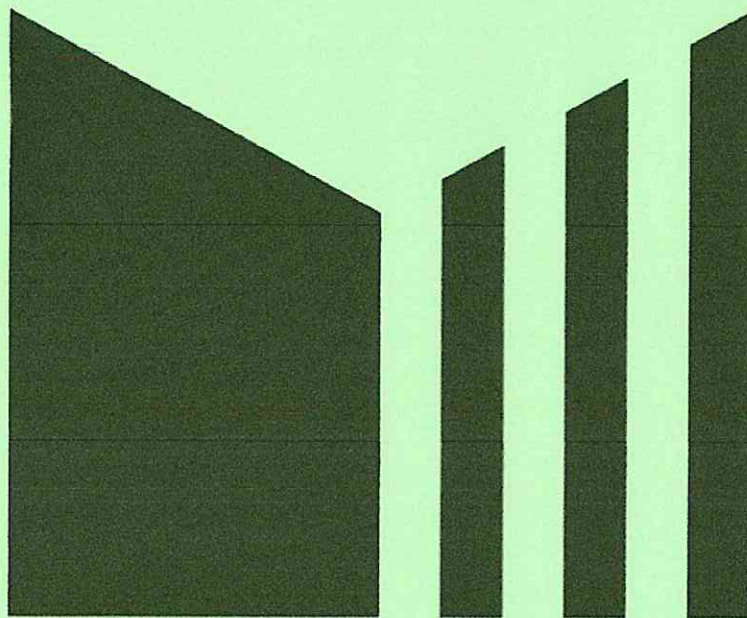


MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

August 8, 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, August 8, 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 meeting 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 July 11, 2016.
4. Receive update and recommendations from Finance Committee.
 - a. Receive Assessment Collection Report.
 - b. Receive and consider monthly financial report and approve invoices for payment.
5. Receive update from Public Safety Committee.
6. Receive update and recommendations from Mobility and Visual Improvements Committee.
 - a. Approve contract with Touch Thirty Three for ID Markers wireless connectivity.
 - b. Approve change order with Landscape Arts for esplanade enhancements.
7. Receive update from Marketing and Business Development Committee.
8. Receive update from Business and Economic Development Committee.
9. Receive Executive Director's Monthly Report.
10. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss litigation, and matters related to the same.
11. Reconvene in Open Session and authorize appropriate action by legal counsel related to executive session.
12. Announcements.
13. Adjourn.



Executive Director

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's Executive Director at (713) 5951200 at least three business days prior to the meeting so that the appropriate arrangements can be made.

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

3. Approve minutes of the regular meeting held July 11, 2016.

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

July 11, 2016

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the Montrose Management District held a regular meeting, open to the public, on Monday, July 11, 2016, at 12:00 p.m. at St. Thomas University, 3800 Montrose Blvd., Malloy Hall, Carol Tatkon Boardroom, Houston, Texas 77006, inside the boundaries of the District, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 -	Claude Wynn, <i>Chairman</i>	Position 9 -	Kathy Hubbard, <i>Treasurer</i>
Position 2 -	Tammi Wallace	Position 10 -	Michael Grover
Position 3 -	Randy Mitchmore, <i>Vice Chairman</i>	Position 11 -	Ellyn Wulfe
Position 4 -	vacant	Position 12 -	Brad Nagar, <i>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 Wynn, Llewellyn, Nagar and Edwards, thus constituting a quorum. Also present were David Hawes, Josh Hawes, Linda Clayton, Gretchen Larson, Tony Allender and Kristen Gonzales, all with Hawes Hill Calderon, LLP; Sanjay Bapat, Bracewell LLP; Caryn Adams, Municipal Accounts; Pat Hall, Equi-Tax; Ray Lawrence, Lawrence & Associates; and Dennis Beedon, Montrose Business Ambassador. Others attending the meeting were Officer Victor Beserra, Montrose HPD; Tawny Tidwell, Montrose MD social medial strategist; Michael Hardy; Eoles Whitaker, Office of State Representative Garnet Coleman; Daphne Scarbrough, Richmond Avenue Coalition; Geary Ashby; Lee Anne Dixon, Walter P. Moore; Cathleen Lynch and Travis Triola, Kudela & Weinheimer; Eugene Nosad, Avondale Civic Assoc.; and Bruce Coffman. Vice-Chair Mitchmore called the meeting to order at 12:02 p.m.

RECEIVE PUBLIC COMMENTS.

Geary Ashby wanted to know why the Board was still meeting since petitions for dissolution of the District had been obtained. Mr. D. Hawes reported at the last Board meeting the Board voted to have Allen Boone Humphries Robinson LLP (ABHR) to review and certify the petitions. Mr. Hawes stated ABHR was halfway through the verification process and will be providing an update on the petitions at the August board meeting. Daphne Scarborough discussed requested information for property owned by Board members. She stated a lot of people were asking about the dissolution petitions. She also asked questions regarding funds going to the TIRZ.

APPROVE MINUTES OF REGULAR MEETING HELD JUNE 13, 2016.

Upon a motion duly made by Director Haley, and being seconded by Director Grover, the Board voted unanimously to approve the Minutes of the June 13, 2016, Board meeting, as presented.

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 a 96% collection rate on the 2015 assessments. She stated delinquent bills have been turned over to the delinquent tax attorney for collection. She discussed the preliminary values for 2016. No action from the Board was required.

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

Ms. Adams presented the monthly financial report and went over invoices, included in the Board agenda materials. She reported receipt of an additional invoice after the report was completed from Tawny Tidwell and that check no. 5574 payable to Tawny Tidwell in the amount of \$3,500 was included in the invoices for approval by the Board. Upon a motion duly made by Director Hubbard, and being seconded by Director Madden, the Board voted unanimously to accept the monthly financial report and approved payment of invoices, as presented.

RECEIVE UPDATE FROM PUBLIC SAFETY COMMITTEE.

Mr. J. Hawes reported the Committee met on June 22, a copy of Committee Minutes is included in the Board agenda materials. Officer Beserra presented the June Patrol Summary Report, included in the Board agenda materials, and answered questions. No action from the Board was required.

RECEIVE UPDATE FROM MOBILITY AND VISUAL IMPROVEMENTS COMMITTEE.

Mr. J. Hawes reported the Committee met on July 5, a copy of the Committee Minutes is included in the Board agenda materials. He provided an update on the esplanade project. He reported a revised esplanade design for the east side of Lovett was approved by the Committee and has been submitted to the Parks Department for approval. Mr. Allender provided an update on the Special Parking Area application and answered questions. Mr. J. Hawes reported the preconstruction meeting for the bridge lighting project should be scheduled this month.

a. Approve additional funds for ID Markers.

Mr. J. Hawes reported the Committee reviewed the proposal from Kudela & Weinheimer for the wireless upgrades to the Identification Markers in the amount of \$89,511.66. He reported after review the Committee is recommending the Board approve the proposal. Upon a motion duly made by Director

Hubbard, and being seconded by Director Wallace, the Board voted unanimously to approve the additional expenditure for wireless upgrades for the identification markers in the amount of \$89,511.66.

RECEIVE UPDATE FROM MARKETING AND BUSINESS DEVELOPMENT COMMITTEE.

Ms. Larson reported the quarterly Marketing and Business Development Committee scheduled for June 22 was deferred to provide staff and consultants additional time to complete protocol and a revised strategic communications plan. She reported Twitter followers continue to grow. A monthly PR and Marketing Report is included 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 continues preliminary planning for the Fourth Annual Real Estate Forum Luncheon scheduled in November. He reported the theme for this year's forum is "What's Coming to Montrose?" He reported they were planning on three separate speakers for the event with three topics including Lower Westheimer, TIRZ and Special Parking Application. No action from the Board was required.

RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT.

Mr. D. Hawes reported the dissolution petitions have been sent to ABHR for review and verification. He stated ABHR is approximately halfway through reviewing the petitions. He reported he has been requested by the City to get the Montrose TIRZ up and running. He stated the Boards and Commission is looking at a replacement of the TIRZ Chair and once that selection has been made a board meeting will be scheduled. He stated at the first meeting a reimbursement agreement will be on the agenda for reimbursing the District. Mr. Hawes stated the TIRZ will not be receiving any funds until June of next year and provided an overview of the funds to be received by the TIRZ based on value increase. No action from the Board was required.

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

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

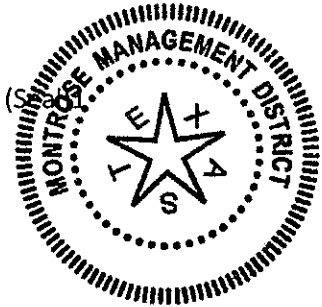
An executive session was not called.

ANNOUNCEMENTS.

There were no announcements.

ADJOURN.

There being no further business to come before the Board, Vice-Chair Mitchmore adjourned the meeting at 12:47 p.m.



Title: _____

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

AGENDA MEMORANDUM

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

4. Receive an update and recommendations from the Finance Committee.
 - a. Receive the Assessment Collection Report
 - b. Receive and consider the District's monthly financial report and approve invoices for payment

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.12500	\$651,649.99	\$626,957.23	\$24,692.76	95%
2014	0.12500	\$608,283.49	\$607,325.41	\$958.08	99%
2013	0.12500	\$495,257.71	\$494,426.58	\$831.13	99%
2012	0.12500	\$427,864.59	\$427,160.03	\$704.56	99%
2011	0.12500	\$409,065.93	\$409,028.43	\$37.50	99%
2010	0.12500	\$401,884.94	\$401,847.44	\$37.50	99%
2009	0.12500	\$419,571.29	\$419,533.79	\$37.50	99%
2008	0.12500	\$396,307.25	\$396,282.25	\$25.00	99%
2007	0.12500	\$309,059.77	\$309,041.02	\$18.75	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2015 Assessment Collected	453.01	443,043.71
2014 Assessment Collected	0.00	-1,149.71
2013 Assessment Collected	0.00	-661.83
2012 Assessment Collected	0.00	-511.59
2011 Assessment Collected	0.00	-420.33
2010 Assessment Collected	0.00	-336.63
2009 Assessment Collected	0.00	-367.88
2008 Assessment Collected	0.00	-367.88
2007 Assessment Collected	0.00	-334.50
Penalty & Interest	362.44	2,394.51
Overpayments	0.00	3,688.20
CAD Lawsuits	2,020.07	6,678.92
CAD Corrections	0.00	3,509.27
Collection Fees	241.17	364.41
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	3,076.69	455,528.67
Overpayments Presented for Refund	1,589.19	12,346.20
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2015:	524,901,288	Uncertified:	0
ASSESSED VALUE FOR 2014:	489,118,398	Uncertified:	0
ASSESSED VALUE FOR 2013:	399,879,017	Uncertified:	0
ASSESSED VALUE FOR 2012:	342,600,823	Uncertified:	0
ASSESSED VALUE FOR 2011:	327,274,436	Uncertified:	0
ASSESSED VALUE FOR 2010:	321,530,363	Uncertified:	0
ASSESSED VALUE FOR 2009:	335,823,638	Uncertified:	0
ASSESSED VALUE FOR 2008:	317,045,517	Uncertified:	0
ASSESSED VALUE FOR 2007:	321,497,477	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	309,041.02	
2008	0.12500	344,250	327,038	396,282.25	
2009	0.12500	351,135	333,578	419,533.79	
2010	0.12500	358,158	340,250	401,847.44	
2011	0.12500	365,321	347,055	409,028.43	
2012	0.12500	372,627	353,996	427,160.03	
2013	0.12500	380,080	361,076	\$494,426.58	
2014	0.12500	387,681	368,297	\$607,325.41	
2015	0.12500	395,435	375,663	\$626,957.23	
2016	0.12500	403,344	383,177		
		3,695,531	3,510,754		369,553

The Projected Levy is based on the rate remaining at 0.12500

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

MONTROSE DISTRICT EAST ZONE

July 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	1289280010001	2221 W DALLAS ST 404 77019	MULTI-FAMILY	76,116,000	95,145.00
POST RICHMOND LP 4401 NORTHSIDE PKWY NW STE 800 ATLANTA GA 30327-3093	1309010010001	RICHMOND AVE 77006	MULTI - FAMILY	33,885,268	42,356.59
CAMPANILE SOUTH LP 109 N POST OAK LN STE 200 HOUSTON TX 77024-7789	0302490010001	4306 YOAKUM BLVD 77006	OFFICE BUILDINGS	14,850,385	18,562.98
UST REALTY COMPANY % UNIV OF ST THOMAS: ATTN PRES 3800 MONTROSE BLVD HOUSTON TX 77006-4626	0261640000027 0261630000021 0261630000001	4100 MONTROSE BLVD 77006 4203 YOAKUM BLVD 77006 4200 MONTROSE BLVD	OFFICE BUILDINGS	13,440,501	16,800.63
4203 MONTROSE LTD 3810 W ALABAMA HOUSTON TX 77027-5204	1277520010001	4203 MONTROSE BLVD 77006	OFFICE BUILDING	10,645,000	13,306.25
RIVERSIDE CPLL & REALTY CTR MANAGEMENT INC 1990 S BUNDY DR STE 100 LOS ANGELES CA 90025	0370370010001	220 W ALABAMA ST 131 77006	MULTI - FAMILY	10,262,916	12,828.65
WALGREENS 03157 % TAX DEPT STOP NO 75 300 WILMOT RD DEERFIELD IL 60015-4614	1179390010001	3317 MONTROSE BLVD 77006	RETAIL PHARMACY	8,161,430	10,201.79
ARMSTRONG CHARLES 5000 MONTROSE BLVD UNIT 22C HOUSTON TX 77006-6564	0140670000002 0140250000001 0140250000002	804 PACIFIC ST 77006 2302 GENESEE ST 12 77006 2308 GENESEE ST 77006	VARIOUS COMMERCIAL	7,783,410	9,580.81
	0140250000005 0140670000001 0140670000003 0140670000004	120 FAIRVIEW ST 77006 802 PACIFIC ST 77006 808 PACIFIC ST 77006 811 PACIFIC ST 77006			
	0140670000005 0140670000006 0140670000009 0261510000020	925 HYDE PARK BLVD 77006 809 HYDE PARK BLVD 77006 925 HYDE PARK BLVD 77006 2602 CROCKER ST 77006			

MONTROSE DISTRICT EAST ZONE

July 2016

TOP TEN ASSESSMENT PAYERS

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

MONTROSE DISTRICT EAST ZONE

July 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
TREVINO EDUARDO & AMERICA 2313 MONTROSE BLVD HOUSTON TX 77006-1251	92 018 046 001 0001	1018 FAIRVIEW ST 77006	RESTAURANT	2015	1,924.58
SPUR APARTMENTS LLC * 6015 HARWOOD AVE OAKLAND CA 94618-1337	92 008 259 000 0003	219 W ALABAMA ST #32 77006	APARTMENT GARDEN	2015	1,875.00
YOAKUM 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 * 3210 EL DORADO BLVD MISSOURI CITY TX 77459-3012	92 030 245 000 0014	4412 MONTROSE 77006	RESTAURANT	2015	1,709.84
WESTMORELAND PARTNER LLC 4265 SAN FELIPE ST STE 1100 HOUSTON TX 77027-2998	92 037 034 000 0009	400 WESTMORELAND ST #16 77006	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

* Pending HCAD Value Lawsuits

**Harris County Improvement District No. 6 / East Montrose
Lawsuit and Arbitration Status Summary as of 7/8/2016**

Jur 930

Summary

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

Settled

827,575,868	Original value of Settled accounts as of 7/8/2016
241	Number of Settled accounts as of 7/8/2016
165,904,299	Reduction in value of Settled accounts
20.05%	Average % reduction in value of Settled accounts

Unsettled

74,721,767	Original value of Unsettled accounts as of 7/8/2016
44	Number of Unsettled accounts as of 7/8/2016

.125 Tax rate per \$100 valuation

\$18,724	Estimated reduction in assessment on	44	Unsettled accounts, based on 20.05% average
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**MONTROSE DISTRICT WEST ZONE
ASSESSMENT COLLECTION REPORT
July 2016
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/16 - 12/31/16**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.12500	\$1,485,928.25	\$1,436,983.18	\$48,945.07	97%
2014	0.12500	\$1,328,065.17	\$1,324,258.66	\$3,806.51	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:	Current Month	Year to Date
2015 Assessment Collected	-1,586.16	1,198,564.11
2014 Assessment Collected	692.12	-4,742.98
2013 Assessment Collected	0.00	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	1,194.80	13,716.78
Overpayments	0.00	2,741.77
CAD Lawsuits	8,332.78	44,858.22
CAD Corrections	0.00	0.00
Collection Fees	701.63	4,530.81
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	9,335.17	1,267,479.95
Overpayments Presented for Refund	6,930.93	44,261.65
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2015:	1,193,808,629	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,065,861,511	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	\$1,324,258.66	
2015	0.12500	958,197	910,287	\$1,436,983.18	
2016	0.12500	977,361	928,493		
		6,451,981	6,129,382		645,198

The Projected Levy is based on the rate remaining at 0.12500

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

MONTROSE DISTRICT WEST ZONE

July 2016

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
FINGER FSC MONTROSE LTD 99 DETERING ST STE 200 HOUSTON TX 77007-8259	1215190010001	4899 MONTROSE BLVD 187 77006	MULTI - FAMILY	80,050,581	100,063.23
WEINGARTEN REALTY INVESTORS 0591-001 P O BOX 924133 HOUSTON TX 77292-4133	0442250000001 0442250000170 0442250000169 0442250000168 0442250000145 0442250000110 0442250000105 0442250000005 0442250000002 0442250000171	2005 W GRAY ST 77019 1953 W GRAY ST 77019 1953 W GRAY ST 77019 2028 W GRAY ST 77019 2001 W GRAY ST 77019 2020 W GRAY ST 77019 2010 W GRAY ST 77019 2002 W GRAY ST 77019 1950 W GRAY ST 77019 2017 W GRAY ST 77019	VARIOUS COMMERCIAL	80,119,087	98,401.95
US REIF WESTHEIMER APARTMENTS TX LLC 1270 SOLDIERS FIELD RD BRIGHTON MA 02135-1003	1286390010001	2001 WESTHEIMER RD 244 77098	MULTI - FAMILY	47,000,000	58,750.00
ANBIL II R O L P 105 TOWN CENTER RD STE 10 KING OF PRUSSIA PA 19406-2394	0730810030011 1170070010001 1170070020001 0730810030007	1505 W CLAY ST 77019 1422 W GRAY ST 77019 1414 WAUGH DR 77019 1521 W CLAY ST 77019	SHOPPING CENTER	43,727,639	54,659.55
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

July 2016

TOP TEN ASSESSMENT PAYERS

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

MONTROSE DISTRICT WEST ZONE

July 2016

TOP TEN DELINQUENT ACCOUNTS

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 *	94 036 024 000 0003	5020 MONTROSE BLVD 77006	OFFICE BUILDINGS	2013 & 2015	3,695.63
5020 MONTROSE BLVD FL 9 HOUSTON TX 77006-6550					
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	1,649.66
KNA PARTNERS *	94 026 174 000 0001	1111 WESTHEIMER RD 77006	SHOPPING CENTER	2013 - 2014	1,637.50
550 WAUGH DR HOUSTON TX 77019-2002					
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
TBG MONTROSE PARTNERS LLC 1215 DURHAM DR HOUSTON TX 77007-5409	94 018 004 000 0003	1504 CALIFORNIA ST #20 77006	APARTMENT GARDEN	2015	1,479.82

* Pending HCAD Value Lawsuits

**Harris County Improvement District No. 11 / West Montrose
Lawsuit and Arbitration Status Summary as of 7/8/2016**

Jur 939

Summary

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

Settled

1,482,193,543	Original value of Settled accounts as of 7/8/2016
450	Number of Settled accounts as of 7/8/2016
141,907,013	Reduction in value of Settled accounts
9.57%	Average % reduction in value of Settled accounts

Unsettled

138,455,392	Original value of Unsettled accounts as of 7/8/2016
79	Number of Unsettled accounts as of 7/8/2016

.125 Tax rate per \$100 valuation

\$16,570	Estimated reduction in assessment on	79	Unsettled accounts, based on 9.57% average
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MONTROSE DISTRICT
COMBINED EAST & WEST ZONES

JUL 2016
BILLING AND COLLECTIONS SUMMARY

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.12500	\$2,137,578.24	\$2,063,940.41	\$73,637.83	97%
2014	0.12500	\$1,936,348.66	\$1,931,584.07	\$4,764.59	99%
2013	0.12500	\$1,629,008.97	\$1,623,961.13	\$5,047.84	99%
2012	0.12500	\$1,399,747.87	\$1,397,551.33	\$2,196.54	99%
2011	0.12500	\$1,292,878.53	\$1,292,153.86	\$724.67	99%
2010	0.12500	\$1,269,753.49	\$1,269,715.99	\$37.50	99%

ASSESSED VALUE FOR 2015:	1,718,709,917	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,554,979,909	Uncertified:	0
ASSESSED VALUE FOR 2013:	1,307,800,623	Uncertified:	0
ASSESSED VALUE FOR 2012:	1,120,812,099	Uncertified:	0
ASSESSED VALUE FOR 2011:	1,034,324,091	Uncertified:	0
ASSESSED VALUE FOR 2010:	1,015,822,824	Uncertified:	0

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT SUMMARY REPORT
MONTROSE DISTRICT
July 11, 2016

We will begin reporting on 2015 delinquent assessments in our next report. 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*

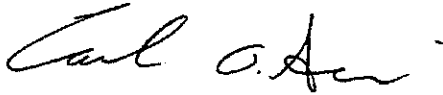
1921 Westheimer Inc. 11-14 assessments \$1,266.20, *1925 Westheimer Rd.-1271220010001*

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

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



Carl O. Sandin

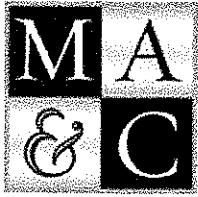
PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

Email: csandin@pbfcml.com

Office: 713-802-6965 (Direct Line)

Mobile: 713-824-1290

Fax: 713-862-1429



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Montrose Management District

Bookkeeper's Report

August 8, 2016

Montrose Management District
Cash Flow Report - Checking Account
As of August 8, 2016

Num	Name	Memo	Amount	Balance
BALANCE AS OF 07/12/2016				\$34,787.84
Receipts				
	Interest Earned on Checking		2.55	
	Assessment Revenue		3,076.69	
	Assessment Revenue		9,335.17	
	Transfer from Money Market		150,000.00	
Total Receipts				162,414.41
Disbursements				
5523	Comcast	Office Expenses	(97.35)	
5524	Harris County Treasurer	Legal Fees	(5,069.45)	
5570	Bankcard Center	Credit Card Expenses	(814.38)	
5571	Comcast	Office Expenses	(100.37)	
5572	Harris County Treasurer	Legal Fees	(5,069.45)	
5573	Verizon Wireless	Cell Phone Expense	(80.08)	
5574	Tawny Tidwell	Social Media Consulting Services	(3,500.00)	
5575	Aaron M Day	Security Expense	(3,157.73)	
5576	Brian M Alms	Security Expense	(1,080.50)	
5577	Charles Starks	Security Expense	(1,146.28)	
5578	John E Obenhaus	Security Expense	(1,320.07)	
5579	Joseph C Mabasa	Security Expense	(5,490.66)	
5580	Juan Arroyo	Security Expense	(1,553.30)	
5581	Juan J Chavez-Resendiz	Security Expense	(1,440.19)	
5582	Lee T Jaquarya	Security Expense	(1,806.87)	
5583	Leon Laureano.	Security Expense	(1,440.18)	
5584	Ricardo Gonzales	Security Expense	(1,110.72)	
5585	Richard J Bass	Security Expense	(812.15)	
5586	Todd L Thibodeaux	Security Expense	(1,923.88)	
5587	Victor Beserra.	Security Expense / Coordinator Fee	(4,180.93)	
5588	Bakery Square LLC	Assessment Refund	(1,203.75)	
5589	Bakery Square LLC.	Assessment Refund	(796.61)	
5590	Brookhouse Inc	Assessment Refund	(22.02)	
5591	Dwayne & Paula D Harris	Assessment Refund	(137.40)	
5592	Haksm Properties LLC	Assessment Refund	(50.80)	
5593	US REIF Westheimer Apartments	Assessment Refund	(4,687.50)	
5594	Walgreens 03157	Assessment Refund	(1,451.79)	
5595	Wertheim Thomas A Trustee	Assessment Refund	(170.25)	
5596	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
5597	ALLY	Vehicle Lease	(938.00)	
5598	Blank Rome LLP	Legal Fees	(6,273.94)	
5599	Chris Labod	Website Maintenance	(350.00)	
5600	CKP Communication Group LLC	Communication Services	(2,000.00)	
5601	Cracked Fox	Graphic Design & Marketing Services	(1,822.50)	
5602	Dennis C. Beedon	Business Ambassador Program Services	(2,948.68)	
5603	Equi-Tax, Inc.	Tax Services	(1,795.63)	
5604	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(29,160.34)	
5605	Kudela & Weinheimer	Esplanade Enhancements - 2 Months	(4,390.00)	
5606	Lawrence & Associates	Economic Development	(1,250.00)	
5607	Michael Hardy	Marketing	(1,000.00)	
5608	Montrose Car Care Center	Vehicle Maintenance	(100.52)	
5609	Mr. Dirt of Texas	Street Sweeping Expense	(7,104.00)	
5610	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(2,103.72)	

Montrose Management District
Cash Flow Report - Checking Account
As of August 8, 2016

Num	Name	Memo	Amount	Balance
Disbursements				
5611	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Collection	(435.69)	
5612	Tawny Tidwell	Social Media Consulting Services	(3,500.00)	
5613	Walter P. Moore	Montrose Mobility Study - 2 Months	(37,355.00)	
5614	Yellowstone Landscape & Maintenance	Landscape Maintenance	(1,916.66)	
5615	Gandy Squared Lighting Design	Bridge Lighting Design	(3,795.00)	
5616	University of St. Thomas	Meeting Expense - 2 Months	(250.00)	
5617	Bracewell & Giuliani LLP	Legal Fees	(1,954.00)	
5618	Greater East End Management District	Graffiti Abatement	(4,480.00)	
5619	Bankcard Center	Credit Card Expense - Holding Check	0.00	
5620	Comcast	Office Expense - Holding Check	0.00	
5621	Comcast	Office Expense - Holding Check	0.00	
5622	Harris County Treasurer	Legal Fees - Holding Check	0.00	
5623	Verizon Wireless	Cell Phone Expense - Holding Check	0.00	
ACH	United States Treasury	Monthly Payroll Taxes	(9,209.98)	
Total Disbursements				(175,048.32)
BALANCE AS OF 08/08/2016				<u><u>\$22,153.93</u></u>

Montrose Management District

Account Balances

As of August 8, 2016

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
POST OAK BANK (XXXX0897)	02/29/2016	08/29/2016	0.30 %	50,000.00	West Zone
ALLEGIANCE BANK (XXXX0558)	04/01/2016	09/01/2016	0.40 %	50,000.00	East Zone
ALLEGIANCE BANK (XXXX8825)	04/25/2016	10/22/2016	0.50 %	50,000.00	
PROSPERITY BANK (XXXX0219)	11/19/2015	11/19/2016	0.75 %	350,000.00	
ALLEGIANCE BANK (XXXX8833)	04/25/2016	12/21/2016	0.50 %	50,000.00	
COMPASS BANK-PREMIER (XXXX5807)	04/25/2016	01/20/2017	0.50 %	50,000.00	
FIRST STATE BANK (XXXX2170)	04/25/2016	01/20/2017	0.40 %	50,000.00	
FIRST STATE BANK (XXXX2169)	04/25/2016	02/19/2017	0.40 %	50,000.00	
COMPASS BANK-PREMIER (XXXX7029)	04/25/2016	02/21/2017	0.55 %	50,000.00	
ICON BANK (XXXX7631)	03/25/2016	03/25/2017	0.75 %	50,000.00	West Zone
GREEN BANK (XXXX0169)	05/02/2016	03/28/2017	0.45 %	50,000.00	
PIONEER BANK (XXXX5309)	05/31/2016	04/21/2017	0.50 %	100,000.00	
SPIRIT OF TEXAS BANK (XXXX4039)	05/31/2016	05/20/2017	0.40 %	100,000.00	
GREEN BANK (XXXX0210)	06/09/2016	06/09/2017	0.50 %	100,000.00	
POST OAK BANK (XXXX0889)	07/28/2016	07/28/2017	0.50 %	50,000.00	East Zone
Money Market Funds					
TEXAS CLASS (XXXX0001)	04/12/2016		0.55 %	149,990.07	
Checking Account(s)					
PROSPERITY BANK (XXXX9069)			0.25 %	22,153.93	Checking Account
Totals for Operating Fund:				\$1,372,144.00	
Grand total for Montrose Management District:				\$1,372,144.00	

Montrose Management District
Summary of Pledged Securities

As of August 8, 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:	\$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: 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:	\$372,153.93	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$794,374.33	Investment Policy Received: Yes
Ratio of pledged securities to investments:	650.30 %	

Montrose Management District
Summary of Pledged Securities

As of August 8, 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:	\$149,990.07	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
July 2016

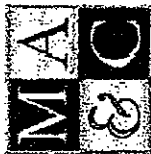
Source of Funds	Jul 16	Budget	\$ Over Budget	% of Budget	Jan - Jul 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14110 - Assessments	(1,133)	0	(1,133)	100%	2,063,940	2,077,400	(13,460)	99%	2,121,643
14111 - PY Assessments	692	667	25	104%	1,929	4,667	(2,738)	41%	8,000
14112 - Assessment Refunds	(9,727)	(5,833)	(3,894)	167%	(43,096)	(40,833)	(2,263)	106%	(70,000)
14120 - Collection Fees	11,296	0	11,296	100%	56,432	0	56,432	100%	0
14310 - Penalties & Interest	1,557	2,500	(943)	62%	16,111	17,500	(1,389)	92%	30,000
14330 - Miscellaneous Income	0	3	(3)	0%	614	23	591	2,670%	40
14370 - Interest Earned on Temp. Invest	236	283	(47)	83%	2,404	1,983	421	121%	3,400
14380 - Interest	3	11	(8)	27%	54	79	(25)	68%	135
14390 - Prior Year Ending Fund Balance	0	0	0	0%	780,943	780,943	0	100%	780,943
Total Source of Funds	2,924	(2,369)	5,293	(123%)	2,879,331	2,841,762	37,569	101%	2,874,161
Use of Funds									
Business Development									
16123 - Project Management	2,764	2,764	0	100%	19,345	19,345	0	100%	33,162
16125 - Marketing & Public Relations									
16125-2 - Total Projects/Programs	0	1,083	(1,083)	0%	0	7,583	(7,583)	0%	13,000
16125-3 - Total Marketing Materials & Adv	814	6,250	(5,436)	13%	10,954	43,750	(32,796)	25%	75,000
16125-4 - Total Vendor Support of Project	11,473	17,750	(6,277)	65%	84,104	124,250	(40,146)	68%	213,000
Total 16125 - Marketing & Public Relations	12,287	25,083	(12,796)	49%	95,058	175,583	(80,525)	54%	301,000
16135 - Economic Development Services	1,250	4,167	(2,917)	30%	11,300	29,167	(17,867)	39%	50,000
16136 - Real Estate Consulting	0	1,250	(1,250)	0%	0	8,750	(8,750)	0%	15,000
16138 - Real Estate Forum	0	510	(510)	0%	0	3,567	(3,567)	0%	6,115
16140 - Web Site Main./Host/I.T.	0	500	(500)	0%	0	3,500	(3,500)	0%	6,000
16141 - GIS Services	544	167	377	326%	1,777	1,167	610	152%	2,000
Total Business Development	16,845	34,441	(17,596)	49%	127,480	241,079	(113,599)	53%	413,277
Project Staffing & Admin									
16150 - Admin & Management	2,487	2,487	0	100%	17,410	17,410	0	100%	29,845
16160 - Reimbursable Expenses	339	417	(78)	81%	4,189	2,917	1,272	144%	5,000
16170 - Reimbursable Mileage	317	667	(350)	48%	4,407	4,667	(260)	94%	8,000
16180 - Postage, Deliveries	51	167	(116)	31%	1,372	1,167	205	118%	2,000
16190 - Printing & Reproduction	525	771	(246)	68%	4,514	5,396	(882)	84%	9,250
16200 - Public Notices, Advertising	9	50	(41)	18%	1,031	350	681	295%	600
16220 - Legal Services	7,023	5,000	2,023	140%	127,335	35,000	92,335	364%	60,000
16250 - Bookkeeping	1,454	1,685	(231)	86%	10,492	11,795	(1,303)	89%	20,220
16260 - Assess Data Mgmt & Billing Svcs	1,796	2,042	(246)	88%	18,068	14,292	3,776	126%	24,500
16270 - Office Furniture & Supplies	0	333	(333)	0%	1,243	2,333	(1,090)	53%	4,000
16280 - Other	200	46	154	435%	5,295	321	4,974	1,650%	550
16290 - Office Lease Space	1,200	1,200	0	100%	8,400	8,400	0	100%	14,400
16291 - Office Equipment	201	208	(7)	97%	1,424	1,458	(34)	98%	2,500
16340 - Auditing Fees	0	0	0	0%	10,020	10,500	(480)	95%	13,000
16530 - Insurance & Surety Bond	0	0	0	0%	8,767	10,000	(1,233)	88%	10,000
Total Project Staffing & Admin	15,602	15,073	529	104%	223,907	126,086	97,901	178%	203,865

Montrose Management District
Revenue & Expenditures Total Zone
July 2016

	Jul 16	Budget	\$ Over Budget	% of Budget	Jan - Jul 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15415 · Vehicle Lease	938	958	(20)	98%	6,566	6,708	(142)	98%	11,500
15416 · Vehicle Maintenance	0	208	(208)	0%	0	1,458	(1,458)	0%	2,500
15417 · Vehicle Maint. & Operations	696	600	96	116%	6,518	4,200	2,318	155%	7,200
15420 · Contract Public Safety Services	33,335	31,283	2,052	107%	219,511	218,983	528	100%	375,400
15421 · Payroll Expenses	2,606	2,226	380	117%	18,828	15,582	3,246	121%	26,712
15425 · Mobile Camera Program	0	2,917	(2,917)	0%	13,500	20,417	(6,917)	66%	35,000
15430 · Cell Phone	0	167	(167)	0%	0	1,167	(1,167)	0%	2,000
16102 · Public Safety Equipment	80	133	(53)	60%	561	933	(372)	60%	1,600
16110 · Graffiti Abatement	4,480	5,417	(937)	83%	37,630	37,917	(287)	99%	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	36,167	(36,167)	0%	62,000
16116 · Street Lights	0	233	(233)	0%	0	1,633	(1,633)	0%	2,800
16117 · Project Management	4,422	4,422	0	100%	30,951	30,951	0	100%	53,059
16118 · Security Donation	0	0	0	0%	0	0	0	0%	1,000
Total Security and Public Safety	46,557	53,731	(7,174)	87%	334,765	376,116	(41,351)	89%	645,771
Visual Improvements & Cultural									
16201 · Project Management	829	829	0	100%	5,803	5,803	0	100%	9,948
16202 · Street Sweeping	0	7,667	(7,667)	0%	0	53,667	(53,667)	0%	92,000
16212 · Beautification Design & Install	0	0	0	0%	39,072	0	39,072	100%	0
16213 · Landscape Maintenance	1,917	2,083	(166)	92%	29,597	14,583	15,014	203%	25,000
Total Visual Improvements & Cultural	2,746	10,579	(7,833)	26%	74,472	74,053	419	101%	126,948
16580 · Transfer to Capital Budget	0	0	0	0%	1,134,300	1,134,300	0	100%	1,134,300
Total Use of Funds	81,750	113,824	(32,074)	72%	1,894,924	1,951,554	(56,630)	97%	2,524,161
Net Ordinary Source of Funds	(78,826)	(116,193)	37,367	68%	984,407	890,208	94,199	111%	350,000

Montrose Management District
Revenue & Expenditures Total Zone
 July 2016

Other Source/Use of Funds	Jul 16	Budget	\$ Over Budget	% of Budget	Jan - Jul 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Other Source of Funds									
Capital Improvements									
15401 · Transfer from General Fund	0	0	0	0%	1,134,300	1,134,300	0	100%	1,134,300
15402 · Tradition Bank Loan	0	0	0	0%	0	0	0	0%	1,557,802
Total Capital Improvements	0	0	0	0%	1,134,300	1,134,300	0	100%	2,692,102
Total Other Source of Funds	0	0	0	0%	1,134,300	1,134,300	0	100%	2,692,102
Other Use of Funds									
Capital Improvement									
Mobility & Transportation - CPF									
17000 · Project Management	9,949	9,949	0	100%	69,640	69,640	0	100%	119,382
17002 · Bridge Lighting Eng Services	3,795	0	3,795	100%	61,070	40,800	20,270	150%	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	0	0	0	0%	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	13,744	9,949	3,795	138%	930,473	866,360	64,113	107%	1,569,182
Visual Improve & Cultural - CPF									
17100 · Project Management	7,185	7,185	0	100%	50,295	50,295	0	100%	86,220
17101 · Identity Marker Design Services	0	0	0	0%	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	7,185	7,185	0	100%	52,708	52,295	413	101%	1,122,920
Total Capital Improvement	20,929	17,134	3,795	122%	983,181	918,655	64,526	107%	2,692,102
Total Other Use of Funds	20,929	17,134	3,795	122%	983,181	918,655	64,526	107%	2,692,102
Net Other Source of Funds	(20,929)	(17,134)	(3,795)	122%	151,119	215,645	(64,526)	70%	0
Planned Reserves	(99,755)	(133,327)	33,572	75%	1,135,526	1,105,853	29,673	103%	350,000



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.


Montrose Management District


Quarterly Investment Inventory Report Period Ending June 30, 2016

BOARD OF DIRECTORS
Montrose Management District

Attached is the Quarterly Investment Inventory Report for the
Period ending June 30, 2016.

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


Mark M. Burton
(Investment Officer)


Ghia Lewis
(Investment Officer)

COMPLIANCE TRAINING

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

INVESTMENT OFFICERS

Mark M. Burton

Ghia Lewis

CURRENT TRAINING

October 26, 2007 (UNT 10 Hours)
October 26, 2009 (Texpool Academy 10 Hours)
November 5, 2011 (Texpool Academy 10 Hours)
November 5, 2013 (Texpool Academy 10 Hours)
November 27, 2015 (Texpool Academy 10 Hours)
September 13, 2003 (McCall, Gibson 6 Hours)
September 23, 2007 (McCall, Gibson 4 Hours)
October 26, 2009 (Texpool Academy 10 Hours)
October 25, 2011 (Texpool Academy 10 Hours)
November 7, 2013 (Texpool Academy 10 Hours)
November 5, 2015 (Texpool Academy 10 Hours)

Montrose Management District

Summary of Money Market Funds

04/01/2016 - 06/30/2016

Fund: Operating									
Financial Institution COMPASS BANK-PREMIER									
Account Number XXXX2019 Date Opened: 03/20/2012 Current Interest Rates 0.15%									
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance			
04/01/2016		673,530.01							
04/01/2016	ICDN CD XXXX3030 INTEREST		71.28						
04/25/2016	WT TO FSB CD XXXX2169			(50,000.00)					
04/25/2016	WT TO FSB CD XXXX2170			(50,000.00)					
04/25/2016	WT TO CB CD XXXX7029			(50,000.00)					
04/25/2016	WT TO CB CD XXXX5807			(50,000.00)					
04/25/2016	WT TO ALLEG CD XXXX8833			(50,000.00)					
04/25/2016	WT TO ALLEG CD XXXX8825			(50,000.00)					
04/30/2016	Assessments		1,757.51						
04/30/2016	Assessments			(124.04)					
04/30/2016	Assessments			(120.09)					
04/30/2016	Assessments			(70.76)					
04/30/2016	Penalty & Interest		161.40						
04/30/2016	CAD Lawuits		324.48						
04/30/2016	Assessments			(861.76)					
04/30/2016				(18.00)					
05/01/2016					87.89				
05/02/2016	-GREEN CD XXXX0169 INTEREST				75.54				
05/09/2016	To Checking		185.54	(100,000.00)					
05/31/2016				(18.00)					
06/01/2016					36.99				
06/13/2016	WT TO CKG			(175,000.00)					
06/13/2016	WT TO TEXAS CLASS			(100,018.08)					
Totals for Account XXXX2019		\$673,530.01	\$2,500.21	(\$676,230.64)	\$200.42	\$0.00			

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Montrose Management District

Summary of Money Market Funds

04/01/2016 - 06/30/2016

Fund: Operating						
Financial Institution: COMPASS BANK-PREMIER						
Account Number: XXXX2086 Date Opened: 03/20/2012 Current Interest Rate: 0.15%						
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
04/01/2016		1,409,319.37				
04/04/2016	WT TO CKG			(793,843.45)		
04/11/2016	WT TO CKG			(150,000.00)		
04/30/2016					182.33	
04/30/2016						73.16
05/02/2016						
05/04/2016	Assessments		8,093.42			
05/31/2016	GREEN CD XXXX0143 INTEREST		185.54			
05/31/2016	GREEN CD XXXX0311 INTEREST		168.28			
05/31/2016						
05/31/2016	Assessments		290.56			
06/01/2016	WT TO PIONEER CD XXXX3309			(50,000.00)		
06/01/2016	WT TO SOT CD XXXX4039			(50,000.00)		
06/01/2016					60.12	
06/09/2016	WT TO GREEN CD XXXX0210		131.51			
06/09/2016	GREEN CD XXXX0210 INTEREST					
06/13/2016	WT TO TEXAS CLASS			(324,624.84)		
Totals for Account XXXX2086:		\$1,409,319.37	\$8,869.31	(\$1,418,504.29)	\$315.61	\$0.00

Financial Institution: TEXAS CLASS						
Account Number: XXXX0801 Date Opened: 04/12/2016 Current Interest Rate: 0.55%						
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
04/01/2016		0.00				
04/30/2016					0.00	
05/31/2016					0.00	
06/13/2016	WT FROM CB XXXX2019		100,018.08			
06/13/2016	WT FROM CB XXXX2086		324,624.84			

Methods Used For Reporting Market Values			
Certificate of Deposit	Price Value Plus Accrual Interest		
Securities/Debt Government Obligations	Market Value Quoted by the Seller of the Security and Confirmed in Writing		
Public Fund Investment Pool/ADI Accounts	Balance = Book Value in Current Market		

Montrose Management District

Summary of Money Market Funds

04/01/2016 - 06/30/2016

Fund: Operating					
Financial Institution: TEXAS CLASS					
Account Number:	XXXXX0001	Date Opened:	04/12/2016	Current Interest Rate:	0.55%
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned
06/30/2016		\$0.00	\$424,642.92		111.63
					\$111.65
Totals for Account XXXXX0001:					
		\$2,082,849.38	\$436,012.44	(\$2,094,794.93)	
Totals for Operating Fund:					\$627.08
					\$424,754.57

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Methods Used For Reporting Market Values

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

Montrose Management District
Summary of Certificates of Deposit with Money Market
04/01/2016 - 06/30/2016

Financial Institution	Fund: Operating	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
ALLEGIANCE BANK	Certificates of Deposit	XXXX0558	04/01/16	09/01/16	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.40%	0.00	0.00	0.00	0.00	49.32
		Rolled over FROM CD XXXX0330														
ALLEGIANCE BANK		XXXX0833	04/25/16	12/21/16	0.00	50,000.00	0.00	0.00	0.00	50,000.00	0.50%	0.00	0.00	0.00	0.00	45.21
		WT FROM CB MM XXXX2019														
ALLEGIANCE BANK		XXXX0825	04/25/16	10/22/16	0.00	50,000.00	0.00	0.00	0.00	50,000.00	0.50%	0.00	0.00	0.00	0.00	45.21
		WT FROM CB MM XXXX2019														
COMPASS BANK-PREMIER		XXXX0709	04/25/16	02/21/17	0.00	50,000.00	0.00	0.00	0.00	50,000.00	0.55%	0.00	0.00	0.00	0.00	49.73
		WT FROM CB MM XXXX2019														
COMPASS BANK-PREMIER		XXXX0807	04/25/16	01/20/17	0.00	50,000.00	0.00	0.00	0.00	50,000.00	0.50%	0.00	0.00	0.00	0.00	45.21
		WT FROM CB MM XXXX2019														
FIRST STATE BANK		XXXX0269	04/25/16	02/19/17	0.00	50,000.00	0.00	0.00	0.00	50,000.00	0.40%	0.00	0.00	0.00	0.00	36.16
		WT FROM CB MM XXXX2019														
FIRST STATE BANK		XXXX0270	04/25/16	01/20/17	0.00	50,000.00	0.00	0.00	0.00	50,000.00	0.40%	0.00	0.00	0.00	0.00	36.16
		WT FROM CB MM XXXX2019														
GREEN BANK		XXXX0143	08/04/15	05/30/16	50,000.00	0.00	0.00	0.00	50,000.00	0.00	0.45%	148.56	185.54	0.00	185.54	0.00
		XXXX0169 07/06/15 05/01/16														
GREEN BANK		XXXX0169	05/02/16	03/28/17	0.00	0.00	50,000.00	0.00	50,000.00	0.00	0.45%	166.44	185.54	0.00	185.54	0.00
		XXXX0210 10/13/15 06/08/16														
GREEN BANK		XXXX0210	06/09/16	06/09/17	0.00	50,000.00	0.00	0.00	50,000.00	0.00	0.40%	93.70	131.51	0.00	131.51	0.00
		XXXX0210 06/09/16 06/09/17														
GREEN BANK		\$50K WT FROM CB MM XXXX2086														
GREEN BANK		XXXX0311	09/01/15	05/30/16	50,000.00	0.00	0.00	0.00	50,000.00	0.00	0.45%	131.30	168.28	0.00	168.28	0.00
ICON BANK		XXXX0763	03/25/16	03/25/17	50,000.00	0.00	0.00	0.00	50,000.00	0.00	0.75%	7.19	0.00	0.00	0.00	99.66
PIONEER BANK		XXXX0599	05/31/16	04/21/17	0.00	50,000.00	0.00	0.00	0.00	100,000.00	0.50%	0.00	0.00	0.00	0.00	41.10
		Rolled over FROM CD XXXX0143/\$50K WT FROM CB MM XXXX2086														
POST OAK BANK		XXXX0889	02/29/16	07/28/16	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.25%	10.96	0.00	0.00	0.00	41.78
POST OAK BANK		XXXX0897	02/29/16	08/20/16	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.30%	13.15	0.00	0.00	0.00	50.14
PROSPERITY BANK		XXXX0219	11/19/15	11/19/16	350,000.00	0.00	0.00	0.00	0.00	350,000.00	0.75%	963.70	0.00	0.00	0.00	1,610.96
		\$112K FROM EAST ZONE MM/\$238K FROM WEST ZONE MM														
SPIRIT OF TEXAS BANK		XXXX0499	05/31/16	05/20/17	0.00	50,000.00	0.00	0.00	0.00	100,000.00	0.40%	0.00	0.00	0.00	0.00	32.88

Methods Used For Reproducing Market Values:

Certificates of Deposit: Price Value Plus Accrued Interest
Securities/Other Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed to Whiting
Public Fund Investment Pool/Fund Accounts: Balance = Book Value + Current Market

Montrose Management District
Summary of Certificates of Deposit with Money Market
04/01/2016 - 06/30/2016

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Relinquished	Interest Withdrawn	Accrued Interest
Fund: Operating															
Certificates of Deposit															
Rolled over FROM CD XXXX0311/\$10K WT FROM CB MM XXXX2086															
Totals for Operating Fund:				750,000.00	450,000.00	200,000.00	0.00	200,000.00	1,200,000.00	N/A	1,535.00	670.87	0.00	670.87	\$2,248.66
Beginning Balance:															
Plus Principal From Cash:				\$750,000.00											
Less Principal Withdrawn:				\$450,000.00											
Plus Interest Reinvested:				\$0.00											
Fixed Balance:				\$0.00											
MM Balance:				\$1,200,000.00											
Total Balance:				\$1,624,754.57											
Totals for District:				750,000.00	450,000.00	200,000.00	0.00	200,000.00	1,200,000.00	N/A	1,535.00	670.87	0.00	670.87	\$2,248.66
Interest Earned: \$670.87 Less Beg Accrued Interest: \$1,535.00 Plus End Accrued Interest: \$2,248.66 Fixed Interest Earned: \$1,384.53 MM Interest Earned: \$627.68 Total Interest Earned: \$2,012.21															

Methods Used For Reporting Market Values	
Certificates of Deposit:	Price Value Plus Accrued Interest
Securities/Discreet Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Fund/401 Account:	Balance = Book Value in Current Market

Montrose Management District
Detail of Pledged Securities
04/01/2016 - 06/30/2016

Financial Institution: COMPASS BANK-PREMIER						
Security: Letter of Credit/FHLB-A1 CUSIP: 93460	Par Value:	1,800,000.00	Maturity Date:	04/28/2017	Pledged:	04/28/2016
	Date	Value				
	04/30/2016	1,800,000.00				
	05/31/2016	1,800,000.00				
	06/30/2016	1,800,000.00				
Financial Institution: PROSPERITY BANK						
Security: FNMA CUSIP: 3138EQ37	Par Value:	800,000.00	Maturity Date:	11/01/2032	Pledged:	06/14/2016
	Date	Value				
	06/30/2016	794,374.33				
Amount Released:						

Methods Used For Reporting Market Values

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

**Montrose Management District
Vendor Monthly Payment Terms**

Vendor Name	Memo	Monthly Amount	Contractual	Recurring	Monthly Invoice Received
5020 Investments Ltd	Office Lease Expense	1,200.00	X		
ALLY	Vehicle Lease (2)	938.00	X		X
ALLY.	Personal Property Taxes				
SentiForce	Mobile Camera Program		X		
Bankcard Center	Credit Card Expenses	814.38		X	X
Blank Rome LLP	Legal Fees	6,273.94	X		X
Blue Atlas Marketing	Website Expenses		X		
Bracewell & Giuliani LLP	Legal Fees - General Counsel	1,954.00	X		X
Charles Nicholas Promotional Products	Promotion		X		
CKP Communication Group LLC	Communication Services	2,000.00		X	X
Comcast	Office Expenses	197.72		X	X
Cracked Fox	Graphic Design & Marketing Services	1,822.50	X		X
Deborah Quinn Hensel	Writing and Photography Expense		X		
Dennis C. Beedon	Business Ambassador Program Services	2,948.68	X		X
Dero Bike Rack Co.	Bike Racks		X		
e-Vision 1 Productions, LLC	MMO Video Archive		X		
Equi-Tax, Inc.	Tax Services	1,795.63	X		X
Gandy Squared Lighting Design	Bridge Lighting Design	3,795.00	X		X
Grafikshop	Office Expense		X		
Greater East End Management District	Graffiti Abatement Services	4,480.00	X		X
Harris County Treasurer	Legal Fees	10,138.90	X		X
Hawes Hill Calderon, LLP	Consulting & Admin Fee	29,160.34	X		X
Houston Arts Alliance	Syndication Services		X		
Kudela & Weinheimer	District Identity Marker	4,390.00	X		X
Lawrence & Associates	Economic Development	1,250.00	X		X
Magoo's Print Shop	Marketing Expenses		X		
McCall, Gibson, Swedlund, Barfoot, PLLC	Audit Expense		X		
Minuteman Press - Post Oak	Newsletter Expense		X		
Michael Hardy	Marketing Expenses	1,000.00	X		X
Mr. Dirt of Texas	Street Sweeping Expense	7,104.00	X		X
Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	2,103.72	X		X
Muze Development Partners LLC	Calendar Maintenance		X		
Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Coll	435.69	X		X
Chris Labod	Website Maintenance	350.00	X		X
Yellowstone Landscape & Maintenance	Landscape Maintenance	1,916.66	X		X
SMC Logistics	Street Lights		X		
Tawny Tidwell	Social Media Consulting Services	7,000.00	X		X
United Graphics	Postcards		X		
Verizon Wireless	Cell Phone Expense	80.08		X	X
Walter P. Moore	West Montrose Mobility Study	37,355.00	X		X
Montrose Car Care Center	Vehicle Maintenance	100.52		X	X
Texas Municipal League	Insurance Expense			X	
Mark Burton, P.L.L.C.	Annual Financial Report			X	
HBDGR Enterprises, LLC	Recycling Event		X		
Kafoglis Construction	Bike Racks		X		
South main Alliance	SMA Membership Dues		X		
Xenn	Website		X		
Houston Business Journal	Legal Notices		X		
Twisted Mister Promotions	HEB Recycle Event		X		
Bike Houston	Bike Maps		X		
Tradition Bank	Legal Cost		X		
TSG Reporting, Inc.	Public Hearing			X	
TXDOT	Bridge Lighting Project		X		
Texas State Comptroller	Unclaimed Property		X		
University of St. Thomas	Meeting Expense	250.00		X	X



Officer Payroll Report

Print to PDF

Jul-16	Name	Salary	Health Insurance	Dental Insurance	Vision Insurance	Life Insurance	Other
Jul-16	Aims, Brian	25.00	\$45.00	\$1,170.00	\$0.00	\$1,170.00	5574
Jul-16	Arroyo, Juan	40.00	\$45.00	\$1,800.00	\$0.00	\$1,800.00	5580
Jul-16	Bass, Richard	20.00	\$45.00	\$900.00	\$0.00	\$900.00	5585
Jul-16	Becker, Victor	30.00	\$45.00	\$1,350.00	\$3,500.00	\$4,850.00	5587
Jul-16	Chavez-Rivera, Jr	38.00	\$45.00	\$1,710.00	\$0.00	\$1,710.00	5561
Jul-16	Day, Aaron	91.00	\$45.00	\$4,095.00	\$0.00	\$4,095.00	5575
Jul-16	Gonzales, Ricardo	30.00	\$45.00	\$1,350.00	\$0.00	\$1,350.00	5581
Jul-16	Jaquays, Lee	50.00	\$45.00	\$2,250.00	\$0.00	\$2,250.00	5582
Jul-16	Lauriano, Leon	38.00	\$45.00	\$1,710.00	\$0.00	\$1,710.00	5583
Jul-16	Mabasa, Joseph	168.00	\$45.00	\$7,560.00	\$0.00	\$7,560.00	5579
Jul-16	Oberhaus, John	35.00	\$45.00	\$1,820.00	\$0.00	\$1,820.00	5578
Jul-16	Starks, Charlie	31.00	\$45.00	\$1,395.00	\$0.00	\$1,395.00	5577
Jul-16	Thibodeau, Todd	50.00	\$45.00	\$2,250.00	\$0.00	\$2,250.00	5584
Period Total		13	\$29,160.00	\$3,500.00		\$32,660.00	
Grand Total		13	\$29,160.00	\$3,500.00		\$32,660.00	

Sunday, July 31, 2016

Page 1 of 1



Equi-Tax Inc.

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 07/05/2016

LEGAL DESCRIPTION

BAKERY SQUARE LLC
c/o Wilson & Franco
11000 Richmond Ave Suite 350
Houston, TX 77042

TRS 1 LA 5 & 9 &
LTS 5 & 6 & TRS 1 2A & 4 BLK 3
WESTVIEW
ARST 696 O SMITH
1905 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/228/000/0005
YEAR: 2015
REF No.: 0892661

DATE PROCESSED: 07/05/2016
RECEIPT NUMBER: 94150398
DEPOSIT BATCH No.: RF160705

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>PAUSE 2015-47P99</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$1,203.75.

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

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

pd w/cx# 5588



Equi-Tax Inc.

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 07/05/2016

LEGAL DESCRIPTION

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

TRS 8 14 & 14A
ARST 696 O SMITH
1919 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/225/000/0025
YEAR: 2015
REF No.: 0892660

DATE PROCESSED: 07/05/2016
RECEIPT NUMBER: 94150380
DEPOSIT BATCH No.: RF160705

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>PAUSE 2015-56199</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 \$796.61.

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

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

pd w/cx# 5589



Equi-Tax Inc.

Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 07/05/2016

LEGAL DESCRIPTION

BROOKHOUSE INC
1336 W CLAY ST
HOUSTON TX 77019-4036

LTS 1 & 2
WAUGH DRIVE
1233 WAUGH DR

MONTROSE MD WEST

ACCOUNT NUMBER: 94/059/173/000/0001
YEAR: 2014
REF No.: 0892663

DATE PROCESSED: 07/05/2016
RECEIPT NUMBER: 94140703
DEPOSIT BATCH No.: RF160705

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>PAUSE 2014-68482</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 \$22.02.

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

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

pd w/cx# 5590



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 07/05/2016

LEGAL DESCRIPTION

HARRIS DWAYNE & PAULA D
315 W ALABAMA ST STE 200

TRS 1A 3A 3B 4B 6 & LT 2 BLK
10 BOTE

HOUSTON TX 77006-5177

315 W ALABAMA ST

MONTROSE MD EAST

ACCOUNT NUMBER: 92/008/260/000/0013
YEAR: 2015
REF No.: 0892645

DATE PROCESSED: 07/05/2016
RECEIPT NUMBER: 92150038
DEPOSIT BATCH No.: RF160705

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 type="checkbox"/> Other: <u>CAUSE 2015-70304</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 \$137.40.

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

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

pd w/cx #5591



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 07/05/2016

LEGAL DESCRIPTION

HAKEM PROPERTIES LLC
9550 BEVERLYHILL ST
GOLIAD TX 77963

RES A BLK 1
VICTORIA OAKS SEC 2

1425 W GRAY ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/124/558/001/0001
YEAR: 2015
REF No.: 0892664

DATE PROCESSED: 07/05/2016
RECEIPT NUMBER: 94150783
DEPOSIT BATCH No.: RF160705

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 2015-53783</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 \$50.80.

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

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

pd w/cx #5592



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 07/21/2016

LEGAL DESCRIPTION

US REIF WESTHEIMER APARTMENTS
1270 SOLDIERS FIELD RD

RES A BLK 1
ALEXAN AT WESTHEIMER

BRIGHTON MA 02135-1003

2001 WESTHEIMER RD 244

MONTROSE MD WEST

ACCOUNT NUMBER: 94/128/639/001/0001
YEAR: 2015
REF No.: 0893351

DATE PROCESSED: 07/21/2016
RECEIPT NUMBER: 94150791
DEPOSIT BATCH No.: RF160721

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 2015-51042</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 \$4,687.50.

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

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

pd w/cx #5593



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 07/21/2016

LEGAL DESCRIPTION

WALGREENS 03157
c/o Popp Hutcheson PLLC
1301 S. MoPac Expressway, Ste 430
Austin, TX 78746

RES A BLK 1
MONTROSE DSP

3317 MONTROSE BLVD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/117/939/001/0001
YEAR: 2015
REF No.: 0893334

DATE PROCESSED: 07/21/2016
RECEIPT NUMBER: 92150424
DEPOSIT BATCH No.: RF160721

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 2015-55427</u>
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$1,451.79.

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

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

pd w/cx #5594



Chris Labod
2501 Deer Forest Dr
Spring TX 77373
(281)-658-0741

Montrose Management District
5020 Montrose, Suite 311
Houston TX 77006

Invoice

Aug 01, 2016
Invoice # 2016-09-446
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				

pdw/ck # 5599

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

ckp

INVOICE

Montrose Management District

Invoice Date
Aug 1, 2016
Invoice Number
INV-0262

ckp communications group, llc
Attention: Carey Kirkpatrick
PO Box 66223
HOUSTON TX 77266-6223
UNITED STATES

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

Due Date: Aug 16, 2016



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

pdw/ck # 5600

PAYMENT ADVICE

To: ckp communications group, llc
Attention: Carey Kirkpatrick
PO Box 66223
HOUSTON TX 77266-6223
UNITED STATES

Customer	Montrose Management District
Invoice Number	INV-0262
Amount Due	2,000.00
Due Date	Aug 16, 2016
Amount Enclosed	

Enter the amount you are paying above

Company Registration No: CKP Communications Group, LLC. Registered Office: Attention: Carey Kirkpatrick, PO Box 66223, Houston, TX, 77266-6223, United States.



hello! you have an invoice from:

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

Bill To:

Montrose Management District
PO Box 22187
Houston, TX 77227

Date	Invoice No.	Terms
07/01/16	652	Net 30
Payments/Credits		Balance Due
\$0.00		\$1,822.50

Item	Description	Quantity	Rate	Amount
marketing	marketing, graphic design and photography, research, meetings and other... for the month of July		0.00	0.00
Design	report collateral	2	75.00	150.00
Design	Print and web based design for fy 2016 budget	9.9	75.00	742.50
Design	Print and web based designs - markers coming soon	7.5	75.00	562.50
1	Branding, Marketing and Research including logo quality assurance to website 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	0.6	75.00	37.50
3	Meetings, Correspondence, Phone Calls, and Invoicing	0.5	75.00	37.50
4	Photography: editing/color correction, airbrushing, cropping etc.) for use in web and print collateral. Captioning and Keywording of galleries for district usage and external search engines. Archiving district images to external harddrives, websites, and DVDs for backup	1.2	75.00	90.00
5	Providing licensing, stock photography, and partner requests and print requests. Social media: Facebook/Twitter/Instagram/Instagram updates, photo galleries, posting, tagging, creation of cover photos. Backup monitoring of Facebook, with response and interaction with visitors requests/questions.	1	75.00	75.00
6	Print and Web resolution creation of files in proper formats for distribution to printers, web developers, partners and staff.	1.5	75.00	112.50

Total \$1,822.50

Thank you for your business

pdw/ck # 5601

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
8/1/2016	49826

BILL TO

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

DESCRIPTION	AMOUNT
Roll Management, Billing and Collections	1,795.63
pdw/ck # 5603	

Total \$1,795.63

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

Services Rendered During The Month of May				
INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE
20650	Jun 13, 2016	Jul 13, 2016	MON-551	\$2,988.66
Fee Summary				
	Stipulated %	Previously Invoiced % phase Completed	Current Invoice Amount Billed % complete	Remaining Value of Completed Amount remaining
Schematic Design	20.00%	\$10,800.00 100.00%	\$10,800.00 0.00%	\$0.00 \$0.00
Design Development	0.00%	\$0.00 0.00%	\$0.00 0.00%	\$0.00 \$0.00
Construction Documentation	55.00%	\$20,700.00 70.00%	\$20,700.00 0.00%	\$0.00 \$8,910.00
Bidding	5.00%	\$2,700.00 100.00%	\$2,700.00 0.00%	\$0.00 \$0.00
Construction Administration	20.00%	\$10,800.00 5.09%	\$550.00 22.99%	\$1,890.00 \$5,360.00
	100.00%	\$54,000.00 64.82%	\$34,850.00 3.88%	\$1,890.00 \$17,270.00
Invoice Total:				\$1,890.00
Previous Balance:				\$1,098.66
Account Balance:				\$2,988.66

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

pd w/ck # 5605

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

Services Rendered During the Month of June				
INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE
20764	Jul 08, 2016	Aug 07, 2016	MON-551	\$4,930.00
Fee Summary				
	Stipulated %	Previously Invoiced % phase Completed	Current Invoice Amount Billed % complete	Remaining Value of Completed Amount remaining
Schematic Design	20.00%	\$10,800.00 100.00%	\$10,800.00 0.00%	\$0.00 \$0.00
Design Development	0.00%	\$0.00 0.00%	\$0.00 0.00%	\$0.00 \$0.00
Construction Documentation	55.00%	\$20,700.00 70.00%	\$20,700.00 0.00%	\$0.00 \$8,910.00
Bidding	5.00%	\$2,700.00 100.00%	\$2,700.00 0.00%	\$0.00 \$0.00
Construction Administration	20.00%	\$10,800.00 22.99%	\$2,440.00 45.74%	\$2,500.00 \$5,860.00
	100.00%	\$54,000.00 64.82%	\$34,738.00 4.83%	\$3,868.00 \$14,778.00
Invoice Total:				\$2,500.00
Previous Balance:				\$2,438.66
Payments Received:				\$338.66
Account Balance:				\$4,930.00

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

pd w/ck # 5605

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

August 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 July, 2016.	\$1,250.00
Total amount due	\$1,250.00

pd w/ck # 5606

Thank you,

Ray C. Lawrence

MICHAEL HARDY

849 Radian Street
Houston, TX 77009
512-758-0153
ben.hardy@gmail.com

INVOICE

Invoice #	DATE
12	7/28/2016
CUSTOMER NO.	TERMS
N/A	N/A

BILL TO

Montrose Management District
PO Box 22167
Houston, TX 77227

PAY TO

Michael Hardy
849 Radian St.
Houston, TX 77009

DESCRIPTION	Date	AMOUNT
My Montrose: Tracy Wallace	7/16/2016	500.00
WAMM Constable Patrol	7/28 (summary)	500.00
Thank you for your business!		TOTAL \$1,000.00

pd w/ck # 5607

Montrose Car Care Center
3807 Montrose Blvd
Houston, TX 77006
713 524-2109 Fax 713-524-0902

Repair Order # 0043167
Date: 7/8/2016
Page 1 of 1
Center: 1

COMPLETE AUTOMOTIVE SERVICE - FOREIGN & DOMESTIC

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: 2008 FORD EXPLORER XLT
License: 1289128 Prod:
VIN: 1FMEU83E28UB10391
Engine: 4.0L V6 GAS FI (E) Trans: AUTO
Mileage: 52198 Key#:

Parts			Labor		
Ques	Part Number	Description	Op Tech	Description	Time Charge
Mileage In: 52198			IN 501 11	STATE INSPECTION	25.50
Mileage Out: 52198			PH 501 20	LOP-INSPECTOR CHASSIS, CHANGE OIL AND FILTER, TOP OFF FLUIDS, VISUAL SAFETY INSPECTION	8.95
5.00 ST	ENGINE OIL	13.95	WP 004 11	REMOVE AND REPLACE HEADLIGHT WIPERS.	0.00
1.00 OF	OIL FILTER	6.45		FRONT AND REAR	
1.00	DISPOSAL FEE	3.00			
2.00 6126 16C826-C	WOOD STRUT	Declined	MS 8	REMOVE AND REPLACE WOOD SHOCKS/STRUTS.	Declined
1.00	WIPER BLADE SET	24.95	BRK002	REPLACE REAR WAXER PADS, ROTORS AND	Declined
1.00	REAR WIPER BLADE	14.95		REPLACE BRAKE SENSOR WIPERS APPLICABLE.	
1.00 1125 9601-AA	AIR FILTER	Declined	ENG014	REMOVE AND REPLACE ENGINE AIR FILTER	Declined
2.00 3121 20026-A	BRAKE DISC-REAR - Declined				
1.00	BRAKE PAD SET-REAR Declined				

RECEIVED
JUL 20 2016
Municipal Accounts
& Consulting

OK Bad Recommendation OK Bad Recommendation OK Bad Recommendation

pd w/cx #5408

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

Notion 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 in a partial payment or credit card for the repair is stopped, discontinued for lack of funds or because the maker has no account. All work performed with 12 month or 12000 mile warranty

Labor: \$34.45
Parts: \$60.30
Sublet: \$0.00
Other Fees: \$3.00
Supplies: \$2.77
Subtotal: \$100.52
Sales Tax: \$8.42
Total: \$108.94
Paid By: Total: \$100.52
Pay Ref: Paid: \$8.00
Due: \$100.52

100.52

Mr Ditt of Texas (Houston)
3869 Eastex Freeway
Houston, TX 77026
Phone (713)473-2700 Fax (713)473-2701

INVOICE# 66X00055
INV DATE 06/30/16
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

MONTROSE
SERVICE ADDRESS: MONTROSE (HOUSTON, TX)

DATE	LOCATION: MONTROSE	DESCRIPTION	AMOUNT
06/08/16	66X00055	SWEEPING-FLAT SWEET FLAT RATE 06/08/16	778.00
06/08/16	66X00055	MAIN LANES TKT 00017321	1,776.00
06/08/16	66X00055	SWEEPING-FLAT SWEET FLAT RATE 06/08/16	778.00
06/09/16	66X00055	BIKE LANES TKT 00017330	1,776.00
06/21/16	66X00055	SWEEPING-FLAT SWEET FLAT RATE 06/21/16	778.00
06/21/16	66X00055	MAIN LANES TKT 00017355	1,776.00
06/23/16	66X00055	SWEEPING-FLAT SWEET FLAT RATE 06/23/16	778.00
06/23/16	66X00055	BIKE LANES TKT 00017357	1,776.00

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

INV# 66X00055 CURRENT 30 DAY 60 DAY 90 DAY DATE 06/30/16
ACCT# 229281

PLEASE PAY THIS AMOUNT 7,104.00



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Invoice

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

Date Invoice #
8/1/2016 43382

Description	Amount
Monthly Bookkeeping	1,125.00
Payroll Payroll	225.00
Delivery of documents	12.50
Correspondence with notice	37.50
Additional fees for Board Meeting	225.00
Preparation and Maintenance of Quarterly Investment Report	350.00
Mileage	8.64
Delivery	6.00
Postage	47.43
Copies	55.95
Document Storage & Retention Service	10.70
Total Reimbursable Expenses	128.72
Total	\$2,100.72

pd w/cx #5410

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

INVOICE # NV00001484
Time 15:30
Date 7/8/2016
Page 1 OF 1

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

Subscription	Est. Price
Professional Services rendered in the collection of delinquent taxes, penalties and interest June 2016	\$435.86
Total \$435.86	

pd w/cx #5410

Tammy Tidwell
4333 Harby St.
Houston TX 77023

Montrose Management District
Caryn Adams
5020 Montrose Blvd. #300
Houston TX 77006

Invoice # 0000070
Invoice Date August 1, 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	122	3,050.00
Website Updates	Switching out slider items, filtering comments, adding events	25.00	7	175.00
Writing	Editing Michael's work, writing reposts, adding photos, adding tags, etc.	25.00	11	275.00
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 **PDFX**

pdf w/ck # 5013

https://tammytidwell.freshbooks.com/showinvoice?invoiceid=1093985&_alt_domain_cookie... 8/1/2016

WALTER P MOORE

Montrose Management District
5020 Montrose Blvd
Suite 311
Houston, TX 77006

Invoice # : 103180009-40
Project : M23160000
Project Name : Montrose Monthly Budget Add Serv

Invoice Group : "A"
Invoice Date : 5/22/2016

Attention: Tony Alexander

For Professional Services Rendered through: 5/22/2016
Email to alexander@hulip.com

Professional Personnel	25,810.00	
Total Salary		25,810.00
Current Invoice		25,810.00
Max Fee:	78,000.00	
Prior Billings:	34,727.50	
Total Available:	41,272.50	
Total this Invoice		25,810.00
Amount Due This Invoice		25,810.00

Leo Anne Dixon

For questions regarding this invoice, please contact Amanda Harris.
Telephone: 713-450-7300 Email: Amanda@hulip.com

pdf w/ck # 5013

PLEASE PRINT PAYMENT TO ADDRESS NOTED BELOW:
1201 MCCOYNEY, SUITE 100 HOUSTON, TEXAS 77010 PHONE 713-450-7300 FAX 713-450-7300

Montrose Management District
5020 Montrose Blvd
Suite 311
Houston, TX 77006

Invoice # : 103180000-31
Project : M231600001
Project Name : Montrose Monthly Budget Add Serv

Invoice Group : "A"
Invoice Date : 6/26/2016

Attention: Tony Alexander

For Professional Services Rendered through: 6/26/2016
Email to alexander@hulip.com

Professional Personnel	11,545.00	
Total Salary		11,545.00
Current Invoice		11,545.00
Max Fee:	78,000.00	
Prior Billings:	60,537.50	
Total Available Before this Invoice (Max Fee-Prior Billings)	15,462.50	
Total this Invoice		11,545.00
Amount Due This Invoice		11,545.00

Leo Anne Dixon

For questions regarding this invoice, please contact Kathryn Mayberry.
Telephone: 713-450-7300 Email: KMayberry@hulip.com

pdf w/ck # 5013



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

Invoice

Invoice: INV-0000128193
Invoice Date: August 1, 2016

Customer Number: 19712
PO Number:

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

Remit To:
Yellowstone Landscape
PO Box 295742
Dallas, TX 75320-5742

Branch Code: 01.04.020.010
Project Number: 10261183.101
Project Name: Montrose Management District
Property Address:

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

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

pdf w/ck # 5014

Yellowstone Landscape - Central Inc. is licensed by the Structural Pest Control Board of Texas (Lic. #72119) for chemical applications. The board has jurisdiction over individuals licensed under the Structural Pest Control Act, Structural Pest Control Board, 1106 Clayton Ln, #100 W. Austin, Texas 78723 (512) 451-7700.

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

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



August 2, 2016

Invoice # MSLC-14

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

Re: Montrose Management District Signage Lighting and Controls Design

Lighting Design:
Meeting, Review and Coordination \$ 990.00

Outstanding Invoices:
N/A

Reimbursable Expenses:
N/A

Total Amount Due: \$ 990.00

Please remit to:

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

Thank You!

pdw/ck #51615



August 2, 2016

Invoice # M8RDG-29

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

Re: Montrose Management District Bridge Lighting Design

Lighting Design:
Meetings, Submittals and Coordination \$ 2,805.00

Outstanding Invoices:
N/A

Reimbursable Expenses:
N/A

Total Amount Due: \$ 2,805.00

Please remit to:

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

Thank You!

pdw/ck #51615



INVOICE

July 7, 2016

Montrose Management District

Due Date: July 11, 2016

ATTENTION: Josh Hawes

MEETING NAME	DATE	START	END	ROOM
Montrose Management District Meeting	06/13/16	11:00 am	1:30 pm	Carol Tatkon Boardroom
Room Rental Fee				\$ 75.00
Parking Tokens				\$ 0.00
Total				\$ 75.00
Paid				\$ 0.00
Total Due				\$ 75.00

Please remit to:

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

pdw/ck #51616



INVOICE

August 2, 2016

Montrose Management District

Due Date: August 8, 2016

ATTENTION: Josh Hawes

MEETING NAME	DATE	START	END	ROOM
Montrose Management District Meeting	08/08/16	11:00 am	1:30 pm	Carol Tatkon Boardroom
Room Rental Fee				\$ 75.00
Parking Tokens (20)				\$100.00
Total Due				\$175.00

Please remit to:

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

pdw/ck #51616

Bracewell LLP
ATTORNEYS AT LAW

P.O. Box 84854
Dallas, TX 75284-8544
713 223-2300
TAX ID 74-1034827

Remittance Page

August 3, 2016
051914
INVOICE NO: 21656536
04674

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

Billing Summary

Balance Forward \$1,788.12
Payments/Credits Since Previous Invoice *pd w/cr #5017* \$(1,778.12)
Matter Balance Brought Forward \$10.00
Total Current Billing for this Matter \$1,944.00
Please Remit Total Balance Due \$1,954.00

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): BOFAUS66
Please include the invoice number as a reference when sending the wire.

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



Greater East End Management District
P.O. Box 230000
Houston, TX 77222-0000
713-928-8916
equi@greaterend.com

GREATER
EAST END
DISTRICT
SEVEN SEVEN
SEVEN

INVOICE

BILL TO
Montrose (HCDMS)
511 Caldeson, Executive
Director
HCDMS (Montrose)
P.O. Box 22181-2187
Houston, TX 77227

INVOICE # 8-96
DATE 07/31/2016
DUE DATE 08/30/2016
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/07/2016	Graffiti Abatement Conduct visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 48	8	80.00	640.00
07/11/2016	Graffiti Abatement Conduct visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 46	8	80.00	640.00
07/15/2016	Graffiti Abatement Conduct visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 51	8	80.00	640.00
07/19/2016	Graffiti Abatement Conduct visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 14	8	80.00	640.00
07/21/2016	Graffiti Abatement Conduct visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 25	8	80.00	640.00
07/25/2016	Graffiti Abatement Conduct visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 21	8	80.00	640.00
07/29/2016	Graffiti Abatement Conduct visit, waiver collection, follow-up visit, graffiti identification, reporting, and graffiti abatement. Sites Abated: 20	8	80.00	640.00

pd w/cr #5016

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

8/4/2016

Total Gross Amount: \$25

BALANCE DUE

\$4,480.00

pd w/cr #5016

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 #: 43015427

Date: 8/2/2016

DATE	DESCRIPTION	AMOUNT
	Professional consulting, administration, marketing & public relations, July 2016	\$27,634.69
	GIS/mapping, P. Horton, July 2016	\$543.91
	In-house postage, photocopies, binding, etc., July 2016	\$506.53
	Agenda posting, Harris County Clerk, 7/7/2016	\$9.00
	Delivery, Hour Messenger	\$20.12
	Verizon cellphone, 07/20-08/10	\$50.66
	Verizon cellphone, J. Hawes, 07/20-08/10, 50% of shared costs	\$65.23
	Verizon cellphone, G. Larson, 07/20-08/10, 50% of shared costs	\$124.60
	Reimbursable mileage, parking, tolls, related expenses, as follows:	
	G. Larson, June 2016	\$156.46
	L. Clayton, July 2016	\$14.04
	K. Gonzales, June 2016	\$21.60
	R. Hill, July 2016	\$13.50
	pd w/ax #5604	

Terms: C.O.D.

Sales Tax: \$0.00

Total Amount: \$29,160.34

Amount Applied: \$0.00

Balance Due: \$29,160.34

Owed As Of: 8/2/2016

10-DAYS	30-DAYS	60-DAYS	Total Owed
			\$29,160.34

Dennis C. Beedon
3925 Justice Park Drive
801
Houston, Texas 77092
713-320-9747
Edannisc-beedon@yahoo.com

Invoice

Number	1007
Date	8/1/2016

Bill 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
Business Ambassador Contract Services	\$2,800.00

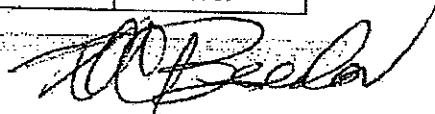
pd w/ok # 5602

Amount Paid	\$0.00
Amount Due	\$2,800.00

Discount	\$0.00
Shipping Cost	\$0.00
Sub Total	\$2,800.00

Total	\$2,800.00
-------	------------

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



[illegible]

V. Beserra



Great food.
Low prices.

1035 N. SHEPHERD
713-880-4496
Your cashier was Jacob

KROGER PLUS CUSTOMER *****5155
MR SHELL GC 25.00
GB *****6374 25.00 B1nc
MR SHELL GC 25.00
GB *****6382 25.00 B1nc
MR SHELL GC 25.00
GB *****6390 25.00 B1nc
MR SHELL GC 25.00
GB *****6408 25.00 B1nc
TAX 0.00
**** BALANCE 100.00
US DEBIT Purchase
*****9658 - C
REF#: 000000 TOTAL: 100.00
PURCHASE: 100.00 CASHBACK: 0.00
AID: A000000980840
TC: 6F911932CA589D88
VERIFIED BY PIN
DEBIT 100.00
CHANGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 0
07/16/16 12:48pm 312 7 116 123

V. Beserra



Great food.
Low prices.

1035 N. SHEPHERD
713-880-4496
Your cashier was Jasmine

KROGER PLUS CUSTOMER *****5155
MR SHELL GC 25.00
GB *****1532 25.00 B1nc
MR SHELL GC 25.00
GB *****1490 25.00 B1nc
MR SHELL GC 25.00
GB *****1508 25.00 B1nc
MR SHELL GC 25.00
GB *****1516 25.00 B1nc
MR SHELL GC 25.00
GB *****1524 25.00 B1nc
TAX 0.00
**** BALANCE 125.00
US DEBIT Purchase
*****3519 - C
REF#: 000000 TOTAL: 125.00
PURCHASE: 125.00 CASHBACK: 0.00
AID: A000000980840
TC: 426058089CA670B8
VERIFIED BY PIN
DEBIT 125.00
CHANGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 0
07/31/16 03:24pm 312 7 201 139

Montrose District Security
July 2016

Victor Beserra

V. Beserra

\$514.95



Great food.
Low prices.

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

MR SHELL GC 25.00
GB *****4196 25.00 B1nc
KROGER PLUS CUSTOMER *****5155
MR SHELL GC 25.00
GB *****4147 25.00 B1nc
MR SHELL GC 25.00
GB *****4154 25.00 B1nc
MR SHELL GC 25.00
GB *****4162 25.00 B1nc
MR SHELL GC 25.00
GB *****4170 25.00 B1nc
MR SHELL GC 25.00
GB *****4188 25.00 B1nc
TAX 0.00
**** BALANCE 150.00
US DEBIT Purchase
*****3519 - C
REF#: 000000 TOTAL: 150.00
PURCHASE: 150.00 CASHBACK: 0.00
AID: A000000980840
TC: 041084672F828
VERIFIED BY PIN
DEBIT 150.00
CHANGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 0



Great food.
Low prices.

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

MR AUTO TAGS *****
MR AUTO TAG FEE *****
KROGER PLUS CUSTOMER *****5155
SC 30% OFF BILL PAY 0.30-
TAX 14.95
**** BALANCE 14.95
US DEBIT Purchase
*****3519 - C
REF#: 000000 TOTAL: 14.95
PURCHASE: 14.95 CASHBACK: 0.00
AID: A000000980840
TC: 23F02F810014649
VERIFIED BY PIN
DEBIT 14.95
CHANGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 0
KROGER SAVINGS 0.30
TOTAL COUPONS 0.30
TOTAL SAVINGS (1 *) \$ 0.30
07/08/16 10:30am 243 31 37 464



Great food.
Low prices.

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

MR SHELL GC 25.00
GB *****9501 25.00 B1nc
MR SHELL GC 25.00
GB *****9519 25.00 B1nc
KROGER PLUS CUSTOMER *****5155
MR SHELL GC 25.00
GB *****9527 25.00 B1nc
MR SHELL GC 25.00
GB *****9535 25.00 B1nc
MR SHELL GC 25.00
GB *****9444 25.00 B1nc
TAX 0.00
**** BALANCE 125.00
US DEBIT Purchase
*****3519 - C
REF#: 000000 TOTAL: 125.00
PURCHASE: 125.00 CASHBACK: 0.00
AID: A000000980840
TC: 7952447318C224C
VERIFIED BY PIN
DEBIT 125.00
CHANGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 0
07/25/16 11:28am 243 4 216 109

pdw/ox #5587

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 Public Safety Committee.



MONTROSE MANAGEMENT DISTRICT

Memorandum

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

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

Montrose District Board present: Tammi Wallace.

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

Staff present: Josh Hawes and Kristen Gonzales.

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

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

For the month of July 2016, patrols netted 49 arrests, with 2 felonies and 41 misdemeanors. There were 184 calls for service, 196 self-initiated actions, 1,725 BMV report cards issued, and 1169 Crime Prevention brochures distributed. See attached report for additional details.

Update from Harris County Attorney's Office

2 locations are under review with a focus on illegal spa locations.

Discuss ongoing or new public safety issues in the District

The committee discussed preparations for National Night Out and The Montrose Crawl.

Shift Period: Jul-16
Total Hours Worked: 624:00
Total Miles Driven 2,242

Crime Arrest Activity

Felony Arrests:	2
Misdemeanor Arrests:	41
Charges Filed:	10
Suspects in Jail:	49

Patrol Activity

Calls for Service:	184
Self-Initiated:	196
Incident Reports:	16
Accident Reports	0
Locations Checked:	1436

Field Activity

Parking Tickets:	1
Citations:	0
BMV Report Cards:	1725
Crime Prevention:	1169
311 Calls	4

Warrants

Felony Warrants:	0
Misdemeanor Warrants:	0
City Warrants:	17
SETCIC Warrants:	17

Arrest Summary

Shift Period Jul-16

Charge	# of Arrests
City Warrants	3
Consumption of Alcohol at a Metro Bus Stop	2
Criminal Mischief	1
Criminal Trespass	8
Indecent Exposure	1
Littering	1
Obstructing a Roadway	1
Possession of Marijuana	1
Public Intoxication	21
Retaliation	1
Setcic Warrant	5
U.U.M.V	1
Urinating in Public	1
Walking in the Roadway Where Sidewalks are Provid	2
Total Arrests	49

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

6. Receive an update from the Mobility and Visual Improvements Committee.
 - a. Approve a contract with Touch Thirty Three for ID marker's wireless connectivity
 - b. Approve a change order with Landscape Arts for esplanade enhancements



MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Josh Hawes
DATE: Monday, August 1, 2016
SUBJECT: Mobility and Visual Improvements Committee Meeting

The Montrose Management District Mobility and Visual Improvements Committee held a meeting on Monday, August 1, 2016 at 11:00 AM at 5020 Montrose, Suite 311, Houston TX 77006.

Montrose Management District Committee Chair Councilman David Robinson and Robert Jara attended the meeting. Also in attendance were consultants Bryan Brown (Walter P Moore), Cathleen Lynch and Travis Triola (Kudela & Wienheimer) and Lance Gandy (Gandy² Lighting Design). Staff in attendance were Josh Hawes, Tony Allender, Bill Calderon and Kristen Gonzales. Also in attendance was Robin Holzer and John Pederson.

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. Tony Allender is updating the plan which then be presented to the Planning Department and the Mayor's Office prior to submittal to the planning commission.

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 begun on the west side of Lovett. Staff is working with the Uptown Management District to acquire 5 Live Oaks for the Lovett esplanades. Project is expected to be completed by September. The committee reviewed a change order from Landscape Arts for a reduction of \$99,340.91 due to the removal of the Montrose esplanade and the changes to the Lovett esplanades. ID marker locations have been staked and material for the signs has been ordered.

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. A date to begin construction has not been set at this time; however, the contractor suggests that construction should begin in September with a completion of July 2017.

CONSULTANT CONTRACT

THIS AGREEMENT and all attachments hereto (this "Agreement") is made as of _____, 2016, by and between the **Montrose Management District** (the "District"), and **Touch Thirty Three, Inc.** (the "Consultant").

The District and the Consultant, in consideration of the mutual promises and conditions set forth herein, hereby covenant and agree as follows:

1. SCOPE OF SERVICES

1.1. Services – The Consultant agrees to provide, and the District agrees to accept, the services described in the attached Schedule A (Scope of Services) as that schedule may be amended by the parties from time to time (the "Services"). The Services may include collaborating with, or assisting, the District and its consultants, or others retained by the District when requested by the District as well as delivering completed products (the "Deliverables"). This Agreement is nonexclusive in nature and is not to be construed as establishing an exclusive arrangement between the parties.

1.2. No Conflict – Consultant represents and warrants that it has no known obligations to any third party that will limit or restrict its ability to perform the Services under this Agreement. Consultant agrees that it will not disclose to the District nor use any third party's trade secrets or other third-party proprietary information in performing the Services unless Consultant may do so without either it or the District incurring any obligation to such third party for such work or any application of that work. Consultant shall provide all Services under this Agreement in his capacity as an individual and not an elected official.

1.3. Performance of Services – Consultant shall have the right to determine the method, details, and means of performing the Services. The District shall, however, be entitled to ensure satisfactory performance, including the rights to inspect, to stop work, to make suggestions or recommendations as to the details of the work, and to propose modifications to the Services. Consultant will provide all required resources and personnel to complete the Services by the dates specified by the District and use its best efforts to accommodate work schedule requests in a timely manner.

1.4. Reporting – The District and Consultant shall develop appropriate administrative procedures for coordinating with one another. Consultant agrees to provide reports to the District as required by the District at no additional cost to the District.

2. TERM

Subject to termination in accordance with **Section 11** below, this Agreement shall remain in full force and in effect for the period beginning on _____, 2016 and ending upon completion of the Services. This Agreement may be extended by mutual written agreement of the parties.

3. FEES, PAYMENT & EXPENSE

3.1. Fees – In consideration of the Services to be performed by Consultant, Consultant shall be entitled to compensation in an amount not to exceed \$82,857.66 as detailed on Schedule A.

3.2. Payment –

a. Consultant shall send all invoices to the address specified by the District. The District will pay the Consultant 30 days after receipt of an acceptable and properly documented invoice. The District's payment of invoices will constitute full payment to Consultant for performance of the Services and all other expenses which may be incurred by Consultant under this Agreement.

4. NONDISCLOSURE

Any information the Consultant presents to the District may be subject to disclosure in accordance with applicable law, including the Texas Open Records Law.

5. ACCEPTANCE

Consultant shall notify the District on delivery of all Deliverables that are due under this Agreement. As used here, the term Deliverable includes, but is not limited to, any programming, documentation, data compilation, image scanning, reports as well as any other media, materials, or other objects produced solely for the benefit of the District in the course of performing the Services. The District shall have 30 days to review the Deliverables for adherence to this Agreement and any applicable specifications. The District shall then notify Consultant in writing of its acceptance of the Deliverables or its rejection and the reasons for such rejection. If the Deliverables are rejected, Consultant shall have the opportunity to correct errors and omissions and resubmit corrected Deliverables to the District for re-review. In the event that the District does not provide Consultant with written notice of acceptance or rejection within 30 days after the acceptance period has ended, the Deliverables shall be deemed to be accepted.

6. INTELLECTUAL PROPERTY RIGHTS

6.1. Ownership of Work Products – All Deliverables to be delivered under this Agreement shall be considered work(s) made for hire by Consultant for the District, and upon payment by the District shall belong to the District, its designees, and the Consultant. If applicable, one reproducible set of final Deliverables will be furnished to the District upon request, including Deliverables produced in an electronic format. The District acknowledges that Deliverables provided in electronic media form may be subject to inaccuracies, anomalies and errors due to electronic translation, formatting or interpretation. The Consultant is not responsible for errors and omissions because of these conditions, nor for those resulting from conversion, modification, misinterpretation, misuse or reuse by others after electronic media is released by the Consultant.

6.2. Preexisting Materials – Consultant may include preexisting work or materials in the Deliverables only if they are either provided by the District or if they are owned or licensable without restriction by Consultant. To the extent that preexisting work or materials owned or licensed by Consultant are included in the Deliverables, Consultant shall identify any such work or materials prior to commencement of the Services. Relative to preexisting works and materials

and as an exception to Section 6.1 above, Consultant grants to the District an irrevocable nonexclusive, worldwide, royalty-free right and license (i) to use, execute, reproduce, display, perform, and distribute (internally and externally) copies of such work or materials, (ii) to prepare derivative works based on such preexisting works and materials, and (iii) to authorize the District contractors to do any of the above subject to appropriate obligations of confidentiality.

6.3. Incidents and Further Assurances – Consultant represents that all preexisting works are owned or properly licensed by it. Consultant further represents that no part of the Deliverables is protected by rights of any third party except to the extent that Consultant is licensed to include such part in the Deliverables. The District may obtain and hold in its name copyrights, registrations, and other protection that may be available in the Consultant. Consultant agrees to take such further actions and execute and deliver such further agreements and other instruments as the District may reasonably request to give effect to this Section.

7. REPRESENTATIONS

7.1. Services – Consultant represents that the Services will be performed by appropriately qualified and trained personnel with due care and diligence and to such standards of care, skill and diligence as practiced by members of the same profession. In the case of professional services, Consultant shall perform the Services in accordance with all applicable professional standards for the field of expertise.

7.2. Deliverables – Consultant represents that any Deliverables under this Agreement shall conform to all applicable specifications, drawings, samples and descriptions; shall be suitable for their intended purposes; and shall be free from all liens and encumbrances. If the Deliverables are software, Consultant shall take reasonable precautions to prevent the introduction into the Deliverables of any “viruses,” “time bombs,” “trojan horses,” and other intentionally disabling devices.

8. COMPLIANCE WITH LAWS & STANDARDS OF CONDUCT

8.1. Compliance with Laws – Consultant shall comply with all applicable United States and foreign laws and regulations governing the Services and Deliverables.

8.2. Standards of Conduct – In the event that Consultant’s employees or contractors perform any of the Services at an District site, such employees and contractors shall comply with all applicable federal and state laws including, but not limited to, those governing harassment, discrimination and security. The District reserves the unilateral right to direct Consultant to remove any of its employees or contractors from the District premises or projects for any violation of law, or for any other reason deemed prudent by the District.

9. TERMINATION

The District reserves the right to modify, reject, cancel or stop any and all schedules or work in process. In the event of such direction by the District, Consultant shall immediately take all required steps to carry out the District’s instructions, shall advise the District of the extent to which performance has been completed to date, and shall collect and deliver to the District whatever work product then exists in the manner requested by the District. In addition, the

District may terminate this Agreement in whole or in part without cause upon 30 days written notice to Consultant. In the event of any termination under this provision, the District's only liability to Consultant shall be for the payment of all valid outstanding invoices for those Services rendered prior to the effective date of such termination or for Deliverables accepted by the District. Consultant agrees to render a final invoice to the District for all Services performed by Consultant prior to the termination of this Agreement within 30 days after the completion of the last Services performed.

10. LIMITATION OF LIABILITY

In no event shall either party be liable under any claim, demand or action (whether arising in contract, tort or otherwise) arising out of or relating to this Agreement for any special, indirect, incidental, exemplary, or consequential damages (including, but not limited to, loss or anticipated profits, loss of use, or loss of business disruption), regardless of whether or not the party, its employees or agents have been advised of the possibility or likelihood of such damages.

11. GENERAL PROVISIONS

11.1. Entire Agreement – This Agreement constitutes the entire agreement between the parties with respect to the subject matter and supersedes any and all prior and contemporaneous representations, agreements, negotiations, advertisements, statements, or understanding, whether oral or written. No amendment to this Agreement shall be binding on either party unless such amendment is in writing and executed by authorized representatives of both parties to this Agreement.

11.2. Conflicts – If there is a conflict between any provisions in this Agreement and in Schedule A attached to this Agreement, this Agreement governs.

11.3. Waiver – A waiver by either party of a breach of any of the terms or provisions of this Agreement shall not operate or be construed as a waiver of any subsequent breach.

11.4. Assignment – In no event shall either party subcontract, delegate or assign its rights and responsibilities under this Agreement without the other's written consent.

11.5. Independent Contractor – The Consultant shall be an independent contractor to the District, and nothing in this Agreement shall be deemed to cause this Agreement to create an agency, partnership, or joint venture between the parties. This Agreement shall not be interpreted or construed as creating or establishing the relationship of employer and employee between the District and the Consultant or any of Consultant's employees or agents. Consultant shall also be responsible for all matters governing the employment of its employees, contractors or agents including, but not limited to, the payment of salaries (including withholding of taxes and social security), worker's compensation, disability benefits, etc.

11.6. Notices – Except as otherwise specified in this Agreement, all notices or other communications under this Agreement shall be deemed to have been duly given when made in writing and delivered in person, via a nationally recognized overnight carrier or deposited in the United States mail as certified mail with return receipt requested, postage prepaid, and addressed

to Consultant at the above address or to the District at the following address or such other address as specified by the District:

Montrose Management District
Attn: Executive Director
9610 Long Point Road, Suite 150
Houston, Texas 77055

Touch Thirty Three, Inc.
Attn: Bruce Coffman
1712 Milford Street
Houston, Texas 77098

11.7. Governing Law – This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, including all matters of construction, validity, performance and enforcement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives, on the date and year first above-written.

MONTROSE MANAGEMENT DISTRICT

By: _____
Name: _____
Title: _____

TOUCH THIRTY THREE, INC.

Name: Bruce Coffman
Title: _____

SCHEDULE A

SCOPE OF SERVICES

Consultant will install the following equipment, including the mounting of the NEMA enclosure on Unistrut-style supports to be provided by the landscape and/or signage contractor, and full lighting system and control system programming:

Signage Equipment (Initial 13 Locations)

Quantity	Item and Description	Unit	Ext.
52	traxon Nano Liner Allegro.AC.XB RGB/LED fixture	OFE	OFE
13	traxon Allegro AC Data Injector II power/data unit	OFE	OFE
13	traxon Butler XT/2 DMX-512 LED data controller	OFE	OFE
13	traxon AC.EN.0000001 DIN rail accessory pack above	OFE	OFE
13	SanDisk "Extreme Pro" 16GB SD data storage card	\$120.00	\$1,560.00
13	Luxul XFS-1084P PoE network data switch	\$130.00	\$1,690.00
13	AMX MCP-106 control system processor	\$700.00	\$9,100.00
13	JuiceGoose KIN1000RM UPS/power conditioner	\$399.00	\$5,187.00
13	TP Link TL-WR702N low-power wifi access point (WAR)	\$20.00	\$260.00
13	NimbeLink E2CLink cellular data modem	\$499.00	\$6,487.00
13	Verizon cellular data packages above (annual cost)	\$40.00	\$520.00
13	Taoglas "Storm" MA412 weatherproof antenna system above	\$199.00	\$2,587.00
13	DDBUnlimited SB-262210C NEMA4 "Climate" enclosures	\$799.00	\$10,387.00
13	DDBUnlimited .5INS cabinet insulation package above	\$80.00	\$1,040.00
13	DDBUnlimited ACP-800-T15-110 Climate Control AC unit above	\$1,599.00	\$20,787.00
13	DDBUnlimited DB-722DPF/SEC hasp/padlock option above	\$40.00	\$520.00
13	133/ECD misc. installation materials above	\$200.00	\$2,600.00

Equipment Total	\$62,725.00
less discount	(\$20,204.60)

Discounted Equipment Total	\$42,520.40
estimated freight above	\$2,120.00

Landed Equipment Total	\$44,640.40
sales tax above	\$3,682.83

Signage Location Equipment Total	\$48,323.23
-----------------------------------------	--------------------

t33 Assembly/Device Termination/Setup	\$15,195.00
t33 Device Programming	none

Signage Location Equipment Grand Total	\$63,518.23
-----------------------------------------------	--------------------

Signage Location Equipment cost (per sign)	\$4,886.02
---------------------------------------------------	-------------------

Climate-Controlled Enclosure Cost (per location)	\$1,757.00
---------------------------------------------------------	-------------------

Climate-Controlled Enclosure Total (13 locations)	\$22,841.00
----------------------------------------------------------	--------------------

Head-End (Office) Equipment

Quantity	Item and Description	Unit	Ext.
1	AMX MST-1001 10" desktop video touchpanel control	\$2,995.00	\$2,995.00
1	AMX PS-POE-AF-TC PoE power supply above	\$120.00	\$120.00
1	AMX NX-1200 control system processor	\$1,190.00	\$1,190.00
1	AMX PSR-4.4 power supply above	\$150.00	\$150.00
1	SanDisk "Extreme Pro" 16GB SD data storage card	\$120.00	\$120.00
1	LuxulXFS-1084P PoE network data switch	\$130.00	\$130.00
1	JuiceGoose KIN1000RM UPS/power conditioner	\$399.00	\$399.00
1	NimbeLink E2CLink cellular data modem	\$499.00	\$499.00
1	Verizon cellular data packages above (annual cost)	\$40.00	\$40.00
1	Taoglas "Storm" MA412 weatherproof antenna system above	\$199.00	\$199.00
1	ECD/OmniMount wall-mount equipment rack	\$299.00	\$299.00
1	t33/ECD misc. installation materials	\$220.00	\$220.00
Equipment Total			\$6,361.00
less discount			(\$2,439.82)
Discounted Equipment Total			\$3,921.18
estimated freight above			\$300.00
Head-End (Office) Equipment Total			\$4,221.18
sales tax above			\$348.25
Head-End (Office Equipment Total)			\$4,569.43
t33 Assembly/Device Termination/Setup			\$2,860.00
t33 AMX Control System Programming			\$9,460.00
t33 LED Lighting "Show" Programming			\$2,450.00
Head-End (Office) System Grand Total			\$19,339.43
Signage Location Equipment Grant Total (from page 1)			\$63,518.23
<u>Lighting Control System Network/Programming Grand Total</u>			<u>\$82,857.66</u>

END USER LICENSE AGREEMENT

This End User License Agreement ("EULA") is a legal agreement between The Montrose Management District ("MMD") as Client and touch thirty three, inc. ("t33") as Vendor regarding the software product identified as Custom AMX Control System Programming Code ("AMX Code"). By installing, duplicating, or otherwise using this AMX Code, MMD agrees to be bound by the terms of this LICENSE AGREEMENT.

License Agreement

1. In consideration of the acceptance of the terms of this Agreement, t33 as licensor, grants to MMD, as licensee, a non-transferable and non-exclusive right to use the AMX Code in accordance with the terms and conditions of this Agreement.
2. It is understood and agreed that t33 retains the title and ownership of the source code used to create the AMX Code, and reserves all rights not expressly granted to MMD hereunder.
3. The AMX Code and any accompanying instructional materials included with the AMX Code are copyrighted by t33. You may not remove any proprietary notices, labels, or marks on the program and/or the accompanying documentation that either directly state or refer to the AMX Code as being copyrighted by t33.
4. MMD may duplicate and edit this AMX Code in order to update it's functionality and/or alter it's capabilities in any manner that MMD may deem appropriate, but it is expressly agreed that t33 shall be held harmless for any and all damages (both direct and indirect) that may occur as a result of such alterations of the AMX Code, either by MMD or by it's agents. It is further agreed that under no circumstances shall the Copyright Notice included in the "header" at the beginning of the AMX Code source code be altered, deleted or replaced.
5. The license granted to MMD to use the AMX Code is not a sale of the original Software portion of the AMX Code, nor of any copy thereof. t33 authorizes MMD to utilize one (1) operational version of the AMX Code on one (1) AMX control system at a time. Under no circumstances does t33 authorize MMD to utilize the AMX Code or a copy of same on any other AMX control system at the same time.
6. Any updates to the AMX Code that t33 may provide to MMD from time to time, whether with or without a separate charge, are deemed as Licensed to MMD under this Agreement.

Disclaimer of Warranty

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Governing Law

This Agreement shall be governed by the laws of the State of Texas, United States of America. It may not be modified or terminated except as herein provided, or by written agreement. If any provision herein is invalid it shall be considered deleted from this document and shall not invalidate the remaining provisions.



7155 Old Katy Road
Suite 270
Houston, Texas 70024

P 713.869.6987
F 713.869.0908

PROJECT: Montrose Esplanades & Identity Markers

Field Report: 004

DATE: 08-01-2016

By: Travis Triola

COPIES: Montrose, K&W File

Weather: Hot

FIELD REPORT ITEMS

The purpose of the field report is to update Montrose District on the status of the Esplanade & Identity Marker Projects.

Esplanades

A) Budget and Contract

1. NTP – April 04, 2016
 - a. Contract Calendar Days – 120
 - b. Work Stopped on May 17, 2016 – 43 days charged
 - c. Work Resumed on July 5, 2016
 - i. Calendar Days Remaining - 49
2. Original Contract Amount: \$603,984.00
 - a. Change Order #1 – (\$99,340.91)
 - i. 2700 Montrose Removal – this was removed from phase 1 due to future roadway improvements
 - ii. Mortar Set Pavers and Lowering of Sanitary Sewer manholes – The mortar set pavers are an attempt to reduce damage by the trucks backing into the Kroger loading dock. The lowering of manholes is to have the covers sit flush with the new paving.
 - iii. Additional 28' of Esplanade at 3300 Yoakum – our CAD file showed the esplanade 28' shorter than it measures in the field. We increased the paver bands and planting areas to compensate.
 - iv. 800 Lovett Blvd. Revised Plans – this is the price is for the revisions as submitted to adopt-an-esplanade. If we decided to get the machine moved trees, the pricing can be adjusted in a future CO.

- v. 900 Lovett Blvd. Revised Plans – this is the price for the revisions as submitted to adopt-an-esplanade

1. Total Contract to date – \$603,984.00 (Will be \$504,643.09 once CO1 is executed)

3. Pay Applications

- a. Total Paid to Contractor - \$0.00

- i. Pay Application #1 – \$23,826.38

B) Schedule

Re-Mobilization Schedule as of 7/1/16													
(Pending Plan Revisions for 800 Lovett Blvd. & 900 Lovett Blvd.)													
Montrose Esplanades	7.4.16	7.11.16	7.18.16	7.25.16	8.1.16	8.8.16	8.15.16	8.22.16	8.29.16	9.5.16	9.12.16	9.19.16	9.26.16
Water meter permitting/installation - MS													
Tree Protection Fencing													
Demo Existing concrete - Orb	COMPLETE												
Tree removal w/HC													
Grading			excavation										
Paver Pad			excavation	excavation/forming									
Curb Replacement				excavation/forming/concrete pour for paver pads/curb									
Mixfill Mat for Blackstar Gravel													
Blackstar Gravel 4 inches													
Paver Installation - GCP													
Irrigation Installation													
Live Oak													
Knockout Rose													
Foxtail Fern													
Wedelia													
Begin Maintenance													

C) Open Items

- 800 & 900 Lovett Redesign
 - Submitted to Adopt-an-esplanade
- Water Meter Applications
- Pay Application 001
- Change Order 001

Identity Markers

A) Budget and Contract

1. NTP – April 25, 2016
 - a. Contract Calendar Days – 180
 - b. Memorial Day – May 30th (+1 day)
 - c. Updated Pricing from CenterPoint and Lighting Control Consultant – May 31st
(Calendar days not being charged until decision is made on locations to proceed with)
 - i. Calendar Days Charged – 35
 - d. Confirmation received at board meeting on July 11, 2016
 - i. Calendar Day Remaining - 82
2. Original Contract Amount: \$542,236.00
 - a. Total Contract to date – \$542,236.00
3. Pay Applications
 - a. Total Billed by Contractor - \$0.00

B) Schedule

1. Identity Markers
 - a. Lighting Lead Time: 6 -8 weeks from time of order
 - b. Production: 1 per week, 13 weeks total
2. Bores
 - a. 2 days average per site
3. Electrical
 - a. Electrical service lead time: 4-6 weeks after release of final locations
 - b. Installation: 2-3 days per location, 8 weeks
4. Footings
 - a. Precast foundation lead time: 4-5 weeks after release
 - b. Installation: 1 day per footing, 3 weeks
5. Sign Install
 - a. Installation: 1.5 per day, 2 weeks

C) Open Items

1. Permitting
 - a. Blanket Permit vs Individual Permits
2. Contract with Touch 33 for central command of Identity Markers

- a. 1295 form on file
- 3. Locations for Identity Markers have been staked
 - a. W. Dallas @ Shepherd SE
 - b. W. Gray @ Shepherd NE
 - c. Westheimer @ Shepherd SE
 - d. W. Dallas @ Waugh SE
 - e. W. Gray @ Waugh SE
 - f. W. Dallas @ Montrose esplanade
 - g. W. Gray @ Montrose esplanade
 - h. Westheimer @ Montrose NW
 - i. Westheimer @ Montrose SE
 - j. Richmond @ Montrose SE
 - k. Berthea @ Montrose NW
 - l. W. Dallas @ Taft SW
 - m. W. Gray @ Taft NW





Contract Administration G701 Change Order

(Instructions on the reverse side)

Distribution List:

Owner _____
Architect _____
Contractor _____
Field _____
Other _____

PROJECT (Name and address):

Montrose Management District Esplanade
Enhancements - Phase I
TO CONTRACTOR (Name and address):

Landscape Art, Inc.
2303 Dickinson Ave
League City, Texas 77573

CHANGE ORDER NUMBER: 1

DATE: 7/25/2016

ARCHITECT'S PROJECT NUMBER: MON-551

CONTRACT DATE: 2/8/2016

CONTRACT FOR: Montrose Management District

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

2700 Montrose Removal (see attached pricing breakdown)	(94,091.02)
Mortared Pavers & Sanitary Sewer Lowering (see attached pricing breakdown)	6,093.75
Additional 28' of Esplanade - 3300 Yoakum Blvd. (see attached pricing breakdown)	5,377.20
800 Lovett Blvd. Revised Plans (see attached pricing breakdown)	(1,451.46)
900 Lovett Blvd. Revised Plans (see attached pricing breakdown)	(15,269.38)

The original (Contract Sum) (Guaranteed Maximum Price) was	\$ 603,984.00
The net change by previously authorized Change Orders	\$
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	\$ 603,984.00
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of	\$ (99,340.91)
The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order will be	\$ 504,643.09
The Contract Time will be (increased) (decreased) (unchanged) by _____ () days	
The date of Substantial Completion as of the date of this Change Order therefore is _____	

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Kudela & Weinheimer

ARCHITECT (Firm name)
7155 Old Katy Rd., Suite 270

ADDRESS
Houston, Texas 77024

BY (Signature)

(Typed name)

DATE

Landscape Art, Inc.

CONTRACTOR (Firm name)
2303 Dickinson Avenue

ADDRESS
League City, Texas 77573

BY (Signature)
J.H. Williams

(Typed name)
7/25/16

DATE

OWNER (Firm name)

ADDRESS

BY (Signature)

(Typed name)

DATE

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures changes will not be obscured.

AIA Document G701 Change Order C 2001 The American Institute of Architects - Washington, DC - www.aia.org - WARNING: Reproduction, unlicensed photocopying or substantial quotation of the material herein without written permission of the AIA violates the copyright laws of the United States and will subject the violator to legal prosecution. To report copyright violations of AIA Contract Documents, e-mail The American Institute of Architects' legal counsel, copyright@aia.org.



2700 Montrose Removal - Pricing Breakdown

Description	Price
Excavation & Subbase for Pavers	(17,869.06)
Granite Cobble Pavers	(41,937.50)
Blackstar Gravel	(3,285.13)
Live Oak	(3,299.47)
Knockout Rose	(1,260.67)
Foxtail Fern	(1,151.97)
Wedelia	(2,113.44)
Irrigation Installation	(22,376.28)
Tree removal 2" caliper	(53.75)
Tree removal 4" caliper	(318.75)
Tree removal 6" caliper	(425.00)
TOTAL	(94,091.02)



Bid Presentation for
Mortared Pavers & Sanitary Sewer Lowering
1000 Lovett Blvd. & 3300 Yoakum Blvd.

Project: Montrose Esplanades

Date: 7/18/16

Item	Description	Qty	Extended Price
1	Mortar in Pavers on Western Nose of 1000 Lovett Blvd. This pricing includes: Mortaring pavers at western nose of 1000 Lovett Blvd. (approximately 140 sf.). Gulf Coast Pavers does not guarantee this will withstand 18-wheeler traffic that jump the curb.	1	\$ 937.50
2	Lowering 3 Storm Sewers on 3300 Yoakum Blvd. This pricing includes: Lower three storm sewers @ \$1718.75 ea on 3300 Yoakum Blvd. esplanades to elevation of curb	1	\$ 5,156.25

We appreciate this opportunity and look forward to working with you on this project.

Michelle Gerac
832-256-7861



Bid Presentation for
Additional 28' of planting bed on 3300 Yoakum Blvd.

Project: Montrose Esplanades

Date: 7/21/16

Item	Description	Qty	Extended Price
1	Wedilia This pricing includes: Labor and materials for 152 extra Wedilia	1	\$ 1,701.00
2	Irrigation This pricing includes: Additional 196 sf of irrigation in planting beds	1	\$ 725.00
3	Granite Cobble Pavers This pricing includes: Additional 112 sf of Granite Cobble pavers	1	\$ 2,128.00
4	Concrete Subbase This pricing includes: Additional 112 sf of concrete subbase	1	\$ 823.20
TOTAL			\$ 5,377.20

We appreciate this opportunity and look forward to working with you on this project.

Michelle Gerac
832-256-7861



800 Lovett Revision - Cost Breakdown

Description	Price
Excavation & Subbase for Pavers (423 sf less @ 7.35 sf)	(3,109.05)
Granite Cobble Pavers (423 sf less@ 19.00 sf)	(8,037.00)
Live Oak (1 additional @ 1650 ea)	1,650.00
Wedelia (297 additional @ 10.80 ea)	3,207.60
Tuscarora Crape Myrtle 45 gal @ 360.11 ea	2,520.77
Irrigation Installation (441 sf additional)	696.78
Traffic Control (extra 2 months)	1,619.44
TOTAL	(1,451.46)



900 Lovett Revision - Cost Breakdown

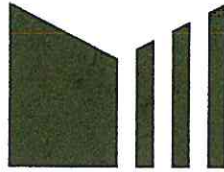
Description	Price
Excavation & Subbase for Pavers (882 less sf @ 7.35 sf)	(6,482.70)
Granite Cobble Pavers (882 less sf @ 19.00 sf)	(16,758.00)
Tree Protection Fencing (88 lf additional @ 4.38 lf)	385.44
Blackstar Gravel (388 sf additional)	1,943.45
Live Oak (1 additional @ 1650 ea)	1,650.00
Foxtail Fern (30 additional @ 22.00 ea)	660.00
Wedelia (458 additional @ 10.80 ea)	4,946.40
Tuscarora Crape Myrtle 45 gal @ 360.11 ea	2,520.77
Irrigation Installation (526 additional)	831.08
Tree removal 2" caliper (1 less)	(53.75)
Tree removal 4" caliper (2 less)	(212.50)
Tree removal 6" caliper (3 less)	(637.50)
Tree removal 8" caliper (3 less)	(1,203.75)
Traffic Control Permit (extra 2 months)	1,619.44
TOTAL	(10,791.62)

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

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



JULY 2016 MONTHLY PR AND MARKETING REPORT

TO: Committee Chair, Steve Madden
THROUGH: Executive Director, David Hawes
FROM: Marketing Director, Gretchen Larson
DATE: August 8, 2016

Ongoing activities included work on e-newsletter, incorporation of the FAQ's into the District website on the home page and the corresponding marketing materials are in production. You have the draft Strategic Communications Plan for review and we will discuss when you are ready. We are also working with the Business and Economic Development committee on planning for the Fall Real Estate Forum and on revisions to economic development and marketing brochure.

The BA made **51** visits during June and continues to be well received in the community. The BA also assisted with outreach to the business community directly adjacent and around the area where the first set of ID Markers are going to be installed (see copy of the flyer and other select marketing materials developed in July attached).

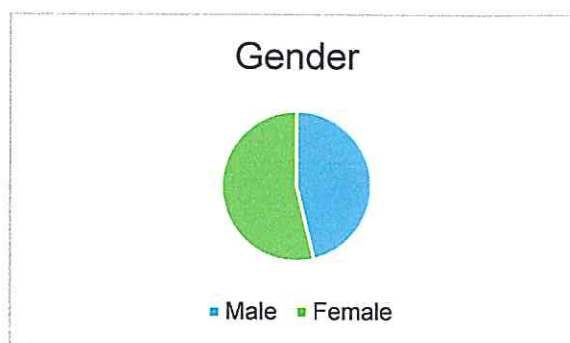
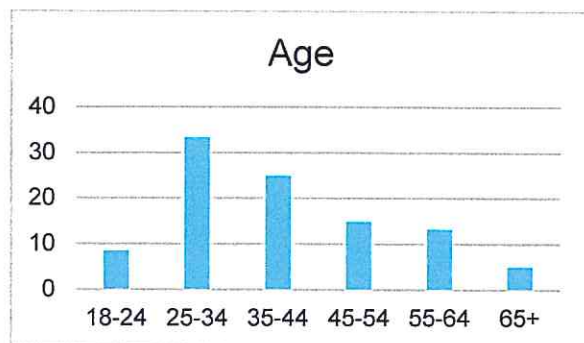
Website Pageviews

Month	Pageviews	Avg. Session Duration (min)
Jan 2016	4,884	1:28
Feb 2016	4,392	1:41
Mar 2016	5,611	1:49
Apr 2016	4,238	1:46
May 2016	7,635	1:58
Jun 2016	3,828	1:49

Top 5 Most Viewed Pages

Home Page	4,505
Brasil owner Dan Fergus launches AirBnB for retail in Houston	2,304
Space City Float Houston Flotation Therapy	1,461
Inside the effort to restore Montrose's historic African-American cemetery	597
Contact	526

Visitor Information



TWITTER:

Number of total tweets from July 01-July 31:

64

Increase in Followers for July 2016:

140

Total Followers:

7,740



39,990

ORGANIC IMPRESSIONS



810

TOTAL ENGAGEMENTS



519

LINK CLICKS

Top mention earned 192 engagements



Craig Hlavaty

@CraigHlavaty · Jul 7

Say hello to new bar and pizzeria Love Buzz in [@MontroseHTX](#) chron.com/life/food/arti...
pic.twitter.com/FbnjKYzkOT



2 7

Our top mention for July 2016 is to the left and is from Craig Hlavaty. We've talked about Craig in the reports before, and he continues to be a great journalistic partner in promoting our Twitter feed and interacting with us. As you can see, Craig's tweet earned 192 engagements, which means that 192 more people saw us on Twitter than they would otherwise.

To the right is a Twitter analytics summary of all our activity. As you can see, we receive a significant number of "impressions," which is how many people are 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 our story on public safety.) "Mentions" are times that other Twitter users mention us in their tweets.

JUL 2016 SUMMARY

Tweets

64

Tweet impressions

40.5K

Profile visits

1,179

Mentions

47

New followers

167

Facebook

Total number of 'likes': 18,737
(Up from 18,111 in June 2016)

Total page views this month: 175,423
Total page views in June: 103,886

Top 5 Posts:

Houston Only Stop for Blockbuster Degas Exhibit	19,891
Snooze Opens Tomorrow in Montrose	9,136
Hanover Montrose Prepares to Open	7,637
Baba Yega Under New Ownership	6,164
New Exhibit at Art League Houston	6,070



175,423

IMPRESSIONS



2,253

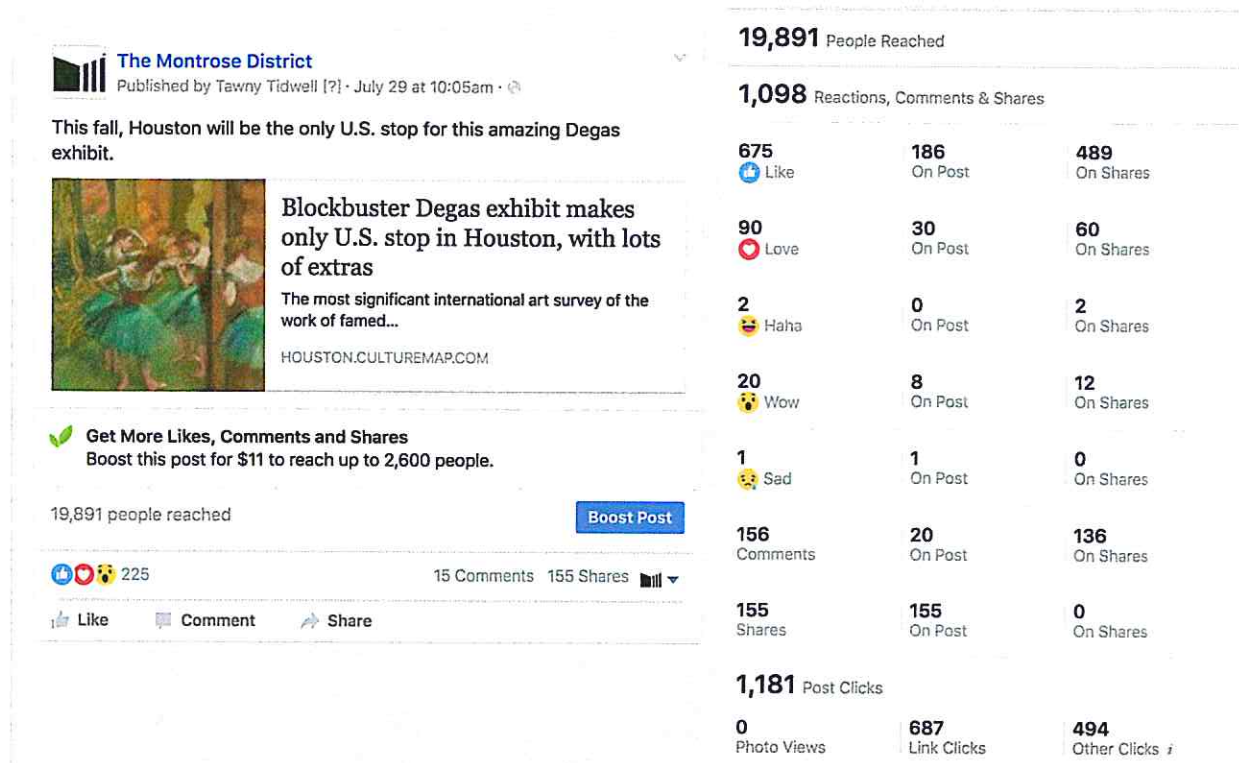
POST ENGAGEMENTS



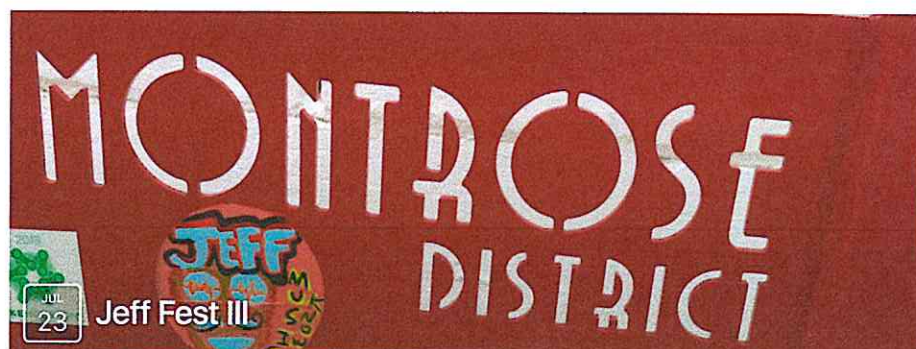
2,785

LINK CLICKS

Our most popular share this month is below. **19,891 people saw the post organically** (i.e., we spent no ad dollars). It also received 687 link clicks, meaning people who clicked through to see the article. The 494 other clicks could be people clicking to “see more” of the intro paragraph on Facebook, or to read more comments.



We also caught a glimpse of our branding being used in a way that makes the District synonymous with the neighborhood. Local bar Avant Garden used our bike rack (unfortunately



defaced with some stickers) to promote their event Jeff Fest III. This is great exposure to the Montrose District for people attending, and sheds a positive light on us.

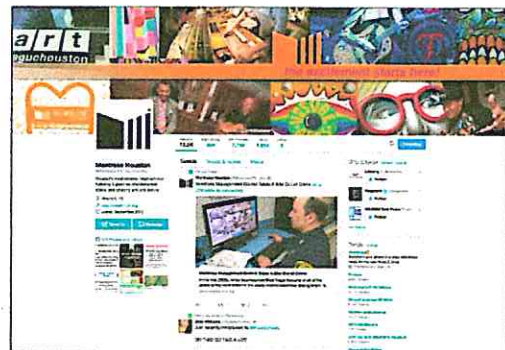
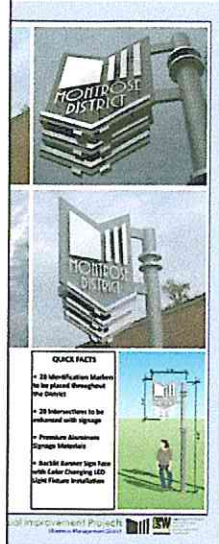
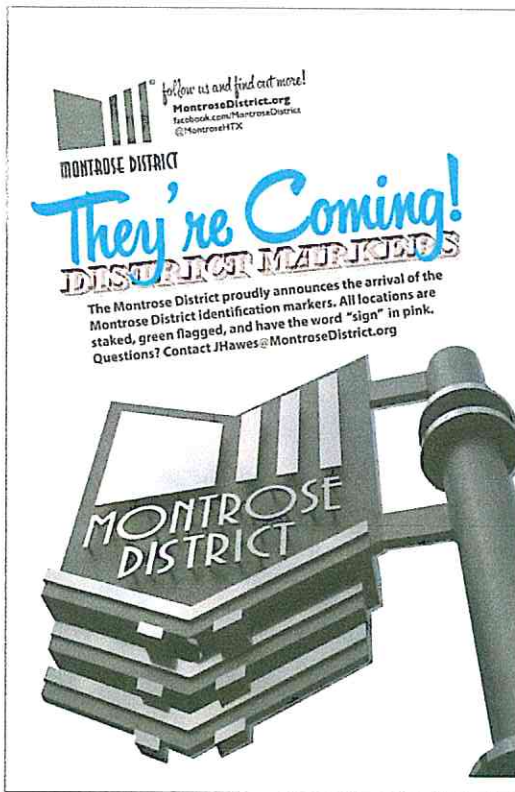
Statistics

Key Article	Facebook Reach	Twitter Reach	Clicks (Total)
Hanover Prepares to Open	7,637	16,900	634
My Montrose: Tammi Wallace	861	7,700	53

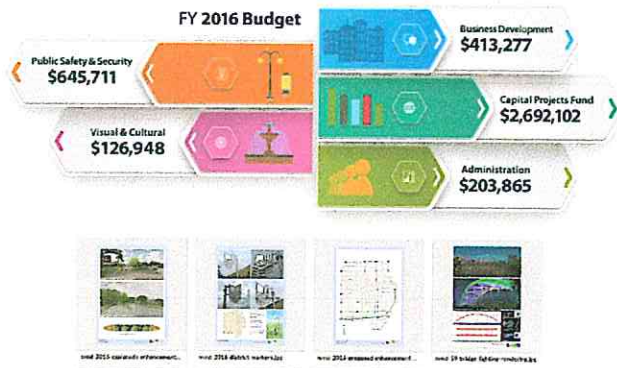
**we tweet important articles multiple times to increase their reach*

Newsletter Open Rate for June: 26.2% (compare to industry average 23%)

Selected marketing materials developed during July.



FAQ: General Administration and Budgeting



MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

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

Memorandum

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

The Business & Economic Development Committee of the Montrose Management District held its July meeting on July 27, 2016, at Prosperity Bank, 5020 Montrose Blvd. The member attending was Robin Holzer. Staff attending were: Josh Hawes, Ray Lawrence and Kristen Gonzales. The meeting was called to order at 11:48 AM.

Approval of May Minutes

The minutes of the June 22 meeting were approved as written.

Fall Real Estate Forum

Ray Lawrence presented a preliminary plan (attached) for this event that had been discussed with the project team on July 21. The event is scheduled for Wednesday, November 16.

Following the decision not to hold the Forum at La Colombe d'Or, the best alternative location appears to be LIFEhtx, a contemporary new events venue located at 2512 Woodhead just north of Westheimer. Ray visited the facility on July 25 and was favorably impressed, particularly with the 100' illuminated wall divided into five sections that is ideally suited to audio-visual presentations of all types. The room has a seating capacity of 250. The owner/manager is Monsour Taghdisi assisted by their events coordinator Andrea Hickham. They expressed real interest in hosting the forum event. Ray requested a proposal for two group sizes – 150 and 200 – which he expects to receive by August 1. Since the building consists of event space and a warming kitchen only, the District would need to contract a caterer to provide tableware and prepare and serve the luncheon. Tables, chairs and linens would also need to be rented.

Also, since there is no parking lot, attendees would need to valet their vehicles. Ray Lawrence plans to visit A Fare Extraordinaire, a well-known Montrose based caterer, to discuss their services and menu options and obtain a proposal. One or more other caterers may be contacted as appropriate.

Consistent with last year, sponsors will be charged \$1,000 for which they will be provided a table of eight, display space in the entry area and their logo printed in the invitation flyer which will double as the program. To avoid the no-show problem of last year, a registration fee of \$35 is being considered this year for non-sponsor attendees. This could be an early bird fee with a higher fee charged to late registrants.

2016 Economic Development Brochure

Ray and Gretchen Larson are starting work now on a major revision of the 2014/2015 brochure with updated population, demographics and other tables and graphs for the District and trade areas, as well as expanded sections on District improvements underway. Robin Holzer suggested that the new brochure also have an expanded section on mobility including public transit, biking and walking. Josh Hawes stated that a number of FAQs about the District were being developed that could be incorporated into the brochure.

Announcements

Ray Lawrence made the following announcements:

- Fred Sharifi has purchased the 42-year old Baba Yega Restaurant and five nearby properties in the Grant/Missouri/Crocker vicinity. No redevelopment of these properties is planned at this time. Some parking lot improvements are likely.
- Ray received a call on July 11 from Leon Schneider, principal with C.S. Realty in Los Angeles, who requested information about the District. Mr. Schneider is negotiating to purchase the former Au Petit Paris restaurant property at 2048 Colquitt.
- On July 12, Ray received a call from Victoria Cohen, whose family owns the property at SEC West Gray & Stanford, requesting information about the District. Her group is considering building an 8-story condominium on the site.

Adjournment

The meeting was adjourned at 12:55 PM. The next meeting of the committee is scheduled for August 24.

FOURTH ANNUAL REAL ESTATE FORUM
MONTROSE MANAGEMENT DISTRICT
Preliminary Plan

1. Theme: "What's Coming to Montrose"
2. Date and starting times:
 - Wednesday, November, 16, 2016
 - Registration: 11:30 AM - 12:00 PM
 - Program & luncheon: 12:00 PM - 1:00 PM
3. Location: To be determined
4. Master of ceremonies:
 - To be determined (multiple choices available)
 - Introduces District and improvements underway (2 minutes)
 - Introduces speakers
5. Speaker topics
 - "The Evolution of Lower Westheimer"
 - "Possible Impacts of TIRZ 27"
 - "The Montrose Special Parking Area"
6. Sponsorships
 - Fee: \$1,000 to be invoiced by the District
 - Benefits: Designated table for eight (8) in front of room, exhibit space in foyer and logo printed on invitation flyer
 - Promoted by means of personal contacts and "Save the Date" flyer emailed to updated 2015 invitation list, posted to website and placed in social media in August
 - Contact: MMD Marketing staff
7. Brochures to be placed on all seats:
 - Economic development brochure updated with 2016 profile data, recent new developments/openings and information about visual improvements underway, TIRZ 27 and the SPA
 - 2016 – 2031 Service, Improvement and Assessment Plan brochure
8. Menu: To be selected
9. Registration fee for open seating: \$35/person (Invited officials free)
10. General invitation flyer to be emailed to updated 2015 invitation list, posted to website and placed in social media in October and November
11. Advance registration: Marketing staff

12. Same day registration: Marketing staff. (As necessary, facility staff will be requested to accept cash and credit card payments from drop-ins and credit the MMD on the final invoice).
13. Room set-up: Similar to 2015
14. Audio/visual equipment and operation: Similar to 2015

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

9. Receive the Executive Director's Monthly Report.

MONTROSE MANAGEMENT DISTRICT

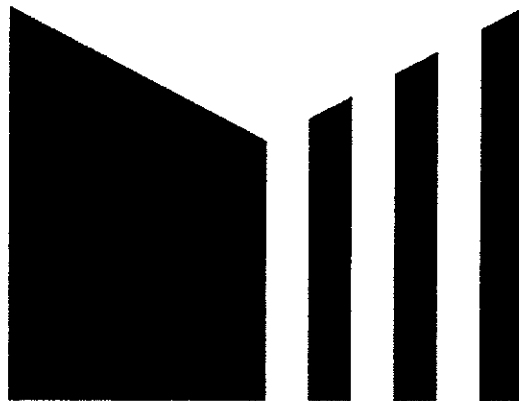
SERVICE PLAN

MONTHLY REPORT

July 11 – August 8, 2016

COMMITTEE ACTIVITY

STAFF ACTIVITY



COMMITTEE ACTIVITY

Mobility and Visual Improvements Committee

The committee met on August 1.

Finance Committee

The committee met on August 8.

Public Safety Committee

The committee met on July 27.

PR, Marketing and Business Relations Committee

The committee did not meet.

Business and Economic Development Committee

The committee met July 27.

STAFF ACTIVITY

July 11 – August 8, 2016

PR, Marketing and Business Relations Committee

The Committee Chair is reviewing the Media Outreach Calendar/Strategy and the revised Strategic Communications Plan. After review, we will send to the committee for review and comments and thereafter, as needed, call a meeting. Paid placement of ads in print and on-line publications will be discussed with the committee as well. Staff also worked to update and refine the HOA/Civic Association database so that, if they choose to join, representatives can receive monthly email updates of District activities in addition to news received via e-news and social media.

Ongoing activities included work on e-newsletter, placement of the FAQ's for District services were incorporated into the website and the corresponding marketing materials are in production. Staff is also working with the Business and Economic Development committee on pre-planning for the Fall Real Estate Forum.

Business Ambassador Program

The BA made **51** visits during June 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 BA also assisted with outreach to the business community directly adjacent and around the area where the ID Markers will be installed.

PR, Marketing, Web and Social Media

See attached report.

Finance Committee

The committee met on July 11th to review and discuss the bookkeeper's report, invoices and various delinquent assessments. The committee recommends approval of the reports and that invoices be paid.

NEW CONSTRUCTION IN THE DISTRICT

- *In the 300 block of W. Pierce*



- *Demolition in the 600 block of W. Polk*



- *In the 300 block of W. Saulnier*



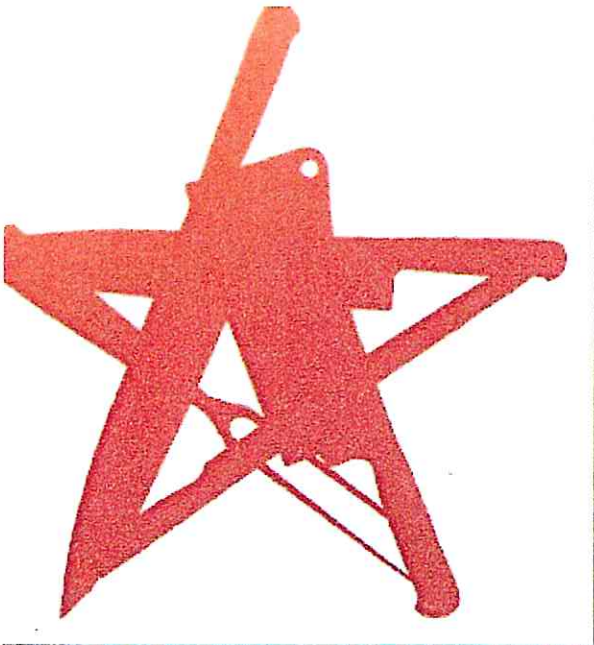
Welcome to the latest from the Montrose District. If we've emailed you in error or maybe your inbox is too full, you can [unsubscribe here](#).



MY MONTROSE: FRANKIE QUIJANO, CEO, PRIDE HOUSTON, INC.

"We've come too far in our fight for equality to just go back in the closet. We're going to keep going, we're going to fight on, and we're going to continue being proud of who we are."

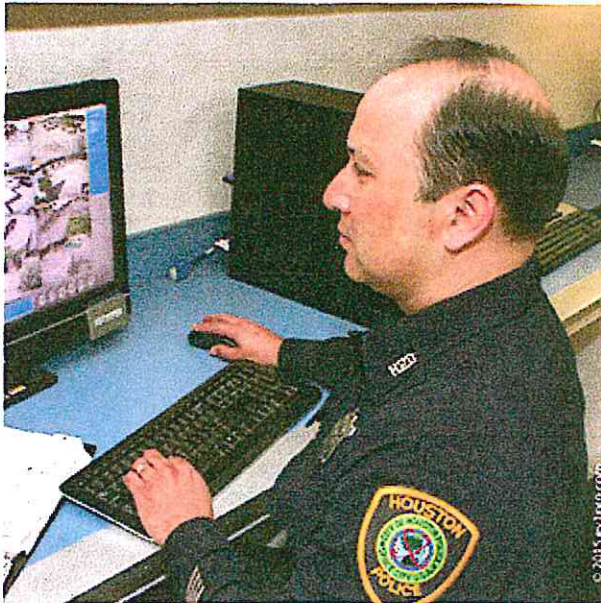
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Montrose Management District Takes A Bite Out of Crime

From public safety patrols to our County Attorney Program, the Montrose Management District has a host of initiatives designed to keep Montrose safe, clean, and green for its residents and business owners. Read on to learn more about the success of our public safety program.

[READ MORE »](#)

UPCOMING EVENTS

- 07.15 **Only Beast, A Sundae Drive, Devil Killing Moth, Levees at Rudyard's**
Peter Bernick (Only Beast) has dedicated his life to creating exceptional art and music, and we will be celebrating that by playing a show in his honor. [Learn More](#)
- 07.21 **Book Signing + Screening + Discussion: Art Fair Fever**
Mark Flood will sign copies of his exhibition catalogue Mark Flood: Gratest Hits, hot off the presses! At 6:30pm, view the film Art Fair Fever, Mark Flood's critical and satirical look at the contemporary art world and how art is viewed as a commodity in our culture. [Learn More](#)
- 07.23 **STRUT Presents: La Jaula!**
STRUT and Free Press would like you to join in their second runway show this year. Find your Miami beach escape at La Jaula where we will present the best in vintage swimwear from Leopard Lounge, highlight local fashionistas and fashionistas, and view the work of Jessica Lombana. [Learn More](#)

#montrose



@the_phillip_r via instagram
#montrosehouston

won't you be my neighbor



Longview Planning

Financial Planning

2900 W Dallas | Houston, TX | 77006 | [Contact](#)

Montrose Garage Door Repair

Garage Door Repair

2520 Montrose | Houston, TX | 77006 | [Contact](#)

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



Like