 2016
SUBJECT: Business & Economic Development Committee Meeting

The Business & Economic Development Committee of the Montrose Management District held its April meeting on April 27, 2016, at Prosperity Bank, 5020 Montrose Blvd. The meeting started at 11:46 AM.

Montrose District Board Members Present: Chairman Claude Wynn and Ryan Haley.

Committee Members and Guests Present: Robin Holzer.

Staff Present: Ray Lawrence, Jerry Lowry, and Holli Robinson.

Approval of March Minutes

The minutes of the March 23, 2016 meeting of the committee were approved as written.

Retail Advisory Group Breakfast

Arrangements for this event have been finalized. It will be held at Canopy Restaurant, 3939 Montrose Blvd., 7:30-9:00 AM, Wednesday, May 4, 2016. Twelve (12) retail/restaurant property and business owners have agreed to participate. Everyone attending will be able to order the breakfast dish of their choice from Canopy's standard menu. Charlie Norris, Prosperity Bank, has agreed to be the sponsor.

The agenda for the meeting is attached. David Hawes will make a short presentation on Items 2-4. The majority of the meeting will be devoted to Items 5-7. Following the event, staff will prepare a summary report to be included in the May minutes of the B&ED committee.

Professional Services Advisory Group Breakfast

The next breakfast meeting will be held for property and business owners of professional services firms. It will be scheduled for Tuesday, May 24th at Canopy. Ray Lawrence has a list of possible participants but more names are needed. Committee members are asked to supply the names of anyone they suggest should be invited.

Future Additional Breakfast Meetings

Following the breakfast for professional services firms, a breakfast will be planned for owners of multi-family apartments in the District. Consideration will also be given to holding a subsequent breakfast meeting for the residents of the civic organization presidents who are members of the Neartown Super Neighborhood Council.

Update on the Hanover Project

Ray Lawrence circulated an article on the 30-story Hanover high-rise project that included artist conceptions of how the building will look after it is completed. According to Hanover, some tenants should be able to begin moving in in August. However the building is not expected to be completely finished until the end of the year.

Adjournment

The meeting was adjourned at 1:04 PM.

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 Business and Economic Development Committee.

Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: April 27, 2016
SUBJECT: Business & Economic Development Committee Meeting

The Business & Economic Development Committee of the Montrose Management District held its April meeting on April 27, 2016, at Prosperity Bank, 5020 Montrose Blvd. The meeting started at 11:46 AM.

Montrose District Board Members Present: Chairman Claude Wynn and Ryan Haley.

Committee Members and Guests Present: Robin Holzer.

Staff Present: Ray Lawrence, Jerry Lowry, and Holli Robinson.

Approval of March Minutes

The minutes of the March 23, 2016 meeting of the committee were approved as written.

Retail Advisory Group Breakfast

Arrangements for this event have been finalized. It will be held at Canopy Restaurant, 3939 Montrose Blvd., 7:30-9:00 AM, Wednesday, May 4, 2016. Twelve (12) retail/restaurant property and business owners have agreed to participate. Everyone attending will be able to order the breakfast dish of their choice from Canopy's standard menu. Charlie Norris, Prosperity Bank, has agreed to be the sponsor.

The agenda for the meeting is attached. David Hawes will make a short presentation on Items 2–4. The majority of the meeting will be devoted to Items 5-7. Following the event, staff will prepare a summary report to be included in the May minutes of the B&ED committee.

Professional Services Advisory Group Breakfast

The next breakfast meeting will be held for property and business owners of professional services firms. It will be scheduled for Tuesday, May 24th at Canopy. Ray Lawrence has a list of possible participants but more names are needed. Committee members are asked to supply the names of anyone they suggest should be invited.

Future Additional Breakfast Meetings

Following the breakfast for professional services firms, a breakfast will be planned for owners of multi-family apartments in the District. Consideration will also be given to holding a subsequent breakfast meeting for the residents of the civic organization presidents who are members of the Neartown Super Neighborhood Council.

Update on the Hanover Project

Ray Lawrence circulated an article on the 30-story Hanover high-rise project that included artist conceptions of how the building will look after it is completed. According to Hanover, some tenants should be able to begin moving in in August. However the building is not expected to be completely finished until the end of the year.

Adjournment

The meeting was adjourned at 1:04 PM.

**MONTROSE MANAGEMENT DISTRICT
RETAIL ADVISORY GROUP BREAKFAST
CANOPY RESTAURANT – MAY 4, 2016**

Agenda

- Self-Introductions
- Background and Services of the District
- District Improvement Programs Underway
- 2016 – 2031 Service, Improvement & Assessment Plan
- Feed Back and Suggestions of Participants
- Challenges and Problems Faced by Owners and Tenants
- How the MMD Can Help

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 the Executive Director's Monthly Report.

MONTROSE MANAGEMENT DISTRICT

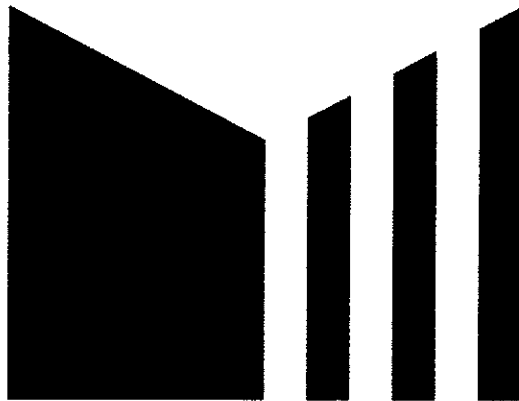
SERVICE PLAN

MONTHLY REPORT

April 12, 2016 – May 9, 2016

COMMITTEE ACTIVITY

STAFF ACTIVITY



COMMITTEE ACTIVITY

Mobility and Visual Improvements Committee

The committee met on May 2, 2016

Finance Committee

The committee met on April 11, 2016

Public Safety Committee

The committee met on April 27, 2016

Marketing and Business Relations Committee

The next quarterly marketing and business relations committee meeting will be June 22.

Business and Economic Development Committee

The committee met April 27, 2016

STAFF ACTIVITY

April 12, 2016 – May 9, 2016

Marketing and Business Relations Committee

The marketing committee meets quarterly and the next meeting will be June 22. Ongoing activities included work on e-newsletter, development of FAQ's for all District services and coordination of the public relations outreach efforts with the newly hired firm of CKP. Staff has supplied the team at CKP with all of the necessary information to complete phase one of the project, the digital press kit and development of District focused story lines. We will be meeting with the firm the week of the 9th to fine tune the outreach strategy and thereafter, will call a meeting of the Public Relations Sub-Committee to discuss next steps. Staff has also been visiting with several PR and Marketing firms to solicit proposals for the development of a Strategic PR and Marketing Communications Plan. One proposal has been submitted to date by the current PR firm of CKP.

The team has also made significant changes to the District website to return the primary focus of the site to the work of the District. We also redesigned the accountability and financial documents section, adding them in several locations to make searching for the documents even easier. Next steps include changes to the header and creating additional District related content to further highlight our work.

The bi-annual recycling event is May 21 from 9 am to 1 pm at HEB. Secure document shredding has once again been sponsored by Prosperity Bank and the electronics pick up is sponsored by CompuCycle.

Business Ambassador Program

The BA made 52 visits during April and continues to be well received in the community. The BA Program and the work of the BA, have created a critical connection between the businesses and the District. The Executive Director and staff will make recommendations at the June quarterly marketing meeting on revisions to the program based upon our analysis of program goals and outcomes to date.

Web and Social Media

See attached report.

Mobility and Visual Improvements Committee

Staff and consultant team members from Walter P Moore provided an update on the Special Parking Area application. A recommendation was made to request a public workshop with the Plan Commission potentially for the regular meeting scheduled May 26th. In the interim, the MMD staff and consultant team are updating the handout and formal application for resubmission to the Planning Department.

The Consultant Team for Kudela and Weinheimer updated the Committee on preparation for installation of ID markers and esplanade enhancements. Demolition associated with the five esplanades is expected to begin before May 13. All five esplanades are expected to be fully improved by the end of August 2016. Notice to proceed has been given to the contractor for installation of 13 ID markers with an estimated completion date of October 2016.

Staff and the consultant team leader Lance Gandy provided an update on the US 59 Bridge Lighting project. TxDOT has fully authorized the project and is preparing to conduct a preconstruction meeting with the contractor team. A date to begin construction has not been set at this time; however, staff continue to pursue a completion date by the end of 2016.

Public Safety and Security Committee

Officer Victor Beserra and Montrose Management District staff met with a group of West Montrose bar owners to discuss crime and other issues affecting them. The group will meet the first Wednesday of every month at 11:00 a.m. at Anvil, 1424 Westheimer Rd. Ste. B in Houston.

It was determined an email thread would be used to notify each other of suspicious activity or crimes at their location so others could be on the lookout. Reports of auto break-ins to the police was strongly encouraged as most victims do not take the time to report it.

If an incident occurs or support to the location is needed, victims should first call HPD so the crime log is reported. Then, call the Montrose Management Patrol vehicle if needed. Finally, share any information on the email thread. Even if a crime hasn't been committed yet and just suspicious, sharing license plates, car descriptions and descriptions of individuals can help to make everyone more aware of their surroundings.

Lock, Take, Hide signs were encouraged and made available by the district. These combined efforts will help to accurately report how large the break-in problem is in Montrose, which results in allocation of law enforcement resources and personnel.

The next Public Safety committee meeting will be May 25, 2016.

Business and Economic Development Committee

The committee met on April 27. The majority of the meeting time was devoted to making final plans for the Retail Advisory Group breakfast meeting on May 4. Ray Lawrence presented a proposed agenda for the event that was approved by the committee.

Nine (9) retail/restaurant/bar property and business owners participated in the group meeting. All extended compliments to district management and staff following the event expressing appreciation to the District for reaching out and affording them the opportunity to meet and get to know each other. A report summarizing the questions and comments of the participants is being prepared for review by the Business & Economic Development Committee at its next meeting and will be included in the June board packet. A tentative date of Tuesday, May 24 was set for a Professional Services Advisory Group breakfast following the same agenda.

Ray Lawrence provided a brief update on the Hanover Montrose 30-story multi-family project under construction. The first residents are expected to begin moving in sometime in August. However, the building is not expected to be completed till the end of the year.

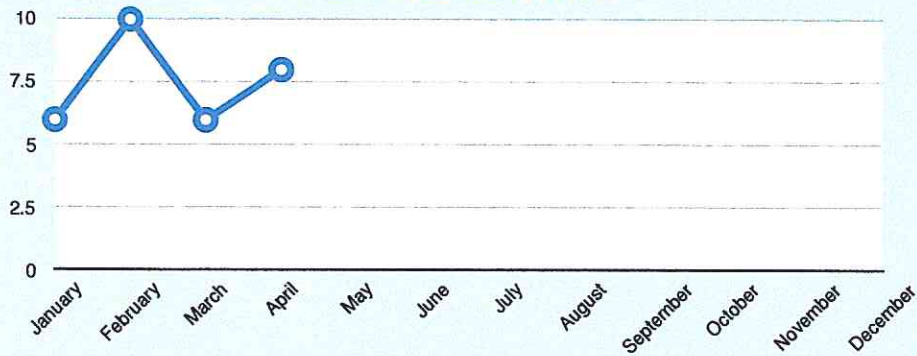
Finance Committee

The committee met on April 11th 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 May 9, 2016.



Website

Posts / Months for 2016



Feedback

7 Comments

0 eMails

System Updates

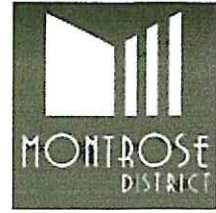
Core 1

Plug-Ins 13

Back-Ups

Database 30

Complete 30



MontroseDistrict.org

eNews

1 Monthly
2 Campaigns

1040

Subscribers



Twitter

+160

69

Tweets

7284

Followers



Facebook

Total number of "Likes": 17,334

(up from 16,889 in March 2016)

Total page views this month: 235,020 by 153,296 Individual users

Total page views this March: 202,405 by 134,421 Individual users

Top 5 Posts

Flood Map	44,400
Video of Flood at Katz's	10,900
Hay Merchant TV Dinners	9,400
Burger Joint Monday Brunch	9,100
Best Places for Coffee	8,400



MONTROSE
DISTRICT

March 2016

Streetlight Survey Report

*17 Streetlights Reported to
CenterPoint Energy*



SMC Logistics

13107 James Ln. Stafford, TX 77477

smclogistics@yahoo.com

MARCH 2016 STREETLIGHT REPORT

We completed the street light report on March 21, 2016. Below is a list of all the lights reported to CenterPoint Energy. A total of 17 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: 273406
Location Description: Southwest Frwy.
Address: Southwest Frwy. Houston, TX
Problem Description: Light Out
Tracking Number: 8160001173586
Received Date: 03/21/2016
Received Time: 09:16
Street Light 2 Details:
Light Number: 488771
Location Description: Southwest Frwy.
Address: Southwest Frwy. Houston, TX
Problem Description: Light Out
Tracking Number: 8160001173587
Received Date: 03/21/2016
Received Time: 09:16
Street Light 3 Details:
Light Number: 209239
Location Description: Farnharm
Address: Farnharm Houston, TX
Problem Description: Light Out
Tracking Number: 8160001173588
Received Date: 03/21/2016
Received Time: 09:16
Street Light 4 Details:
Light Number: 209221
Location Description: Shepherd
Address: Shepherd Houston, TX

Problem Description: Light Out
Tracking Number: 8160001173589
Received Date: 03/21/2016
Received Time: 09:16
Street Light 5 Details:
Light Number: 203443
Location Description: W. Gray
Address: W. Gray Houston, TX
Problem Description: Light Out
Tracking Number: 8160001173590
Received Date: 03/21/2016
Received Time: 09:16
Street Light 6 Details:
Light Number: 203439
Location Description: W. Gray
Address: W. Gray Houston, TX
Problem Description: Light Out
Tracking Number: 8160001173591
Received Date: 03/21/2016
Received Time: 09:16
Street Light 7 Details:
Light Number: 203444
Location Description: W. Gray
Address: W. Gray Houston, TX
Problem Description: Light Out
Tracking Number: 8160001173592
Received Date: 03/21/2016
Received Time: 09:16
Street Light 8 Details:
Light Number: 282557
Location Description: Willard
Address: Willard Houston, TX
Problem Description: Light Out
Tracking Number: 8160001173593
Received Date: 03/21/2016
Received Time: 09:16
Street Light 9 Details:
Light Number: 208903
Location Description: Westhimer

Address: Westhimer Houston, TX
Problem Description: Light Out
Tracking Number: 8160001173594
Received Date: 03/21/2016
Received Time: 09:16
Street Light 10 Details:
Light Number: 549509
Location Description: Richmond
Address: Richmond Houston, TX
Problem Description: Light Out
Tracking Number: 8160001173595
Received Date: 03/21/2016
Received Time: 09:16
Street Light 11 Details:
Light Number: 283125
Location Description: Bayard
Address: Bayard Houston, TX
Problem Description: Light Out
Tracking Number: 8160001173597
Received Date: 03/21/2016
Received Time: 09:32
Street Light 12 Details:
Light Number: 201179
Location Description: Montrose
Address: Montrose Houston, TX
Problem Description: Light Out
Tracking Number: 8160001173598
Received Date: 03/21/2016
Received Time: 09:32
Street Light 13 Details:
Light Number: 219915
Location Description: Montrose
Address: Montrose Houston, TX
Problem Description: Light Out
Tracking Number: 8160001173599
Received Date: 03/21/2016
Received Time: 09:32
Street Light 14 Details:

Light Number: 264318
Location Description: Haver
Address: Haver Houston, TX
Problem Description: Light Out
Tracking Number: 8160001173600
Received Date: 03/21/2016
Received Time: 09:32
Street Light 15 Details:
Light Number: 287827
Location Description: Mandell
Address: Mandell Houston, TX
Problem Description: Light Out
Tracking Number: 8160001173601
Received Date: 03/21/2016
Received Time: 09:32
Street Light 16 Details:
Light Number: 532771
Location Description: Dunlave
Address: Dunlave Houston, TX
Problem Description: Light Out
Tracking Number: 8160001173602
Received Date: 03/21/2016
Received Time: 09:32
Street Light 17 Details:
Light Number: 209209
Location Description: W. Gray
Address: W. Gray Houston, TX
Problem Description: Light Out
Tracking Number: 8160001173603
Received Date: 03/21/2016
Received Time: 09:32