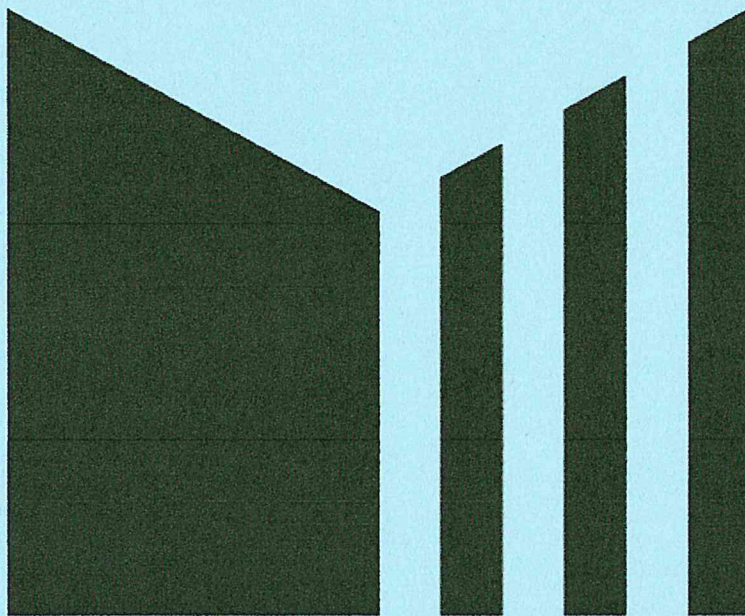


MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

June 13, 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, June 13, 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 May 9, 2016.
4. Receive update and recommendations from Nominating Committee:
 - a. Consider nominations and appointment to Board of Directors vacant position 4.
 - b. Accept Oath of Office, Sworn Statement and Bond from newly appointed Board Member.
5. Receive update and recommendations from Finance Committee.
 - a. Receive Assessment Collection Report.
 - b. Receive and consider monthly financial report and approve invoices for payment.
6. Receive and approve FY2015 Financial Report and Audit from McCall Gibson Swedlund Barfoot PLLC.
7. Receive update and recommendations from Public Safety Committee.
 - a. Consider purchase of new tires for the patrol vehicles.
8. Receive update from Mobility and Visual Improvements Committee.
9. Receive update from Marketing and Business Development Committee.
10. Receive update from Business and Economic Development Committee.
11. Receive Executive Director's Monthly Report.
12. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss litigation, and matters related to the same.
13. Reconvene in Open Session and authorize appropriate action by legal counsel related to executive session.
14. Adopt Resolution Establishing Protocols and Procedures for the Administration of Dissolution Petitions.
15. Announcements.
16. 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 May 9, 2016.

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

May 9, 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, May 9, 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>Asst. 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 Llewellyn, Haley, Wulfe, Nagar and Edwards, thus constituting a quorum. Also present were Jerry Lowry, Holli Robinson, Linda Clayton, Gretchen Larson and Tony Allender, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell LLP; Dennis Beedon, Montrose Business Ambassador; Pat Hall, Equi-Tax, Inc.; and Ray Lawrence, Lawrence & Associates. Others attending the meeting were Officer Victor Beserra, Montrose HPD; Daphne Scarbrough, Richmond Avenue Coalition; and Michael Hardy. 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 APRIL 11, 2016.

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

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.

Mr. Allender reported the Mobility and Visual Improvements Committee met on May 2, 2016, a copy of the Committee Minutes is included in the Board agenda materials. He reported staff and consultants were working towards having a public workshop on the Special Parking Area on May 26. He stated staff and consultants were updating the handout and formal application for resubmission to the Planning Department. He went over the proposal from Walter P. Moore, included in the Board agenda materials, and answered questions. Upon a motion duly made by Director Mitchmore, and being seconded by Director Grover, the Board voted unanimously to approve the proposal from Walter P. Moore for additional services to complete the Special Parking Area Application, as presented.

Mr. Allender provided an update on the esplanade and identification marker project. He reported a notice to proceed has been given to the contractor for the installation of thirteen identification markers with an estimated completion in October 2016. He reported five esplanades are expected to be complete by the end of August 2016. He reported TxDOT is preparing to conduct a preconstruction meeting for the bridge lighting project with the contractor. He stated a start date for the bridge lighting construction has not been set.

RECEIVE UPDATE AND RECOMMENDATIONS FROM PUBLIC SAFETY COMMITTEE.

Officer Beserra presented the Patrol Report for April, 2016, included in the Board agenda materials, and answered questions. He reported a new PIP community meeting was being held the first Wednesday of each month with bar owners.

a. Consider endorsement to rename the Neartown Storefront “Richard V. Wilson Storefront.”

Mr. Lowry reported efforts are being made by Sgt. Wall with HPD to rename the local HPD storefront and has requested the Board consider endorsing the request. Upon a motion duly made by Director Grover, and being seconded by Director Hubbard, the Board voted unanimously to authorize staff to provide a letter of support endorsing the renaming of the storefront to Richard V. Wilson Storefront.

RECEIVE UPDATE AND RECOMMENDATIONS FROM FINANCE COMMITTEE.

a. Receive Assessment Collection Report.

Ms. Hall presented the Assessment Collection Report, included in the Board agenda materials. She reported 95% collected for 2015 assessments with no uncertified values. She stated she should be receiving the preliminary values for 2016 in the next few weeks.

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

Mr. Lowry presented the monthly financial report and Quarterly Investment Report and went over the invoices, included in the Board agenda materials. Upon a motion duly made by Director Mitchmore, and being seconded by Director Madden, the Board voted unanimously to accept the monthly financial report and Quarterly Investment Report, and approved payment of invoices, as presented.

RECEIVE UPDATE FROM MARKETING AND BUSINESS DEVELOPMENT COMMITTEE.

Ms. Larson reported the revision of the District website is complete. She stated the sitemap has been changed to make navigation easier on the website. She reported the next step was to provide more rich and diverse content. She reported staff is also working on the header/banner on the website to be more focused on the District. She reported the Business Ambassador continues to be well received in the community. She reported the social media report is included in the Executive Director's report in the board agenda materials. No action from the Board was required.

RECEIVE UPDATE FROM BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE.

Mr. Lawrence reported the Committee met on April 27, a copy of the Committee Minutes is included in the Board agenda materials. He reported the Retail Advisory Group event was held on May 4, a copy of the agenda for the advisory group is included in the Board agenda materials. He reported a review of the feedback and suggestions received from the group will be revisewe at the next Committee meeting. He reported the Committee is scheduling a professional services advisory group for May 24. Mr. Lawrence provided an update on the Hanover project and reported according to Hanover some tenants will begin moving into building in August.

RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT.

A copy of the Executive Director's Report is included in the Board agenda materials. Mr. Lowry reported the District is getting new signage for the leased patrol vehicles which will provide higher visibility. He reported the vehicles would still be able to go stealth when needed.

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 12:38 p.m.

(Seal)



Secretary

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

4. Receive an update and recommendations from the Nominating Committee.
 - a. Consider nominations and an appointment to the Board of Directors vacant position 4
 - b. Accept Oath of Office, Sworn Statement, and Bond from the newly-appointed Board Member

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 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

**MONTROSE DISTRICT EAST ZONE
ASSESSMENT COLLECTION REPORT
May 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	\$627,206.45	\$30,872.71	94%
2014	0.12500	\$609,358.42	\$608,400.34	\$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	4,805.00	443,292.93
2014 Assessment Collected	-191.19	-74.78
2013 Assessment Collected	0.00	-120.00
2012 Assessment Collected	0.00	-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	501.96	1,780.06
Overpayments	0.00	3,418.53
CAD Lawsuits	251.09	966.37
CAD Corrections	0.00	0.00
Collection Fees	-33.31	123.24
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	5,333.55	449,315.59

Overpayments Presented for Refund	769.87	3,285.59
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2015:	530,044,619	Uncertified:	0
ASSESSED VALUE FOR 2014:	489,978,337	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	\$608,400.34	
2015	0.12500	395,435	375,663	\$627,206.45	
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

May 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	12692600100001	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	13090100100001	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	03024900100001	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	02616400000027 02616300000021 02616300000001	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	12775200100001	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	03703700100001	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 60015-4814	11793900100001	3317 MONTROSE BLVD 77006	RETAIL PHARMACY	8,161,430	10,201.79
ARMSTRONG CHARLES 5000 MONTROSE BLVD UNIT 22C HOUSTON TX 77006-5564	01406700000002 01402500000001 01402500000002	804 PACIFIC ST 77006 2302 GENESEE ST 12 77006 2308 GENESEE ST 77006	VARIOUS COMMERCIAL	7,783,410	9,580.81
	01402500000005 01406700000001 01406700000003 01406700000004 01406700000005	120 FAIRVIEW ST 77006 802 PACIFIC ST 77006 808 PACIFIC ST 77006 811 PACIFIC ST 77006 925 HYDE PARK BLVD 77006			
	01406700000006 01406700000009 02615100000020	809 HYDE PARK BLVD 77006 925 HYDE PARK BLVD 77006 2602 CROCKER ST 77006			

TOP TEN ASSESSMENT PAYERS				May 2016
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 BLVD STE 211 HOUSTON TX 77006-4666			

TOP TEN ASSESSMENT PAYERS				May 2016
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 BLVD STE 211 HOUSTON TX 77006-4666			

MONTROSE DISTRICT EAST ZONE

May 2016

TOP TEN DELINQUENTS

PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
BAIRD CHARLES L 2438 WHITE OAK DR HOUSTON TX 77009-7322	92 008 270 000 0005	506 SUL ROSS ST #11 77006	APARTMENT	2012 - 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
SPUR APARTMENTS LLC *	92 008 259 000 0003	219 W ALABAMA ST #32 77006	APARTMENT GARDEN	2015	1,875.00
6015 HARWOOD AVE OAKLAND CA 94618-1337					
YOAKUM FL ACQUISITION LLC 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 *	92 030 245 000 0014	4412 MONTROSE 77006	RESTAURANT	2015	1,709.84
3210 EL DORADO BLVD MISSOURI CITY TX 77459-3012					
WESTMORELAND PARTNER LLC 4265 SAN FELIPE ST STE 1100 HOUSTON TX 77027-2998	92 037 034 000 0009	400 WESTMORELAND ST #16 77001	APARTMENT	2015	1,458.75
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
GAWERC BRONIA 330 FAIRVIEW ST HOUSTON TX 77006-3002	92 014 054 000 0011	330 FAIRVIEW ST 77006	OFFICE BUILDING	2015	1,177.44
SPARTAN REAL ESTATE LLC 1000 JACKSON BLVD HOUSTON TX 77006-1928	92 018 046 000 0028	1000 JACKSON BLVD 77006	WAREHOUSE	2015	1,120.29
MT VERNON MONTROSE LOFTS LLC 1144 HEIGHTS BLVD HOUSTON TX 77008-6916	92 030 246 000 0010	4545 MOUNT VERNON ST 77006	COMMERCIAL	2015	1,021.89

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.12500	\$1,495,428.43	\$1,427,919.92	\$67,508.51	95%
2014	0.12500	\$1,328,437.03	\$1,323,224.55	\$5,212.48	99%
2013	0.12500	\$1,133,751.26	\$1,129,534.55	\$4,216.71	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	100%

Current Month Activity

Revenue:	<u>Current Month</u>	<u>Year to Date</u>
2015 Assessment Collected	11,399.48	1,189,500.85
2014 Assessment Collected	-327.88	-5,777.09
2013 Assessment Collected	1,899.78	4,801.37
2012 Assessment Collected	0.00	2,118.87
2011 Assessment Collected	0.00	445.50
2010 Assessment Collected	0.00	445.50
Penalty & Interest	2,215.37	10,647.93
Overpayments	0.00	2,117.07
CAD Lawsuits	1,323.87	34,894.27
CAD Corrections	0.00	0.00
Collection Fees	531.94	3,393.49
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	17,042.56	1,242,587.76
Overpayments Presented for Refund	1,323.87	35,074.85
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2015:	1,201,408,755	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,066,159,004	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	\$1,129,534.55	
2014	0.12500	939,409	892,438	\$1,323,224.55	
2015	0.12500	958,197	910,287	\$1,427,919.92	
2016	0.12500	977,361	928,493		
		6,451,981	6,129,382		645,198

The Projected Levy is based on the rate remaining at 0.12500

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

MONTRÖSE DISTRICT WEST ZONE

May 2016

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
FINGER FSC MONTRÖSE LTD 99 DETERING ST STE 200 HOUSTON TX 77007-8259	1215190010001	4899 MONTRÖSE BLVD 187 77006	MULTI - FAMILY	80,050,581	100,063.23
WEINGARTEN REALTY INVESTORS 0591-001	0442250000001	2005 W GRAY ST 77019	VARIOUS COMMERCIAL	80,119,087	98,401.95
P O BOX 924133	0442250000170	1953 W GRAY ST 77019			
HOUSTON TX 77292-4133	0442250000169	1953 W GRAY ST 77019			
	0442250000168	2028 W GRAY ST 77019			
	0442250000145	2001 W GRAY ST 77019			
	0442250000110	2020 W GRAY ST 77019			
	0442250000105	2010 W GRAY ST 77019			
	0442250000005	2002 W GRAY ST 77019			
	0442250000002	1950 W GRAY ST 77019			
	0442250000171	2017 W GRAY ST 77019			
US REIF WESTHEIMER APARTMENTS TX LLC 1270 SOLDIERS FIELD RD BRIGHTON MA 02135-1003	1286390010001	2001 WESTHEIMER RD 244 77098	MULTI - FAMILY	47,000,000	58,750.00
ANBIL II-R O L P	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

May 2016				
	TOP TEN ASSESSMENT PAYERS			
FINGER-FSG DUNLAVY LTD	1345350010001	3833 DUNLAVY ST #399 77006	APARTMENT	29,325,530
% THE FINGER COMPANIES				
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		
P O BOX 839999				
SAN ANTONIO TX 78283-3999				
				36,656.91
				35,811.44

May 2016

TOP TEN DELINQUENT ACCOUNTS					May 2016
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
SILVERLAKE HOLDINGS PARTNERS 1964 W GRAY ST STE 204 HOUSTON TX 77019-4812	94 132 190 001 0001	1212 WAUGH DR 77019	RESTAURANT	2014 - 2015	4,585.48
KNA PARTNERS TOWER INC * 550 WAUGH DR HOUSTON TX 77019-2002	94 026 174 000 0007	1124 LOVETT BLVD 77006	SHOPPING CENTER	2013 - 2015	3,759.90
5020 INVESTMENTS LTD * 5020 MONTROSE BLVD FL 9 HOUSTON TX 77006-6550	94 036 024 000 0003	5020 MONTROSE BLVD 77006	OFFICE BUILDINGS	2013 & 2015	3,695.63
RICHARD S ROBBINS INVESTMENTS * 5418 JOHN DREAPER DR HOUSTON TX 77056-4231	94 129 497 001 0001	2015 S SHEPHERD DR 77019	SHOPPING CENTER	2015	3,584.91
BISHOP JOAN 1547 WAVERLY ST HOUSTON TX 77008-4148	94 033 193 000 0005	120 PORTLAND 77006	COMMERCIAL	2012 - 2015	3,410.91
PAMF LLC 2040 MARSHALL ST HOUSTON TX 77098-2717	94 026 058 007 0003	2040 MARSHALL ST 77098	AUTO SERVICE GARAGE	2012 - 2015	2,245.84
BROWN SADDLE INC 1150 BISSONNET ST HOUSTON TX 77005-1848	94 036 016 000 0006	1128 BISSONNET ST 77005	COMMERCIAL	2015	1,928.52
1921 WESTHEIMER INC 1921 WESTHEIMER RD HOUSTON TX 77098-1505	94 127 122 001 0001	1925 WESTHEIMER RD 77098	SHOPPING CENTER	2011 - 2015	1,849.66
KNA PARTNERS * 550 WAUGH DR HOUSTON TX 77019-2002	94 026 174 000 0001	1111 WESTHEIMER RD 77006	SHOPPING CENTER	2013 - 2014	1,637.50
KEENER PROPERTIES LLC 1200 SMITH ST STE 1600 HOUSTON TX 77002-4403	94 018 004 000 0013	1515 MISSOURI ST #22 77006	APARTMENT GARDEN	2015	1,614.35
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

MONTROSE DISTRICT

COMBINED EAST & WEST ZONES

MAY 2016 BILLING AND COLLECTIONS SUMMARY

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.12500	\$2,153,507.59	\$2,055,126.37	\$98,381.22	95%
2014	0.12500	\$1,937,795.45	\$1,931,624.89	\$6,170.56	99%
2013	0.12500	\$1,629,550.80	\$1,624,502.96	\$5,047.84	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:	1,731,453,374	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,556,137,341	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

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT SUMMARY REPORT
MONTROSE DISTRICT
June 13, 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*

1921 Westheimer Inc. 11-14 assessments \$1,266.20, *1925 Westheimer Rd.-1271220010001*

Unique Development Group 13 assessments \$1,167.51, *1842 Colquitt St.-0382240000007*

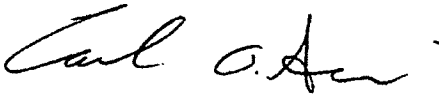
Eduardo & Monica Lopez \$749.72, *1423 Richmond Ave.-0392220000013*

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:

5020 Investments Ltd. 13 assessments \$1,899.78, *5020 Montrose Blvd.-0360240000003*

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



Carl O. Sandin

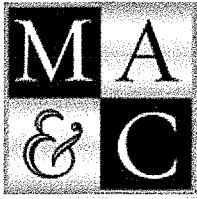
PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

Email: csandin@pbfcml.com

Office: 713-802-6965 (Direct Line)

Mobile: 713-824-1290

Fax: 713-862-1429



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District

Bookkeeper's Report

June 13, 2016

Montrose Management District
Cash Flow Report - Checking Account
As of June 13, 2016

Num	Name	Memo	Amount	Balance
BALANCE AS OF 05/10/2016				\$14,743.42
Receipts				
	Assessment Revenue		5,333.55	
	Assessment Revenue		9,993.39	
	Interest Earned on Checking		3.33	
	Unclaimed Property		1,613.00	
	Refund from Montrose Security Alliance, Inc.		476.23	
	Transfer from Money Market		175,000.00	
Total Receipts				192,419.50
Disbursements				
5471	Bankcard Center	Credit Card Expenses	(1,615.64)	
5472	Comcast	Office Expense	(302.62)	
5473	United States Treasury	Monthly Payroll Taxes	(8,599.18)	
5474	Harris County Treasurer	Legal Fees	(5,069.45)	
5475	Verizon Wireless	Cell Phone Expense	(80.08)	
5476	Aaron M Day	Security Expense	(3,824.00)	
5477	Brian M Alms	Security Expense	(623.36)	
5478	Charles Starks	Security Expense	(426.13)	
5479	John E Obenhaus	Security Expense	(1,737.76)	
5480	Joseph C Mabasa	Security Expense	(3,248.41)	
5481	Juan Arroyo	Security Expense	(1,959.43)	
5482	Juan J Chavez-Resendiz	Security Expense	(1,787.76)	
5483	Lee T Jaquarya	Security Expense	(2,672.82)	
5484	Leon Laureano.	Security Expense	(1,440.19)	
5485	Michael C. Henderson	Security Expense	(369.57)	
5486	Ricardo Gonzales	Security Expense	(902.38)	
5487	Richard J Bass	Security Expense	(812.15)	
5488	Todd L Thibodeaux	Security Expense	(1,590.86)	
5489	Victor Beserra.	Security Expense / Coordinator Fee	(4,080.09)	
5490	Brett Stettner	Assessment Refund	(518.78)	
5491	Bryon Rusk	Assessment Refund	(90.46)	
5492	Demeris Properties LTD	Assessment Refund	(987.03)	
5493	Littell Properties	Assessment Refund	(246.38)	
5494	Naomitsu & Maemi Yoshida	Assessment Refund	(199.84)	
5495	Naomitsu & Maemi Yoshida.	Assessment Refund	(51.25)	
5496	ALLY	Vehicle Lease	(938.00)	
5497	Blank Rome LLP	Legal Fees	(56,151.79)	
5498	Bracewell & Giuliani LLP	Legal Fees	(2,551.96)	
5499	Chris Labod	Website Maintenece	(350.00)	
5500	Cracked Fox	Graphic Design & Marketing Services - 2 Months	(4,734.00)	
5501	Dennis C. Beedon	Business Ambassador Program Services	(3,222.15)	
5502	Equi-Tax, Inc.	Tax Services	(1,795.63)	
5503	Greater East End Management District	Graffiti Abatement	(5,760.00)	
5504	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(29,610.32)	
5505	Kafoglis Construction, Inc.	Bike Rack Installation & Monument Removal	(2,475.00)	
5506	Kudela & Weinheimer	District Identity Marker	(900.36)	
5507	Lawrence & Associates	Economic Development	(1,250.00)	
5508	Magoo's Print Shop	Marketing Expenses	(153.00)	
5509	McCall, Gibson, Swedlund, Barfoot, PLLC	Audit Expense	(6,000.00)	
5510	Michael Hardy	Marketing - 2 Months	(4,000.00)	
5511	Montrose Car Care Center	Vehicle Maintenance	(87.28)	

Montrose Management District
Cash Flow Report - Checking Account
As of June 13, 2016

Num	Name	Memo	Amount	Balance
Disbursements				
5512	Mr. Dirt of Texas	Street Sweeping Expense - 2 Months	(14,208.00)	
5513	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(5,599.18)	
5514	Muze Development Partners LLC	Calendar Maintenace	(750.00)	
5515	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Collection	(115.77)	
5516	SentriForce	Mobile Camera Program	(2,250.00)	
5517	Tawny Tidwell	Social Media Consulting Services	(3,500.00)	
5518	Texas State Comptroller	Unclaimed Property - 3/1/14 - 2/29/15	(1,613.00)	
5519	United Graphics	Brochures	(226.00)	
5520	Yellowstone Landscape & Maintenance	Landscape Maintenance	(1,916.66)	
5521	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
5522	Bankcard Center	Credit Card Expenses - Holding Check	0.00	
5523	Comcast	Office Expense - Holding Check	0.00	
5524	Harris County Treasurer	Legal Fees - Holding Check	0.00	
5525	Verizon Wireless	Cell Phone Expense - Holding Check	0.00	
Total Disbursements				(194,593.72)
BALANCE AS OF 06/13/2016				\$12,569.20

Montrose Management District

Account Balances

As of June 13, 2016

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
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
PIONEER BANK (XXXXX5309)	05/31/2016	04/21/2017	0.50 %	100,000.00	
SPIRIT OF TEXAS BANK (XXXXX4039)	05/31/2016	05/20/2017	0.40 %	100,000.00	
Money Market Funds					
TEXAS CLASS (XXXXX0001)	04/12/2016		0.55 %	474,414.30	
Checking Account(s)					
PROSPERITY BANK (XXXXX9069)			0.25 %	12,569.20	Checking Account
Totals for Operating Fund:				\$1,636,983.50	
Grand total for Montrose Management District:				\$1,636,983.50	

Montrose Management District
Summary of Pledged Securities
As of June 13, 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:	\$100,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$1,800,000.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
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:	\$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: 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: PIONEER BANK		
Total CDs, MM:	\$100,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: POST OAK BANK		
Total CDs, MM:	\$100,000.00	Collateral Security Required: No
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: No
Total pledged securities:	\$0.00	Investment Policy Received: Yes
Ratio of pledged securities to investments:	N/A	
Financial Institution: PROSPERITY BANK (Depository Bank)		
Total CDs, MM, and Checking Accounts:	\$362,569.20	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
Summary of Pledged Securities
As of June 13, 2016

Financial Institution: SPIRIT OF TEXAS 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: TEXAS CLASS

Total CDs, MM:	\$474,414.30	Collateral Security Required:	No
Less FDIC coverage:	\$0.00	Collateral Security Agreement On File:	No
Total pledged securities:	\$0.00	Investment Policy Received:	Yes
Ratio of pledged securities to investments:	N/A		

Montrose Management District
Revenue & Expenditures Total Zone
May 2016

Source of Funds	May 16	Budget	\$ Over Budget	% of Budget	Jan - May 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
1410 • Assessments	18,071	18,000	71	100%	2,056,867	2,070,000	(13,133)	99%	2,121,643
1411 • PY Assessments	1,381	667	714	207%	4,012	3,333	679	120%	8,000
1412 • Assessment Refunds	(19,320)	(5,833)	(13,487)	331%	(34,785)	(29,167)	(5,618)	119%	(70,000)
1420 • Collection Fees	1,542	0	1,542	100%	38,845	0	38,845	100%	0
1430 • Penalties & Interest	2,717	2,500	217	109%	12,428	12,300	(72)	99%	30,000
14330 • Miscellaneous Income	0	3	(3)	0%	138	17	121	812%	40
14370 • Interest Earned on Temp. Invest	503	283	220	178%	1,643	1,417	226	116%	3,400
14380 • Interest	3	11	(8)	27%	48	56	(8)	86%	135
14390 • Prior Year Ending Fund Balance	0	0	0	0%	0	780,943	(780,943)	0%	780,943
Total Source of Funds	4,897	15,631	(10,734)	31%	2,079,196	2,839,099	(759,903)	73%	2,874,161
Use of Funds									
Business Development									
16123 • Project Management	2,764	2,764	0	100%	13,818	13,818	0	100%	33,162
16125 • Marketing & Public Relations									
16125-2 • Total Projects/Programs	39	1,083	(1,044)	4%	117	5,417	(5,300)	2%	13,000
16125-3 • Total Marketing Materials & Adv	704	6,250	(5,546)	11%	3,522	31,250	(27,728)	11%	75,000
16125-4 • Total Vendor Support of Project	11,913	17,750	(5,837)	67%	60,239	88,750	(28,511)	68%	213,000
Total 16125 • Marketing & Public Relations	12,656	25,083	(12,427)	50%	63,878	125,417	(61,539)	51%	301,000
16135 • Economic Development Services	1,250	4,167	(2,917)	30%	8,800	20,833	(12,033)	42%	50,000
16136 • Real Estate Consulting	0	1,250	(1,250)	0%	0	6,250	(6,250)	0%	15,000
16138 • Real Estate Forum	0	510	(510)	0%	0	2,548	(2,548)	0%	6,115
16140 • Web Site Main./Host/I.T.	0	500	(500)	0%	0	2,500	(2,500)	0%	6,000
16141 • GIS Services	19	167	(148)	11%	1,183	833	350	142%	2,000
Total Business Development	16,689	34,441	(17,752)	48%	87,679	172,199	(84,520)	51%	413,277
Project Staffing & Admin									
16150 • Admin & Management	2,487	2,487	0	100%	12,435	12,435	0	100%	29,845
16160 • Reimbursable Expenses	651	417	234	156%	3,517	2,083	1,434	169%	5,000
16170 • Reimbursable Mileage	1,205	667	538	181%	3,727	3,333	394	112%	8,000
16180 • Postage, Deliveries	161	167	(6)	96%	1,241	833	408	149%	2,000
16190 • Printing & Reproduction	541	771	(230)	70%	3,289	3,854	(565)	85%	9,250
16200 • Public Notices, Advertising	9	50	(41)	18%	1,013	250	763	405%	600
16220 • Legal Services	58,862	5,000	53,862	1,177%	106,223	25,000	81,223	425%	60,000
16250 • Bookkeeping	1,969	1,685	284	117%	7,575	8,425	(850)	90%	20,220
16260 • Assess Data Mgmt & Billing Svcs	1,796	2,042	(246)	88%	8,835	10,208	(1,373)	87%	24,500
16270 • Office Furniture & Supplies	38	333	(295)	11%	1,196	1,667	(471)	72%	4,000
16280 • Other	1,449	46	1,403	3,150%	8,793	229	8,564	3,840%	550
16290 • Office Lease Space	1,200	1,200	0	100%	6,000	6,000	0	100%	14,400
16291 • Office Equipment	202	208	(6)	97%	1,007	1,042	(35)	97%	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	70,370	15,073	55,497	468%	173,618	84,859	88,759	203%	203,865


Montrose Management District
Revenue & Expenditures Total Zone
May 2016

	May 16	Budget	\$ Over Budget	% of Budget	Jan - May 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415 • Vehicle Lease	938	938	(20)	98%	4,690	4,792	(102)	98%	11,500
15416 • Vehicle Maintenance	0	208	(208)	0%	0	1,042	(1,042)	0%	2,500
15417 • Vehicle Maint. & Operations	422	600	(178)	70%	4,149	3,000	1,149	138%	7,200
15420 • Contract Public Safety Services	29,915	31,283	(1,368)	96%	154,978	156,417	(1,439)	99%	375,400
15421 • Payroll Expenses	2,634	2,226	408	118%	13,747	11,130	2,617	124%	26,712
15425 • Mobile Camera Program	2,250	2,917	(667)	77%	11,250	14,583	(3,333)	77%	35,000
15430 • Cell Phone	0	167	(167)	0%	0	833	(833)	0%	2,000
16102 • Public Safety Equipment	80	133	(53)	60%	400	667	(267)	60%	1,600
16110 • Graffiti Abatement	5,760	5,417	343	106%	27,390	27,083	307	101%	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	25,833	(25,833)	0%	62,000
16116 • Street Lights	0	233	(233)	0%	0	1,167	(1,167)	0%	2,800
16117 • Project Management	4,422	4,422	0	100%	22,108	22,108	0	100%	53,059
16118 • Security Donation	0	0	0	0%	0	0	0	0%	1,000
Total Security and Public Safety	46,421	53,731	(7,310)	86%	239,412	268,655	(29,243)	89%	645,771
Visual Improvements & Cultural									
16201 • Project Management	829	829	0	100%	4,145	4,145	0	100%	9,948
16202 • Street Sweeping	0	7,667	(7,667)	0%	0	38,333	(38,333)	0%	92,000
16212 • Beautification Design & Install	8,604	0	8,604	100%	34,443	0	34,443	100%	0
16213 • Landscape Maintenance	1,917	2,083	(166)	92%	21,914	10,417	11,497	210%	25,000
Total Visual Improvements & Cultural	11,350	10,579	771	107%	58,987	52,895	6,092	112%	126,948
16580 • Transfer to Capital Budget	0	0	0	0%	0	1,134,300	(1,134,300)	0%	1,134,300
Total Use of Funds	145,030	113,824	31,206	127%	559,696	1,712,908	(1,153,212)	33%	2,524,161
Net Ordinary Source of Funds	(140,133)	(98,193)	(41,940)	143%	1,519,500	1,126,191	393,309	135%	350,000

Montrose Management District
Revenue & Expenditures Total Zone
May 2016

	May 16	Budget	\$ Over Budget	% of Budget	Jan - May 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Other Source/Use of Funds									
Other Source of Funds									
Capital Improvements									
15401 - Transfer from General Fund	0	0	0	0%	0	1,134,300	(1,134,300)	0%	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%	0	1,134,300	(1,134,300)	0%	2,692,102
Total Other Source of Funds	0	0	0	0%	0	1,134,300	(1,134,300)	0%	2,692,102
Other Use of Funds									
Capital Improvement									
Mobility & Transportation - CPF									
17000 - Project Management	9,949	9,949	0	100%	49,743	49,743	0	100%	119,382
17002 - Bridge Lighting Eng Services	0	0	0	0%	11,340	11,340	0	100%	40,800
17003 - SPA Engineering Services	0	0	0	0%	2,340	2,340	0	100%	15,000
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	975	975	0	100%	3,580	3,580	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	0	0	0	0%	793,843	750,000	43,843	106%	750,000
Total Mobility & Transportation - CPF	10,924	10,924	0	100%	860,846	817,003	43,843	105%	1,569,182
Visual Improve & Cultural - CPF									
17100 - Project Management	7,185	7,185	0	100%	35,925	35,925	0	100%	86,220
17101 - Identity Marker Design Services	1,500	1,500	0	100%	2,413	2,000	413	121%	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	8,685	8,685	0	100%	38,338	37,925	413	101%	1,122,920
Total Capital Improvement	19,609	19,609	0	100%	899,184	854,928	44,256	105%	2,692,102
Total Other Use of Funds	19,609	19,609	0	100%	899,184	854,928	44,256	105%	2,692,102
Net Other Source of Funds	(19,609)	(19,609)	0	100%	(899,184)	279,372	(1,178,556)	(322%)	0
Planned Reserves	(159,742)	(117,802)	(41,940)	136%	620,316	1,405,563	(785,247)	44%	350,000

comcast.

Contact us:  www.business.comcast.com 1-800-391-4636

Montrose Mgt Dist 2 Acct

For service call:
302 WEST HEIMER RD
POLICE DIST OFFICE
HOUSTON TX 77028-5816

News from Comcast

Unpaid balance due immediately. A late fee of \$9.50 will apply to past due accounts. Once disconnected, an activation fee up to \$34.95 may apply. Remaining term of service will be prorated. Please make the remaining payment of a deposit, rental fee, and final month's payment. There is a charge for all returned equipment.

Thank you for your prompt payment. For quick and convenient ways to manage your account and view your bill, please visit www.comcast.com



PO BOX 4001
HOUSTON, TX 77201

Manage Your Account	Account Number	Date Due
www.vzw.com	7248-098-0001	06/16/16
Change your address at vzw.com/changeaddress	Invoice Number	9765812409

Quick Bill Summary

Apr 22 - May 21

Previous Balance (see back for details)	\$80.08
Payments - Thank You	\$80.08
Balance Forward	\$0.00
Monthly Charges	\$80.00
Usage and Purchase Charges	\$0.00
Other Charges & Credits	\$0.00
Taxes, Governmental Charges & Fees	\$0.00
Surcharges	\$0.00
Total Current Charges	\$80.08

Total Charges Due by June 16, 2016

\$80.08

Save Time Go Online
If you have questions about your bill, or need help with your device, you can find answers using go.vzw.com/support. You can also easily access support through the My Verizon mobile app. Try it today!



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

The Montrose District

For service at:
5020 MONTROSE BLVD STE 311
HOUSTON TX 77006-6550

News from Comcast

Go paperless with Ecobill. Sign up to view and pay your Comcast Business bill online at business.comcast.com/myaccount.
Moving? Let us help. If you're moving, give us as much advanced notice as possible so we can help make a smooth transition. Call 1-800-391-3000.
Managing your account just got easier with Comcast Business my account. You can pay your bill, view your account details and manage users online. Save time with Comcast Business my account by registering at business.comcast.com/myaccount.

Account Number
Billing Date
Total Amount Due
Payment Due By
Page 1 of 2

Previous Balance
Payment
New Charges - see below
Total Amount Due
Payment Due By

Comcast High-Speed Internet
Other Charges & Credits
Total New Charges

ad... invoice # 5112



Officer Payroll Report

Print to PDF

Officer	Name	Hourly Rate	Hourly Compensation	Base Salary	Other Pay
May-16					
May-16	Alms, Brian	15.00	\$45.00	\$675.00	\$0.00
May-16	Arroyo, Juan	51.00	\$45.00	\$2,295.00	\$0.00
May-16	Bass, Richard	20.00	\$45.00	\$900.00	\$0.00
May-16	Beserra, Victor	27.30	\$45.00	\$1,237.50	\$4,737.50
May-16	Chavez-Resendiz, Ju	48.00	\$45.00	\$2,160.00	\$0.00
May-16	Day, Aaron	113.00	\$45.00	\$5,085.00	\$0.00
May-16	Gonzales, Ricardo	24.00	\$45.00	\$1,080.00	\$0.00
May-16	Henderson, Michael	10.00	\$45.00	\$450.00	\$0.00
May-16	Jaquarys, Lee	75.00	\$45.00	\$3,375.00	\$0.00
May-16	Laureano, Leon	38.00	\$45.00	\$1,710.00	\$0.00
May-16	Mabasa, Joseph	94.00	\$45.00	\$4,230.00	\$0.00
May-16	Oberhaus, John	48.00	\$45.00	\$2,160.00	\$0.00
May-16	Starks, Charlie	11.00	\$45.00	\$495.00	\$0.00
May-16	Thibodeaux, Todd	41.00	\$45.00	\$1,845.00	\$0.00
Period Total		14	\$27,697.50	\$3,500.00	\$31,197.50
Grand Total		14	\$27,697.50	\$3,500.00	\$31,197.50



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: 05/16/2016

LEGAL DESCRIPTION

DEMERIS PROPERTIES LTD
2911 S SHEPHERD DR

TRS 2 & 3 BLK 3
WBSTVIEW

HOUSTON TX 77098-1537

1901 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/037/093/000/0002
YEAR: 2015
REF No.: 0892234

DATE PROCESSED: 05/16/2016
RECEIPT NUMBER: 94150125
DEPOSIT BATCH No.: RF160516

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 2015-55992</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 \$127.77.

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/cx #5492



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 05/16/2016

LEGAL DESCRIPTION

DEMERIS PROPERTIES LTD
2911 S SHEPHERD DR

LT 13 & TR 12A BLK 7
MELROSE PLACE

HOUSTON TX 77098-1537

2031 KIPLING ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/026/058/007/0013
YEAR: 2015
REF No.: 0892233

DATE PROCESSED: 05/16/2016
RECEIPT NUMBER: 94150125
DEPOSIT BATCH No.: RF160516

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 2015-55992</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 \$81.15.

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

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

pdw/cx #5492



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

DATE: 05/16/2016

LEGAL DESCRIPTION

DEMERIS PROPERTIES LTD
2911 S SHEPHERD DR

LT 11 & TR 12 BLK 7
MELROSE PLACE

HOUSTON TX 77098-1537

2035 KIPLING ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/026/058/007/0012
YEAR: 2015
REF No.: 0892232

DATE PROCESSED: 05/16/2016
RECEIPT NUMBER: 94150124
DEPOSIT BATCH No.: RF160516

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 2015-55992</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 \$120.56.

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.

pdw/cx #5492



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

DATE: 05/16/2016

LEGAL DESCRIPTION

DEMERIS PROPERTIES LTD
2911 S SHEPHERD DR

LTS 8 9 & 10 BLK 7
MELROSE PLACE

HOUSTON TX 77098-1537

2901 S SHEPHERD DR

MONTROSE MD WEST

ACCOUNT NUMBER: 94/026/058/007/0008
YEAR: 2015
REF No.: 0892231

DATE PROCESSED: 05/16/2016
RECEIPT NUMBER: 94150123
DEPOSIT BATCH No.: RF160516

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 2015-55992</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 \$87.50.

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.

pdw/cx #5492



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P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 05/16/2016

LEGAL DESCRIPTION

DEMERIS PROPERTIES LTD
2911 S SHEPHERD DR

LTS 4 & 5 BLK 7
MRLROSE PLACE

HOUSTON

TX 77098-1537

2049 MARSHALL ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/026/058/007/0004

DATE PROCESSED: 05/16/2016

YEAR: 2015

RECEIPT NUMBER: 94150121

REF No.: 0892229

DEPOSIT BATCH No.: RP160516

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 2015-55992</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 \$148.00.

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/ck # 5492



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P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 05/16/2016

LEGAL DESCRIPTION

Demeris Properties Ltd
2911 S Shepherd
Houston TX 77098

LTS 19 20 & 21 & RBS R BLK A &
LTS 15 17 & 18 BLK 10
MANDELL PLACE
HYDE PARK HEIGHTS
1625 WESTHEIMER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/018/047/001/0020

DATE PROCESSED: 05/16/2016

YEAR: 2015

RECEIPT NUMBER: 94150073

REF No.: 0892228

DEPOSIT BATCH No.: RP160516

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 2015-55992</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 \$154.01.

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/ck # 5492



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: 05/16/2016

LEGAL DESCRIPTION

Demeris Properties Ltd
2911 S Shepherd
Houston TX 77098

LTS 22 & 23 & RBS S BLK A &
LTS 19 & 20 BLK 10
MANDELL PLACE
HYDE PARK HEIGHTS
1625 WESTHEIMER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/018/047/001/0019

DATE PROCESSED: 05/16/2016

YEAR: 2015

RECEIPT NUMBER: 94150072

REF No.: 0892227

DEPOSIT BATCH No.: RP160516

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 2015-55992</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 \$102.41.

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/ck # 5492



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P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 05/16/2016

LEGAL DESCRIPTION

Littell Properties
4500 Montrose Blvd Ste B
Houston, TX 77006-5842

LTS 7 8 9 & 10 & TRS 4 6A &
11A BLK 27
HYDE PARK

1903 COMMONWEALTH ST 50

MONTROSE MD WEST

ACCOUNT NUMBER: 94/018/027/000/0004

DATE PROCESSED: 05/16/2016

YEAR: 2014

RECEIPT NUMBER: 94140042

REF No.: 0892226

DEPOSIT BATCH No.: RP160516

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 2014-07288</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 \$246.38.

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/ck # 5492



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P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

DATE: 05/16/2016

LEGAL DESCRIPTION

YOSHIDA NAOMITSU & MAEMI
3210 EL DORADO BLVD
MISSOURI CITY TX 77459-3012

LT 14 & TR 15A BLK 1
ROSSMOYNE

4412 MONTROSE

MONTROSE MD EAST

ACCOUNT NUMBER: 92/030/245/000/0014
YEAR: 2014
REF No.: 0892220

DATE PROCESSED: 05/16/2016
RECEIPT NUMBER: 92140321
DEPOSIT BATCH No.: RP160516

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:

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

- ☐ Account Prorated
- ☐ Account Deleted
- ☐ Rendition Penalty Waived
- ☒ Other: Cause 2014-68688

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$199.84.

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

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

pdw/cx #5494



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: 05/16/2016

LEGAL DESCRIPTION

YOSHIDA NAOMITSU & MAEMI
4464 MONTROSE BLVD
HOUSTON TX 77006-5826

TRS 11 & 12A BLK 1
ROSSMOYNE

4464 MONTROSE BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/030/245/000/0011
YEAR: 2014
REF No.: 0892219

DATE PROCESSED: 05/16/2016
RECEIPT NUMBER: 92140319
DEPOSIT BATCH No.: RP160516

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:

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

- ☐ Account Prorated
- ☐ Account Deleted
- ☐ Rendition Penalty Waived
- ☒ Other: Cause 2014-68688

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$51.25.

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/cx #5495



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

Statement reflects payment(s) received through: 05/20/16

Account Summary

Next Payment:	Past Due Payments	Other Unpaid Amounts:
Due Date: 06/13/16	Due Date	Amount Due
Base Payment: \$469.00		
Sales/Use Tax:		
Per. Property Tax:		
Other Scheduled:		
Total: \$469.00	Total:	\$693.76
STATEMENT TOTAL: \$1,162.76		

Account Information

Account Number: 611920298617
Make: 14 JEEP GRAND
VIN: 1C4RJEAAG5C348220

Scheduled End Date: 01/12/17
Payments Remaining: 5

Important Account Message

Life gets busy, so wouldn't it be nice to have a friendly reminder that your auto payment is due? Now you can choose from a variety of account alerts that will help keep you informed. Create an online account or log in at www.ally.com/auto and select Alert Settings from My Profile.

pdw/cx #5496

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

- ☒ Automatic Payments - Allows your payment to be conveniently transferred from your checking or savings account to Ally, at no cost to you. Please visit allyauto.com for more information.
- ☒ Online Payments and Billing Statements - Register for Ally Online Services at allyauto.com, add your account, then schedule one-time payments at your convenience or go green with e-statements, at no cost to you.
- ☒ Payments by phone or payments online by debit cards - To hear available options call 888-925-2559. A third party service provider fee may apply.

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

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

DUE DATE: 08/13/16

ACCOUNT NUMBER: 611920298617
STATEMENT TOTAL: \$1,162.76
TOTAL AMOUNT PAID: \$ 469.00

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234



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

Statement reflects payment(s) received through: 05/20/16

Account Summary

Next Payment:	Past Due Payments	Other Unpaid Amounts:
Due Date: 06/13/16	Due Date	Amount Due
Base Payment: \$469.00		
Sales/Use Tax:		
Per. Property Tax:		
Other Scheduled:		
Total: \$469.00	Total:	\$693.76
STATEMENT TOTAL: \$1,162.76		

Account Information

Account Number: 611920297991
Make: 14 JEEP GRAND
VIN: 1C4RJEAAG5C322566

Scheduled End Date: 01/12/17
Payments Remaining: 5

Important Account Message

Life gets busy, so wouldn't it be nice to have a friendly reminder that your auto payment is due? Now you can choose from a variety of account alerts that will help keep you informed. Create an online account or log in at www.ally.com/auto and select Alert Settings from My Profile.

pdw/cx #5497

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

- ☒ Automatic Payments - Allows your payment to be conveniently transferred from your checking or savings account to Ally, at no cost to you. Please visit allyauto.com for more information.
- ☒ Online Payments and Billing Statements - Register for Ally Online Services at allyauto.com, add your account, then schedule one-time payments at your convenience or go green with e-statements, at no cost to you.
- ☒ Payments by phone or payments online by debit cards - To hear available options call 888-925-2559. A third party service provider fee may apply.

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

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

DUE DATE: 08/13/16

ACCOUNT NUMBER: 611920297991
STATEMENT TOTAL: \$1,162.76
TOTAL AMOUNT PAID: \$ 469.00

PAYMENT PROCESSING CENTER
PO BOX 78234
PHOENIX AZ 85062-8234



PO BOX 38092
BLOOMINGTON MN 55438-0902

THE MONTROSE MANAGEMENT
PO BOX 22187
HOUSTON TX 77227



04 07 611 9202 98617 2 00116276 7 7 4



PO BOX 38092
BLOOMINGTON MN 55438-0902

THE MONTROSE MANAGEMENT
PO BOX 22187
HOUSTON TX 77227



04 07 611 9202 97691 8 00116276 7 7 4

BLANK ROME LLP

717 TEXAS AVENUE
SUITE 1400
HOUSTON, TEXAS 77002
(713) 228-6601 FAX: (713) 228-6605
FEDERAL TAX ID. NO. 23-1511874

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

INVOICE DATE: MAY 03, 2016
MATTER NO. 139016-00601 02752
INVOICE NO. 1575707

REGARDING: MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2012-20396; 1620 HAWTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT; IN THE 333RD JUDICIAL DISTRICT COURT
OF HARRIS COUNTY, TEXAS

DATE	INVOICE	AMOUNT	CREDITS	BALANCE
04/04/16	1568003	1,050.00	0.00	1,050.00
BALANCE FORWARD				\$ 1,050.00
FOR LEGAL SERVICES RENDERED THROUGH 04/30/16				\$ 4,618.00
FOR DISBURSEMENTS ADVANCED THROUGH 04/30/16				292.98
CURRENT INVOICE TOTAL				\$ 4,910.98
TOTAL AMOUNT DUE				\$ 5,968.98

pd w/ck # 5497

ACH / WIRE

MAIL

BANK NAME: RBS Citizens Bank
ADDRESS: Philadelphia, PA
ACCOUNT TITLE: Blank Rome LLP
ACCOUNT NUMBER: 6218669326
ABA NUMBER: 036076150 (Domestic)
SWIFT CODE: CTZUUS33 (International)

Blank Rome LLP
Attn: Finance Department
One Logan Square
130 North 18th Street
Philadelphia, PA 19103-6998

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

BLANK ROME LLP

717 TEXAS AVENUE
SUITE 1400
HOUSTON, TEXAS 77002
(713) 228-6601 FAX: (713) 228-6605
FEDERAL TAX ID. NO. 23-1511874

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

INVOICE DATE: JUNE 02, 2016
MATTER NO. 139016-00601 02752
INVOICE NO. 1583005

REGARDING: MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2012-20396; 1620 HAWTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT; IN THE 333RD JUDICIAL DISTRICT COURT
OF HARRIS COUNTY, TEXAS

DATE	INVOICE	AMOUNT	CREDITS	BALANCE
05/03/16	1575707	4,910.98	0.00	4,910.98
BALANCE FORWARD				\$ 4,910.98
FOR LEGAL SERVICES RENDERED THROUGH 05/31/16				\$ 49,889.50
FOR DISBURSEMENTS ADVANCED THROUGH 05/31/16				1,351.31
CURRENT INVOICE TOTAL				\$ 51,240.81
TOTAL AMOUNT DUE				\$ 56,151.79

pd w/ck # 5497

ACH / WIRE

MAIL

BANK NAME: RBS Citizens Bank
ADDRESS: Philadelphia, PA
ACCOUNT TITLE: Blank Rome LLP
ACCOUNT NUMBER: 6218669326
ABA NUMBER: 036076150 (Domestic)
SWIFT CODE: CTZUUS33 (International)

Blank Rome LLP
Attn: Finance Department
One Logan Square
130 North 18th Street
Philadelphia, PA 19103-6998

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

Bracewell LLP

ATTORNEYS AT LAW

P. O. Box 848566
Dallas, TX 75284-8566
713 223-2300
TAX ID 74-1024827

Remittance Page

June 6, 2016
051914
INVOICE NO: 21651034
04674

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

Please Remit Total Balance Due \$2,551.96

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 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): BOFAUS6S
Please include the invoice number as a reference when sending the wire.

pd w/ck # 5498



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

Montrose Management District
5020 Montrose, Suite 311
Houston TX 77006

Invoice

Jun 01, 2016
Invoice # 2016-06-413
Website Maintenance

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

pd w/ck # 5499

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



hello! you have an invoice from:

Cracked Fox

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

Date	Invoice No.	Terms
01/07/16	610	Net 30
Payments/Credits	Balance Due	
\$0.00	\$2,221.50	

Bill To:

Montrose Management District
PO Box 22167
Houston, TX 77227

Item	Description	Quantity	Rate	Amount
marketing	marketing, graphic design and photography, research, meetings and other... for the month of April		0.00	0.00
Design	Recycle flyer, banner, snows ad, print and web	9.6	75.00	720.00
Design	ED brochure	9.2	75.00	690.00
Design			0.00	0.00
Design	Design - SPA flyer April 12	4	75.00	300.00
1	Branding, Marketing and Research including logo quality assurance in usage and recreation of logos used in district print collateral	0.2	75.00	15.00
2	Editing, proof reading, and checking for website, information/hyperlink integrity	1.2	75.00	90.00
3	Meetings, Correspondence, Phone Calls, and Invoicing.	1	75.00	75.00
4	Photography: editing, color correction, airbrushing, cropping etc.) for use in web and print collateral. Captioning and Keywording of galleries for district usage and external search engines. Archiving district images to external harddrives, websites, and DVDs for backup	1	75.00	75.00
5	Providing licensing, stock photography, and partner requests and print requests.	1.12	75.00	84.00
6	Social media: Facebook/twitter/pinterest/instagram updates, photogalleries, posting, tagging, creation of cover photos. Backup monitoring of Facebook, with response and interaction with visitors requests/questions.	2.3	75.00	172.50
Total				\$2,221.50

Thank you for your business

pd w/cx #5500



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
04/28/16	623	Net 30
Payments/Credits	Balance Due	
\$0.00	\$2,512.50	

Bill To:

Montrose Management District
PO Box 22167
Houston, TX 77227

Item	Description	Quantity	Rate	Amount
marketing	marketing, graphic design and photography, research, meetings and other... for the month of May		0.00	0.00
Design	Website development-collateral and images	4	75.00	300.00
Design	Print and web based designs - Powerpoint presentation for Spring Focus	16	75.00	1,200.00
Design	Print based design for Bandt (recycle) Enter, Exit, Event, Left & Right pointers	4	75.00	300.00
Design	Print design - service plan brochure updates for website and print collateral	1.5	75.00	112.50
1	Branding, Marketing and Research including logo quality assurance in usage and recreation of logos used in district print collateral	1	75.00	75.00
2	Editing, proof reading, and checking for website, information/hyperlink integrity	1	75.00	75.00
3	Meetings, Correspondence, Phone Calls, and Invoicing.	1	75.00	75.00
4	Photography: editing, color correction, airbrushing, cropping etc.) for use in web and print collateral. Captioning and Keywording of galleries for district usage and external search engines. Archiving district images to external harddrives, websites, and DVDs for backup	1	75.00	75.00
5	Providing licensing, stock photography, and partner requests and print requests.	2	75.00	150.00
Total				\$2,512.50

Thank you for your business

pd w/cx #5500

Page 1



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
04/28/16	623	Net 30
Payments/Credits	Balance Due	
\$0.00	\$2,512.50	

Bill To:

Montrose Management District
PO Box 22167
Houston, TX 77227

Item	Description	Quantity	Rate	Amount
6	Print and Web resolution creation of files in proper formats for distribution to printers, web developers, partners and staff.	2	75.00	150.00
Total				\$2,512.50

Thank you for your business

pd w/cx #5500

Page 2



Ship To:
Gretchen Larson
Montrose Management District
5020 Montrose Blvd
Suite 311
Houston, TX 77006
Harris

Ship To:
Gretchen Larson
Montrose Management District
5020 Montrose Blvd
Suite 311
Houston, TX 77006
Harris

Description	Amount
Monthly Contract Agreement for Business Ambassador	\$2,800.00

pd w/cx #5501

Design Fee	\$0.00	Discount	\$0.00
Amount Due	\$2,800.00	Shipping Cost	\$0.00
		Sales Tax	\$2,800.00

Total \$2,800.00

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

Invoice

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

DATE	INVOICE #
6/1/2016	49580

BILL TO

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

Dennis C Beeson		Period Ending May 2016	Service Area Montrose			
Date	Business Mileage Destination	Purpose	Mil. Driven	Other Expenses(2) Item	Amount	(Y/N)
05/02/16	Montrose area	Business Amb duty	12	Dry Clean throw	\$ 17.47	Y
05/03/16	Montrose area	Business Amb duty	23			Y
05/04/16	Montrose area	Business Amb duty	20			Y
05/05/16	Montrose area	Business Amb duty	26			Y
05/08/16	Montrose area	Business Amb duty	10	#		Y
05/09/16	Montrose area	Business Amb duty	12			Y
05/10/16	Montrose area	Business Amb duty	17	Dry clean Throw	\$ 17.47	Y
05/11/16	Montrose area	Business Amb duty	23	Keys for Storage 5020	\$ 18.19	Y
05/12/16	Montrose area	Business Amb duty	68			Y
05/13/16	Montrose area	Business Amb duty	15			Y
05/16/16	Montrose area	Business Amb duty	15			Y
05/17/16	Montrose area	Business Amb duty	13			Y
05/18/16	Montrose area	Business Amb duty	46			Y
05/19/16	Montrose area	Business Amb duty	35			Y
05/20/16	Montrose area	Business Amb duty	15			Y
05/21/16	Montrose area	Business Amb duty	19			Y
05/23/16	Montrose area	Business Amb duty	12			Y
05/24/16	Montrose area	Business Amb duty	17	Copy.com copies	\$ 94.52	Y
05/25/16	Montrose area	Business Amb duty	12			Y
05/31/16	Montrose area	Business Amb duty	15	# Monthly Phone	\$ 45.00	Y
			425		\$ 192.65	Y
* Attach		I certify that the above expenses were incurred and paid by me:		Business Miles (1) @		
				0.54		\$ 220.50
				Other Expenses (2)		
				Expenses billed to District (Y)		\$ 192.65
				Expenses not billed to District (N)		\$ -
				Amount Billed to District		
				Total Reimbursement		\$ 422.15

pd wt ck #5001

DESCRIPTION	AMOUNT
Roll Management, Billing and Collections	1,795.63
pd w/ocr #15502	
Total	\$1,795.63



Greater East End Management District
P.O. Box 230099
Houston, TX 77223-0099
713-928-9915
equiroz@greatereastend.com

INVOICE

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

INVOICE # 9-94
DATE 05/31/2016
DUE DATE 06/30/2016
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/29/2016	Grassfi Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 11	8	80.00	640.00
05/27/2016	Grassfi Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 16	8	80.00	640.00
05/31/2016	Grassfi Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 34	8	80.00	640.00

Total Sites Abated: 231

BALANCE DUE	\$5,760.00
-------------	------------

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/02/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 28	8	80.00	640.00
05/05/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 30	8	80.00	640.00
05/10/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 21	8	80.00	640.00
05/12/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 24	8	80.00	640.00
05/17/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 35	8	80.00	640.00
05/19/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 17	4	80.00	320.00
05/20/2016	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 15	4	80.00	320.00

pd w/ CR # 5503

INVOICE

BILL TO
Montrose Management District

INVOICE # 1038
DATE 05/28/2016
DUE DATE 06/01/2016
TERMS Due on receipt

P.O. NUMBER
Monument Removal

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/28/2016	Services Monument Removal, waste to landfill	1	650.00	650.00
05/28/2016	Services Removal of circular concrete base	1	650.00	650.00
05/28/2016	Services patch of asphalt to fill in excavated concrete base	1	200.00	200.00

BALANCE DUE **\$1,500.00**

pd w/ck #5505

INVOICE

BILL TO
Montrose Management District

INVOICE # 1039
DATE 05/28/2016
DUE DATE 06/01/2016
TERMS Due on receipt

P.O. NUMBER
The Muse

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/28/2016	Services Install 5 Bike Racks at the Muse	5	175.00	875.00
05/28/2016	Services 2 Site visit consultations with Maintenance Supervisor at The Muse	1	100.00	100.00

BALANCE DUE **\$975.00**

pd w/ck #5505

KUDELA & WEINHEIMER

INVOICE

BILL TO

Mr. 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

Time Rendered During the Month of April

INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE
20506	May 10, 2016	Jun 09, 2016	MON-251	\$341.70

Fee Summary		Previously Invoiced		Current Invoice		Remaining
%	Stipulated	% phase Completed	Amount Billed	% complete	Value of Completed	Amount remaining
20.00%	\$4,630.00	100.00%	\$4,630.00	0.00%	\$0.00	\$0.00
0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	\$0.00
62.00%	\$14,353.00	100.00%	\$14,353.00	0.00%	\$0.00	\$0.00
0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	\$0.00
18.00%	\$4,167.00	41.80%	\$1,741.80	50.00%	\$341.70	\$2,083.50
100.00%	\$23,150.00	89.52%	\$20,734.80	1.48%	\$341.70	\$2,083.50

Invoice Total: **\$341.70**

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

pd w/ck #5506

RECEIVED
MAY 18 2016
Municipal Accounts & Consulting

KUDELA & WEINHEIMER

INVOICE

BILL TO

Mr. 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

Time Rendered During the Month of April

INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE
20530	May 10, 2016	Jun 09, 2016	MON-551	\$1,098.66

Fee Summary		Previously Invoiced		Current Invoice		Remaining
%	Stipulated	% phase Completed	Amount Billed	% complete	Value of Completed	Amount remaining
20.00%	\$10,800.00	100.00%	\$10,800.00	0.00%	\$0.00	\$0.00
0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	\$0.00
55.00%	\$29,700.00	70.00%	\$20,790.00	0.00%	\$0.00	\$8,910.00
5.00%	\$2,700.00	100.00%	\$2,700.00	0.00%	\$0.00	\$0.00
20.00%	\$10,800.00	0.00%	\$0.00	6.09%	\$660.00	\$10,250.00
100.00%	\$54,000.00	63.50%	\$34,290.00	1.02%	\$660.00	\$19,160.00

Expense Type	Amount
Car Mileage	\$2.86

Expenses Total: **\$2.86**

Invoice Total: **\$558.66**

Previous Balance: **\$7,404.78**

Payments Received: **\$34,854.78**

Account Balance: **\$1,098.66**

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

pd w/ck #5506

RECEIVED
MAY 18 2016
Municipal Accounts & Consulting

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

June 1, 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 May, 2016.	\$1,250.00
Total amount due	\$1,250.00

pd w/ck #5507

Thank you,

Ray C. Lawrence



INVOICE for email

Date: 5/19/2016
Invoice #: 16-S053

Bill To:

Montrose District
Email Invoice
PO Box 22167
Houston, TX 77066

P.O. Number	Customer Contact	Rep	Account #	Terms
	Gretchen Larson			Net 10 Days
Quantity	Description	Amount		
10 each	Signs for Recycle Event	80.00		
10 each	Step Stakes for Signs	20.00		
1 each	Freight on Board	10.00		
1 each of 24	Table Tents	43.00		
pd w/ck #5508				
Thank you for choosing Magoo's! EIN # 20-0544930		Total \$153.00		

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

McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

13100 Woodham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-3788
E-Mail: mgsw@mgswpllc.com

111 Congress Avenue
Suite 400
Austin, Texas 78701
(512) 610-2209
www.mgswpllc.com

June 1, 2016

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

Client Number - 400-06

Audit of Montrose Management District as of and for the year
ended December 31, 2015.

Interim Billing \$ 6,000.00

pd w/ck #5509

MICHAEL HARDY

949 Rodan Street
Houston, TX 77009
512-758-0183
kerr.hardy@gmail.com

INVOICE

Invoice #	DATE
9	5/3/2016
CUSTOMER ID	TERMS
N/A	N/A

BILL TO

Montrose Management District
PO Box 22167
Houston, TX 77227

PAY TO

Michael Hardy
949 Rodan St.
Houston, TX 77009

DESCRIPTION	Date	AMOUNT
Lowtrow Chef Plans Monthly Cookoff	4/19/2016	500.00
Lowtrow Center Emphasizes Community	4/19/2016	500.00
Street Sweeping Program Celebrates Fourth Year	Submitted 4/30	500.00
My Montrose: David Keck		500.00
Thank you for your business!		TOTAL \$2,000.00

pd w/ck #5510

MICHAEL HARDY

949 Redan Street
Houston, TX 77008
512-758-0153
m.hardy@gmail.com

INVOICE

Invoice #	DATE
10	5/31/2016
CUSTOMER ID	TERMS
N/A	N/A

Bill To

Montrose Management District
PO Box 22167
Houston, TX 77227

Pay To

Michael Hardy
949 Redan St.
Houston, TX 77009

DESCRIPTION	Date	AMOUNT
My Montrose: Marco Gutierrez, Jeweler	5/25/2016	500.00
Two New Art Galleries Move Into 4411 Montrose	5/18/2016	500.00
Brass Owner Dan Fergus Launches "Artists for Retail"	5/16/2016	500.00
Art & Artists story	Filed 5/30/16	500.00
Thank you for your business!		TOTAL \$2,000.00

pd w/ck #5511

Montrose Car Care Center

3807 Montrose Blvd

Houston, TX 77006

713 524-2109 Fax 713-524-0902

COMPLETE AUTOMOTIVE SERVICE - FOREIGN & DOMESTIC

Repair Order # 0042369

Date: 5/20/2016

Page 1 of 1

Center: 1

Customer: MONTROSE DISTRICT	Vehicle: 2014 JEEP GRAND CHEROKEE
Address: PO BOX 22167	License: 1179112 Prod: 11/2013
City: HOUSTON, TX 77227-2167	VIN: 1C4RJEG8EC348220
Phone 1: (713) 595-1205 Ext: SUSN	Engine: 3.6L Trans: AUTO
Phone 2: (713) 614-7663 Ext: VICT	Mileage: 26990 Key#:

Parts				Labor			
Quan	Part Number	Description	Price	Op Tech	Description	Time	Charge
Mileage In: 26990 Mileage Out: 26990				PM 001 11	LUBRICATE CHASSIS, CHANGE OIL AND FILTER, TOP OFF FLUIDS, VISUAL SAFETY INSPECTION		8.95
4.00	SE	ENGINE OIL	16.74				
1.00	OF	OIL FILTER	14.95				
1.00		DISPOSAL FEE	3.00				
OK Bad	Recommendation	OK Bad	Recommendation	OK Bad	Recommendation		

pd w/ck #5511

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

Notice Pursuant to Sec 70.001, Texas Property Code

I as the person or agent, acting on behalf of the person obligated to pay for the repair of the vehicle subject to this repair contract. I understand this vehicle is subject to repossession in accordance with Sec 9.503, Tex Business Commerce Code if a written payment or credit card for the repair is stopped, dishonored for lack of funds or because the maker has no account. All Work performed comes with 12 month or 12000 mile warranty

Labor:	\$8.95
Parts:	\$31.69
Sublet:	\$0.00
Other Fees:	\$3.00
Supplies:	\$0.00
Subtotal:	\$43.64
Sales Tax:	\$0.00
Paid By:	Total: \$43.64
Pay Ref:	Paid: \$0.00
	Due: \$43.64

Montrose Car Care Center

3807 Montrose Blvd

Houston, TX 77006

713 524-2109 Fax 713-524-0902

COMPLETE AUTOMOTIVE SERVICE - FOREIGN & DOMESTIC

Repair Order # 0042415

Date: 5/23/2016

Page 1 of 1

Center: 1

Customer: MONTROSE DISTRICT	Vehicle: 2014 JEEP GRAND CHEROKEE LAREDO
Address: PO BOX 22167	License: 1179113 Prod:
City: HOUSTON, TX 77227-2167	VIN: 1C4RJEG8EC322596
Phone 1: (713) 595-1205 Ext: SUSN	Engine: V6-3.6 Trans: AUTO
Phone 2: (713) 614-7663 Ext: VICT	Mileage: 27031 Key#:

Parts				Labor			
Quan	Part Number	Description	Price	Op Tech	Description	Time	Charge
Mileage In: 27031 Mileage Out: 27031				PM 001 20	LUBRICATE CHASSIS, CHANGE OIL AND FILTER, TOP OFF FLUIDS, VISUAL SAFETY INSPECTION		8.95
6.00	SE	ENGINE OIL	16.74	TI 001 20	Mount & Balance Four (4) New Tires		Declined
1.00	OF	OIL FILTER	14.95		245/70R17		
1.00		DISPOSAL FEE	3.00	ENG012 20	ENGINE DIAGNOSTIC CHECK AND ADVISE.		Declined
4.00	VSL	245/70R17	Declined				
OK Bad	Recommendation	OK Bad	Recommendation	OK Bad	Recommendation		

pd w/ck #5511

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

Notice Pursuant to Sec 70.001, Texas Property Code

I as the person or agent, acting on behalf of the person obligated to pay for the repair of the vehicle subject to this repair contract. I understand this vehicle is subject to repossession in accordance with Sec 9.503, Tex Business Commerce Code if a written payment or credit card for the repair is stopped, dishonored for lack of funds or because the maker has no account. All Work performed comes with 12 month or 12000 mile warranty

Labor:	\$8.95
Parts:	\$31.69
Sublet:	\$0.00
Other Fees:	\$3.00
Supplies:	\$0.00
Subtotal:	\$43.64
Sales Tax:	\$0.00
Paid By:	Total: \$43.64
Pay Ref:	Paid: \$0.00
	Due: \$43.64

Mr Dirt of Texas (Houston)

3669 Eastex Freeway

Houston, TX 77026

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

INVOICE# 64X00104

INV DATE 04/30/16

ACCOUNT# 229281

DUE DATE UPON RECIEPT

Please remit top portion with payment

MONTROSE MGMT DISTRICT

P O BOX 22167

HOUSTON, TX 77227

AMOUNT YOU ARE PAYING \$7,104.00

AMOUNT 7,104.00

MONTROSE
SERVICE ADDRESS: MONTROSE (HOUSTON, TX)

DATE	LOCATION: MONTROSE	DESCRIPTION	AMOUNT
04/06/16	64X00104	SWEEPING-FLAT SWEEP FLAT RATE 04/06/16	776.00
04/07/16	64X00104	SWEEPING-FLAT SWEEP FLAT RATE 04/07/16	776.00
04/20/16	64X00104	SWEEPING-FLAT SWEEP FLAT RATE 04/20/16	776.00
04/20/16		MAIN LANES	
04/20/16		TKT 00017178	
04/21/16	64X00104	SWEEPING-FLAT SWEEP FLAT RATE 04/21/16	776.00
04/21/16		BIKE LANES	
04/21/16		TKT 00017177	

pd w/ck #5511

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

INV# 64X00104	CURRENT 7,104.00	30 DAY	60 DAY	90 DAY	DATE 04/30/16
ACCT# 229281					PAGE 1 OF 1

PLEASE PAY THIS AMOUNT 7,104.00

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

INVOICE# 65X00059
INV DATE 05/31/16
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#

AMOUNT 7,104.00

SERVICE ADDRESS: MONTROSE (HOUSTON, TX)

DATE	DESCRIPTION	AMOUNT
05/04/16	LOCATION: MONTROSE	
05/04/16	65X00059 SWEEPING-FLAT MAIN LANES	776.00
05/04/16	TKT 00017229	
05/05/16	65X00059 SWEEPING-FLAT BIKE LANES	776.00
05/05/16	TKT 00017236	
05/05/16	65X00059 SWEEPING-FLAT MAIN LANES	776.00
05/05/16	TKT 00017280	
05/25/16	65X00059 SWEEPING-FLAT BIKE LANES	776.00
05/25/16	TKT 00017289	
Please include the invoice number on your check. There will be a \$50.00 charge on all returned checks.		
INV# 65X00059	CURRENT 14,208.00	30 DAY 60 DAY 90 DAY
ACCT# 229281		DATE 05/31/16
		PAGE 1 OF 1

PLEASE PAY THIS AMOUNT 7,104.00



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Invoice

Date	Invoice #
6/1/2016	42647

Montrose Management District
1300 Post Oak Blvd., Suite 1600
Houston, TX 77055

Description	Amount
Monthly Bookkeeping	1,125.00
Preparation of FY16 2016 Capital Asset and Depreciation Schedules	4,000.00
Finalize trial balances for prior fiscal year	43.75
Correspondence with auditor	187.50
Prepare Unclaimed Property Report	18.25
Delivery of documents	12.50
Preparation of payments for Officer Bescera	31.25
Verification letter for Victor	56.25
Delivery	17.52
Postage	29.76
Copies	46.20
Document Storage & Retention Service	10.70
Total Reimbursable Expenses	104.18
Total	\$5,599.18

100 River Pointe ■ Suite 140 ■ Conroe, Texas 77304 ■ Phone: 936.756.1644 ■ Fax: 936.756.1844
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 150 ■ AUSTIN, TEXAS 78759 ■ 512.782.2400 ■ fax 512.795.9968
1300 Post Oak Blvd. ■ Suite 1600 ■ Houston, Texas 77056 ■ Phone: 713.623.4539 ■ Fax: 713.629.6859

Muze Web Development Partners LLC
3505 E Plum St
Pearland TX 77581
United States
Phone: 281 772-8320

Montrose Management District
Gretchen Larson

Invoice #:	0001392
Date:	May 31, 2016
Balance Due (USD):	\$750.00

To View Your Invoice Online »
1. Go to: <https://muze-development.liveshbooks.com/code>
2. Enter this code: KFuJTBv9YmDFuJup

Item	Description	Unit Cost (\$)	Quantity	Price (\$)
Service	Fix to calendar and resourcing event dates from Houston Arts Alliance feed	750.00	1	750.00
Subtotal:				750.00
Total:				750.00
Amount Paid:				0.00
Balance Due (USD):				\$750.00

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

INVOICE#	IVC00030775
Type	
Date	5/2/2016
Page	1

Bill to:

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

Description	Est. Price
Professional Services rendered in the collection of delinquent taxes, penalties and interest April 2016	\$115.77
Total	\$115.77

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
6/1/2016	21685	NET 15	LC	6/16/2016	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. SITE: BISCUIT UNIT: MONTROSE1	1	350.00	6/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: BLACKSMITH UNIT: MONTROSE2	1	350.00	6/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: CUCHARA UNIT: MONTROSE3	1	350.00	6/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: LOLIVIER UNIT: MONTROSE4	1	350.00	6/1/2016	350.00
RAVEN	RAVEN Video Recording System. SITE: SPECS UNIT: MONTROSE5 / MONTROSE6	2	350.00	6/1/2016	700.00
CONSOLE	Security Camera Video Console	1	150.00	6/1/2016	150.00
Total 530.00					

Monthly Security Invoice

Make checks payable to Sentriforce

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

Sales Tax (0.0%)	\$0.00
Total	\$2,250.00
Payments/Credits	\$0.00
Balance Due	\$2,250.00

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 77006

Invoice # 0000066
Invoice Date June 2, 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	126	3,150.00
Website Updates	Switching out slider items, filtering comments, adding events	25.00	4	100.00
Writing	Editing Michael's work, writing reposts, 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.

This invoice was sent using FreshBooks

pd w/ck #5517

https://tawnytidwell.freshbooks.com/showInvoice?invoiceid=1037872&_alt_domain_cookie... 6/2/2016

Montrose Management District
61-1641864
April 2012 through June 2013

Date	Num	Name	Name Street1	Name Street2	Name City	Name State	Name Zip	Credit
04/09/2012	2933	The Plaza Apartments	% Ennes Management Corp	919 3rd Ave	New York	NY	10022-3002	501.07
07/09/2012	3088	Bishop Annette Cheek	1022 S. Shepherd Dr.	77019	Houston	TX	77019	33.76
07/09/2012	3089	Edmund D. Wolfe	1800 Post Oak Blvd Ste 400	77056	Houston	TX	77056	176.84
08/10/2012	3185	Gary B. Mosley	1014 Tulane St	77008	Houston	TX	77008-6846	86.45
07/14/2013	3346	Anteneh T. Roba	223 Westheimer Rd	77006	Houston	TX	77006	814.88
Total - GOF								1,613.00

pd w/ck #5518

Caryn Adams

UNITED GRAPHICS

Invoice

Date 5/27/2016 Invoice # 21269

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	
			5/27/2016		
Quantity	Item Code	Description	Price Each	Amount	
1	Print	500 - WATCH YOUR CAR SAFETY TRIFOLD BROCHURE: 8.5 X 11 FLAT, COLORS 4/4 ON 100% GLOSS TEXT. CUT, FOLD, AND BOX.	226.00	226.00	
1	Bindery	Out-of-state sale, exempt from sales tax	0.00	0.00	
			0.00%	0.00	
Total				\$226.00	

pd w/ck #5519

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



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

Invoice

Invoice: INV-0000122216
Invoice Date: June 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 Distri
Property Address:

Invoice Due Date: July 1, 2016
Invoice Amount: \$1,916.66
Month of Service: June 2016

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

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

pd 6/1/16 #19320

Yellowstone Landscape - Central Inc. is licensed by the Structural Pest Control Board of Texas (L.C. #7219) 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) 451-7200.

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

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

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 #: 43015377

Date: 6/6/2016

DATE	DESCRIPTION	AMOUNT
	Professional consulting, administration, marketing & public relations, May 2016	\$27,634.69
	GIS/mapping, P. Horton, May 2016	\$18.75
	In-house postage, photocopies, binding, etc.	\$485.50
	Agenda posting, Harris County Clerk, 5/4/2016	\$9.00
	Verizon cell phone, 05/20-06/19/2016	\$52.66
	Verizon cell phone, G. Larson, 05/20-06/19/2016, 50% of shared costs	\$109.01
	Hour Messenger, deliveries, 4/26/16 and 4/19/16	\$58.65
	Hour Messenger, delivery, 05/24/16	\$26.54
	Reimbursable mileage, parking, tolls, related expenses, as follows:	
	D. Hawes, Jan-May 2016	\$412.52
	J. Lowry, May 2016	\$302.60
	H. Robinson, April 2016	\$144.02
	H. Robinson, May 2016	\$109.58
	G. Larson, April 2016	\$179.30
	K. Gonzales, May 31, 2016	\$40.50
	L. Clayton, May 2016	\$14.04
	R. Hill, April 2016	\$6.48
	R. Hill, May 2016	\$6.48
	pd w/ck #5504	

Terms: C.O.D.

Sales Tax: \$0.00

Total Amount: \$29,610.32

Amount Applied: \$0.00

Balance Due: \$29,610.32

Owed As Of: 6/6/2016

30 DAYS	60 DAYS	90 DAYS	Total Owed
			\$29,610.32

white

Black

Clean Scene Cleaners Inc
& Washateria
1337-D W. 43rd St
Tel. 713-681-0248

141376

3209747 Wed11

BEEDON, DENNIS

RG 5/10/2016 10:04 AM

1 Tbl linen 81 Hou	14.99
Total	\$14.99
Sales Tax	1.24
Env. Fee	1.24
Paid	0.00
Balance	\$17.47

713-320-9747

Not responsible for goods left over 30 days

Pieces 1 0

Ready On: 5/11/16
Reprint: 5:00 PM

Wed11 141376

Clean Scene Cleaner's Inc
& Washateria
1337-D W. 43rd St
Tel. 713-681-0248

140812

3209747 Sat30

BEEDON, DENNIS

RG 4/29/2016 18:PM

1 Tbl linen 81 Hou	14.99
Total	\$14.99
Sales Tax	1.24
Env. Fee	1.24
Paid	0.00
Balance	\$17.47

713-320-9747

Not responsible for goods left over 30 days

Pieces 1 0

Ready On: 4/30/16
5:00 PM

Sat30 140812

Sales Receipt #12166

5/11/2016 9:38 AM
Store 1



Bravo Key and Lock
1756 Westheimer Rd. #C
Houston, TX 77058
713-523-5397

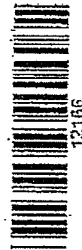
Cashier: Sysadmin

Item #	Qty	Price	Ext Price
1 REGULAR KEYS	6	\$2.00	\$12.00 T
72 3/4 KEY RINGS	2	\$0.40	\$0.80 T
Local Sales Tax			\$18.80
Subtotal:			\$18.80
8.25 % Tax			\$1.39
RECEIPT TOTAL:			\$19.19

Amount Tendered: \$20.00
Change Given: \$1.81

Cash: \$20.00

Thanks for shopping with us!
Have a nice day!



12166

5020
Hou
Key

pd w/lock # 5501

Breakfast Mtg
Docs 5/24

Copies for
Breakfast
Seminar
Camp 9
5/24

Copy.com
1201-F Westheimer
Houston, TX 77006
(713) 528-1201

Quantity	Line	Price	Discount	Amount
1	5.00	0.00	5.00	
COMPUTER FULL SERVE OUTP BASIC				
148	0.49	0.00	82.32	
...COLOR RIBS 8.5 X 11 PHOTO PAPER				
SUB-TOTAL				87.32
TAX				7.20
TOTAL				94.52
MasterCard				94.52
CHANGE				0.00

XXXXXXXXXXXX7757 XX/XX 08674Z

Invoice Number : 981798

Date : 05/24/16 Register #: 3
Time : 7:36 AM Employee #: 135

Thank you.

...

pd w/ok #5501

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

6. Receive and approve the FY 2015 financial report and audit from McCall Gibson Swedlund Barfoot PLLC.

DRAFT

MONTROSE MANAGEMENT DISTRICT

HARRIS COUNTY, TEXAS

ANNUAL FINANCIAL REPORT

DECEMBER 31, 2015

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**MONTROSE MANAGEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2015**

Management's discussion and analysis of the Montrose Management District's (the "District") financial performance provides an overview of the District's financial activities for the fiscal year ended December 31, 2015. Please read it in conjunction with the District's financial statements, which begin on page 8.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The basic financial statements include: (1) combined fund financial statements and government-wide financial statements and (2) notes to the financial statements. The combined fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Funds Balance Sheet and (2) the Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balances. This report also includes other supplementary information in addition to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The District's annual report includes two financial statements combining the government-wide financial statements and the fund financial statements. The government-wide portion of these statements provides both long-term and short-term information about the District's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The first of the government-wide statements is the Statement of Net Position. This information is found in the Statement of Net Position column on pages 8 and 9. The Statement of Net Position is the District-wide statement of its financial position presenting information that includes all of the District's assets and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District as a whole is improving or deteriorating. Evaluation of the overall health of the District would extend to other non-financial factors.

The government-wide portion of the Statement of Activities on pages 11 and 12 reports how the District's net position changed during the current year. All current year revenues and expenses are included regardless of when cash is received or paid.

FUND FINANCIAL STATEMENTS

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has two major governmental funds. The General Funds for the East Zone and West Zone account for resources not accounted for in another fund, assessment revenues, costs and general expenditures.

**MONTROSE MANAGEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2015**

FUND FINANCIAL STATEMENTS (Continued)

Governmental funds are reported in each of the financial statements. The focus in the fund statements provides a distinctive view of the District's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the District and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position on page 10 and the Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities on page 13 explain the differences between the two presentations and assist in understanding the differences between these two perspectives.

NOTES TO THE FINANCIAL STATEMENTS

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements. The notes to the financial statements can be found on pages 14 through 23 in this report.

OTHER INFORMATION

In addition to the financial statements and accompanying notes, this report also presents certain required supplementary information ("RSI"). Budgetary comparison schedules are included as RSI for the Governmental Funds Total and East Zone and West Zone General Funds.

**MONTROSE MANAGEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2015**

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The District's assets exceeded liabilities and deferred inflows of resources by \$1,126,927 as of December 31, 2015. A portion of the District's net position reflects its net investment in capital assets (e.g., signage, a vehicle and related equipment), less any debt used to acquire those assets that is still outstanding. The District uses these assets to provide security services.

The following is a comparative analysis of government-wide changes in net position.

	Summary of Changes in the Statement of Net Position		
	2015	2014	Change Positive (Negative)
Current and Other Assets	\$ 3,382,757	\$ 2,929,004	\$ 453,753
Capital Assets (Net of Accumulated Depreciation)	<u>8,147</u>	<u>8,780</u>	<u>(633)</u>
Total Assets	<u>\$ 3,390,904</u>	<u>\$ 2,937,784</u>	<u>\$ 453,120</u>
Total Liabilities	<u>\$ 109,216</u>	<u>\$ 100,952</u>	<u>\$ (8,264)</u>
Deferred Inflows of Resources	<u>\$ 2,154,761</u>	<u>\$ 1,983,240</u>	<u>\$ (171,521)</u>
Net Position:			
Net Investment in Capital Assets	\$ 8,147	\$ 8,780	\$ (633)
Unrestricted	<u>1,118,780</u>	<u>844,812</u>	<u>273,968</u>
Total Net Position	<u>\$ 1,126,927</u>	<u>\$ 853,592</u>	<u>\$ 273,335</u>

**MONTROSE MANAGEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2015**

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The following table provides a summary of the District's operations for the years ended December 31, 2015 and December 31, 2014. The District's net position increased by \$273,335

	Summary of Changes in the Statement of Activities		
	2015	2014	Change Positive (Negative)
Revenues:			
Property Assessments	\$ 1,934,021	\$ 1,631,269	\$ 302,752
Other Revenues	<u>52,180</u>	<u>66,163</u>	<u>(13,983)</u>
Total Revenues	\$ 1,986,201	\$ 1,697,432	\$ 288,769
Expenses for Services	<u>1,712,866</u>	<u>1,551,925</u>	<u>(160,941)</u>
Change in Net Position	\$ 273,335	\$ 145,507	\$ 127,828
Net Position, Beginning of Year	<u>853,592</u>	<u>708,085</u>	<u>145,507</u>
Net Position, End of Year	<u>\$ 1,126,927</u>	<u>\$ 853,592</u>	<u>\$ 273,335</u>

FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS

The General Fund balance for the East Zone increased by \$62,902 due to assessment revenues exceeding current year expenditures. The General Fund balance for the West Zone increased by \$224,859 due to assessment revenues exceeding current year expenditures.

GENERAL FUNDS BUDGETARY HIGHLIGHTS

The Board of Directors did not amend the General Fund budgets during the current fiscal year. Governmental funds total revenues were \$8,709 more than budgeted and governmental funds total expenditures were \$1,501,009 less than budgeted. East Zone revenues were \$15,082 more than budgeted due to more assessment revenue collected than budgeted. East Zone expenditures were \$476,542 less than budgeted. West Zone revenues were \$6,373 less than budgeted due primarily to less assessment revenue collected than budgeted. West Zone expenditures were \$1,024,467 less than budgeted. See the budget to actual comparisons on pages 25 through 27.

**MONTROSE MANAGEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2015**

CAPITAL ASSETS

The District's capital assets as of December 31, 2015, amount to \$8,147 (net of accumulated depreciation). These capital assets include one vehicle, related equipment and signage.

Capital Assets At Year-End, Net of Accumulated Depreciation

Capital Assets Subject to Depreciation:	
Automobiles, Equipment and Signage	\$ <u>8,147</u>

Additional information on the District's capital assets can be found in Note 4 on page 21 of this report.

LONG-TERM DEBT ACTIVITY

The District does not have any long-term debt as of December 31, 2015.

CONTACTING THE DISTRICT'S MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Montrose Management District, c/o Hawes Hill Calderon LLP, P.O. Box 22167, Houston, TX, 77227-2167.

MONTROSE MANAGEMENT DISTRICT
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
DECEMBER 31, 2015

	East Zone General Fund	West Zone General Fund	Governmental Funds Total
ASSETS			
Cash, Note 3	\$ 274,984	\$ 579,088	\$ 854,072
Investments, Note 3	312,000	438,000	750,000
Receivables:			
Assessments	471,854	1,289,958	1,761,812
Penalty and Interest	1,111	8,701	9,812
Accrued Interest	484	490	974
Due From Bank	80		80
Prepaid Costs	2,560	3,447	6,007
Capital Assets (Net of Accumulated Depreciation), Note 4			
TOTAL ASSETS	<u>\$ 1,063,073</u>	<u>\$ 2,319,684</u>	<u>\$ 3,382,757</u>
LIABILITIES			
Accounts Payable	\$ 34,972	\$ 70,594	\$ 105,566
Payroll Liabilities	19	41	60
Due to Taxpayers	<u>3,503</u>	<u>87</u>	<u>3,590</u>
TOTAL LIABILITIES	<u>\$ 38,494</u>	<u>\$ 70,722</u>	<u>\$ 109,216</u>
DEFERRED INFLOWS OF RESOURCES			
Assessments	<u>\$ 656,879</u>	<u>\$ 1,537,078</u>	<u>\$ 2,193,957</u>
FUND BALANCES			
Nonspendable Prepaid Costs	\$ 2,560	\$ 3,447	\$ 6,007
Unassigned	<u>365,140</u>	<u>708,437</u>	<u>1,073,577</u>
TOTAL FUND BALANCES	<u>\$ 367,700</u>	<u>\$ 711,884</u>	<u>\$ 1,079,584</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 1,063,073</u>	<u>\$ 2,319,684</u>	<u>\$ 3,382,757</u>
NET POSITION			
Net Investment in Capital Assets			
Unrestricted			
TOTAL NET POSITION			

The accompanying notes to the financial
statements are an integral part of this report.

<u>Adjustments</u>	<u>Statement of Net Position</u>
\$	\$ 854,072
	750,000
	1,761,812
	9,812
	974
	80
	6,007
<u>8,147</u>	<u>\$ 8,147</u>
<u>\$ 8,147</u>	<u>\$ 3,390,904</u>
\$	\$ 105,566
	60
	<u>3,590</u>
<u>\$</u>	<u>\$ 109,216</u>
<u>\$ (39,196)</u>	<u>\$ 2,154,761</u>
\$ (6,007)	\$
<u>(1,073,577)</u>	
<u>\$ (1,079,584)</u>	<u>\$ -0-</u>
\$ 8,147	\$ 8,147
<u>1,118,780</u>	<u>1,118,780</u>
<u>\$ 1,126,927</u>	<u>\$ 1,126,927</u>

The accompanying notes to the financial
statements are an integral part of this report.

MONTROSE MANAGEMENT DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2015

Total Fund Balances - Governmental Funds \$ 1,079,584

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in the governmental funds. 8,147

Deferred assessment and penalty and interest revenues for the 2014 and prior levies became part of recognized revenues in the governmental activities of the District. 39,196

Total Net Position - Governmental Activities \$ 1,126,927

The accompanying notes to the financial
statements are an integral part of this report.

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MONTROSE MANAGEMENT DISTRICT
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2015

	East Zone General Fund	West Zone General Fund
REVENUES		
Assessment Revenues	\$ 610,991	\$ 1,335,027
Penalty and Interest	9,065	17,537
Investment Revenues	1,709	2,168
Miscellaneous Revenues	<u>6,417</u>	<u>17,080</u>
TOTAL REVENUES	\$ <u>628,182</u>	\$ <u>1,371,812</u>
EXPENDITURES/EXPENSES		
Service Operations:		
Security and Public Safety	\$ 140,496	\$ 292,938
Mobility and Transportation	70,143	147,278
Visual Improvements and Cultural	51,239	60,009
Business Development	150,598	319,132
Administrative Expenditures	152,804	327,596
Depreciation		
TOTAL EXPENDITURES/EXPENSES	\$ <u>565,280</u>	\$ <u>1,146,953</u>
NET CHANGE IN FUND BALANCES	\$ 62,902	\$ 224,859
CHANGE IN NET POSITION		
FUND BALANCES/NET POSITION – JANUARY 1, 2015	<u>304,798</u>	<u>487,025</u>
FUND BALANCES/NET POSITION – DECEMBER 31, 2015	\$ <u>367,700</u>	\$ <u>711,884</u>

The accompanying notes to the financial
statements are an integral part of this report.

Governmental Funds Total	Adjustments	Statement of Activities
\$ 1,946,018	\$ (11,997)	\$ 1,934,021
26,602	(1,796)	24,806
3,877		3,877
<u>23,497</u>		<u>23,497</u>
\$ <u>1,999,994</u>	\$ <u>(13,793)</u>	\$ <u>1,986,201</u>
\$ 433,434	\$	\$ 433,434
217,421		217,421
111,248		111,248
469,730		469,730
480,400		480,400
	633	633
<u>\$ 1,712,233</u>	<u>\$ 633</u>	<u>\$ 1,712,866</u>
\$ 287,761	\$ (287,761)	\$
	273,335	273,335
<u>791,823</u>	<u>61,769</u>	<u>853,592</u>
\$ <u>1,079,584</u>	\$ <u>47,343</u>	\$ <u>1,126,927</u>

The accompanying notes to the financial statements are an integral part of this report.

MONTROSE MANAGEMENT DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2015

Net Change in Fund Balances - Governmental Funds	\$ 287,761
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.	(633)
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Governmental funds report assessment and penalty and interest revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the assessments and penalty and interest are levied.	<u>(13,793)</u>
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Change in Net Position - Governmental Activities	<u>\$ 273,335</u>
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The accompanying notes to the financial
statements are an integral part of this report.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2015

NOTE 1. CREATION OF DISTRICT

The Harris County Improvement District No. 6, also known as the East Montrose Management District ("East Zone"), was created, effective June 17, 2005, by the Texas Legislature under provisions of House Bill No. 3518, of the 79th Legislature, Regular Session, 2005, codified as Chapter 3843, Texas Special District Local Laws Code (formerly Subchapter K, Chapter 376, Texas Local Government Code). The Harris County Improvement District No. 11, also known as the West Montrose Management District ("West Zone"), was created, effective June 19, 2009, by the Texas Legislature under provisions of House Bill 4722, of the 81st Legislature, Regular Session, 2009, codified as Chapter 3878, Texas Special District Local Laws Code (formerly Subchapter K, Chapter 376, Texas Local Government Code). Pursuant to the provisions of the Acts creating the Districts, the Districts are empowered to promote, develop, encourage, and maintain employment, commerce, transportation, housing, tourism, recreation, arts and entertainment, economic development, safety, and the public welfare in the Harris County Improvement District No. 6 and the Harris County Improvement District No. 11 (collectively the "Districts"). On February 15, 2011, the two Districts lawfully consolidated and became known as the Montrose Management District (the "District").

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board ("GASB"). In addition, the accounting records of the District are maintained generally in accordance with the *Water District Financial Management Guide* published by the Texas Commission on Environmental Quality (the "Commission").

The District is a political subdivision of the State of Texas governed by an appointed board. GASB has established the criteria for determining whether or not an entity is a primary government or a component unit of a primary government. The primary criteria are that it has a separately appointed governing body, it is legally separate, and it is fiscally independent of other state and local governments. Under these criteria, the District is considered a primary government and is not a component unit of any other government. Additionally, no other entities meet the criteria for inclusion in the District's financial statement as component units.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2015

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting.

The GASB Codification set forth standards for external financial reporting for all state and local government entities, which include a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net positions into three components: Net Investment in Capital Assets; Restricted; and Unrestricted. These classifications are defined as follows:

- Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

When both restricted and unrestricted resources are available for use, generally it is the District's policy to use restricted resources first.

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the District as a whole. The District's Statement of Net Position and Statement of Activities are combined with the governmental fund financial statements. The District is viewed as a special-purpose government and has the option of combining these financial statements.

The Statement of Net Position is reported by adjusting the governmental fund types to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. Any amounts recorded due to and due from other funds are eliminated in the Statement of Net Position.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2015

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide Financial Statements (Continued)

The Statement of Activities is reported by adjusting the governmental fund types to report only items related to current year revenues and expenditures. Items such as capital outlay are allocated over their estimated useful lives as depreciation expense. Internal activities between governmental funds, if any, are eliminated by adjustment to obtain net total revenue and expense of the government-wide Statement of Activities.

Fund Financial Statements

As discussed above, the District's fund financial statements are combined with the government-wide statements. The fund statements include a Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances.

Governmental Funds

The District has two major governmental funds.

General Funds - For the East Zone and West Zone to account for resources not required to be accounted for in another fund, assessment revenues, costs and general expenditures.

Basis of Accounting

The District uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both "measurable and available." Measurable means the amount can be determined. Available means collectible within the current period or soon enough thereafter to pay current liabilities. The District considers revenue reported in governmental funds to be available if they are collectible within 60 days after year end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

Annual assessments considered available by the District and included in revenue include the 2014 assessments collected during the period October 1, 2014 to December 31, 2015. In addition, assessments collected from January 1, 2015, to December 31, 2015, for the 2013 and prior assessment levies are included in revenues. The 2015 annual assessments for the District have been fully deferred to meet the operating expenditures for the 2016 fiscal year.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2015

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of Accounting (Continued)

Amounts transferred between the funds are reported as other financing sources or uses. Loans between the funds are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis.

Capital Assets

Capital assets, which include office equipment and fixtures and vehicles, are reported in the government-wide Statement of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their fair market value on the date donated. Repairs and maintenance are recorded as expenditures in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Interest costs, including developer interest, engineering fees and certain other costs are capitalized as part of the asset.

Assets are capitalized, including infrastructure assets, if they have an original cost greater than \$5,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation. Estimated useful lives are as follows:

	<u>Years</u>
Automobiles, Equipment and Signage	3-5

Budgeting

In compliance with governmental accounting principles, the Board of Directors annually adopts an unappropriated budget for the General Fund of the East Zone and the West Zone. The budgets were not amended during the current fiscal year.

Pensions

The District has not established a pension plan as the District does not have employees. The Internal Revenue Service has determined that fees of office received by Directors are considered to be wages subject to federal income tax withholding for payroll tax purposes only.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2015

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are presented using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities associated with the activities are reported. Fund equity is classified as net position.

Governmental fund types are accounted for on a spending or financial flow measurement focus. Accordingly, only current assets and current liabilities are included on the Balance Sheet, and the reported fund balances provide an indication of available spendable or appropriable resources. Operating statements of governmental fund types report increases and decreases in available spendable resources. The District's fund balances are classified using the following hierarchy:

Nonspendable: amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.

Restricted: amounts that can be spent only for specific purposes because of constitutional provisions, or enabling legislation, or because of constraints that are imposed externally.

Committed: amounts that can be spent only for purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. This action must be made no later than the end of the fiscal year. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The District does not have any committed fund balances.

Assigned: amounts that do not meet the criteria to be classified as restricted or committed, but that are intended to be used for specific purposes. The District has not adopted a formal policy regarding the assignment of fund balances.

Unassigned: all other spendable amounts in the General Fund.

When expenditures are incurred for which restricted, committed, assigned or unassigned fund balances are available, the District considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2015

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Accounting Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the Authority of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year end, the carrying amount of the District's deposits was \$1,604,072 and the bank balance was \$1,628,295. Of the bank balance, \$900,000 was covered by federal depository insurance and the balance was covered by collateral pledged in the name of the District and held in a third party depository.

The carrying values of the deposits are included in the Governmental Funds Balance Sheets and the Statement of Net Position at December 31, 2015, as listed below:

	<u>CASH</u>	<u>CERTIFICATES OF DEPOSIT</u>	<u>TOTAL</u>
EAST ZONE GENERAL FUND	\$ 274,984	\$ 312,000	\$ 586,984
WEST ZONE GENERAL FUND	<u>579,088</u>	<u>438,000</u>	<u>1,017,088</u>
TOTAL DEPOSITS	<u>\$ 854,072</u>	<u>\$ 750,000</u>	<u>\$ 1,604,072</u>

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2015

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Investments

Under Texas law, the District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all District funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the District's financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. The District's investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." No person may invest District funds without express written authority from the Board of Directors.

Texas statutes include specifications for and limitations applicable to the District and its authority to purchase investments as defined in the Public Funds Investment Act. Authorized investments are summarized as follows: (1) obligations of the United States or its agencies and instrumentalities, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, (5) certain A rated or higher obligations of states, agencies, counties, cities, and other political subdivisions of any state, (6) bonds issued, assumed or guaranteed by the State of Israel, (7) insured or collateralized certificates of deposit, (8) certain fully collateralized repurchase agreements secured by delivery, (9) certain bankers' acceptances with limitations, (10) commercial paper rated A-1 or P-1 or higher and a maturity of 270 days or less, (11) no-load money market mutual funds and no-load mutual funds with limitations, (12) certain guaranteed investment contracts, (13) certain qualified governmental investment pools and (14) a qualified securities lending program.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2015

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

As of December 31, 2015, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities in Years			
		Less Than 1	1-5	6-10	More Than 10
<u>EAST ZONE GENERAL</u>					
<u>FUND -</u>					
Certificates of Deposit	\$ 312,000	\$ 312,000	\$	\$	\$
<u>WEST ZONE GENERAL</u>					
<u>FUND -</u>					
Certificates of Deposit	<u>438,000</u>	<u>438,000</u>			
Total Investments	<u>\$ 750,000</u>	<u>\$ 750,000</u>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>

NOTE 4. CAPITAL ASSETS

Capital assets activity for the year ended December 31, 2015:

	January 1, 2015	Additions/Deductions	December 31, 2015
Capital Assets Subject to Depreciation			
Automobiles, Equipment and Signage	<u>\$ 39,087</u>	<u>\$ 0</u>	<u>\$ 39,087</u>
Less Accumulated Depreciation			
Automobiles, Equipment and Signage	<u>\$ 30,307</u>	<u>\$ (633)</u>	<u>\$ 30,940</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>\$ 8,780</u>	<u>\$ (633)</u>	<u>\$ 8,147</u>

NOTE 5. ANNUAL ASSESSMENTS

In accordance with the Acts creating the Districts, the Districts may levy ad valorem taxes or assessment fees in accordance with Chapter 375, Local Government Code, to provide improvements and services for a project or activity the Districts are authorized to acquire, construct, improve, or provide under this Act.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2015

NOTE 5. ANNUAL ASSESSMENTS (Continued)

On April 16, 2008, an order was adopted granting a petition for a service plan and an assessment roll for the East Zone. The order authorized levying an annual assessment which would assure sufficient funding for the services provided under the ten year (2008-2017) term of the Service Plan. The order authorized an assessment of \$0.125 per \$100 valuation on land and improvements within the East Zone throughout the term of the Service Plan.

During the year ended December 31, 2015, the East Zone levied an assessment of \$0.125 per \$100 of assessed valuation of taxable real property, which resulted in an assessment of \$652,486 for the 2015 assessment year. Total revenue of \$610,991 has been recorded in the current year.

On January 10, 2011, an order was adopted granting a petition for a service plan and an assessment roll for the West Zone. The order authorized levying an annual assessment which would assure sufficient funding for the services provided under the nine year (2009-2017) term of the Service Plan. The order authorized an assessment of \$0.125 per \$100 valuation on land and improvements within the West Zone throughout the term of the Service Plan.

During the year ended December 31, 2015, the West Zone levied an assessment of \$0.125 per \$100 of assessed valuation of taxable real property, which resulted in an assessment of \$1,502,274 for the 2015 assessment year. Total revenue of \$1,335,027 has been recorded in the current year.

The District's calendar for collection of the assessments is as follows:

- Levy Date - October 1 or as soon thereafter as practicable
- Lien Date - January 1.
- Due Date - Not later than January 31.
- Delinquent Date - February 1, at which time the taxpayer is liable for penalty and interest.

NOTE 6. RISK MANAGEMENT

The District is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, and natural disasters. The District participates in the Texas Municipal League Intergovernmental Risk Pool (TML) to provide general liability, automobile, errors and omissions, law enforcement and real and personal property coverage.

MONTROSE MANAGEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2015

NOTE 6. RISK MANAGEMENT (Continued)

The District, along with other participating entities, contributes annual amounts determined by TML's management. As claims arise they are submitted and paid by TML. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

MONTROSE MANAGEMENT DISTRICT

REQUIRED SUPPLEMENTARY INFORMATION

DECEMBER 31, 2015

MONTROSE MANAGEMENT DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL – GOVERNMENTAL FUNDS TOTAL
FOR THE YEAR ENDED DECEMBER 31, 2015

	Original and Final Budget	Actual	Variance Positive (Negative)
REVENUES			
Assessment Revenues	\$ 1,959,460	\$ 1,946,018	\$ (13,442)
Penalty and Interest	29,000	26,602	(2,398)
Investment Revenues	2,825	3,877	1,052
Miscellaneous Revenues		23,497	23,497
TOTAL REVENUES	<u>\$ 1,991,285</u>	<u>\$ 1,999,994</u>	<u>\$ 8,709</u>
EXPENDITURES			
Service Operations:			
Security and Public Safety	\$ 533,625	\$ 433,434	\$ 100,191
Mobility and Transportation	1,100,000	217,421	882,579
Visual Improvements and Cultural	720,000	111,248	608,752
Business Development	446,550	469,730	(23,180)
Administrative Expenditures	413,067	480,400	(67,333)
TOTAL EXPENDITURES	<u>\$ 3,213,242</u>	<u>\$ 1,712,233</u>	<u>\$ 1,501,009</u>
NET CHANGE IN FUND BALANCE	<u>\$ (1,221,957)</u>	<u>\$ 287,761</u>	<u>\$ 1,509,718</u>
FUND BALANCE – JANUARY 1, 2015	<u>791,823</u>	<u>791,823</u>	
FUND BALANCE – DECEMBER 31, 2015	<u>\$ (430,134)</u>	<u>\$ 1,079,584</u>	<u>\$ 1,509,718</u>

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL – EAST ZONE
FOR THE YEAR ENDED DECEMBER 31, 2015

	Original and Final Budget	Actual	Variance Positive (Negative)
REVENUES			
Assessment Revenues	\$ 601,860	\$ 610,991	\$ 9,131
Penalty and Interest	10,000	9,065	(935)
Investment Revenues	1,240	1,709	469
Miscellaneous Revenues		6,417	6,417
TOTAL REVENUES	<u>\$ 613,100</u>	<u>\$ 628,182</u>	<u>\$ 15,082</u>
EXPENDITURES			
Service Operations:			
Security and Public Safety	\$ 160,467	\$ 140,496	\$ 19,971
Mobility and Transportation	332,000	70,143	261,857
Visual Improvements and Cultural	251,000	51,239	199,761
Business Development	142,651	150,598	(7,947)
Administrative Expenditures	155,704	152,804	2,900
TOTAL EXPENDITURES	<u>\$ 1,041,822</u>	<u>\$ 565,280</u>	<u>\$ 476,542</u>
NET CHANGE IN FUND BALANCE	<u>\$ (428,722)</u>	<u>\$ 62,902</u>	<u>\$ 491,624</u>
FUND BALANCE – JANUARY 1, 2015	<u>304,798</u>	<u>304,798</u>	
FUND BALANCE – DECEMBER 31, 2015	<u>\$ (123,924)</u>	<u>\$ 367,700</u>	<u>\$ 491,624</u>

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL – WEST ZONE
FOR THE YEAR ENDED DECEMBER 31, 2015

	Original and Final Budget	Actual	Variance Positive (Negative)
REVENUES			
Assessment Revenues	\$ 1,357,600	\$ 1,335,027	\$ (22,573)
Penalty and Interest	19,000	17,537	(1,463)
Investment Revenues	1,585	2,168	583
Miscellaneous Revenues		17,080	17,080
TOTAL REVENUES	<u>\$ 1,378,185</u>	<u>\$ 1,371,812</u>	<u>\$ (6,373)</u>
EXPENDITURES			
Service Operations:			
Security and Public Safety	\$ 373,158	\$ 292,938	\$ 80,220
Mobility and Transportation	768,000	147,278	620,722
Visual Improvements and Cultural	469,000	60,009	408,991
Business Development	303,899	319,132	(15,233)
Administrative Expenditures	257,363	327,596	(70,233)
TOTAL EXPENDITURES	<u>\$ 2,171,420</u>	<u>\$ 1,146,953</u>	<u>\$ 1,024,467</u>
NET CHANGE IN FUND BALANCE	<u>\$ (793,235)</u>	<u>\$ 224,859</u>	<u>\$ 1,018,094</u>
FUND BALANCE – JANUARY 1, 2015	<u>487,025</u>	<u>487,025</u>	
FUND BALANCE – DECEMBER 31, 2015	<u>\$ (306,210)</u>	<u>\$ 711,884</u>	<u>\$ 1,018,094</u>

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
SUPPLEMENTARY INFORMATION – REQUIRED BY THE
WATER DISTRICT FINANCIAL MANAGEMENT GUIDE
DECEMBER 31, 2015

MONTROSE MANAGEMENT DISTRICT
GENERAL FUND EXPENDITURES – GOVERNMENTAL FUNDS TOTAL
FOR THE YEAR ENDED DECEMBER 31, 2015

PURCHASED SERVICES FOR RESALE:

Security and Public Safety	\$ 433,434
Mobility and Transportation	217,421
Visual Improvements and Cultural	111,248
Business Development	469,730
Administrative Expenditures	<u>480,400</u>

TOTAL EXPENDITURES	<u>\$ 1,712,233</u>
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See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
GENERAL FUND EXPENDITURES – EAST ZONE
FOR THE YEAR ENDED DECEMBER 31, 2015

PURCHASED SERVICES FOR RESALE:

Security and Public Safety	\$ 140,496
Mobility and Transportation	70,143
Visual Improvements and Cultural	51,239
Business Development	150,598
Administrative Expenditures	<u>152,804</u>

TOTAL EXPENDITURES	<u>\$ 565,280</u>
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See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
GENERAL FUND EXPENDITURES – WEST ZONE
FOR THE YEAR ENDED DECEMBER 31, 2015

PURCHASED SERVICES FOR RESALE:

Security and Public Safety	\$ 292,938
Mobility and Transportation	147,278
Visual Improvements and Cultural	60,009
Business Development	319,132
Administrative Expenditures	<u>327,596</u>

TOTAL EXPENDITURES **\$ 1,146,953**

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
INVESTMENTS
DECEMBER 31, 2015

<u>Funds</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at End of Year</u>
<u>EAST ZONE</u>					
Certificate of Deposit	xxxxxxxx43	.45%	05/31/2016	\$ 50,000	\$ 92
Certificate of Deposit	xxxxxxxx69	.45%	05/02/2016	50,000	110
Certificate of Deposit	xxxxxxxx11	.45%	05/31/2016	50,000	75
Certificate of Deposit	xxxxxxxx89	.30%	02/28/2016	50,000	111
Certificate of Deposit	xxxxxxxx19	.75%	11/19/2016	<u>112,000</u>	<u>97</u>
TOTAL EAST ZONE				<u>\$ 312,000</u>	<u>\$ 485</u>
<u>WEST ZONE</u>					
Certificate of Deposit	xxxxxxxx10	.40%	06/09/2016	\$ 50,000	\$ 43
Certificate of Deposit	xxxxxxxx97	.30%	02/28/2016	50,000	111
Certificate of Deposit	xxxxxx3030	.21%	03/31/2016	50,000	60
Certificate of Deposit	xxxxxx8030	.21%	03/24/2016	50,000	70
Certificate of Deposit	xxxxxxxx19	.75%	11/19/2016	<u>238,000</u>	<u>205</u>
TOTAL WEST ZONE				<u>\$ 438,000</u>	<u>\$ 489</u>
GRAND TOTAL				<u>\$ 750,000</u>	<u>\$ 974</u>

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
CHANGE IN ASSESSMENTS RECEIVABLE – GOVERNMENTAL FUNDS TOTAL
FOR THE YEAR ENDED DECEMBER 31, 2015

	<u>Assessments</u>	
ASSESSMENTS RECEIVABLE –		
JANUARY 1, 2015	\$ 1,763,253	
Adjustments to Beginning Balance	<u>(49,219)</u>	\$ 1,714,034
Original 2015 Assessments Roll	\$ 2,154,760	
Adjustment to 2015 Assessments Roll	<u> </u>	<u>2,154,760</u>
TOTAL TO BE ACCOUNTED FOR		\$ 3,868,794
ASSESSMENT COLLECTIONS:		
Prior Year	\$ 1,684,649	
Current Year	<u>422,333</u>	<u>2,106,982</u>
ASSESSMENTS RECEIVABLE – DECEMBER 31, 2015		<u>\$ 1,761,812</u>
ASSESSMENTS RECEIVABLE BY YEAR:		
2015		\$ 1,732,427
2014		12,425
2013		10,909
2012		4,316
2011		1,616
2010		38
2009		38
2008		<u>43</u>
		<u>\$ 1,761,812</u>

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
CHANGE IN ASSESSMENTS RECEIVABLE – EAST ZONE
FOR THE YEAR ENDED DECEMBER 31, 2015

	<u>Assessments</u>	
ASSESSMENTS RECEIVABLE –		
JANUARY 1, 2015	\$ 555,197	
Adjustments to Beginning Balance	<u>(7,866)</u>	\$ 547,331
Original 2015 Assessments Roll	\$ 652,486	
Adjustment to 2015 Assessments Roll	<u> </u>	<u>652,486</u>
TOTAL TO BE ACCOUNTED FOR		\$ 1,199,817
ASSESSMENT COLLECTIONS:		
Prior Year	\$ 544,049	
Current Year	<u>183,914</u>	<u>727,963</u>
ASSESSMENTS RECEIVABLE – DECEMBER 31, 2015		<u>\$ 471,854</u>
ASSESSMENTS RECEIVABLE BY YEAR:		
2015		\$ 468,572
2014		1,589
2013		831
2012		705
2011		38
2010		38
2009		38
2008		<u>43</u>
		<u>\$ 471,854</u>

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
CHANGE IN ASSESSMENTS RECEIVABLE – WEST ZONE
FOR THE YEAR ENDED DECEMBER 31, 2015

	<u>Assessments</u>	
ASSESSMENTS RECEIVABLE –		
JANUARY 1, 2015	\$ 1,208,056	
Adjustments to Beginning Balance	<u>(41,353)</u>	\$ 1,166,703
Original 2015 Assessments Roll	\$ 1,502,274	
Adjustment to 2015 Assessments Roll	<u> </u>	<u>1,502,274</u>
TOTAL TO BE ACCOUNTED FOR		\$ 2,668,977
ASSESSMENT COLLECTIONS:		
Prior Year	\$ 1,140,600	
Current Year	<u>238,419</u>	<u>1,379,019</u>
ASSESSMENTS RECEIVABLE – DECEMBER 31, 2015		<u>\$ 1,289,958</u>
ASSESSMENTS RECEIVABLE BY YEAR:		
2015		\$ 1,263,855
2014		10,836
2013		10,078
2012		3,611
2011		<u>1,578</u>
		<u>\$ 1,289,958</u>

See accompanying independent auditor's report.

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MONTROSE MANAGEMENT DISTRICT
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GOVERNMENTAL FUNDS TOTAL – FIVE YEARS

	<u>Amounts</u>		
	<u>2015</u>	<u>2014</u>	<u>2013</u>
REVENUES			
Assessment Revenues	\$ 1,946,018	\$ 1,616,864	\$ 1,406,939
Penalty and Interest	26,602	22,479	23,846
Investment Revenues	3,877	3,302	3,216
Miscellaneous Revenues	<u>23,497</u>	<u>28,775</u>	<u>21,433</u>
TOTAL REVENUES	<u>\$ 1,999,994</u>	<u>\$ 1,671,420</u>	<u>\$ 1,455,434</u>
EXPENDITURES			
Service Operations:			
Security and Public Safety	\$ 433,434	\$ 476,017	\$ 470,533
Mobility and Transportation	217,421	148,451	40,136
Visual Improvements and Cultural	111,248	99,618	95,660
Business Development	469,730	385,796	322,499
Administrative Expenditures	480,400	430,079	451,560
Creation and Petition Services			
TOTAL EXPENDITURES	<u>\$ 1,712,233</u>	<u>\$ 1,539,961</u>	<u>\$ 1,380,388</u>
NET CHANGE IN FUND BALANCES	\$ 287,761	\$ 131,459	\$ 75,046
FUND BALANCE – Beginning of the Year	<u>791,823</u>	<u>660,364</u>	<u>585,318</u>
FUND BALANCE – End of the Year	<u>\$ 1,079,584</u>	<u>\$ 791,823</u>	<u>\$ 660,364</u>

See accompanying independent auditor's report.

		Percent of Total Revenues				
<u>2012</u>	<u>2011</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
\$ 1,299,077	\$ 1,216,293	97.3%	96.7%	96.7%	97.3%	95.6%
20,122	30,768	1.3	1.4	1.6	1.5	2.4
3,108	1,597	0.2	0.2	0.2	0.2	0.1
<u>13,702</u>	<u>23,476</u>	<u>1.2</u>	<u>1.7</u>	<u>1.5</u>	<u>1.0</u>	<u>1.9</u>
<u>\$ 1,336,009</u>	<u>\$ 1,272,134</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>
\$ 474,394	\$ 406,687	21.7%	28.4%	32.3%	35.5%	32.0%
41,307	127,834	10.9	8.9	2.8	3.1	10.0
82,610	43,871	5.6	6.0	6.6	6.2	3.4
250,982	101,092	23.5	23.1	22.2	18.8	7.9
380,157	365,614	24.0	25.7	31.0	28.4	28.7
<u>40,950</u>					<u>3.1</u>	
<u>\$ 1,270,400</u>	<u>\$ 1,045,098</u>	<u>85.7%</u>	<u>92.1%</u>	<u>94.9%</u>	<u>95.1%</u>	<u>82.0%</u>
\$ 65,609	\$ 227,036	<u>14.3%</u>	<u>7.9%</u>	<u>5.1%</u>	<u>4.9%</u>	<u>18.0%</u>
<u>519,709</u>	<u>292,673</u>					
<u>\$ 585,318</u>	<u>\$ 519,709</u>					

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
EAST ZONE – FIVE YEARS

	<u>Amounts</u>		
	<u>2015</u>	<u>2014</u>	<u>2013</u>
REVENUES			
Assessment Revenues	\$ 610,991	\$ 494,038	\$ 426,034
Penalty and Interest	9,065	9,886	8,844
Investment Revenues	1,709	1,456	1,607
Miscellaneous Revenues	<u>6,417</u>	<u>22,245</u>	<u>11,275</u>
TOTAL REVENUES	<u>\$ 628,182</u>	<u>\$ 527,625</u>	<u>\$ 447,760</u>
EXPENDITURES			
Service Operations:			
Security and Public Safety	\$ 140,496	\$ 153,718	\$ 151,680
Mobility and Transportation	70,143	47,504	12,879
Visual Improvements and Cultural	51,239	44,551	39,257
Business Development	150,598	123,874	103,876
Administrative Expenditures	152,804	161,496	165,582
Creation and Petition Services			
TOTAL EXPENDITURES	<u>\$ 565,280</u>	<u>\$ 531,143</u>	<u>\$ 473,274</u>
NET CHANGE IN FUND BALANCE	\$ 62,902	\$ (3,518)	\$ (25,514)
FUND BALANCE – Beginning of the Year	<u>304,798</u>	<u>308,316</u>	<u>333,830</u>
FUND BALANCE – End of the Year	<u>\$ 367,700</u>	<u>\$ 304,798</u>	<u>\$ 308,316</u>

See accompanying independent auditor's report.

		Percent of Total Revenues				
<u>2012</u>	<u>2011</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
\$ 418,367	\$ 363,651	97.3%	93.6%	95.1%	96.4%	94.8%
8,316	10,510	1.4	1.9	2.0	1.9	2.7
1,663	984	0.3	0.3	0.4	0.4	0.3
<u>5,536</u>	<u>8,444</u>	<u>1.0</u>	<u>4.2</u>	<u>2.5</u>	<u>1.3</u>	<u>2.2</u>
<u>\$ 433,882</u>	<u>\$ 383,589</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>
\$ 153,360	\$ 180,407	22.4%	29.1%	33.9%	35.3%	47.0%
13,255	2,546	11.2	9.0	2.9	3.1	0.7
35,092	23,080	8.2	8.4	8.8	8.1	6.0
82,156	41,502	24.0	23.5	23.2	18.9	10.8
140,992	90,783	24.3	30.6	37.0	32.5	23.7
<u>13,141</u>	<u></u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>3.0</u>	<u>0.0</u>
<u>\$ 437,996</u>	<u>\$ 338,318</u>	<u>90.1%</u>	<u>100.6%</u>	<u>105.8%</u>	<u>100.9%</u>	<u>88.2%</u>
\$ (4,114)	\$ 45,271	<u>9.9%</u>	<u>(0.6)%</u>	<u>(5.8)%</u>	<u>(0.9)%</u>	<u>11.8%</u>
<u>337,944</u>	<u>292,673</u>					
<u>\$ 333,830</u>	<u>\$ 337,944</u>					

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
WEST ZONE – FIVE YEARS

	<u>Amounts</u>		
	<u>2015</u>	<u>2014</u>	<u>2013</u>
REVENUES			
Assessment Revenues	\$ 1,335,027	\$ 1,122,826	\$ 980,905
Penalty and Interest	17,537	12,593	15,002
Investment Revenues	2,168	1,846	1,609
Miscellaneous Revenues	<u>17,080</u>	<u>6,530</u>	<u>10,158</u>
TOTAL REVENUES	<u>\$ 1,371,812</u>	<u>\$ 1,143,795</u>	<u>\$ 1,007,674</u>
EXPENDITURES			
Service Operations:			
Security and Public Safety	\$ 292,938	\$ 322,299	\$ 318,853
Mobility and Transportation	147,278	100,947	27,257
Visual Improvements and Cultural	60,009	55,067	56,403
Business Development	319,132	261,922	218,623
Administrative Expenditures	327,596	268,583	285,978
Creation and Petition Services			
TOTAL EXPENDITURES	<u>\$ 1,146,953</u>	<u>\$ 1,008,818</u>	<u>\$ 907,114</u>
NET CHANGE IN FUND BALANCE	\$ 224,859	\$ 134,977	\$ 100,560
FUND BALANCE – Beginning of the Year	<u>487,025</u>	<u>352,048</u>	<u>251,488</u>
FUND BALANCE – End of the Year	<u>\$ 711,884</u>	<u>\$ 487,025</u>	<u>\$ 352,048</u>

See accompanying independent auditor's report.

		Percent of Total Revenues				
<u>2012</u>	<u>2011</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
\$ 880,710	\$ 852,642	97.3%	98.2%	97.3%	97.6%	96.0%
11,806	20,258	1.3	1.1	1.5	1.3	2.3
1,445	613	0.2	0.2	0.2	0.2	0.1
<u>8,166</u>	<u>15,032</u>	<u>1.2</u>	<u>0.5</u>	<u>1.0</u>	<u>0.9</u>	<u>1.6</u>
<u>\$ 902,127</u>	<u>\$ 888,545</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>
\$ 321,034	\$ 226,280	21.4%	28.2%	31.6%	35.6%	25.5%
28,052	125,288	10.7	8.8	2.7	3.1	14.1
47,518	20,791	4.4	4.8	5.6	5.3	2.3
168,826	59,590	23.3	22.9	21.7	18.7	6.7
239,165	274,831	23.9	23.5	28.4	26.5	30.9
<u>27,809</u>	<u></u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>3.1</u>	<u>0.0</u>
<u>\$ 832,404</u>	<u>\$ 706,780</u>	<u>83.7%</u>	<u>88.2%</u>	<u>90.0%</u>	<u>92.3%</u>	<u>79.5%</u>
\$ 69,723	\$ 181,765	<u>16.3%</u>	<u>11.8%</u>	<u>10.0%</u>	<u>7.7%</u>	<u>20.5%</u>
<u>181,765</u>	<u></u>					
<u>\$ 251,488</u>	<u>\$ 181,765</u>					

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
DECEMBER 31, 2015

Board Members (Continued)	Term of Office (Appointed)	Fees of office for the year ended December 31, 2015	Expense reimbursements for the year ended December 31, 2015	Position
Ellyn Wulfe	07/15 06/17 (Appointed)	\$ -0-	\$ -0-	11
Brad Nagar	07/13 06/17 (Appointed)	\$ -0-	\$ -0-	12 – Assistant Secretary
Vacant	07/14 06/15 (Appointed)	\$ -0-	\$ -0-	13
Todd Edwards	07/15 06/17 (Appointed)	\$ -0-	\$ -0-	14
Vacant	07/14 06/15 (Appointed)	\$ -0-	\$ -0-	15

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
DECEMBER 31, 2015

Consultants:	<u>Date Hired</u>	<u>Fees for the year ended December 31, 2015</u>	<u>Title</u>
Bracewell & Giuliani	03/01/13	\$ 46,165	Attorney
McCall Gibson Swedlund Barfoot PLLC	02/18/09	\$ 8,500	Auditor
Equi-Tax Inc.	02/20/08	\$ 25,137	Assessment Collector and Database Management
Municipal Accounts and Consulting LP	08/20/08	\$ 24,092	Bookkeeper
Hawes Hill Calderon LLP	01/31/07	\$ 277,672	Administrator
Greater East End Management District	07/16/08	\$ 63,680	Graffiti Abatement
Mark M. Burton PLLC	11/1/09	\$ 3,600	Annual Financial Report

See accompanying independent auditor's report.

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

7. Receive an update and recommendations from the Public Safety Committee.
 - Consider purchase of new tires for the patrol vehicles



MONTROSE MANAGEMENT DISTRICT

Memorandum

TO: Montrose District Board of Directors
FROM: Deputy Executive Director
DATE: Wednesday, May 25, 2016
SUBJECT: Public Safety & Security Committee Meeting Minutes

The Public Safety and Security Committee met on Wednesday, May 25, 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, Officer James Sabota, City Wide PIP and Bill Strothers, Weingarten.

Staff present: Josh Hawes, Kristen Gonzales and Dennis Beedon

THE COMMITTEE WAS CALLED TO ORDER AT 9:10 A.M. AND CONSIDERED THE FOLLOWING:

Discuss Proactive Patrol activity report for the month of May, 2016.

For the month of May 2016, patrols netted 53 arrests, with 8 felonies and 44 misdemeanors. There were 161 calls for service, 189 self-initiated actions, 2,020 BMV report cards issued, and 259 Crime Prevention brochures distributed. See attached report for additional details.

Review graffiti report for the month of March, 2016

The month of April 2016 showed graffiti removal from 48 business properties, 157 public properties, and 17 trash dumpsters. See attached report.

Update from Harris County Attorney's Office

Tabled

Discuss ongoing or new public safety issues in the district

Officer Sabota gave a presentation on the Greater Houston Loss Prevention Alliance concerning business crime issues and the City Wide PIP.

The committee considered the purchase of new tires for both of the patrol vehicles in the amount of \$1,271.68.


Shift Period: May-16

Total Hours Worked 615:30

Total Miles Driven 2,193

Crime Arrest Activity

Felony Arrests:	8
Misdemeanor Arrests:	44
Charges Filed:	19
Suspects in Jail:	53

Patrol Activity

Calls for Service:	161
Self-Initiated:	189
Incident Reports:	17
Accident Reports	1
Locations Checked:	1332

Field Activity

Parking Tickets:	0
Citations:	1
BMV Report Cards:	2020
Crime Prevention:	259
311 Calls	10

Warrants

Felony Warrants:	1
Misdemeanor Warrants:	0
City Warrants:	43
SETCIC Warrants:	8

Arrest Summary
Shift Period May-16

Charge	# of Arrests
Assault	4
City Warrants	7
Consumption of Alcohol on an Unlicensed Premise.	1
Criminal Trespass	5
Delivery of a Controlled Substance	1
Felony Theft	1
Indecent Exposure	1
Littering	1
Obstructing a Roadway	1
Parole Violation	1
Possession of a Controlled Substance	3
Possession of a Shopping Cart	1
Possession of Marijuana	1
Public Intoxication	24
UUMV	1
Total Arrests	53

Montrose Car Care Center

3807 Montrose Blvd

Houston, TX 77006

713 524-2109 Fax 713-524-0902

COMPLETE AUTOMOTIVE SERVICE - FOREIGN & DOMESTICRepair Order # **0042415**

Date : 5/23/2016

Page 1 of 1

Center : 1

Customer : MONTROSE DISTRICT Address : PO BOX 22167 City : HOUSTON, TX 77227-2167 Phone 1 : (713) 595-1205 Ext: SUSN Phone 2 : (713) 614-7663 Ext: VICT				Vehicle : 2014 JEEP GRAND CHEROKEE LAREDO License : 1179113 Prod : VIN : 1C4RJEAG8EC322596 Engine : V6-3.6 Trans : AUTO Mileage : 27031 Key# :				
Parts				Labor				
Quan	Part Number	Description	Price	Op	Tech	Description	Time	Charge
	Mileage In: 27031			PM	001 20	LOF-LUBRICATE CHASSIS, CHANGE OIL AND		8.95
	Mileage Out: 27031					FILTER, TOP OFF FLUIDS, VISUAL SAFETY		
						INSPECTION		
6.00	ST	ENGINE OIL	16.74	TI	001 20	MOUNT & BALANCE FOUR (4) NEW TIRES		60.00
1.00	OF	OIL FILTER	14.95			245/70R17		
1.00		DISPOSAL FEE	3.00	ENG	012 20	ENGINE DIAGNOSTIC CHECK AND ADVISE.		Declined
4.00	VS1	245/70R17 NEX	520.20					
4.00		TIRE DISPOSAL	12.00					
OK Bad Recommendation OK Bad				Recommendation OK Bad Recommendation				

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

Notice Pursuant to Sec 70.001, Texas property Code

I am the person or agent, acting on behalf of the person obligated to pay for the repair of the vehicle subject to this repair contract. I understand this vehicle is subject to repossession in accordance with Sec 9.503, Tex Business Commerce Code if a written payment or credit card for the repair is stopped, dishonored for lack of funds or because the maker has no account. All Work Performed comes with 12 month or 12000 Mile warranty

X

Labor :	\$68.95
Parts :	\$563.89
Sublet :	\$0.00
Other Fees :	\$3.00
Supplies:	\$0.00
Subtotal :	\$635.84
Sales Tax :	\$0.00

Paid By :	Total :	\$635.84
Pay Ref :	Paid :	\$0.00
	Due :	\$635.84

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

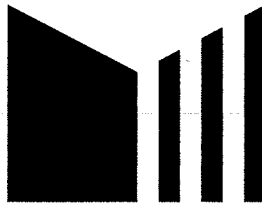
AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

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



MEMORANDUM

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

The Montrose Management District Mobility and Visual Improvements Committee held a meeting on Monday, June 6, 2016 at 11:00 AM at 5020 Montrose, Suite 311, Houston TX 77006.

Montrose Management District Board Chair Claude Wynn, Board members Robert Jara and Ellyn Wolfe attended the meeting. Also in attendance were consultants Lee Anne Dixon (Walter P Moore), Cathleen Lynch and Travis Triola (Kudela & Wienheimer) and Lance Gandy (Gandy² Lighting Design). Staff in attendance were Josh Hawes, Kristen Gonzales and Dennis Beedon. Also in attendance were Councilman David Robinson, Sara Kellner, Robin Holzer, Philip Hilder and William Truitt.

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. Houston Planning Department staff (Jennifer Ostend) completed an overview of special parking areas at the last Plan Commission meeting and referenced MMD's application several times to point out the purpose of the SPA section of the Parking Ordinance. Walter P Moore submitted an amended application to the Planning Department on June 6th and the Planning Commission hearing is intended for June 23.

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. Construction of the esplanades have been placed on hold due to issues brought forward by Philip Hilder. Staff and consultants have been instructed to meet with Mr. Hilder by no later than June 20th to resolve the issues.

The contractor for the ID markers used the wrong technology in the construction documents. Staff and consultants will meet with the contractor to ensure that the correct technology for wireless integration with the bridge lighting is implemented.

4. Receive an update on bridge lighting plans.

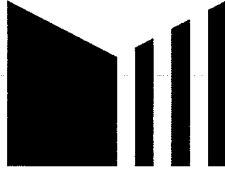
Staff and the consultant team leader Lance Gandy provided an update on the US 59 Bridge Lighting project. TxDOT has fully authorized the project and is preparing to conduct a preconstruction meeting with the contractor team. A date to begin construction has not been set at this time; however, staff continue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

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

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

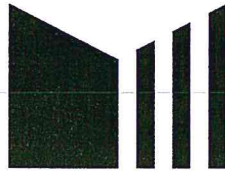


MONTROSE DISTRICT AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: David Hawes, Executive Director
DATE: June 13, 2016
ITEM XXX: Receive Monthly PR and Marketing Report for May 2016

The Marketing and PR-Sub Committees did not meet in May. Their next meeting is on June 22 at 10:30 am at the District offices.

The PR and Marketing monthly report of activities for May 2016 is attached for your review.



MAY 2016 MONTHLY PR AND MARKETING REPORT

TO: Committee Chair, Steve Madden
THROUGH: Executive Director, David Hawes
FROM: Marketing Director, Gretchen Larson
DATE: June 9, 2016

The marketing committee meets quarterly and the next meeting will be June 22. Ongoing activities include work on the e-newsletter, completion of FAQ's for all District services, and coordination of the public relations outreach efforts with the CKP team. The committee chair and staff will meet to review the proposed PR media outreach and strategy calendar and media policy on June 20.

The bi-annual recycling event was held on 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. HEB requested to change the location of the pickup to another area in the back of the parking lot. This impacted our visibility to the general public however, overall it was still a good day with folks thanking the District for providing the service. Staff is now looking for businesses in the District who may wish to host the October event to increase our visibility.

The BA made 38 visits during May 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.

TWITTER:

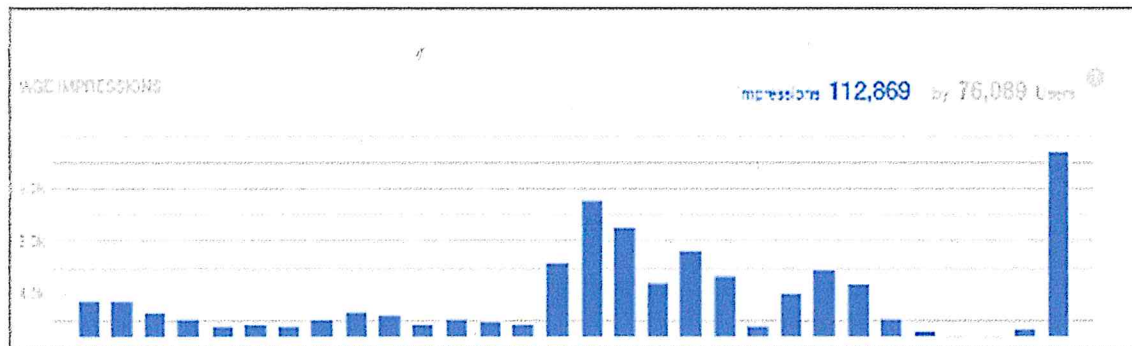
Number of total tweets from May 01-May 31:	82
Increase in Followers for May 2016:	141



Total Followers: 7,428

FACEBOOK:

Total number of 'likes': 17,714
(Up from 16,889 in April 2016)



Total page views this month: 112,869 by 76,089 Indiv. Users
Total page views in April: 202,405 by 134,421 Indiv. Users

Top 5 Posts:

Public Meeting on Lower Westheimer Corridor	9,200
Dan Ferguson's AirBnB for Retail	6,600
David Keck gets Master Sommelier Cert	6,100
New Galleries at 4411	4,300
New Custom Event Space in Montrose	4,200

Twitter

Top Follower followed by 616K people



A Luxury Travel Blog

@luxury_travel follows you

Blogging on all things luxury travel at
ALuxuryTravelBlog.com - please contact us via the blog (
aluxurytravelblog.com/contact-us)

Our top follower for May was @luxury__travel, a blog with a following of 616,000+ people that discusses luxury travel in the United States. If we continue to post about restaurants, bars, and other amenities in the area, we are likely to continue to pick up these followers.

We were retweeted by Houstonia Magazine, Craig Hlavaty (journalist at NewsFix, Houston Press), and other local influencers many times this month. They retweeted the MMD Esplanade FAQ, as well as information on the Lower Westheimer Corridor meeting (Monday, June 5th) and heavy trash.

MAY 2016 SUMMARY

Tweets	Tweet impressions
81	62.5K
Profile visits	Mentions
1,322	128
New followers	
168	

Our May Twitter analytics summary of all our activity shows that we get an incredible number of “impressions,” which is defined as people seeing our posts. Profile visits are direct clicks on our profile, where they can click through to our website or view our Pinned Profile Tweet (currently celebrating our street sweeping program.) “Mentions” are times that other Twitter users mention us in their tweets. We are mentioned fairly often by residents and news sources.

Top mention earned 197 engagements



Robin Holzer

@Robin_Holzer · May 25

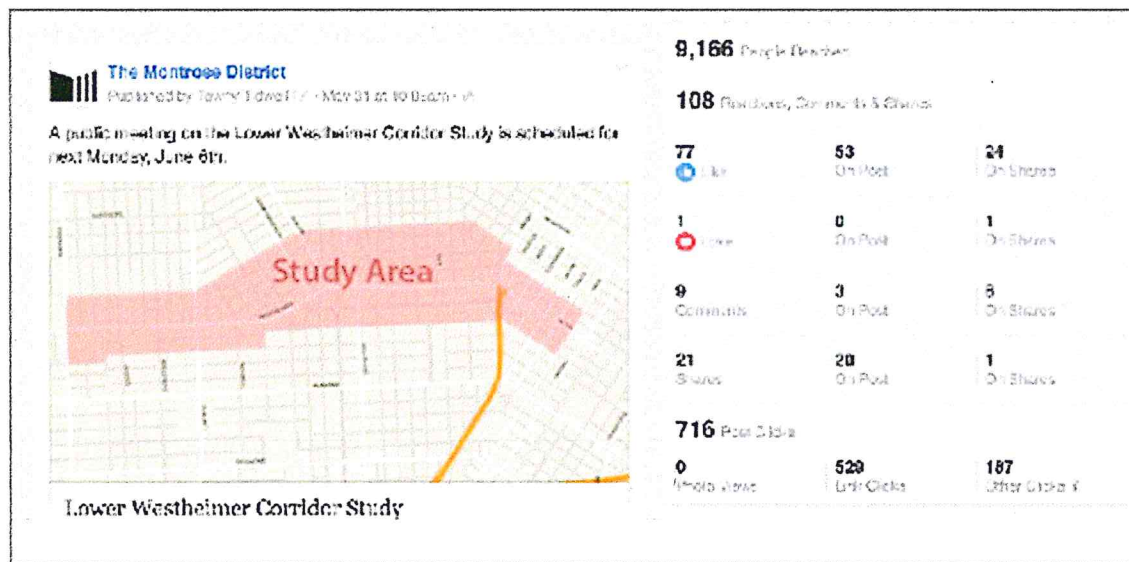
Look @MontroseHTX neighbors: new walk/bike crossing from Taft to @buffalobayou! People signals off, but coming soon! pic.twitter.com/rYCs7EBFK



2 6 6

As an example, on the left you can see Robin Holzer mentioning us regarding new lights on Allen Parkway. **Her tweet was seen 197 times**, earning us engagement because we are visible enough that we are seen as “the Montrose Twitter account.” When we receive a mention, we retweet it (unless it is negative), so that we build a relationship with the user.

Facebook



We also see significant activity on Facebook as well. Our most popular share this month is above, the Lower Westheimer Corridor Study. **9,166 people saw the post organically** (i.e., we spent no ad dollars), and we were able to get the word out about this important meeting impacting the neighborhood. The way that we get this kind of engagement is through **daily posting of popular pieces on neighborhood**



Michael Sambrooks
View Profile

Actions ▾



Happening this Friday at Jackson's watering hole. We hope to preview our soon to open restaurant to the neighborhood.



Thanks for giving us a heads up, Michael! We will share soon. 😊

Sent by Tawny Tidwell [?]

events, bars, and restaurants. By being a Facebook Page that people frequently click Like, Share, and etc. on, we get naturally higher engagement.

People also message us privately on Facebook with questions about District initiatives or to promote events in the District. To the left is an example message from the owner of The Pit Room (opening soon on Richmond near Montrose Blvd).

When we receive questions on District initiatives the SM Strategist coordinates with the marketing director and we answer accordingly in a speedy manner. **This month we received and completed 6 messages on Facebook.**

Statistics

Key Article	Facebook Reach	Twitter Reach	Clicks (Total)
Esplanade FAQ	1,998	60,000	230
Lower Westheimer Plan	9,166	18,000	559
Street Sweeping Article	1,139	32,000	69
Recycling Day	1,900	21,000	21

**we tweet important articles multiple times to increase their reach.*

Who Follows Us?

SHARING BY AGE & GENDER

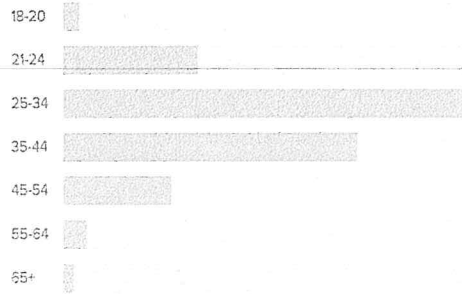


32%
MALE

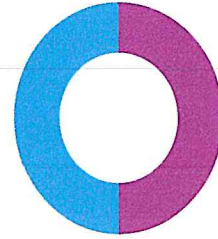
68%
FEMALE



FOLLOWERS BY AGE



FOLLOWERS BY GENDER



50%

FEMALE FOLLOWERS

50%

MALE FOLLOWERS



Newsletter Open Rate for May: 30.6% (compare to industry average 23%)

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

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

Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: May 25, 2016
SUBJECT: Business & Economic Development Committee Meeting

The Business & Economic Development Committee of the Montrose Management District held its May meeting on May 25, 2016, at Prosperity Bank, 5020 Montrose Blvd. Members attending were Chairman Claude Wynn, Steve Madden, Charlie Norris, and Robin Holzer. Staff present were Ray Lawrence, Dennis Beedon, and Kristen Gonzales. The meeting was called to order at 11:55AM.

Approval of April Minutes

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

Results of the Retail Advisory Group Breakfast Meeting

Meeting notes of the May 4 meeting of the Retail Advisory Group are attached.

Results of the Professional Advisory Group Breakfast Meeting

Meeting notes for the May 24 meeting of the Professional Advisory Group are also attached.

Issues Raised at the Retail Advisory Group Breakfast

The committee addressed the first five (5) issues raised by participants at the retail property owners' breakfast as follows:

- **Lower Westheimer Planning.** The city is beginning to plan for the reconstruction of Lower Westheimer which it considers to be the segment between Bagby and Shepherd. One meeting has been held with property owners to obtain their preference for Westheimer becoming a thoroughfare vs. an entertainment street. The majority of owners indicated that they preferred the latter alternative. A second meeting will be held at St. Stephen's Church on June 6. No recommendation regarding possible action will be made to the Montrose District board by either the mobility or economic development committees until the committees have received feedback from the June 6 meeting and given the subject additional consideration.

- **Dunlavy Improvements.** Planning by the City for Dunlavy street improvements is already well along. Any other improvements for the principal section of the street which does lie in the district will have to await consideration by the TIRZ board.
- **Montrose District Master Plan.** Walter P. Moore has been asked to consolidate all of the planning elements for the district into one file. Tony Allender is following up. Meanwhile, the Marketing Committee will put together an informational campaign that will put forward the strategy and action plans of the district.
- **Sidewalks.** Real action on this seriously important problem no doubt must await consideration and action by the TIRZ board.

The remaining issues and questions raised by breakfast meeting participants will be discussed at the June meeting. No breakfast meetings will be scheduled over the summer months. However, they are regarded to be a useful form of relationship building for the district to be resumed on a quarterly basis starting at a date to be determined.

Adjournment

The meeting was adjourned at 1:28 PM. The next meeting for the committee is scheduled for June 22.

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

11. Receive the Executive Director's Monthly Report.

MONTROSE MANAGEMENT DISTRICT

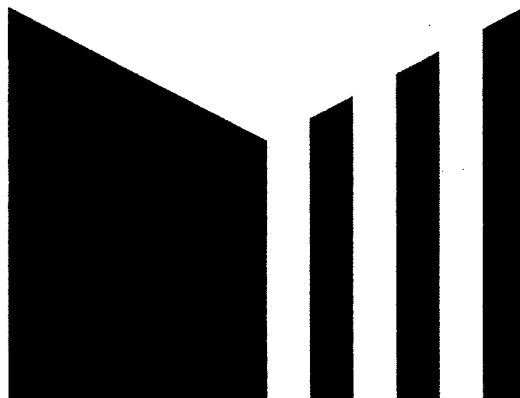
SERVICE PLAN

MONTHLY REPORT

May 9, 2016 – June 13, 2016

COMMITTEE ACTIVITY

STAFF ACTIVITY



COMMITTEE ACTIVITY

Mobility and Visual Improvements Committee

The committee met on June 6.

Finance Committee

The committee met on June 13.

Public Safety Committee

The committee met on May 25.

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 May 25.

STAFF ACTIVITY

May 9 – June 13

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, completion of FAQ's for all District services and coordination of the public relations outreach efforts with CKP team. The committee chair and staff will meet to review the proposed PR media outreach and strategy calendar and media policy on June 20.

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Business Ambassador Program

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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. Houston Planning Department staff (Jennifer Ostend) completed an overview of special parking areas at the last Plan Commission meeting and referenced MMD's application several times to point out the purpose of the SPA section of the Parking Ordinance. Walter P Moore submitted an amended application to the Planning Department on June 6th and the Planning Commission hearing is intended for June 23.

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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.

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 June 22, 2016.

Finance Committee

The committee met on May 9th 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 June 13, 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

14. Adopt a Resolution Establishing Protocols and Procedures for the Administration of Dissolution Petitions.

