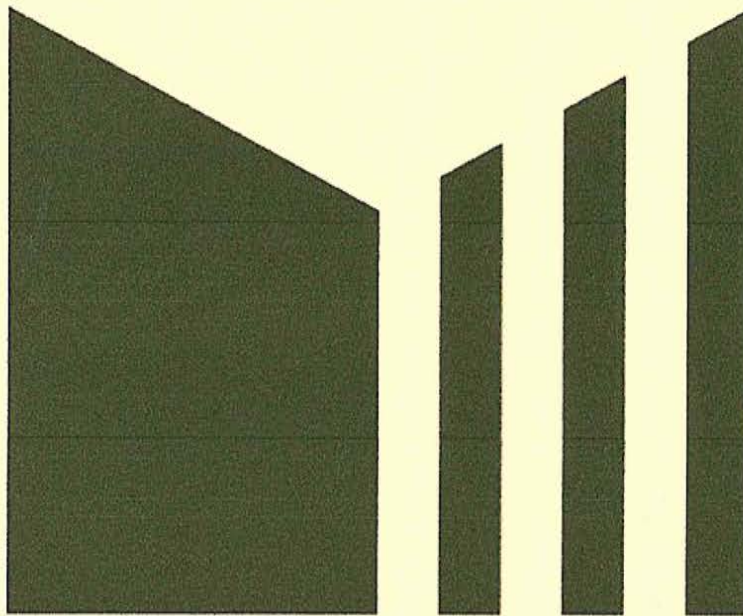


MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials
Meeting of the Board of Directors

May 8, 2017



MONTROSE MANAGEMENT DISTRICT
NOTICE OF MEETING

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

Notice is hereby given that a meeting of the Board of Directors of the Montrose Management District will be held at **12:00 pm on Monday, May 8, 2017**, 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. Receive update and recommendations from Nominating Committee.
 - a. Consider appointments to unexpired term positions on Board of Directors.
 - b. Accept Oath of Office, Sworn Statement and Bond for newly appointed Board Members.
4. Approve minutes of regular meeting held April 10, 2017.
5. Receive update and recommendations from Finance Committee.
 - a. Receive Assessment Collection Report
 - b. Receive and consider monthly financial report and approve invoices for payment
 - c. Accept Annual Disclosure Statements from Investment Officer and Bookkeeper
6. Receive update and recommendations from Public Safety Committee.
 - a. Approve proposal from Sentriforce.
7. Receive update and recommendations from Mobility and Visual Improvements Committee.
 - a. Approve pay applications.
 - b. Approve change order from Williams Architectural Signage and Consulting.
 - c. Approve proposal from Touch Thirty Three.
8. Receive update from Marketing and Business Development Committee.
 - a. Consider Service Agreement with Busy Bee Creatives, LLC for website and social media services.
9. Receive update from Business and Economic Development Committee.
10. Receive Executive Director's Monthly Report.
11. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss litigation, and matters related to the same.
12. Reconvene in Open Session and authorize appropriate action by legal counsel related to executive session.
13. Announcements.
14. Adjourn.



Executive Director

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. Receive an update and recommendations from the Nominating Committee.
 - a. Consider appointments to unexpired term positions on the Board of Directors
 - b. Accept Oath of Office, Sworn Statement, and Bond from the newly-appointed Board Members

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. Approve minutes of the regular meeting held April 10, 2017.

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

April 10, 2017

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the Montrose Management District held a regular meeting, open to the public, on Monday, April 10, 2017, 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 -	vacant	Position 11 -	vacant
Position 4 -	Lara Attayi	Position 12 -	vacant
Position 5 -	vacant	Position 13 -	vacant
Position 6 -	Robert Jara	Position 14 -	vacant
Position 7 -	Ryan Haley	Position 15 -	vacant
Position 8 -	Stephen L. Madden		

and all were present, with the exception of Directors Haley and Madden, thus constituting a quorum. Also present were David Hawes, Josh Hawes, Gretchen Larson, Linda Clayton, Tony Allender, Kristen Gonzales and Elisa Rodriguez, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell LLP; Caryn Adams, Municipal Accounts; Pat Hall, Equi-Tax; and Dennis Beedon, Montrose Business Ambassador. Others attending the meeting were Barry Abrams, BlankRome; Officer Victor Beserra, Montrose HPD; Eoles Whitaker, Office of State Representative Garnet Coleman; Daphne Scarbrough, Richmond Avenue Coalition; Lee Anne Dixon, Walter P. Moore; Emily Chambers, resident; and Eugene Nosad, Avondale Civic Assoc. Chairman Wynn called the meeting to order at 12:00 p.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

RECEIVE AND ACCEPT RESIGNATION FROM KATHY HUBBARD.

The Board unanimously accepted the resignation of Kathy Hubbard.

RECEIVE UPDATE AND RECOMMENDATIONS FROM NOMINATING COMMITTEE.

- a. Consider appointments to unexpired term positions on Board of Directors.
- b. Accept Oath of Office, Sworn Statement and Bond for newly appointed Board Members.

Chairman Wynn reported the Nominating Committee reviewed resumes and conducted interviews with William Isaac Davis, III and Lara Attayi. He reported the Committee is recommending appointing Mr. Davis

and Ms. Attayi to the Board of Directors. Upon a motion duly made by Director Jara, and being seconded by Director Grover, the Board voted unanimously to appoint William Isaac Davis, III to the unexpired term position number 3 and to appoint Lara Attayi to the unexpired term position number 4 and to accept the Oath of Office, Sworn Statement and Bond of newly appointed Director Lara Attayi.

APPROVE MINUTES OF REGULAR MEETING HELD MARCH 13, 2017.

Upon a motion duly made by Director Grover, and being seconded by Director Jara, the Board voted unanimously to approve the Minutes of the March 13, 2017, Board meeting, as presented.

RECEIVE UPDATE AND RECOMMENDATIONS FROM FINANCE COMMITTEE.

a. Receive Assessment Collection Report

This item is covered later in the meeting.

12:05 p.m. Director Haley arrived meeting.

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

Mr. Hawes reported the Finance Committee met this morning and has reviewed the report and invoices and is recommending for approval. Ms. Adams presented the Bookkeeper's Report and went over invoices, included in the Board agenda materials. She reported check #6035 was voided and replaced with check #6055, payable to Kudela & Weinheimer in the amount of \$6,327.70. She reported one additional check #6056 is being submitted for approval payable to Blank Rome LLP in the amount of \$11,755.40 for legal services. Upon a motion duly made by Director Grover, and being seconded by Director Haley, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, including check #6055 payable to Kudela & Weinheimer in the amount of \$6,327.70 and check #6056 payable to Blank Rome in the amount of \$11,755.40.

c. Accept Annual Disclosure Statements from Investment Officer and Bookkeeper

Mr. Hawes reviewed the Annual Disclosure Statement from Investment Officer and Bookkeeper, included in the Board agenda materials. He stated the investment officer and bookkeeper is required under statute to file a disclosure statement annually and disclose any conflicts of interest. He reported the investment officer and bookkeeper was noting no conflicts of interest. Upon a motion duly made by Director Grover, and being seconded by Director Jara, the Board voted unanimously to accept the Annual Disclosure Statements from the Investment Officer and Bookkeeper.

12:06 p.m. Director Madden arrived meeting

d. Conduct annual review of Investment Policy and Approve Resolution regarding Annual Review of Investment Policy and Adopting Amended List of Qualified Broker/Dealers

Mr. Lord reviewed the Resolution regarding Annual Review of Investment Policy and Adopting Amended List of Qualified Broker/Dealers, included in the Board agenda materials. He reported the District is

required by state law to review its Investment Policy annually and make any changes necessary. He stated the legislature has not passed any new laws to require any change to the District's Investment Policy and he is recommending no changes. He stated the District is also required to review the broker/dealer list annually and make any changes necessary. He stated the bookkeeper and investment officer have provided an updated broker/dealer list attached to the Resolution. He reported the District cannot invest with any institution that is not approved in advance by the Board. Upon a motion duly made by Director Madden, and being seconded by Director Grover, the Board voted unanimously to approve the Resolution Regarding Annual Review of Investment Policy and Adopting Amended List of Qualified Broker/Dealers, as presented.

RECEIVE UPDATE AND RECOMMENDATIONS FROM PUBLIC SAFETY COMMITTEE.

The Public Safety Committee met on April 3, 2017, a copy of the Committee Minutes is included in the Board agenda materials. Officer Beserra presented the March 2017, Patrol Summary Report, included in the Board agenda materials, and answered questions. No action from the Board was required.

RECEIVE UPDATE AND RECOMMENDATIONS FROM MOBILITY AND VISUAL IMPROVEMENTS COMMITTEE.

The Mobility and Visual Improvements Committee met on April 3, a copy of the Committee Minutes is included in the Board agenda materials. Mr. Allender provided an update on the Special Parking Area and reviewed the tasks to implement the parking management plan/special parking area. He requested the Board to review the document included in the board materials highlighting expanding security patrols in the parking areas; expand and update parking inventory and establishing parking occupancy to determine capacity and demand; and capital improvements. Chairman Wynn requested to place trespass affidavits in the package. Mr. J. Hawes provided an update on the bridge lighting project and stated all the equipment has been received for bridges and is scheduled to be installed within 3 weeks.

a. Approve additional services request from Walter P. Moore.

Mr. Allender reviewed the proposal from Walter P. Moore for additional service request on the comprehensive District wide mobility study for additional services for the special parking area project, included in the board materials.

b. Approve change order from Williams Architectural Signage and Consulting.

Mr. J. Hawes reviewed Change Order No. 3 from NEC Signage in the amount of \$6,528. He reported this is for the last identification marker and has been reviewed and recommended for approval by the Committee.

Upon a motion duly made by Director Grover, and being seconded by Director Madden, the Board voted unanimously to (a) approve the proposal from Walter P. Moore for additional services for the special parking area, as presented; and (b) approve Change Order No. 3 from NEC Signage in the amount of \$6,528.00, as presented.

RECEIVE UPDATE FROM MARKETING AND BUSINESS DEVELOPMENT COMMITTEE.

a. Ratification of Exhibits B-G to the Services Agreement with Steel Branding.

Ms. Larson reviewed Exhibits B through G to the Service Agreement with Steel Branding. She reported the Board previously authorized the Committee to finalize the agreement with Steel Branding and to be returned to the Board for ratification. She reported the Exhibits B through G are for additional scopes of services to assist with implementation of the approved plan. Upon a motion duly made by Director Madden, and being seconded by Director Grover, the Board voted unanimously to approve Exhibits B through G for additional scopes of services to the Steel Branding master agreement.

She reported the Monthly PR and Marketing Report is included in the board materials for review. She stated the next Recycle Day is April 29 to be held at the Walgreens at 3317 Montrose.

CONTINUED - RECEIVE UPDATE AND RECOMMENDATIONS FROM FINANCE COMMITTEE.

a. Receive Assessment Collection Report

Ms. Hall presented the Assessment Collection Report, included in the board materials, and answered questions. She reported an 87% collection rate of the 2016 assessments for the east zone and a 70% collection rate for the west zone. She stated there is a small amount of uncertified property in east zone. She stated she is expecting preliminary values to be in early May for 2017. No action from the Board was required.

RECEIVE UPDATE FROM BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE.

The Business and Economic Development Committee met on March 22, a copy of the Committee Minutes is included in the Board agenda materials. Mr. Hawes reported the Committee is planning four breakfast meetings to receive feedback on needs from the business community. No action from the Board was required.

RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT.

Mr. Hawes stated the Executive Director's Monthly Report is included in the Board materials for review and he had nothing further to report.

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.

An Executive Session was called at 12:26 p.m.

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

The Board reconvened in Open Session at 1:04 p.m. No action was taken.

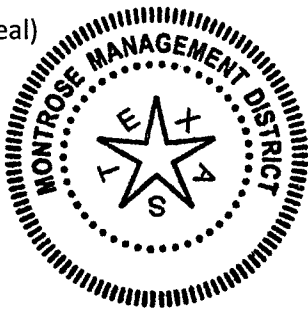
ANNOUNCEMENTS.

There were no announcements.

ADJOURN.

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 1:05 p.m.

(Seal)



Secretary

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

5. Receive an update and recommendations from the Finance Committee.
 - a. Receive the Assessment Collection Report
 - b. Receive and consider the monthly financial report and approve invoices for payment
 - c. Accept the Annual Disclosure Statements from the Investment Officer and Bookkeeper

MONTROSE DISTRICT
COMBINED EAST & WEST ZONES

APRIL 2017
BILLING AND COLLECTIONS SUMMARY

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2016	0.12500	\$2,455,746.09	\$1,855,835.42	\$599,910.67	76%
2015	0.12500	\$2,113,489.11	\$2,097,558.64	\$15,930.47	99%
2014	0.12500	\$1,930,070.99	\$1,927,227.15	\$2,843.84	99%
2013	0.12500	\$1,625,082.62	\$1,622,859.88	\$2,222.74	99%
2012	0.12500	\$1,397,000.05	\$1,396,207.85	\$792.20	99%
2011	0.12500	\$1,290,475.44	\$1,290,024.40	\$451.04	99%
2010	0.12500	\$1,267,527.28	\$1,267,489.78	\$37.50	99%

ASSESSED VALUE FOR 2016:	2,039,256,877	Uncertified:	870,000
ASSESSED VALUE FOR 2015:	1,699,319,314	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,549,923,238	Uncertified:	0
ASSESSED VALUE FOR 2013:	1,304,659,550	Uncertified:	0
ASSESSED VALUE FOR 2012:	1,118,613,844	Uncertified:	0

**MONTROSE DISTRICT EAST ZONE
ASSESSMENT COLLECTION REPORT
April 2017
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/17 - 12/31/17**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2016	0.12500	\$709,111.40	\$616,614.29	\$92,497.11	87%
2015	0.12500	\$648,093.75	\$646,288.32	\$1,805.43	99%
2014	0.12500	\$606,010.42	\$605,972.92	\$37.50	99%
2013	0.12500	\$494,559.46	\$494,521.96	\$37.50	99%
2012	0.12500	\$427,480.35	\$427,442.85	\$37.50	99%
2011	0.12500	\$409,030.62	\$408,993.12	\$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
2016 Assessment Collected	3,157.58	487,688.42
2015 Assessment Collected	-12.50	-375.84
2014 Assessment Collected	0.00	-172.14
2013 Assessment Collected	0.00	0.00
2012 Assessment Collected	0.00	0.00
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
2009 Assessment Collected	0.00	0.00
2008 Assessment Collected	0.00	0.00
2007 Assessment Collected	0.00	0.00
Penalty & Interest	306.36	2,795.47
Overpayments	0.00	3,525.75
CAD Lawsuits	12.50	744.43
CAD Corrections	0.00	0.00
Collection Fees	0.00	0.00
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	3,463.94	494,206.09
Overpayments Presented for Refund	12.50	4,270.18
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2016:	575,451,471	Uncertified:	870,000
ASSESSED VALUE FOR 2015:	522,056,311	Uncertified:	0
ASSESSED VALUE FOR 2014:	487,265,395	Uncertified:	0
ASSESSED VALUE FOR 2013:	399,320,419	Uncertified:	0
ASSESSED VALUE FOR 2012:	342,293,426	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	408,993.12	
2012	0.12500	372,627	353,996	427,442.85	
2013	0.12500	380,080	361,076	\$494,521.96	
2014	0.12500	387,681	368,297	\$605,972.92	
2015	0.12500	395,435	375,663	\$646,288.32	
2016	0.12500	403,344	383,177	\$616,614.29	
		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

MONTEROSE DISTRICT EAST ZONE

April 2017

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNERS	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
PPF AMLI 2221 WEST DALLAS ST LL 200 W MONTEROSE ST STE 2200 CHICAGO IL 60606-5070	1269260010001	2221 W DALLAS ST 404 77019	MULTI-FAMILY	75,120,400	93,900.50
POST RICHMOND LP 4401 NORTHSIDE PKWY NW STE 800 ATLANTA GA 30327-3093	1309010010001	RICHMOND AVE 77006	MULTI - FAMILY	37,656,896	47,071.12
CAMPANILE SOUTH LP 109 N POST OAK LN STE 200 HOUSTON TX 77024-7789	0302490010001	4306 YOAKUM BLVD 77006	OFFICE BUILDINGS	22,507,000	28,133.75
EQUITAS CAMPANILE EAST LLC 3810 W ALABAMA ST HOUSTON TX 77027-5204	1207680010001 1277520010001	4119 MONTEROSE BLVD 77006 4203 MONTEROSE BLVD 77006	OFFICE BUILDINGS	16,669,146	20,836.43
UST REALTY COMPANY % UNIV OF ST THOMAS: ATTN PRES 3800 MONTEROSE BLVD HOUSTON TX 77006-4626	02616400000027 02616300000021 02616300000001	4100 MONTEROSE BLVD 77006 4203 YOAKUM BLVD 77006 4200 MONTEROSE BLVD	OFFICE BUILDINGS	14,731,120	18,413.90
RIVERSIDE CPI LLC & REALTY CTR MANAGEMENT INC 1990 S BUNDY DR STE 100 LOS ANGELES CA 90025	0370370010001	220 W ALABAMA ST 131 77006	MULTI - FAMILY	10,821,631	13,527.04
WALGREENS 03157 % TAX DEPT STOP NO 75 300 WILMOT RD DEERFIELD IL 60015-4614	1179390010001	3317 MONTEROSE BLVD 77006	RETAIL PHARMACY	10,125,000	12,656.25
ARMSTRONG CHARLES 5000 MONTEROSE BLVD UNIT 22C HOUSTON TX 77006-6564	01406700000002 01406700000001 01406700000003 01406700000004 01406700000005 01406700000006 01406700000009 02615100000020 02615100000021 02615100000027 04421300000001	804 PACIFIC ST 77006 802 PACIFIC ST 77006 808 PACIFIC ST 77006 811 PACIFIC ST 77006 925 HYDE PARK BLVD 77006 809 HYDE PARK BLVD 77006 925 HYDE PARK BLVD 77006 2602 CROCKER ST 77006 2605 GRANT ST 77006 805 PACIFIC ST 77006 810 PACIFIC ST 77006	VARIOUS COMMERCIAL	5,839,114	7,135.73

MONTROSE DISTRICT EAST ZONE

April 2017					
TOP TEN ASSESSMENT PAYERS					
0140680000009	810 HYDE PARK BLVD 77006				
102 104 GREENWICH STREET MANHATTAN % RICHMOND MONTROSE CVS LP 1 CVS DR WOONSOCKET RI 02895-6146	1258090010001	1003 RICHMOND AVE 77006	DRUG STORE	5,096,460	6,370.58
3815 MONTROSE BULD LP 3815 MONTROSE BULD STE 211 HOUSTON TX 77006-4666	1222280020001 1222280010001	3820 ROSELAND ST 77006 3815 MONTROSE BLVD 77006	OFFICE BUILDINGS	5,065,082	6,331.35

MONTROSE DISTRICT EAST ZONE

April 2017						
TOP TEN DELINQUENTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
TEXAS ART SUPPLY CO 4899 MONTROSE BLVD STE 1312 HOUSTON TX 77005-6164	92 030 143 000 0026	2001 MONTROSE BLVD 77006	WAREHOUSE	2016	5,399.36	
TEXAS ART SUPPLY 4899 MONTROSE BLVD STE 1312 HOUSTON TX 77005-6164	92 124 288 001 0001	2101 MONTROSE BLVD 77006	WAREHOUSE	2016	3,231.00	
SHAW'S JEWELRY LTD * 1015 W GRAY ST HOUSTON TX 77019-4227	92 133 077 001 0001	1015 W GRAY ST 77019	RETAIL STORE	2016	3,025.00	
PLATSAS PROPERTIES LLC 318 TUAM ST HOUSTON TX 77006-3308	92 132 683 001 0001	318 TUAM ST 77006	RESTAURANT	2016	2,439.94	
SPUR APARTMENTS LLC 6015 HARWOOD AVE OAKLAND CA 94618-1337	92 008 259 000 0003	219 W ALABAMA ST #32 77006	APARTMENT	2016	2,365.94	
BAYOU BEND CAPITAL LLC 11820 WINK RD HOUSTON TX 77024-7133	92 122 924 001 0001	106 WESTHEIMER RD 77006	SHOPPING CENTER	2016	2,293.05	
YOAKUM FL ACQUISITION LLC 4511 YOAKUM BLVD HOUSTON TX 77006-5830	92 030 245 000 0007	4511 YOAKUM BLVD 77006	OFFICE BUILDING	2016	2,099.08	
701 RICHMOND AVE LLC C/O K GREGORY ERWIN 701 RICHMOND AVE STE 250 HOUSTON TX 77006-5556	92 014 149 000 0001	701 RICHMOND AVE 77006	OFFICE BUILDINGS	2016	2,041.27	
SIMPA TEXAS INC 5513 LONGMONT DR HOUSTON TX 77056-2342	92 130 313 001 0001	922 W ALABAMA ST 77006	CONVENIENCE MARKET	2016	1,969.76	
BORRELL LEO J & H JUDY 3819 DRAKE ST HOUSTON TX 77005-1119	92 030 246 000 0003	4314 YOAKUM BLVD 77006	OFFICE BUILDINGS	2016	1,948.69	

* Pending HCAD Value Lawsuits

**Harris County Improvement District No. 6 / East Montrose
Lawsuit and Arbitration Status Summary as of 4/7/2017**

Jur 930

Summary

For Tax Years 2007-2015, for the period of June 2009 through March 2017

Settled

894,563,433	Original value of Settled accounts as of 4/7/2017
278	Number of Settled accounts as of 4/7/2017
200,014,565	Reduction in value of Settled accounts
22.36%	Average % reduction in value of Settled accounts

Unsettled

235,116,985	Original value of Unsettled accounts as of 4/7/2017
74	Number of Unsettled accounts as of 4/7/2017

.125 Tax rate per \$100 valuation

\$65,712	Estimated reduction in assessment on 74 Unsettled accounts, based on 22.36% average
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**MONTROSE DISTRICT WEST ZONE
ASSESSMENT COLLECTION REPORT
April 2017
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/17 - 12/31/17**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2016	0.12500	\$1,746,634.69	\$1,239,221.13	\$507,413.56	71%
2015	0.12500	\$1,465,395.36	\$1,451,270.32	\$14,125.04	99%
2014	0.12500	\$1,324,060.57	\$1,321,254.23	\$2,806.34	99%
2013	0.12500	\$1,130,523.16	\$1,128,337.92	\$2,185.24	99%
2012	0.12500	\$969,519.70	\$968,765.00	\$754.70	99%
2011	0.12500	\$881,444.82	\$881,031.28	\$413.54	99%
2010	0.12500	\$865,642.34	\$865,642.34	\$0.00	100%

Current Month Activity

Revenue:	<u>Current Month</u>	<u>Year to Date</u>
2016 Assessment Collected	-606.80	1,056,149.63
2015 Assessment Collected	-725.48	-825.42
2014 Assessment Collected	0.00	0.00
2013 Assessment Collected	0.00	-25.00
2012 Assessment Collected	0.00	0.00
2011 Assessment Collected	0.00	0.00
2010 Assessment Collected	0.00	0.00
Penalty & Interest	547.27	3,494.15
Overpayments	2,755.11	4,393.58
CAD Lawsuits	6,800.91	7,568.21
CAD Corrections	250.56	250.56
Collection Fees	0.00	100.67
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
Total Revenue	9,021.57	1,071,106.38
Overpayments Presented for Refund	6,997.86	9,944.34
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2016:	1,463,805,406	Uncertified:	0
ASSESSED VALUE FOR 2015:	1,177,263,003	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,062,657,843	Uncertified:	0
ASSESSED VALUE FOR 2013:	905,339,131	Uncertified:	0
ASSESSED VALUE FOR 2012:	776,320,418	Uncertified:	0
ASSESSED VALUE FOR 2011:	705,155,443	Uncertified:	0
ASSESSED VALUE FOR 2010:	692,511,502	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	865,642	822,360	\$865,642.34	
2011	0.12500	882,955	838,807	\$881,031.28	
2012	0.12500	900,614	855,584	\$968,765.00	
2013	0.12500	918,627	872,695	\$1,128,337.92	
2014	0.12500	936,999	890,149	\$1,321,254.23	
2015	0.12500	955,739	907,952	\$1,451,270.32	
2016	0.12500	974,854	926,111	\$1,239,221.13	
		6,435,430	6,113,659		643,543

The Projected Levy is based on the rate remaining at 0.12500

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

MONTROSE DISTRICT WEST ZONE

April 2017

PROPERTY OWNER	TOP TEN ASSESSMENT PAYERS			PROPERTY TYPE	VALUE	ASSESSMENT
	ACCOUNT NOS	SITUS				
FINGER FSC MONTROSE LTD 99 DETERING ST STE 200 HOUSTON TX 77007-8259	1215190010001	4899 MONTROSE BLVD 187 77006		MULTI - FAMILY	85,622,483	107,028.10
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	87,758,296	106,037.87
FINGER-FSG DUNLAVY LTD % THE FINGER COMPANIES 99 DETERING ST STE 200 HOUSTON TX 77007-8289	1345350010001	3833 DUNLAVY ST #399 77006		APARTMENT	60,014,553	73,313.83
PPF AMLI RIVER OAKS LLC 200 W MONROE ST STE 2200 CHICAGO IL 60606-5070	1335700010001	1340 W GRAY ST #275 77019		APARTMENT	53,955,000	67,443.75
BEHRINGER HARVARD MUSEUM DISTRICT PROJECT OWNER LP 5800 GRANITE PKWY STE 1000 PLANO TX 75024-6619	1336630010001	1301 RICHMOND AVE #270 77006		APARTMENT	53,750,000	67,187.50
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	53,736,935	63,643.66
US REIF WESTHEIMER APARTMENTS TX LLC 1270 SOLDIERS FIELD RD BRIGHTON MA 02135-1003	1286390010001	2001 WESTHEIMER RD 244 77098		MULTI - FAMILY	46,959,392	58,699.24
DUNLAVY DEVELOPMENT PHASE 1 LLC 101 BERKSHIRE ST BELLAIRE TX 77401-5309	1286480010001	4310 DUNLAVY ST 236 77006		MULTI - FAMILY	41,980,432	52,475.54

MONTROSE DISTRICT WEST ZONE

April 2017					
TOP TEN ASSESSMENT PAYERS					
MONTROSE REAL ESTATE PARTNERS LTD C/O PROPERTY TAX DEPT P O BOX 839999 SAN ANTONIO TX 78283-3999	1327190010001	0 W ALABAMA ST 77098	SUPERMARKET	35,345,195	44,181.49
	1327190010002	1701 W ALABAMA ST 77098			
4300 DUNLAVY DEVELOPMENT LLC 101 BERKSHIRE ST BELLAIRE TX 77401-5309	1286480010002	4310 DUNLAVY ST 77006	APARTMENT	31,077,453	38,846.82

MONTROSE DISTRICT WEST ZONE

April 2017						
TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
FINGER FSC MONTROSE LTD 99 DETERING ST STE 200 HOUSTON TX 77007-8259	94 121 519 001 0001	4899 MONTROSE BLVD #187	APARTMENTS	2016	107,028.10	
FINGER-FSG DUNLAVY LTD % THE FINGER COMPANIES 99 DETERING ST STE 200 HOUSTON TX 77007-8289	94 134 535 001 0001	3833 DUNLAVY ST #399 77006	APARTMENTS	2016	73,313.83	
DUNLAVY DEVELOPMENT PHASE I LLC * 101 BERKSHIRE ST BELLAIRE TX 77401-5309	94 128 648 001 0001	4310 DUNLAVY ST #236 77006	APARTMENT	2016	52,475.54	
4300 DUNLAVY DEVELOPMENT LLC * 101 BERKSHIRE ST BELLAIRE TX 77401-5309	94 128 648 001 0002	4310 DUNLAVY ST #208 77006	APARTMENT	2016	38,846.82	
PREHC GAVI BELLEVUE I LLC 711 HIGH ST DES MOINES IA 50392-1370	94 052 066 061 0006	2323 S SHEPHERD DR 77019	OFFICE BUILDINGS	2016	24,377.33	
5020 INVESTMENTS LTD * 5020 MONTROSE BLVD FL 9 HOUSTON TX 77006-6550	94 036 024 000 0003	5020 MONTROSE BLVD 77006	OFFICE BUILDINGS	2016	18,125.00	
VILLAGE ON SHEPHERD AT RIVER OAKS L 1502 AUGUSTA DR STE 380 HOUSTON TX 77057-2484	94 135 908 001 0001	1015 S SHEPHERD DR #193 77019	HOME FOR THE ELDERLY	2016	12,998.45	
ENCORE MF MUSEUM LP 5005 LYNDON B JOHNSON FWY STE 1200 DALLAS TX 75244-6150	94 137 145 001 0001	1341 CASTLE CT 77006	VACANT	2016	7,649.36	
KNA SPRINGFIELD VENTURE * 550 WAUGH DR HOUSTON TX 77019-2002	94 044 255 000 0020	2030 WESTHEIMER RD 77019	RETAIL STORE	2016	7,381.69	
KNA PARTNERS TOWER INC * 550 WAUGH DR HOUSTON TX 77019-2002	94 026 174 000 0007	1124 LOVETT BLVD 77006	SHOPPING CENTER	2013 - 2016	6,679.45	

* Pending HCAD Value Lawsuits

Harris County Improvement District No. 11 / West Montrose
 Lawsuit and Arbitration Status Summary as of 4/7/2017

Jur 939

Summary

For Tax Years 2010-2015, for the period of September 2010 through March 2017

Settled

1,741,143,326	Original value of Settled accounts as of 4/7/2017
535	Number of Settled accounts as of 4/7/2017
168,013,721	Reduction in value of Settled accounts
9.65%	Average % reduction in value of Settled accounts

Unsettled

489,725,887	Original value of Unsettled accounts as of 4/7/2017
163	Number of Unsettled accounts as of 4/7/2017

.125 Tax rate per \$100 valuation

\$59,071	Estimated reduction in assessment on 163 Unsettled accounts, based on 9.65% average
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PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT SUMMARY REPORT
MONTROSE DISTRICT
May 8, 2017

Amounts shown are 2015 base assessment unless indicated. Account numbers and addresses for Montrose District-West Zone are noted in *italics*.

Suit pending:

Joan Bishop 12-15 assessments \$3,410.91, *120 Portland St – 0331930000005*

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

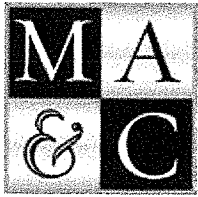
PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

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

May 8, 2017

Montrose Management District
Cash Flow Report - Checking Account
As of May 8, 2017

Num	Name	Memo	Amount	Balance
BALANCE AS OF 04/11/2017				\$59,343.52
Receipts				
	SBMD Reimbursement - Facebook Article Post/Boost		1,230.30	
	BOMD Reimbursement - Facebook Article Post/Boost		47.53	
	Interest Earned on Checking		9.78	
	Assessment Revenue		3,463.94	
	Assessment Revenue		9,021.57	
	Assessment Revenue		1,469.94	
	To void check #4858 Payabel to StarTex Title		701.63	
	Wire Transfer from Money Market		150,000.00	
Total Receipts				165,944.69
Disbursements				
6006	Reliant	Utility Expense	(1,358.73)	
6035	Kudela & Weinheimer	VOID: District Identity Marker & Esplanade Enha	0.00	
6036	Lawrence & Associates	VOID: Economic Development - \$1,250.00	0.00	
6048	ALLY	Vehicle Lease	(152.26)	
6049	Bankcard Center	Credit Card Expenses	(2,153.53)	
6050	Comcast	Office Expenses	(199.09)	
6051	Harris County Treasurer	Legal Fees	(5,069.45)	
6052	Reliant	Utility Expense	(16.73)	
6054	Verizon Wireless	Cell Phone Expense	(80.08)	
6055	Kudela & Weinheimer	District Identity Marker & Esplanade Enhancement	(6,327.70)	
6056	Blank Rome LLP	Legal Fees - Litigation	(11,755.40)	
6057	River Oaks Chrysler Jeep	Vehicle Maintenance	(15,203.66)	
6058	Aaron M Day	Security Expense	(4,039.90)	
6059	Brian M Alms	Security Expense	(997.38)	
6060	Charles Starks	Security Expense	(903.38)	
6061	John E Obenhaus	Security Expense	(1,321.07)	
6062	Joseph C Mabasa	Security Expense	(4,615.49)	
6063	Juan Arroyo	Security Expense	(1,776.64)	
6064	Juan J Chavez-Resendiz	Security Expense	(2,797.93)	
6065	Juan Ramos	Security Expense	(1,260.96)	
6066	Lee T Jaquarya	Security Expense	(2,156.45)	
6067	Leon Laureano.	Security Expense	(942.38)	
6068	Richard J Bass	Security Expense	(664.92)	
6069	Todd L Thibodeaux	Security Expense	(2,169.78)	
5070	Victor Beserra.	Security Expense / Coordinator Fee	(4,755.69)	
5071	Chelsea Medical Mgmt LLC	Assessment Refund	(36.14)	
5072	Gary B Mosley	Assessment Refund	(193.39)	
5073	Houston Westmont LP	Assessment Refund	(1,947.14)	
5074	Jose R Moreno & Trustee	Assessment Refund	(31.25)	
5075	KNA Springfield Venture	Assessment Refund	(220.63)	
5076	PPF Amli River Oaks LLC	Assessment Refund	(4,318.75)	
5077	Scott Weaver	Assessment Refund	(250.56)	
5078	Whitney Place Ltd	Assessment Refund	(12.50)	
5079	StarTex Title Co.	Assessment Refund - To replace check #4858	(701.63)	
5080	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
5081	ALLY	Vehicle Lease	(74.00)	
5082	ALLY	Vehicle Lease	(713.72)	
5083	Bracewell & Giuliani LLP	Legal Fees	(2,766.37)	
5084	Chris Labod	Website Maintenance	(350.00)	

Montrose Management District
Cash Flow Report - Checking Account
As of May 8, 2017

Num	Name	Memo	Amount	Balance
Disbursements				
6085	Comcast	Office Expenses	(210.80)	
6086	Cracked Fox	Graphic Design & Marketing Services	(1,170.00)	
6087	Dennis C. Beedon	Business Ambassador Program Services	(3,227.26)	
6088	Equi-Tax, Inc.	Tax Services	(2,053.04)	
6089	Gandy Squared Lighting Design	Bridge Lighting Design	(2,310.00)	
6090	Greater East End Management District	Graffiti Abatement	(4,480.00)	
6091	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(30,801.24)	
6092	Kudela & Weinheimer	Montrose Medians - 2 Months	(8,550.00)	
6093	Lawrence & Associates	Economic Development - 2 Months	(2,500.00)	
6094	Magoo's Print Shop	Marketing Expenses	(72.00)	
6095	Michael Hardy	Marketing	(1,000.00)	
6096	Montrose Car Care Center	Vehicle Maintenance	(971.30)	
6097	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(2,807.37)	
6098	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Collection	(836.33)	
6099	SentriForce	Mobile Camera Program	(2,950.00)	
6100	Steel Branding	Media Relations Outreach - 2 Months	(7,800.00)	
6101	Tawny Tidwell	Social Media Consulting Services	(3,500.00)	
6102	TML Intergovernmental Risk Pool	Insurance Expense	(840.84)	
6103	Twisted Mister Promotions	Walgreens Recycle Event	(275.00)	
6104	United Graphics	Brochures	(972.00)	
6105	University of St. Thomas	Meeting Expenses	(225.00)	
6106	Yellowstone Landscape & Maintenance	Landscape Maintenance	(1,916.66)	
6107	Walter P. Moore	Montrose Mobility Study, Transportation & Traffic	(20,675.53)	
6108	ALLY	Vehicle Lease - Holding Check	0.00	
6109	Bankcard Center	Credit Card Expense - Holding Check	0.00	
6110	Comcast	Office Expense - Holding Check	0.00	
6111	Comcast	Office Expense - Holding Check	0.00	
6112	Harris County Treasurer	Legal Fees - Holding Check	0.00	
6113	Reliant	Utility Expense - Holding Check	0.00	
6114	Reliant	Utility Expense - Holding Check	0.00	
6115	Verizon Wireless	Cell Phone Expense - Holding Check	0.00	
ACH	United States Treasury	Monthly Payroll Taxes	(10,113.06)	
Total Disbursements				(193,792.11)
BALANCE AS OF 05/08/2017				\$31,496.10

Montrose Management District

Account Balances

As of May 8, 2017

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
PROSPERITY BANK (XXXX0219)	11/19/2016	11/19/2017	0.55 %	352,593.52	
Money Market Funds					
TEXAS CLASS (XXXX0001)	04/12/2016		1.06 %	512,278.88	
Checking Account(s)					
PROSPERITY BANK (XXXX9069)			0.05 %	31,496.10	Checking Account
Totals for Operating Fund:				\$896,368.50	
Grand total for Montrose Management District:				\$896,368.50	

Montrose Management District
Summary of Pledged Securities

As of May 8, 2017

Financial Institution: PROSPERITY BANK (Depository Bank)		
Total CDs, MM, and Checking Accounts:	\$384,089.62	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:	592.42 %	
Financial Institution: TEXAS CLASS		
Total CDs, MM:	\$512,278.88	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
April 2017

Source of Funds	Apr 17	Budget	\$ Over Budget	% of Budget	Jan - Apr 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
14391 • Restricted Funds	0	0	0	0%	(352,594)	(352,594)	0	100%	(352,594)
14110 • Assessments	4,021	4,000	21	101%	1,860,109	1,860,088	21	100%	2,378,660
14111 • PY Assessments	(738)	(750)	12	98%	(1,398)	(3,000)	1,602	47%	(9,000)
14112 • Assessment Refunds	2,898	(4,750)	7,648	(61%)	(13,876)	(19,000)	5,124	73%	(57,000)
14120 • Collection Fees	6,813	7,083	(270)	96%	8,413	28,333	(19,920)	30%	85,000
14310 • Penalties & Interest	854	2,083	(1,229)	41%	6,290	8,333	(2,043)	75%	25,000
14330 • Miscellaneous Income	1,245	417	828	299%	19,104	1,667	17,437	1,146%	5,000
14370 • Interest Earned on Temp. Invest	601	458	143	131%	1,676	1,833	(157)	91%	5,500
14380 • Interest	10	7	3	143%	79	27	52	293%	80
14390 • Prior Year Ending Fund Balance	0	0	0	0%	609,322	609,322	0	100%	609,322
Total Source of Funds	15,704	8,548	7,156	184%	2,137,125	2,135,009	2,116	100%	2,689,968
Use of Funds									
District and Project Management									
16150 • Staff Admin & Management	29,293	29,293	0	100%	117,171	117,171	0	100%	351,513
Total District and Project Management	29,293	29,293	0	100%	117,171	117,171	0	100%	351,513
Business Development									
16125 • Marketing & Public Relations									
16125-2 • Total Projects/Programs	347	2,500	(2,153)	14%	843	10,000	(9,157)	8%	30,000
16125-3 • Total Marketing Materials & Adv	1,921	6,492	(4,571)	30%	4,510	25,967	(21,457)	17%	77,900
16125-4 • Total Vendor Support of Project	8,470	17,850	(9,380)	47%	70,893	71,400	(507)	99%	214,200
16125 • Marketing & Public Relations - Other	0	0	0	0%	1,125	0	1,125	100%	0
Total 16125 • Marketing & Public Relations	10,738	26,842	(16,104)	40%	77,371	107,367	(29,996)	72%	322,100
16135 • Economic Development Services	0	1,667	(1,667)	0%	2,500	6,667	(4,167)	37%	20,000
16136 • Real Estate Consulting	1,250	1,250	0	100%	5,000	5,000	0	100%	15,000
16138 • Real Estate Forum	0	833	(833)	0%	0	3,333	(3,333)	0%	10,000
16140 • Web Site Main./Host/I.T.	350	600	(250)	58%	1,400	2,400	(1,000)	58%	7,200
16141 • GIS Services	0	208	(208)	0%	131	833	(702)	16%	2,500
Total Business Development	12,338	31,400	(19,062)	39%	86,402	125,600	(39,198)	69%	376,800

Montrose Management District
Revenue & Expenditures Total Zone
April 2017

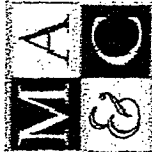
	Apr 17	Budget	\$ Over Budget	% of Budget	Jan - Apr 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Project Staffing & Admin									
16610 · Meeting Room	225	188	37	120%	700	750	(50)	93%	2,250
16550 · Service Charges	0	50	(50)	0%	158	200	(42)	79%	600
16160 · Reimbursable Expenses	447	533	(86)	84%	2,329	2,133	196	109%	6,400
16170 · Reimbursable Mileage	743	583	160	127%	2,057	2,333	(276)	88%	7,000
16180 · Postage, Deliveries	127	146	(19)	87%	360	583	(223)	62%	1,750
16190 · Printing & Reproduction	794	625	169	127%	2,918	2,500	418	117%	7,500
16200 · Public Notices, Advertising	9	92	(83)	10%	27	367	(340)	7%	1,100
16220 · Legal Services									
16220-4 · Legal Services - Litigation	0	12,500	(12,500)	0%	41,460	50,000	(8,540)	83%	150,000
16220-3 · Legal Services - Collections	0	1,583	(1,583)	0%	836	6,333	(5,497)	13%	19,000
16220-2 · Legal Services - General	0	2,729	(2,729)	0%	11,170	10,917	253	102%	32,750
Total 16220 · Legal Services	0	16,812	(16,812)	0%	53,466	67,250	(13,784)	80%	201,750
16250 · Bookkeeping	2,440	1,685	755	145%	8,313	6,740	1,573	123%	20,220
16260 · Assess Data Mgmt & Billing Svcs	2,053	2,500	(447)	82%	12,893	10,000	2,893	129%	30,000
16270 · Office Furniture & Supplies	24	208	(184)	12%	220	833	(613)	26%	2,500
16280 · Other	16,867	183	16,684	9,217%	17,672	733	16,939	2,411%	2,200
16290 · Office Lease Space	1,200	1,200	0	100%	4,800	4,800	0	100%	14,400
16291 · Office Equipment	410	250	160	164%	1,640	1,000	640	164%	3,000
16340 · Auditing Fees	0	0	0	0%	0	0	0	0%	13,500
16530 · Insurance & Surety Bond	841	0	841	100%	12,653	9,000	3,653	141%	9,000
Total Project Staffing & Admin	26,180	25,055	1,125	104%	120,206	109,222	10,984	110%	323,170

Montrose Management District
Revenue & Expenditures Total Zone
April 2017

	Apr 17	Budget	\$ Over Budget	% of Budget	Jan - Apr 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Security and Public Safety									
15460 · Meaningful Change Campaign	6,000	0	6,000	100%	6,000	0	6,000	100%	0
15415 · Vehicle Lease	152	1,880	(1,728)	8%	5,308	7,520	(2,212)	71%	22,560
15416-1 · Vehicle Maintenance.	1,521	750	771	203%	3,147	3,000	147	105%	9,000
15420 · Contract Public Safety Services	35,135	31,667	3,468	111%	135,320	126,667	8,653	107%	380,000
15421 · Payroll Expenses	2,699	2,667	32	101%	10,440	10,667	(227)	98%	32,000
15425 · Mobile Camera Program	2,950	2,500	450	118%	11,400	10,000	1,400	114%	30,000
15430 · Cell Phone	80	83	(3)	96%	320	333	(13)	96%	1,000
16102 · Public Safety Equipment	0	125	(125)	0%	0	500	(500)	0%	1,500
16110 · Graffiti Abatement	4,480	5,417	(937)	83%	20,160	21,667	(1,507)	93%	65,000
16115 · Nuisance Abatement	5,069	5,417	(348)	94%	20,278	21,667	(1,389)	94%	65,000
16116 · Street Lights	0	0	0	0%	0	933	(933)	0%	2,800
Total Security and Public Safety	58,086	50,506	7,580	115%	212,373	202,954	9,419	105%	608,860
Visual Improvements & Cultural									
16205 · Utility Expense	1,228	1,333	(105)	92%	5,638	5,333	305	106%	16,000
16204 · Water Expense	0	833	(833)	0%	231	3,333	(3,102)	7%	10,000
16203 · Litter Abatement	0	8,750	(8,750)	0%	0	35,000	(35,000)	0%	105,000
16213 · Landscape Maintenance	1,917	2,917	(1,000)	66%	7,667	11,667	(4,000)	66%	35,000
Total Visual Improvements & Cultural	3,145	13,833	(10,688)	23%	13,536	55,333	(41,797)	24%	166,000
16580 · Transfer to Capital Budget	0	0	0	0%	666,325	666,325	0	100%	666,325
Total Use of Funds	129,042	150,087	(21,045)	86%	1,216,013	1,276,605	(60,592)	95%	2,492,668
Net Ordinary Source of Funds	(113,338)	(141,539)	28,201	80%	921,112	858,404	62,708	107%	197,300

Montrose Management District
Revenue & Expenditures Total Zone
 April 2017

	Apr 17	Budget	\$ Over Budget	% of Budget	Jan - Apr 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Other Source/Use of Funds									
Other Source of Funds									
Capital Improvements									
15401 · Transfer from General Fund	0	0	0	0%	666,325	666,325	0	100%	666,325
15402 · Tradition Bank Loan	0	29,167	(29,167)	0%	0	116,667	(116,667)	0%	350,000
Total Capital Improvements	0	29,167	(29,167)	0%	666,325	782,992	(116,667)	85%	1,016,325
Total Other Source of Funds	0	29,167	(29,167)	0%	666,325	782,992	(116,667)	85%	1,016,325
Other Use of Funds									
Capital Improvement									
Mobility & Transportation - CPF									
17009 · B Cycle Station Project	0	0	0	0%	0	0	0	0%	5,000
17003 · SPA ERelated Design/Update Serv	0	0	0	0%	17,336	17,336	0	100%	105,000
17004 · Bike Pathway Eng Services	0	0	0	0%	0	0	0	0%	59,000
17005 · General Engineering Services	0	0	0	0%	3,340	3,340	0	100%	30,000
17006 · Bike Rack Installation Project	0	0	0	0%	0	0	0	0%	15,000
17008 · Bridge Lighting Install Project	1,815	1,815	0	100%	16,005	16,005	0	100%	50,000
Total Mobility & Transportation - CPF	1,815	1,815	0	100%	36,681	36,681	0	100%	264,000
Visual Improve & Cultural - CPF									
17105 · Bagby/Elgin Design Services	0	0	0	0%	0	0	0	0%	50,000
17101 · Identity Marker Design Services	0	0	0	0%	159	51	108	312%	1,600
17102 · Esplanade Design Services	0	0	0	0%	15,715	15,715	0	100%	52,710
17103 · Identity Marker Installation	0	0	0	0%	173,826	173,826	0	100%	184,265
17104 · Esplanade Installation	0	0	0	0%	52,905	52,905	0	100%	463,750
Total Visual Improve & Cultural - CPF	0	0	0	0%	242,605	242,497	108	100%	752,325
Total Capital Improvement	1,815	1,815	0	100%	279,286	279,178	108	100%	1,016,325
Total Other Use of Funds	1,815	1,815	0	100%	279,286	279,178	108	100%	1,016,325
Net Other Source/Use of Funds	(1,815)	27,352	(29,167)	(7%)	387,039	503,814	(116,775)	77%	0
Planned Reserves	(115,153)	(114,187)	(966)	101%	1,308,151	1,362,218	(54,067)	96%	197,300



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.


Montrose Management District

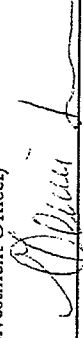
Quarterly Investment Inventory Report Period Ending March 31, 2017

BOARD OF DIRECTORS
Montrose Management District

Attached is the Quarterly Investment Inventory Report for the
Period ending March 31, 2017.

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)

Monterose Management District

Summary of Money Market Funds

01/01/2017 - 03/31/2017

Fund: Operating						
Financial Institution: TEXAS CLASS						
Account Number: XXXX0001		Date Opened: 04/12/2016	Current Interest Rate: 0.99%			
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
01/01/2017		603.26				
01/20/2017	CB CD XXXX5807 INTEREST		185.27			
01/20/2017	WT FROM CB CD XXXX5807		50,000.00			
01/31/2017					16.70	
02/13/2017	WT FROM CKG		221,000.00			
02/21/2017	CB CD XXXX7029 INTEREST		228.05			
02/21/2017	WT FROM CB CD XXXX7029		50,000.00			
02/28/2017					143.20	
03/13/2017	WT FROM CKG		439,000.00			
03/31/2017					501.76	
Totals for Account XXXX0001:		\$603.26	\$760,413.32		\$661.66	\$761,678.24
Totals for Operating Fund:		\$603.26	\$760,413.32		\$661.66	\$761,678.24

Methods Used For Reporting Market Values

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

Montrose Management District
Summary of Certificates of Deposit with Money Market
01/01/2017 - 03/31/2017

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
Certificates of Deposit															
COMPASS BANK-PREMIER	XXXX7029	04/25/16	02/20/17	50,000.00	0.00	0.00	50,000.00	0.00	0.00	0.00	180.11	228.05	0.00	228.05	0.00
	WT FROM CB MM XXXX2019/CLOSED TO TXCLASS XXXX0001														
COMPASS BANK-PREMIER	XXXX5807	04/25/16	01/19/17	50,000.00	0.00	0.00	50,000.00	0.00	0.00	0.00	171.92	185.27	0.00	185.27	0.00
	WT FROM CB MM XXXX2019/CLOSED TO TXCLASS XXXX0001														
PROSPERITY BANK	XXXX0219	11/19/16	11/19/17	352,593.52	0.00	0.00	0.00	0.00	352,593.52	0.55%	228.46	0.00	0.00	0.00	701.32
	Totals for Operating Fund:														
				452,593.52	0.00	0.00	100,000.00	0.00	352,593.52	N/A	589.49	413.32	0.00	413.32	701.32
	Beginning Balance:														
				\$452,593.52					\$413.32						
	Plus Principal From Cash:														
				\$0.00					\$589.49						
	Less Principal Withdrawn:														
				\$100,000.00					\$701.32						
	Plus Interest Reinvested:														
				\$0.00					\$525.15						
	Fixed Balance:														
				\$352,593.52					\$661.66						
	MM Balance:														
				\$761,678.24					\$1,186.81						
	Total Balance:														
				\$1,114,271.76											
	Totals for District:														
				452,593.52	0.00	0.00	100,000.00	0.00	352,593.52	N/A	589.49	413.32	0.00	413.32	701.32

Methods Used For Reporting Market Values

Certificates of Deposits: Price Value Plus Accrued Interest
Securities/Dirrec 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
Detail of Pledged Securities
01/01/2017 - 03/31/2017

Financial Institution: COMPASS BANK-PREMIER

Security: Letter of Credit/FHLB-Aid
CUSIP: 93-460

Par Value: 1,800,000.00 Maturity Date: 04/28/2017 Pledged: 04/28/2016 Released: Amount Released:

Date	Value
01/31/2017	1,800,000.00
02/28/2017	1,800,000.00
03/31/2017	1,800,000.00

Methods Used For Reporting Market Values

Certificates of Deposit: Price Value Plus Accrued Interest
Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/AMT Accounts: 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		
Allen Boone Humphries Robinson LLP	Legal Fees - Petition for Dissolution		X		
ALLY	Vehicle Lease (2)	939.98	X		X
ALLY	Personal Property Taxes			X	
Bankcard Center	Credit Card Expenses	2,153.53		X	X
Bike Houston	Bike Maps		X		
Blank Rome LLP	Legal Fees	11,755.40	X		X
Bracewell & Giuliani LLP	Legal Fees - General Counsel	2,766.37	X		X
Charles Nicholas Promotional Products	Promotion		X		
Chris Labod	Website Maintenance	350.00	X		X
City of Houston	Water Usage			X	
CKP Communication Group LLC	Communication Services			X	
Coalition for the Homeless of Houston/HC	Meaningful Change Campaign		X		
Comcast	Office Expenses	409.89		X	X
Cracked Fox	Graphic Design & Marketing Services	1,170.00	X		X
Dennis C. Beedon	Business Ambassador Program Services	3,227.26	X		X
Dero Bike Rack Co.	Bike Racks		X		
e-Vision 1 Productions, LLC	MMD Video Archive		X		
Environmental Design, Inc.	Esplanade Construction		X		
Equi-Tax, Inc.	Tax Services	2,053.04	X		X
Fleet Safety Equipment, Inc.	Patrol Vehicle Equipment Installation		X		
Gandy Squared Lighting Design	Bridge Lighting Design	2,310.00	X		X
Greater East End Management District	Graffiti Abatement Services	4,480.00	X		X
Harris County Treasurer	Legal Fees	5,069.45	X		X
Hawes Hill Calderon, LLP	Consulting & Admin Fee	30,801.24	X		X
Houston Arts Alliance	Syndication Services		X		
Houston Business Journal	Legal Notices		X		
Hyde Park United Civic Association	Hyde Park Civic Association Newsletter Ad		X		
Kafoglis Construction	Bike Racks		X		
Kudela & Weinheimer	District Identity Marker & Esplanade Enhancements & Montrose Medians	14,877.70	X		X
Landscape Art, Inc.	Esplanade Enhancements - Phase 1		X		
Lawrence & Associates	Economic Development	2,500.00	X		X
Magoo's Print Shop	Marketing Expenses	72.00	X		X
Mark Burton, P.L.L.C.	Annual Financial Report		X		
McCall, Gibson, Swedlund, Barfoot, PLLC	Audit Expense		X		
Michael Hardy	Marketing	1,000.00	X		X
Minuteman Press - Post Oak	Brochure		X		
Montrose Car Care Center	Vehicle Maintenance	971.30		X	X
Mr. Dirt of Texas	Street Sweeping Expense		X		
Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	2,807.37	X		X
Muze Development Partners LLC	Calendar Maintenance		X		
Neon Electric Corporation	Construction of Identity Markers		X		
Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Coll	836.33	X		X
River Oaks Chrysler Jeep	Vehicle Maintenance	15,203.66	X		X
Reliant	Utility Expense	1,375.46		X	X
SentiForce	Mobile Camera Program	2,950.00	X		X
SMC Logistics	Street Lights		X		
South Main Alliance	SMA Membership Dues		X		
Steel Branding	Media Relations Outreach	7,800.00	X		X
Tawny Tidwell	Social Media Consulting Services	3,500.00	X		X
TML Intergovernmental Risk Pool	Insurance Expense	840.84	X		X
Texas State Comptroller	Unclaimed Property		X		
Texas Workforce Commission	Quarterly SUTA Taxes			X	
Touch Thirty Three, Inc.	I D Markers		X		
TSG Reporting, Inc.	Public Hearing			X	
Twisted Mister Promotions	Yearly Storage Fee	275.00	X		X
TXDOT	Bridge Lighting Project		X		
United Graphics	Postcards	972.00		X	X
United States Treasury	Monthly Payroll Taxes	10,113.06		X	X
University of St. Thomas	Meeting Expense	225.00	X		X
Verizon Wireless	Cell Phone Expense	80.08		X	X
Walter P. Moore	Montrose Mobility Study, Transportation & Traffic Labor & Montrose Blvd Median Mods	20,675.53	X		X
Yellowstone Landscape & Maintenance	Landscape Maintenance	1,916.66	X		X



an NRG company

Account Information

Account #: 72 674 232 - 3

Invoice #: 115005469850

Customer: MONTROSE MANAGEMENT DISTRICT

Name: MONTROSE MANAGEMENT DISTRICT

Service Address:

2713 MONTROSE BLVD

HOUSTON TX 77005-2732

ESI ID: 1008901022901217750117

Questions or Comments

Customer Service

reliant.com

Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm

1-866-660-4900 Mon-Fri 7am-7pm

TDD Device for Hearing Impaired

1-866-467-3542

Reliant Energy Retail Services, LLC

PUCT Certificate 10007

Payment Address

RELIANT

PO BOX 650475

DALLAS TX 75265-0475

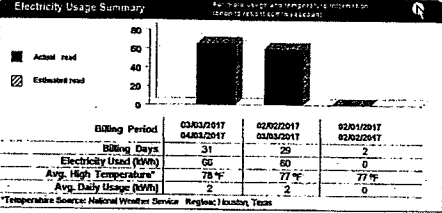
Reliant Account: 72 674 232 - 3
Referral ID: JP5QVLC

Billing Date:
Apr 6, 2017

Date Due	Amount Due	After Due Date
04/24/2017	\$ 16.01	\$ 16.77

Account Summary

Reliant Business Power Plus 80 plan	
Previous Amount Due	\$14.49
Payment 03/31/2017	-14.49
Balance Forward	0.00
Late Payment Penalty	0.72
Current Charges	15.29
Amount Due	\$16.01



Temperature Source: National Weather Service (Regional) Houston, Texas

pdw/ok#6006



an NRG company

To make an automated payment or report a metered call: 1-877-RELIANT (734-7243)

Account: 72 674 232 - 3

CARE Donation: \$1,855.00
Amount Enclosed: \$16.01

Date Due	04/24/2017
Amount Due	\$ 16.01
After Due Date	\$ 16.77

Mail payment to:

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227-2167

0960054736896 01210000726742323500000003010000000167760



an NRG company

Account Information

Account #: 72 597 505 - 6

Invoice #: 146003962321

Customer: MONTROSE MANAGEMENT DISTRICT

Name: MONTROSE MANAGEMENT DISTRICT

Service Address:

4653 1/2 HAZARD ST

HOUSTON TX 77068-4217

ESI ID: 1008901020901204840116

Questions or Comments

Customer Service

reliant.com

Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm

1-866-660-4900 Mon-Fri 7am-7pm

TDD Device for Hearing Impaired

1-866-467-3542

Reliant Energy Retail Services, LLC

PUCT Certificate 10007

Payment Address

RELIANT

PO BOX 650475

DALLAS TX 75265-0475

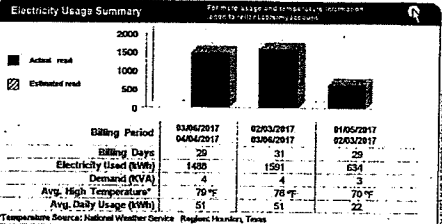
Reliant Account: 72 597 505 - 6
Referral ID: JPKE2R

Billing Date:
Apr 7, 2017

Date Due	Amount Due	After Due Date
04/24/2017	\$ 193.94	\$ 203.45

Account Summary

Reliant Stay & Serve 36 plan	
Previous Amount Due	\$75.66
Payment 03/31/2017	-75.66
Balance Forward	0.00
Late Payment Penalty	3.78
Current Charges	190.16
Amount Due	\$193.94



pdw/ok#6006



an NRG company

To make an automated payment or report a metered call: 1-877-RELIANT (734-7243)

Account: 72 597 505 - 6

CARE Donation: \$1,855.00
Amount Enclosed: \$193.94

Date Due	04/24/2017
Amount Due	\$ 193.94
After Due Date	\$ 203.45

Mail payment to:

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227-2167

400032868770A 0121000072597505670000001934000000203450

0960054736896

0121000072597505670000001934000000203450

Reliant Account: 72 674 232 - 3
Customer Name: MONTROSE MANAGEMENT DISTRICT
Invoice Number: 115005469850

Service Address

2713 MONTROSE BLVD
HOUSTON TX 77005

For outages or emergencies call CenterPoint Energy at 1-800-332-7143

ESI ID: 1008901022901217750117

Electric Usage Detail

Meter Number: 102280781

Current Meter Read: 04/03/2017 126

Previous Meter Read: 03/03/2017 60

kWh Multiplier: 1

kWh Usage: 66

Current Electricity Charges Detail

31 Day Billing Period From 03/03/2017 To 04/03/2017

Reliant Business Power Plus 60 plan

Energy Charge: 66 kWh @ \$0.094000/kWh 6.20

CenterPoint Energy Pass-Through Charges: 7.65

Gross Receipts Tax Reimbursement: 0.27

Special Tax: 0.14

City Sales Tax: 1% 0.14

State Sales Tax: 6.25% 3.98

Current Charges: \$15.29

The average price you paid for electric service this month (per kWh): \$0.210

Thank you for being a valued customer. Your current plan is effective through your meter read on or after February 1, 2022. Before this date, you will receive information about your plan options. Feel free to call us at 1-866-RELIANT at any time if you have questions.

CENTERPOINT ENERGY UPDATE - The last time CenterPoint Energy changed its rates affecting the Pass-Through Charges line item on this account was 03/01/2017.

Notice to Customers - The practice of adding charges for unrequested products or services is known as "cramming" and is prohibited by law. If you believe that any charge for a product or service appears on your bill has not been authorized by you, call Reliant at 1-866-660-4900 and request an investigation of this charge. If you are dissatisfied with our investigation, you may file a complaint with the Public Utility Commission of Texas (PUCT) at PO Box 13326, Austin, Texas, 78711-3326. PUCT phone number: Local (512) 536-7120, Toll-free in Texas (888) 782-5477. Hearing and speech-impaired individuals with text telephones (TTY) may contact the commission at (512) 536-7136 or toll-free at 1-800-735-2988.

Miscellaneous Gross Receipts Tax Reimbursement - The Gross Receipts Tax (GRT) is a tax by the State of Texas on sellers of electricity. The GRT is imposed on sellers of electricity making sales to customers in incorporated cities or towns with a population greater than 1,000, and ranges from 0.581% to 1.997%. This tax reimbursement is applicable regardless of customer tax status.

*C.A.R.E. - Reliant Energy is proud to offer the Community Assistance by Reliant Energy (C.A.R.E.) Program that provides assistance to Reliant Energy customers who are experiencing a hardship situation and need help paying their energy bills. This program is funded by customer contributions. Please write the amount of your donation in the space provided. This donation may be added to your total payment or a separate payment may be submitted.

Reliant Account: 72 597 505 - 6
Customer Name: MONTROSE MANAGEMENT DISTRICT
Invoice Number: 146003962321

Service Address

4653 1/2 HAZARD ST
HOUSTON TX 77068

For outages or emergencies call CenterPoint Energy at 1-800-332-7143

ESI ID: 1008901020901204840116

Electric Usage Detail

Meter Number: 102283644

Current Meter Read: 04/04/2017 2713

Previous Meter Read: 03/05/2017 2225

kWh Multiplier: 1

kWh Usage: 1,488

Demand: 4 KVA

Current Electricity Charges Detail

29 Day Billing Period From 03/05/2017 To 04/04/2017

Reliant Stay & Serve 36 plan

Energy Charge: 1,488 kWh @ \$0.087000/kWh 129.46

CenterPoint Energy Pass-Through Charges: 42.77

Gross Receipts Tax Reimbursement: 3.44

Special Tax: 1.76

City Sales Tax: 1% 1.76

State Sales Tax: 6.25% 10.97

Current Charges: \$190.16

The average price you paid for electric service this month (per kWh): \$0.115

Thank you for being a valued customer. Your current plan is effective through your meter read on or after December 14, 2019. Before this date, you will receive information about your plan options. Feel free to call us at 1-866-RELIANT at any time if you have questions.

CENTERPOINT ENERGY UPDATE - The last time CenterPoint Energy changed its rates affecting the Pass-Through Charges line item on this account was 03/01/2017.

Notice to Customers - The practice of adding charges for unrequested products or services is known as "cramming" and is prohibited by law. If you believe that any charge for a product or service appears on your bill has not been authorized by you, call Reliant at 1-866-660-4900 and request an investigation of this charge. If you are dissatisfied with our investigation, you may file a complaint with the Public Utility Commission of Texas (PUCT) at PO Box 13326, Austin, Texas, 78711-3326. PUCT phone number: Local (512) 536-7120, Toll-free in Texas (888) 782-5477. Hearing and speech-impaired individuals with text telephones (TTY) may contact the commission at (512) 536-7136 or toll-free at 1-800-735-2988.

Miscellaneous Gross Receipts Tax Reimbursement - The Gross Receipts Tax (GRT) is a tax by the State of Texas on sellers of electricity. The GRT is imposed on sellers of electricity making sales to customers in incorporated cities or towns with a population greater than 1,000, and ranges from 0.581% to 1.997%. This tax reimbursement is applicable regardless of customer tax status.

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pdw/ok#6006

reliant.

an NRG company

Account Information

Account #: 72 674 202 - 6
Invoice #: 115005469949
Customer: MONTROSE
Name: MANAGEMENT DISTRICT
Service Address:
2711 MONTROSE BLVD
HOUSTON TX 77006-2732
ESI ID: 1008901011901217230117

Questions or Comments

Customer Service
reliant.com
Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm
1-866-660-4900 Mon-Fri 7am-7pm
TDD Device for Hearing Impaired
1-866-467-3542

Reliant Energy Retail Services, LLC
PUCT Certificate 10007

Payment Address
RELIANT
PO BOX 650475
DALLAS TX 75265-0475

Reliant Account: 72 674 202 - 6
Referral ID: JPO6VJN

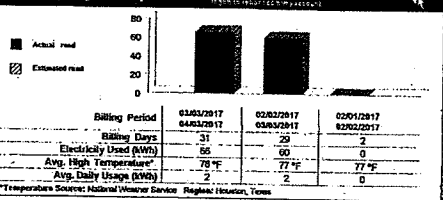
Billing Date:
Apr 6, 2017

Date Due	Amount Due	After Due Date
04/24/2017	\$ 16.01	\$ 16.77

Account Summary

Reliant Business Power Plus 60 plan
Previous Amount Due \$14.49
Payment 03/31/2017 -14.49
Balance Forward 0.00
Late Payment Penalty 0.72
Current Charges 15.29
Amount Due \$16.01

Electricity Usage Summary



pd w/ok # 1600

reliant.

an NRG company

To make an automated payment or report a metered call: 1-877-REL-PAY (734-7242)

Please mail this portion with your payment. Make check payable to: RELIANT

Account: 72 674 202 - 6

CARE Donation \$1,55,210 Amount Enclosed \$ 16.01

Date Due	Amount Due	After Due Date
04/24/2017	\$ 16.01	\$ 16.77

Mail payment to:

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227-2167

0960056736480

0121000072674202650000000160100000000167780

Page 2 of 2

Reliant Account: 72 674 202 - 6

Customer Name: MONTROSE MANAGEMENT DISTRICT
Invoice Number: 115005469949

Service Address

2711 MONTROSE BLVD
HOUSTON TX 77006

For outages or emergencies
call CenterPoint Energy at
1-800-332-7143

ESI ID:
1008901011901217230117

Electric Usage Detail

Meter Number: 82220786

Current Meter Read 04/03/2017 126

Previous Meter Read 03/31/2017 60

kWh Multiplier 1

kWh Usage 66

Current Electricity Charges Detail

31 Day Billing Period From 03/03/2017 To 04/03/2017

Reliant Business Power Plus 60 plan

Energy Charge 70 kWh @ \$0.094000/kWh 6.50

CenterPoint Energy Pass-Through Charges 7.68

Gross Receipts Tax Reimbursement 0.27

Special Tax 0.14

City Sales Tax 1% 0.14

State Sales Tax 6.25% 0.88

Current Charges \$15.29

The average price you paid for electric service this month (per kWh) \$0.210

Thank you for being a valued customer. Your current plan is effective through your meter read on or after February 1, 2022. Before this date, you will receive information about your plan options. Feel free to call us at 1.866.RELIANT at any time if you have questions.

CENTERPOINT ENERGY UPDATE - The last time CenterPoint Energy changed its rates affecting the Pass-Through Charges line item on this account was 03/01/2017.

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Miscellaneous Gross Receipts Tax Reimbursement - The Gross Receipts Tax (GRT) is a tax by the State of Texas on sales of electricity. The GRT is imposed on sellers of electricity making sales to customers in incorporated cities or towns with a population greater than 1,000, and ranges from 0.581% to 1.997%. This tax reimbursement is applicable regardless of customer tax status.

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pd w/ok # 1600

reliant.

an NRG company

Account Information

Account #: 72 674 189 - 5
Invoice #: 115005469948
Customer: MONTROSE
Name: MANAGEMENT DISTRICT
Service Address:
1605 MONTROSE BLVD
HOUSTON TX 77006-1239
ESI ID: 1008901024901216590117

Questions or Comments

Customer Service
reliant.com
Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm
1-866-660-4900 Mon-Fri 7am-7pm
TDD Device for Hearing Impaired
1-866-467-3542

Reliant Energy Retail Services, LLC
PUCT Certificate 10007

Payment Address
RELIANT
PO BOX 650475
DALLAS TX 75265-0475

Reliant Account: 72 674 189 - 5
Referral ID: JPO6VJN

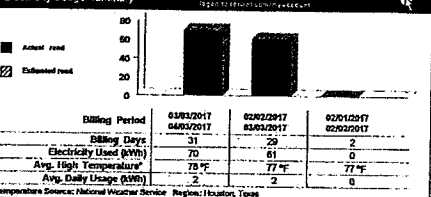
Billing Date:
Apr 6, 2017

Date Due	Amount Due	After Due Date
04/24/2017	\$ 32.22	\$ 33.51

Account Summary

Reliant Business Power Plus 60 plan
Previous Amount Due \$128.35
Payment 03/31/2017 -128.35
Balance Forward 0.00
Disconnect Notice Fee 0.00
Late Payment Penalty 6.42
Current Charges 15.80
Amount Due \$32.22

Electricity Usage Summary



pd w/ok # 1600

reliant.

an NRG company

To make an automated payment or report a metered call: 1-877-REL-PAY (734-7242)

Please mail this portion with your payment. Make check payable to: RELIANT

Account: 72 674 189 - 5

CARE Donation \$1,55,210 Amount Enclosed \$ 32.22

Date Due	Amount Due	After Due Date
04/24/2017	\$ 32.22	\$ 33.51

Mail payment to:

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227-2167

0960056736472

01210000726741895000000003220000000335140

Page 2 of 2

Reliant Account: 72 674 189 - 5

Customer Name: MONTROSE MANAGEMENT DISTRICT
Invoice Number: 115005469948

Service Address

1605 MONTROSE BLVD
HOUSTON TX 77006

For outages or emergencies
call CenterPoint Energy at
1-800-332-7143

ESI ID:
1008901024901216590117

Electric Usage Detail

Meter Number: 82220808

Current Meter Read 04/03/2017 131

Previous Meter Read 03/31/2017 61

kWh Multiplier 1

kWh Usage 70

Current Electricity Charges Detail

31 Day Billing Period From 03/03/2017 To 04/03/2017

Reliant Business Power Plus 60 plan

Energy Charge 70 kWh @ \$0.094000/kWh 6.58

CenterPoint Energy Pass-Through Charges 7.74

Gross Receipts Tax Reimbursement 0.28

Special Tax 0.15

City Sales Tax 1% 0.15

State Sales Tax 6.25% 0.90

Current Charges \$15.80

The average price you paid for electric service this month (per kWh) \$0.205

Thank you for being a valued customer. Your current plan is effective through your meter read on or after February 1, 2022. Before this date, you will receive information about your plan options. Feel free to call us at 1.866.RELIANT at any time if you have questions.

CENTERPOINT ENERGY UPDATE - The last time CenterPoint Energy changed its rates affecting the Pass-Through Charges line item on this account was 03/01/2017.

Notice to Customers - The practice of adding charges for unrequested products or services is known as "creaming" and is prohibited by law. If you believe that any charge for a product or service appears on your bill has not been authorized by you, call Reliant at 1-866-660-4900 and request an investigation of this charge. If you are dissatisfied with our investigation, you may file a complaint with the Public Utility Commission of Texas (PUCT) at PO Box 13326, Austin, Texas, 78711-3326. PUCT phone number: Local (512) 936-7120, Toll-free in Texas (800) 782-8477. Hearing and speech-impaired individuals with text telephones (TTY) may contact the commission at (512) 936-7136 or toll-free at 1-800-735-2985.

Miscellaneous Gross Receipts Tax Reimbursement - The Gross Receipts Tax (GRT) is a tax by the State of Texas on sales of electricity. The GRT is imposed on sellers of electricity making sales to customers in incorporated cities or towns with a population greater than 1,000, and ranges from 0.581% to 1.997%. This tax reimbursement is applicable regardless of customer tax status.

pd w/ok # 1600

*C.A.R.E. - Reliant Energy is proud to offer the Community Assistance by Reliant Energy (C.A.R.E.) Program that provides assistance to Reliant Energy customers who are experiencing a hardship situation and need help paying their energy bills. This program is funded by customer contributions. Please write the amount of your donation in the space provided. This donation may be added to your total payment or a separate payment may be submitted.



an NRG company

Account Information

Account #: 72 674 131 - 7
Invoice #: 115005468947
Customer: MONTROSE
Name: MANAGEMENT DISTRICT
Service Address:
2605 S SHEPHERD DR
HOUSTON TX 77068-1533
ESI ID: 1008901023901217370117

Questions or Comments

Customer Service
reliant.com
Email us at: business@reliant.com
713-207-5555 Mon-Fri 7am-7pm
1-866-660-4900 Mon-Fri 7am-7pm
TDD Device for Hearing Impaired
1-888-467-3542
Reliant Energy Retail Services, LLC
PUCT Certificate: 10007
Payment Address:
RELIANT
PO BOX 650475
DALLAS TX 75265-0475

Reliant Account: 72 674 131 - 7
Referral ID: J4PQVFD

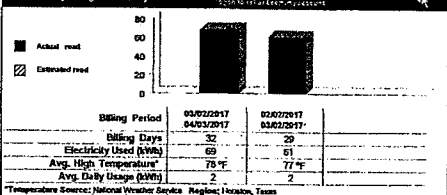
Billing Date:
Apr 6, 2017

Date Due	Amount Due	After Due Date
04/24/2017	\$ 32.09	\$ 33.37

Account Summary

Reliant Business Power Plus 60 plan
Previous Amount Due \$127.91
Payment 03/31/2017 -127.91
Balance Forward 0.00
Disconnect Notice Fee 10.00
Late Payment Penalty 6.40
Current Charges 15.69
Amount Due \$32.09

Electricity Usage Summary



pdw/ok#u000



an NRG company

To make an automated payment or report a meter call 1-877-RELIANT (734-7262)

Please mail this portion with your payment. Make check payable to RELIANT

Account: 72 674 131 - 7

C.A.R.E. Donor \$ Amount Enclosed \$ 32.09

Date Due	04/24/2017
Amount Due	\$ 32.09
After Due Date	\$ 33.37

Mail payment to:

MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227-2167

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

0760058736664

012300007267413176000000032090000000333770



an NRG company

Account Information

Account #: 72 674 087 - 1
Invoice #: 163003481819
Customer: MONTROSE
Name: MANAGEMENT DISTRICT
Service Address:
3635 W DALLAS ST
HOUSTON TX 77018-1703
ESI ID: 1008901020901218060117

Questions or Comments

Customer Service
reliant.com
Email us at: business@reliant.com
713-207-5555 Mon-Fri 7am-7pm
1-866-660-4900 Mon-Fri 7am-7pm
TDD Device for Hearing Impaired
1-888-467-3542
Reliant Energy Retail Services, LLC
PUCT Certificate: 10007
Payment Address:
RELIANT
PO BOX 650475
DALLAS TX 75265-0475

Reliant Account: 72 674 087 - 1
Referral ID: J4PQVHAD

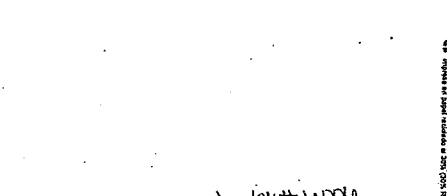
Billing Date:
Apr 5, 2017

Date Due	Amount Due	After Due Date
04/21/2017	\$ 22.66	\$ 23.49

Account Summary

Reliant Business Power Plus 60 plan
Previous Amount Due \$120.15
Payment 03/31/2017 -120.15
Balance Forward 0.00
Disconnect Notice Fee 10.00
Late Payment Penalty 6.01
Current Charges 6.65
Amount Due \$22.66

Electricity Usage Summary



pdw/ok#u000



an NRG company

To make an automated payment or report a meter call 1-877-RELIANT (734-7262)

Please mail this portion with your payment. Make check payable to RELIANT

Account: 72 674 087 - 1

C.A.R.E. Donor \$ Amount Enclosed \$ 22.66

Date Due	04/21/2017
Amount Due	\$ 22.66
After Due Date	\$ 23.49

Mail payment to:

MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227-2167

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

015006602163

012300007267408714000000022660000000234900

Reliant Account: 72 674 131 - 7

Page 2 of 2

Customer Name: MONTROSE MANAGEMENT DISTRICT
Invoice Number: 115005468947

Service Address

2605 S SHEPHERD DR
HOUSTON TX 77068
For outages or emergencies
call CenterPoint Energy at
1-800-332-7143
ESI ID:
1008901023901217370117
Electric Usage Detail
Meter Number: 88380201
Current Meter Read 04/03/2017 130
Previous Meter Read 03/02/2017 61
kWh Multiplier 1
kWh Usage 69

Current Electricity Charges Detail

32 Day Billing Period From 03/02/2017 To 04/03/2017
Reliant Business Power Plus 60 plan
Energy Charge 60 kWh @ \$0.084000/kWh 5.04
CenterPoint Energy Pass-Through Charges 7.72
Gross Receipts Tax Reimbursement 0.28
Special Tax 0.15
City Sales Tax 1% 0.15
State Sales Tax 6.25% 0.90
Current Charges \$15.69
The average price you paid for electric service this month (per kWh) \$0.206
Thank you for being a valued customer. Your current plan is effective through your meter read on or after February 1, 2022. Before this date, you will receive information about your plan options. Feel free to call us at 1.866.RELIANT at any time if you have questions.

CENTERPOINT ENERGY UPDATE - The last time CenterPoint Energy changed its rates affecting the Pass-Through Charges line item on this account was 03/01/2017.

Notice to Customers - The practice of adding charges for unrequested products or services is known as "cramming" and is prohibited by law. If you believe that any charge for a product or service appears on your bill has not been authorized by you, call Reliant at 1-866-660-4900 and request an investigation of this charge. If you are dissatisfied with our investigation, you may file a complaint with the Public Utility Commission of Texas (PUCT) at PO Box 13326, Austin, Texas, 78711-3326. PUCT phone number: Local (512) 536-7120, Toll-free in Texas (888) 782-8477. Hearing and speech-impaired individuals with text telephones (TTY) may contact the commission at (512) 536-7130 or toll-free at 1-800-735-2985.

Miscellaneous Gross Receipts Tax Reimbursement - The Gross Receipts Tax (GRT) is a tax by the State of Texas on sellers of electricity. The GRT is imposed on sellers of electricity making sales to customers in incorporated cities or towns with a population greater than 1,000, and ranges from 0.581% to 1.997%. This tax reimbursement is applicable regardless of customer tax status.

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pdw/ok#u000

Reliant Account: 72 674 087 - 1

Page 2 of 2

Customer Name: MONTROSE MANAGEMENT DISTRICT
Invoice Number: 163003481819

Service Address

3635 W DALLAS ST
HOUSTON TX 77018
For outages or emergencies
call CenterPoint Energy at
1-800-332-7143
ESI ID:
1008901020901218060117
Electric Usage Detail
Meter Number: 88299005
Current Meter Read 03/31/2017 0
Previous Meter Read 03/02/2017 0
kWh Multiplier 1
kWh Usage 0

Current Electricity Charges Detail

29 Day Billing Period From 03/02/2017 To 03/31/2017
Reliant Business Power Plus 60 plan
CenterPoint Energy Pass-Through Charges 6.02
Gross Receipts Tax Reimbursement 0.12
Special Tax 0.06
City Sales Tax 1% 0.06
State Sales Tax 6.25% 0.39
Current Charges \$6.65
Thank you for being a valued customer. Your current plan is effective through your meter read on or after February 1, 2022. Before this date, you will receive information about your plan options. Feel free to call us at 1.866.RELIANT at any time if you have questions.

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pdw/ok#u000



an NRG company

Account Information

Account #: 72 674 234 - 9
Invoice #: 158003578350
Customer: MONTROSE
Name: MANAGEMENT DISTRICT
Service Address:
907 RICHMOND AVE
HOUSTON TX 77000-5431
ESI ID: 1008901001901218130117

Questions or Comments

Customer Service
reliant.com
Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm
1-866-660-4900 Mon-Fri 7am-7pm
TDD Device for Hearing Impaired
1-866-467-3542

Reliant Energy Retail Services, LLC
PUCT Certificate 10007

Payment Address
RELIANT
PO BOX 650475
DALLAS TX 75265-0475

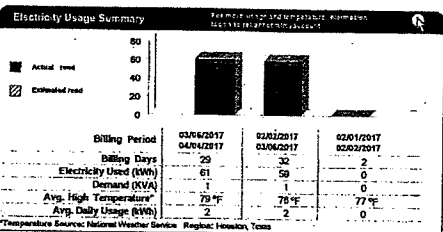
Reliant Account: 72 674 234 - 9
Referral ID: JPOGVLE

Billing Date:
Apr 7, 2017

Date Due	Amount Due	After Due Date
04/24/2017	\$ 14.62	\$ 15.35

Account Summary

Reliant Business Power Plus 60 plan	
Previous Amount Due	\$0.52
Payment 03/31/2017	-0.52
Balance Forward	0.00
Current Charges	14.62
Amount Due	\$14.62



pd w/ok#6000



an NRG company

To make an automated payment or report a receipt call 1-877-REL-PAY (734-7263)

009845 7433475 0001 003344 342

MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227-2167



0550062845387

01210000726742349300000001462000000053510

Account: 72 674 234 - 9

CARE Donation \$1,535.00 Amount Enclosed \$14.62

Date Due	04/24/2017
Amount Due	\$ 14.62
After Due Date	\$ 15.35

Mail payment to:

RELIANT
PO BOX 650475
DALLAS TX 75265-0475



an NRG company

Account Information

Account #: 72 674 241 - 4
Invoice #: 158003578351
Customer: MONTROSE
Name: MANAGEMENT DISTRICT
Service Address:
5122 MONTROSE BLVD
HOUSTON TX 77005-0535
ESI ID: 1008901011901217960117

Questions or Comments

Customer Service
reliant.com
Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm
1-866-660-4900 Mon-Fri 7am-7pm
TDD Device for Hearing Impaired
1-866-467-3542

Reliant Energy Retail Services, LLC
PUCT Certificate 10007

Payment Address
RELIANT
PO BOX 650475
DALLAS TX 75265-0475

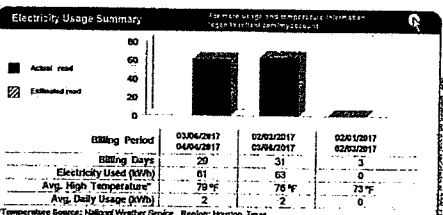
Reliant Account: 72 674 241 - 4
Referral ID: JPOVMH9

Billing Date:
Apr 7, 2017

Date Due	Amount Due	After Due Date
04/24/2017	\$ 15.37	\$ 16.10

Account Summary

Reliant Business Power Plus 60 plan	
Previous Amount Due	\$14.90
Payment 03/31/2017	-14.90
Balance Forward	0.00
Late Payment Penalty	0.75
Current Charges	14.62
Amount Due	\$15.37



pd w/ok#6000



an NRG company

To make an automated payment or report a receipt call 1-877-REL-PAY (734-7263)

009845 7433475 0001 003344 342

MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227-2167



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012100007267424145000000015370000000161000

Account: 72 674 241 - 4

CARE Donation \$1,535.00 Amount Enclosed \$15.37

Date Due	04/24/2017
Amount Due	\$ 15.37
After Due Date	\$ 16.10

Mail payment to:

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

Reliant Account: 72 674 234 - 9
Customer Name: MONTROSE MANAGEMENT DISTRICT
Invoice Number: 158003578350

Service Address	Current Electricity Charges Detail
907 RICHMOND AVE HOUSTON TX 77000 For outages or emergencies call CenterPoint Energy at 1-800-332-7143 ESI ID: 1008901001901218130117 Electric Usage Detail Meter Number: 102290802 Current Meter Read 04/04/2017 120 Previous Meter Read 03/03/2017 1 kWh Multiplier 1 kWh Usage 61 Demand 1 KVA	29 Day Billing Period From 03/04/2017 To 04/04/2017 Reliant Business Power Plus 60 plan Energy Charge 61 kWh @ \$0.094000/kWh 5.73 CenterPoint Energy Pass-Through Charges 7.52 Gross Receipts Tax Reimbursement 0.26 Special Tax 0.14 City Sales Tax 1% 0.14 State Sales Tax 6.25% 0.83 Current Charges \$14.62 The average price you paid for electric service this month (per kWh) \$0.217 Thank you for being a valued customer. Your current plan is effective through your meter read on or after February 1, 2022. Before this date, you will receive information about your plan options. Feel free to call us at 1-866-RELIANT at any time if you have questions.

CENTERPOINT ENERGY UPDATE - The last time CenterPoint Energy changed its rates affecting the Pass-Through Charges line item on this account was 03/01/2017.

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pd w/ok#6000

Reliant Account: 72 674 241 - 4
Customer Name: MONTROSE MANAGEMENT DISTRICT
Invoice Number: 158003578351

Service Address	Current Electricity Charges Detail
5122 MONTROSE BLVD HOUSTON TX 77005 For outages or emergencies call CenterPoint Energy at 1-800-332-7143 ESI ID: 1008901011901217960117 Electric Usage Detail Meter Number: 102296700 Current Meter Read 04/04/2017 124 Previous Meter Read 03/03/2017 63 kWh Multiplier 1 kWh Usage 61	29 Day Billing Period From 03/04/2017 To 04/04/2017 Reliant Business Power Plus 60 plan Energy Charge 61 kWh @ \$0.094000/kWh 5.73 CenterPoint Energy Pass-Through Charges 7.52 Gross Receipts Tax Reimbursement 0.26 Special Tax 0.14 City Sales Tax 1% 0.14 State Sales Tax 6.25% 0.83 Current Charges \$14.62 The average price you paid for electric service this month (per kWh) \$0.217 Thank you for being a valued customer. Your current plan is effective through your meter read on or after February 1, 2022. Before this date, you will receive information about your plan options. Feel free to call us at 1-866-RELIANT at any time if you have questions.

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pd w/ok#6000

reliant.

an NRG company

Account Information

Account #: 72 517 282 - 9

Invoice #: 17000318294

Customer Name: MONTROSE MANAGEMENT DISTRICT

Service Address:

4667 1/2 DUNLAVY ST

HOUSTON TX 77068-5711

ESID: 1008901023901186040116

Reliant Account: 72 517 282 - 9

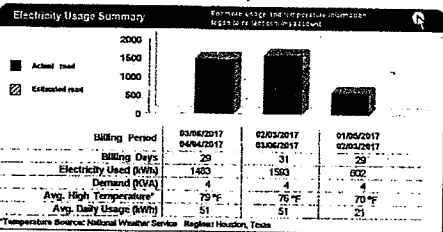
Referral ID: JPBUEP7

Billing Date:
Apr 7, 2017

Date Due	Amount Due	After Due Date
04/24/2017	\$ 193.58	\$ 203.06

Account Summary

Reliant Stay & Save 36 plan	
Previous Amount Due	\$80.62
Payment 03/31/2017	-80.62
Balance Forward	0.00
Late Payment Penalty	4.03
Current Charges	189.55
Amount Due	\$193.58



Questions or Comments

Customer Service
reliant.com
Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm
1-866-660-4900 Mon-Fri 7am-7pm
TDD Device for Hearing Impaired
1-866-467-3542

Reliant Energy Retail Services, LLC
PUCT Certificate 10007

Payment Address

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

Please mail this portion with your payment. Make check payable to: RELIANT

Account: 72 517 282 - 9

To make an automated payment or report a meter call 1-877-RED-PAID (734-7243)

C.A.R.E. Donation \$1,55,510

Amount Enclosed \$

193.58

Date Due	04/24/2017
Amount Due	\$ 193.58
After Due Date	\$ 203.06

Mail payment to:

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

0780059770217

012100007251728295000000193580000002030680

reliant.

an NRG company

Account Information

Account #: 72 518 804 - 9

Invoice #: 200000965003

Customer Name: MONTROSE MANAGEMENT DISTRICT

Service Address:

4555 1/2 GRAUSTARK ST

HOUSTON TX 77068-5809

ESID: 1008901023901186100116

Reliant Account: 72 518 804 - 9

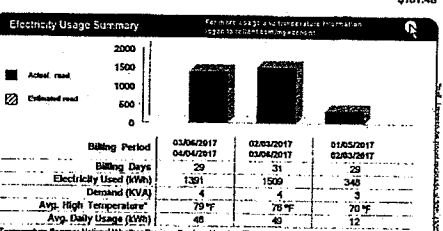
Referral ID: JPBX10U

Billing Date:
Apr 7, 2017

Date Due	Amount Due	After Due Date
04/24/2017	\$ 181.48	\$ 190.39

Account Summary

Reliant Stay & Save 36 plan	
Previous Amount Due	\$65.21
Payment 03/31/2017	-65.21
Balance Forward	0.00
Late Payment Penalty	3.26
Current Charges	178.22
Amount Due	\$181.48



Questions or Comments

Customer Service
reliant.com
Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm
1-866-660-4900 Mon-Fri 7am-7pm
TDD Device for Hearing Impaired
1-866-467-3542

Reliant Energy Retail Services, LLC
PUCT Certificate 10007

Payment Address

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

Please mail this portion with your payment. Make check payable to: RELIANT

Account: 72 518 804 - 9

To make an automated payment or report a meter call 1-877-RED-PAID (734-7243)

C.A.R.E. Donation \$1,55,510

Amount Enclosed \$

181.48

Date Due	04/24/2017
Amount Due	\$ 181.48
After Due Date	\$ 190.39

Mail payment to:

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

0660003519313

012100007251804920000000181480000001903920

Reliant Account: 72 517 282 - 9

Customer Name: MONTROSE MANAGEMENT DISTRICT

Invoice Number: 17000318294

Page 2 of 2

Service Address	Current Electricity Charges Detail
4667 1/2 DUNLAVY ST HOUSTON TX 77068	29 Day Billing Period From 03/06/2017 To 04/06/2017
For outages or emergencies call CenterPoint Energy at 1-800-332-7143	Reliant Stay & Save 36 plan
ESID: 1008901023901186040116	Energy Charge 1,483 kWh @ \$0.087000/kWh 129.02
Electric Usage Detail	CenterPoint Energy Pass-Through Charges 3.43
Meter Number: 82287507	Gross Receipts Tax Reimbursement 42.65
Current Meter Read 04/04/2017 3878	Special Tax 1.76
Previous Meter Read 03/06/2017 2195	City Sales Tax 1% 1.76
kWh Multiplier 1	State Sales Tax 8.25% 10.93
kWh Usage 1,483	Current Charges \$189.55
Demand 4 KVA	The average price you paid for electric service this month (per kWh) \$3.116

CENTERPOINT ENERGY UPDATE - The last time CenterPoint Energy changed its rates affecting the Pass-Through Charges line item on this account was 03/01/2017.

Notice to Customers - The practice of adding charges for unrequested products or services is known as "strapping" and is prohibited by law. If you believe that any charge for a product or service appears on your bill has not been authorized by you, call Reliant at 1-866-660-4900 and request an investigation of this charge. If you are dissatisfied with our investigation, you may file a complaint with the Public Utility Commission of Texas (PUCT) at PO Box 13326, Austin, Texas, 78711-3326. PUCT phone number: Local (512) 536-7120, Toll-free in Texas (800) 782-6477. Hearing and speech-impaired individuals with text telephones (TTY) may contact the commission at (512) 536-7136 or toll-free at 1-800-735-2968.

Miscellaneous Gross Receipts Tax Reimbursement - The Gross Receipts Tax (GRT) is a tax by the State of Texas on sellers of electricity. The GRT is imposed on sellers of electricity making sales to customers in incorporated cities or towns with a population greater than 1,000, and ranges from 0.581% to 1.597%. This tax reimbursement is applicable regardless of customer tax status.

*C.A.R.E. - Reliant Energy is proud to offer the Community Assistance by Reliant Energy (C.A.R.E.) Program that provides assistance to Reliant Energy customers who are experiencing a hardship situation and need help paying their energy bills. This program is funded by customer contributions. Please write the amount of your donation in the space provided. This donation may be added to your total payment or a separate payment may be submitted.

Service Address	Current Electricity Charges Detail
4555 1/2 GRAUSTARK ST HOUSTON TX 77068	29 Day Billing Period From 03/06/2017 To 04/06/2017
For outages or emergencies call CenterPoint Energy at 1-800-332-7143	Reliant Stay & Save 36 plan
ESID: 1008901023901186100116	Energy Charge 1,201 kWh @ \$0.087000/kWh 121.02
Electric Usage Detail	CenterPoint Energy Pass-Through Charges 40.39
Meter Number: 82287504	Gross Receipts Tax Reimbursement 1.64
Current Meter Read 04/04/2017 3248	Special Tax 1.64
Previous Meter Read 03/06/2017 1857	City Sales Tax 1% 1.64
kWh Multiplier 1	State Sales Tax 8.25% 10.30
kWh Usage 1,291	Current Charges \$178.22
Demand 4 KVA	The average price you paid for electric service this month (per kWh) \$3.116

CENTERPOINT ENERGY UPDATE - The last time CenterPoint Energy changed its rates affecting the Pass-Through Charges line item on this account was 03/01/2017.

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an NRG company

Account Information

Account #: 72 588 112 - 2
Invoice #: 199001009205
Customer: MONTROSE
Name: MANAGEMENT DISTRICT
Service Address:
4554 1/2 MANDELL ST
HOUSTON TX 77008-5716
ESI ID: 1008901011501202120115

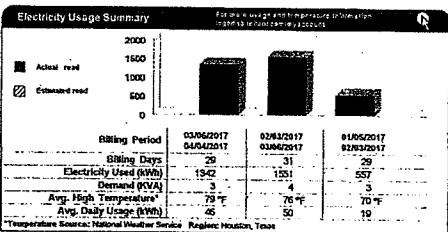
Reliant Account: 72 588 112 - 2
Referral ID: JPHWQ2B

Billing Date:
Apr 7, 2017

Date Due	Amount Due	After Due Date
04/24/2017	\$ 175.66	\$ 184.27

Account Summary

Reliant Stay & Save 36 plan	
Previous Amount Due	\$70.40
Payment 03/31/2017	-70.40
Balance Forward	0.00
Late Payment Penalty	3.52
Current Charges	172.14
Amount Due	\$175.66



Questions or Comments

Customer Service
reliant.com
Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm
1-866-660-4900 Mon-Fri 7am-7pm
TDD Device for Hearing Impaired
1-866-467-3542

Reliant Energy Retail Services, LLC
PUCT Certificate 10007

Payment Address
RELIANT
PO BOX 650475
DALLAS TX 75265-0475



an NRG company

To make an automated payment or report a receipt call: 1-877-RSP-PAID (734-7243)

CARE
Donation
\$1,55,310

Account: 72 588 112 - 2

Amount Enclosed \$ 175.66

Date Due	04/24/2017
Amount Due	\$ 175.66
After Due Date	\$ 184.27

Mail payment to:

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227-2167



0240064578497

032100007258811225000000175660000001842780

Reliant Account: 72 588 112 - 2

Customer Name: MONTROSE MANAGEMENT DISTRICT
Invoice Number: 199001009205

Service Address

4554 1/2 MANDELL ST
HOUSTON TX 77008
For outages or emergencies
call CenterPoint Energy at
1-800-332-7143
ESI ID:
1008901011501202120115
Electric Usage Detail

Current Electricity Charges Detail

29 Day Billing Period From 03/06/2017 To 04/04/2017	
Reliant Stay & Save 36 plan	
Energy Charge	1,342 kWh @ \$0.07000/kWh 93.98
CenterPoint Energy Pass-Through Charges	39.16
Gross Receipts Tax Reimbursement	3.11
Special Tax	1.59
City Sales Tax 1%	1.59
State Sales Tax 6.25%	9.94
Current Charges	\$172.14
The average price you paid for electric service this month (per kWh)	\$0.116

Meter Number: 162287592
Current Meter Read 04/04/2017 3450
Previous Meter Read 03/06/2017 2108
kWh Multiplier 1
kWh Usage 1,342
Demand 3 KVA

Thank you for being a valued customer. Your current plan is effective through your meter read on or after December 13, 2019. Before this date, you will receive information about your plan options. Feel free to call us at 1.866.RELIANT at any time if you have questions.

CENTERPOINT ENERGY UPDATE - The last time CenterPoint Energy changed its rates affecting the Pass-Through Charges line item on this account was 03/01/2017.

Notice to Customers - The practice of adding charges for unrequested products or services is known as "creaming" and is prohibited by law. If you believe that any charge for a product or service appears on your bill has not been authorized by you, call Reliant at 1-866-660-4900 and request an investigation of this charge. If you are dissatisfied with our investigation, you may file a complaint with the Public Utility Commission of Texas (PUCT) at PO Box 13326, Austin, Texas, 78711-3326. PUCT phone number: Local (512) 536-7120, Toll-free in Texas (888) 762-8477, Hearing and speech-impaired individuals with text telephones (TTY) may contact the commission at (512) 536-7135 or toll-free at 1-800-735-5288.

Miscellaneous Gross Receipts Tax Reimbursement - The Gross Receipts Tax (GRT) is a tax by the State of Texas on sellers of electricity. The GRT is imposed on sellers of electricity making sales to customers in incorporated cities or towns with a population greater than 1,000, and ranges from 0.581% to 1.997%. This tax reimbursement is applicable regardless of customer tax status.

*C.A.R.E. - Reliant Energy is proud to offer the Community Assistance by Reliant Energy (C.A.R.E.) Program that provides assistance to Reliant Energy customers who are experiencing a hardship situation and need help paying their energy bills. This program is funded by customer contributions. Please write the amount of your donation in the space provided. This donation may be added to your total payment or a separate payment may be submitted.



an NRG company

Account Information

Account #: 72 580 546 - 9
Invoice #: 211000453763
Customer: MONTROSE
Name: MANAGEMENT DISTRICT
Service Address:
4571 1/2 MONTROSE BLVD
HOUSTON TX 77006-5027
ESI ID: 100890101901186610116

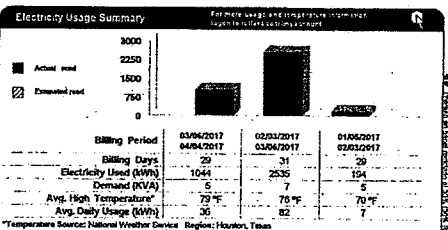
Reliant Account: 72 580 546 - 9
Referral ID: JPHETQH

Billing Date:
Apr 7, 2017

Date Due	Amount Due	After Due Date
04/24/2017	\$ 145.38	\$ 152.15

Account Summary

Reliant Stay & Save 36 plan	
Previous Amount Due	\$199.16
Payment 03/31/2017	-199.16
Balance Forward	0.00
Late Payment Penalty	9.96
Current Charges	135.42
Amount Due	\$145.38



Questions or Comments

Customer Service
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1-866-660-4900 Mon-Fri 7am-7pm
TDD Device for Hearing Impaired
1-866-467-3542

Reliant Energy Retail Services, LLC
PUCT Certificate 10007

Payment Address
RELIANT
PO BOX 650475
DALLAS TX 75265-0475



an NRG company

To make an automated payment or report a receipt call: 1-877-RSP-PAID (734-7243)

CARE
Donation
\$1,55,310

Account: 72 580 546 - 9

Amount Enclosed \$ 145.38

Date Due	04/24/2017
Amount Due	\$ 145.38
After Due Date	\$ 152.15

Mail payment to:

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227-2167



0300064525091

032100007258054697000000145380000001521540

Reliant Account: 72 580 546 - 9

Customer Name: MONTROSE MANAGEMENT DISTRICT
Invoice Number: 211000453763

Service Address

4571 1/2 MONTROSE BLVD
HOUSTON TX 77008
For outages or emergencies
call CenterPoint Energy at
1-800-332-7143
ESI ID:
100890101901186610116
Electric Usage Detail

Current Electricity Charges Detail

29 Day Billing Period From 03/06/2017 To 04/04/2017	
Reliant Stay & Save 36 plan	
Energy Charge	1,044 kWh @ \$0.07000/kWh 73.08
CenterPoint Energy Pass-Through Charges	31.82
Gross Receipts Tax Reimbursement	2.45
Special Tax	1.25
City Sales Tax 1%	1.25
State Sales Tax 6.25%	7.82
Current Charges	\$135.42
The average price you paid for electric service this month (per kWh)	\$0.117

Meter Number: 162287596
Current Meter Read 04/04/2017 3773
Previous Meter Read 03/06/2017 2729
kWh Multiplier 1
kWh Usage 1,044
Demand 5 KVA

Thank you for being a valued customer. Your current plan is effective through your meter read on or after December 17, 2019. Before this date, you will receive information about your plan options. Feel free to call us at 1.866.RELIANT at any time if you have questions.

CENTERPOINT ENERGY UPDATE - The last time CenterPoint Energy changed its rates affecting the Pass-Through Charges line item on this account was 03/01/2017.

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an NRG company

Account Information

Account #: 72 674 238 - 0
Invoice #: 163003481823
Customer: MONTROSE
Name: MANAGEMENT DISTRICT
Service Address:
308 W GRAY ST UNIT A
HOUSTON TX 77019
ESI ID: 1008901023901218200117

Questions or Comments

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1-866-860-4900 Mon-Fri 7am-7pm
TDD Device for Hearing Impaired
1-866-467-3542
Reliant Energy Retail Services, LLC
PUCT Certificate 10007
Payment Address:
RELIANT
PO BOX 650475
DALLAS TX 75265-0475

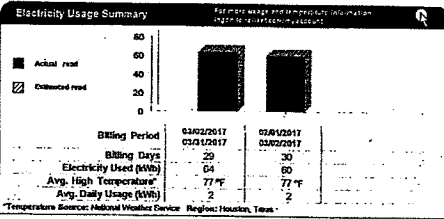
Reliant Account: 72 674 238 - 0
Referral ID: JPSQVLV

Billing Date:
Apr 5, 2017

Date Due	Amount Due	After Due Date
04/21/2017	\$31.44	\$32.69

Account Summary

Reliant Business Power Plus 60 plan	
Previous Amount Due	\$127.99
Payment 03/31/2017	-127.99
Balance Forward	0.00
Disconnect Notice Fee	10.00
Late Payment Penalty	6.40
Current Charges	15.04
Amount Due	\$31.44



pd w/ok#1606



an NRG company

To make an automated payment or report a receipt call 1-877-RELIANT (734-7342)

>05033 72674238 0003 00814 382

MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227-2167



015006602205

012100007267423800000003144000000026740

Account: 72 674 238 - 0

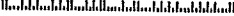
CARE
Donation
\$1,55,370

Amount Enclosed \$ 31.44

Date Due	04/21/2017
Amount Due	\$31.44
After Due Date	\$32.69

Mail payment to:

RELIANT
PO BOX 650475
DALLAS TX 75265-0475



an NRG company

Account Information

Account #: 72 518 189 - 5
Invoice #: 20000965002
Customer: MONTROSE
Name: MANAGEMENT DISTRICT
Service Address:
4657 1/2 WOODHEAD ST
HOUSTON TX 77058-4413
ESI ID: 1008901011901185840116

Questions or Comments

Customer Service
reliant.com
Email us at: business@reliant.com
713-207-5555 Mon-Fri 7am-7pm
1-866-860-4900 Mon-Fri 7am-7pm
TDD Device for Hearing Impaired
1-866-467-3542
Reliant Energy Retail Services, LLC
PUCT Certificate 10007
Payment Address:
RELIANT
PO BOX 650475
DALLAS TX 75265-0475

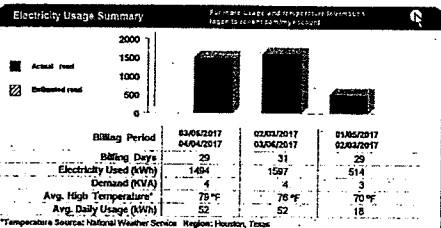
Reliant Account: 72 518 189 - 5
Referral ID: JPBXFXQ

Billing Date:
Apr 7, 2017

Date Due	Amount Due	After Due Date
04/24/2017	\$195.14	\$204.69

Account Summary

Reliant Stay & Save 36 plan	
Previous Amount Due	\$84.50
Payment 03/31/2017	-84.50
Balance Forward	0.00
Late Payment Penalty	4.23
Current Charges	190.91
Amount Due	\$195.14



pd w/ok#1606



an NRG company

To make an automated payment or report a receipt call 1-877-RELIANT (734-7342)

>05517 72518189 0003 00814 382

MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227-2167



068006319305

012100007251818952000000175140000000204920

Account: 72 518 189 - 5

CARE
Donation
\$1,55,370

Amount Enclosed \$ 195.14

Date Due	04/24/2017
Amount Due	\$195.14
After Due Date	\$204.69

Mail payment to:

RELIANT
PO BOX 650475
DALLAS TX 75265-0475



Reliant Account: 72 518 189 - 5

Page 2 of 2

Customer Name: MONTROSE MANAGEMENT DISTRICT
Invoice Number: 20000965002

Service Address	Current Electricity Charges Detail
4657 1/2 WOODHEAD ST HOUSTON TX 77058	29 Day Billing Period From 03/06/2017 To 03/24/2017
For outages or emergencies call CenterPoint Energy at 1-800-332-7143	Reliant Stay & Save 36 plan
ESI ID: 1008901011901185840116	Energy Charge 1.94 kWh @ \$0.07000/kWh 129.98
Electric Usage Detail	CenterPoint Energy Pass-Through Charges 42.52
Meter Number: 822200070	Gross Receipts Tax Reimbursement 3.46
Current Meter Read 03/02/2017 3025	Special Tax 1.77
Previous Meter Read 03/02/2017 2111	City Sales Tax 1.77
kWh Multiplier 1	State Sales Tax 6.25%
kWh Usage 1,494	Current Charges \$190.91
Demand 4 KVA	The average price you paid for electric service this month (per kWh) \$0.116
	Thank you for being a valued customer. Your current plan is effective through your meter read on or after December 20, 2016. Before this date, you will receive information about your plan options. Feel free to call us at 1.866.RELIANT at any time if you have questions.

CENTERPOINT ENERGY UPDATE - The last time CenterPoint Energy changed its rates affecting the Pass-Through Charges line item on this account was 03/01/2017.

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Miscellaneous Gross Receipts Tax Reimbursement - The Gross Receipts Tax (GRT) is a tax by the State of Texas on sellers of electricity. The GRT is imposed on sellers of electricity making sales to customers in incorporated cities or towns with a population greater than 1,000, and ranges from 0.581% to 1.997%. This tax reimbursement is applicable regardless of customer tax status.

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an NRG company

Account Information

Account #: 72 674 129 - 1

Invoice #: 163003481820

Customer Name: MONTROSE MANAGEMENT DISTRICT

Service Address: 2053 W GRAY ST HOUSTON TX 77019-3601

ESI ID: 1008901024901216670117

Reliant Business Power Plus 60 plan

Previous Amount Due

Payment: 03/31/2017

Balance Forward

Disconnect Notice Fee

Late Payment Penalty

Current Charges

Amount Due

Electricity Usage Summary

Actual read

Estimated read

Billing Period

Billing Days

Electricity Used (kWh)

Avg. High Temperature

Avg. Daily Usage (kWh)

Temperature Source: National Weather Service Region: Houston, Texas

Questions or Comments

Customer Service

reliant.com

Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm

1-866-660-4900 Mon-Fri 7am-7pm

TDD Device for Hearing Impaired

1-888-467-3542

Reliant Energy Retail Services, LLC

PUCT Certificate 10007

Payment Address

RELIANT

PO BOX 650475

DALLAS TX 75265-0475

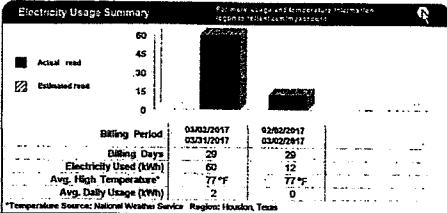
Reliant Account: 72 674 129 - 1
Referral ID: JPQVPI3

Billing Date:
Apr 5, 2017

Date Due	Amount Due	After Due Date
04/21/2017	\$ 30.56	\$ 31.78

Account Summary

Reliant Business Power Plus 60 plan	
Previous Amount Due	\$121.48
Payment: 03/31/2017	-121.48
Balance Forward	0.00
Disconnect Notice Fee	10.00
Late Payment Penalty	6.07
Current Charges	14.49
Amount Due	\$30.56



Temperature Source: National Weather Service Region: Houston, Texas

pd w/ok#le00le

Please mail this portion with your payment. Make check payable to: RELIANT

Account: 72 674 129 - 1

To make an automated payment or report a receipt call 1-877-RELIANT (734-7343)

CARE Donation \$1,55,510

Amount Enclosed

\$ 30.56

Date Due	04/21/2017
Amount Due	\$ 30.56
After Due Date	\$ 31.78

Mail payment to:

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227-2167



0150066602171

0121000072674291600000003056000000317850



an NRG company

Account Information

Account #: 72 674 237 - 2

Invoice #: 163003481822

Customer Name: MONTROSE MANAGEMENT DISTRICT

Service Address: 1518 TAFT ST HOUSTON TX 77019-4508

ESI ID: 1008901024901216710117

Reliant Business Power Plus 60 plan

Previous Amount Due

Payment: 03/31/2017

Balance Forward

Disconnect Notice Fee

Late Payment Penalty

Current Charges

Amount Due

Electricity Usage Summary

Actual read

Estimated read

Billing Period

Billing Days

Electricity Used (kWh)

Avg. High Temperature

Avg. Daily Usage (kWh)

Temperature Source: National Weather Service Region: Houston, Texas

Questions or Comments

Customer Service

reliant.com

Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm

1-866-660-4900 Mon-Fri 7am-7pm

TDD Device for Hearing Impaired

1-888-467-3542

Reliant Energy Retail Services, LLC

PUCT Certificate 10007

Payment Address

RELIANT

PO BOX 650475

DALLAS TX 75265-0475

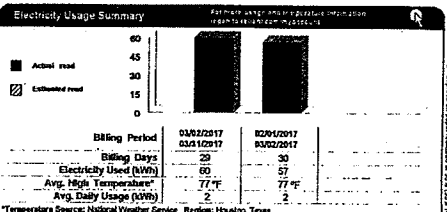
Reliant Account: 72 674 237 - 2
Referral ID: JPQVLU

Billing Date:
Apr 5, 2017

Date Due	Amount Due	After Due Date
04/21/2017	\$ 30.87	\$ 32.09

Account Summary

Reliant Business Power Plus 60 plan	
Previous Amount Due	\$127.63
Payment: 03/31/2017	-127.63
Balance Forward	0.00
Disconnect Notice Fee	10.00
Late Payment Penalty	8.38
Current Charges	14.49
Amount Due	\$30.87



Temperature Source: National Weather Service Region: Houston, Texas

pd w/ok#le00le

Please mail this portion with your payment. Make check payable to: RELIANT

Account: 72 674 237 - 2

To make an automated payment or report a receipt call 1-877-RELIANT (734-7343)

CARE Donation \$1,55,510

Amount Enclosed

\$ 30.87

Date Due	04/21/2017
Amount Due	\$ 30.87
After Due Date	\$ 32.09

Mail payment to:

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227-2167



0150066602171

012100007267423724000000003087000000320900

Reliant Account: 72 674 129 - 1

Customer Name: MONTROSE MANAGEMENT DISTRICT

Invoice Number: 163003481820

Service Address	Current Electricity Charges Detail
-----------------	------------------------------------

2053 W GRAY ST HOUSTON TX 77019	29 Day Billing Period From 03/02/2017 To 03/19/2017
For outages or emergencies call CenterPoint Energy at 1-800-332-7143	Reliant Business Power Plus 60 plan
ESI ID: 1008901024901216670117	Energy Charge 60 kWh @ \$0.0940000/kWh 5.64
Electric Usage Detail	CenterPoint Energy Pass-Through Charges 7.49
Meter Number: 802290804	Gross Receipts Tax Reimbursement 0.26
Current Meter Read 03/12/2017 72	Special Tax 0.14
Previous Meter Read 03/02/2017 12	City Sales Tax 1% 0.14
kWh Multiplier 1	State Sales Tax 6.25% 0.82
kWh Usage 60	Current Charges \$14.49
	The average price you paid for electric service this month (per kWh) \$0.219

Thank you for being a valued customer. Your current plan is effective through your meter read on or after February 2, 2022. Before this date, you will receive information about your plan options. Feel free to call us at 1.866.RELIANT at any time if you have questions.

CENTERPOINT ENERGY UPDATE - The last time CenterPoint Energy changed its rates affecting the Pass-Through Charges item on this account was 03/01/2017.

Notice to Customers - The practice of adding charges for unrequested products or services is known as "creaming" and is prohibited by law. If you believe that any charge for a product or service appears on your bill has not been authorized by you, call Reliant at 1-866-660-4900 and request an investigation of this charge. If you are dissatisfied with our investigation, you may file a complaint with the Public Utility Commission of Texas (PUCT) at PO Box 13336, Austin, Texas, 78711-3326. PUCT phone number: Local (512) 536-7120, Toll-free in Texas (888) 782-6477. Hearing and speech-impaired individuals with text telephones (TTY) may contact the commission at (512) 536-7136 or toll-free at 1-800-735-2988.

Miscellaneous Gross Receipts Tax Reimbursement - The Gross Receipts Tax (GRT) is a tax by the State of Texas on sellers of electricity. The GRT is imposed on sellers of electricity making sales to customers in incorporated cities or towns with a population greater than 1,000, and ranges from 0.581% to 1.597%. This tax reimbursement is applicable regardless of customer tax status.

*C.A.R.E. - Reliant Energy is proud to offer the Community Assistance by Reliant Energy (C.A.R.E.) Program that provides assistance to Reliant Energy customers who are experiencing a hardship situation and need help paying their energy bills. This program is funded by customer contributions. Please write the amount of your donation in the space provided. This donation may be added to your total payment or a separate payment may be submitted.

pd w/ok#le00le

Reliant Account: 72 674 237 - 2

Customer Name: MONTROSE MANAGEMENT DISTRICT

Invoice Number: 163003481822

Service Address	Current Electricity Charges Detail
-----------------	------------------------------------

1518 TAFT ST HOUSTON TX 77019	29 Day Billing Period From 03/02/2017 To 03/19/2017
For outages or emergencies call CenterPoint Energy at 1-800-332-7143	Reliant Business Power Plus 60 plan
ESI ID: 1008901024901216710117	Energy Charge 60 kWh @ \$0.0940000/kWh 5.64
Electric Usage Detail	CenterPoint Energy Pass-Through Charges 7.49
Meter Number: 802290804	Gross Receipts Tax Reimbursement 0.26
Current Meter Read 03/12/2017 117	Special Tax 0.14
Previous Meter Read 03/02/2017 57	City Sales Tax 1% 0.14
kWh Multiplier 1	State Sales Tax 6.25% 0.82
kWh Usage 60	Current Charges \$14.49
	The average price you paid for electric service this month (per kWh) \$0.219

Thank you for being a valued customer. Your current plan is effective through your meter read on or after February 1, 2022. Before this date, you will receive information about your plan options. Feel free to call us at 1.866.RELIANT at any time if you have questions.

CENTERPOINT ENERGY UPDATE - The last time CenterPoint Energy changed its rates affecting the Pass-Through Charges item on this account was 03/01/2017.

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an NRG company

Account Information

Account #: 72 674 183 - 8
Invoice #: 163003481821
Customer Name: MONTROSE MANAGEMENT DISTRICT
Service Address:
1008 MONTROSE BLVD
HOUSTON TX 77019-4214
ESI ID: 100801011901217220117

Reliant Account: 72 674 183 - 8
Referral ID: JPQVJK9

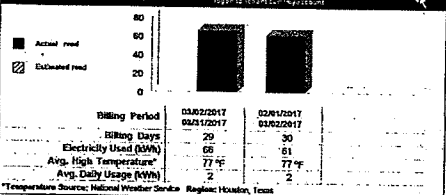
Billing Date:
Apr 5, 2017

Date Due	Amount Due	After Due Date
04/21/2017	\$ 31.70	\$ 32.96

Account Summary

Reliant Business Power Plus 60 plan	
Previous Amount Due	\$128.12
Payment 03/31/2017	-128.12
Balance Forward	0.00
Discontinued Notice Fee	10.00
Late Payment Penalty	8.41
Current Charges	15.29
Amount Due	\$31.70

Electricity Usage Summary



Questions or Comments

Customer Service
reliant.com
Email us at: business@reliant.com

713-207-6555 Mon-Fri 7am-7pm
1-866-660-4900 Mon-Fri 7am-7pm
TDD Device for Hearing Impaired
1-888-467-3542

Reliant Energy Retail Services, LLC
PUCT Certificate 10007

Payment Address
RELIANT
PO BOX 650475
DALLAS TX 75265-0475



an NRG company

To make an internet payment or report a meter out, call 1-877-HSI-PAY (734-7325)

Please mail this portion with your payment. Make check payable to: RELIANT

Account: 72 674 183 - 8

CARE Discount
\$1.55, \$10

Amount Enclosed
\$ 31.70

Date Due	04/21/2017
Amount Due	\$ 31.70
After Due Date	\$ 32.96

Mail payment to:

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

MONTROSE MANAGEMENT DISTRICT
PO BOX 22167
HOUSTON TX 77227-2167

0150066602189

01210000726741836400000003170000000329640



PO BOX 38902
BLOOMINGTON MN 55438-0902

THE MONTROSE MANAGEMENT
PO BOX 22167
HOUSTON TX 77227-2167

ACCOUNT NUMBER	AMOUNT DUE	ACCOUNT NUMBER	AMOUNT DUE	ACCOUNT NUMBER	AMOUNT DUE
044925513622	\$76.13				
04625911760	\$76.13				

STATEMENT TOTAL: \$152.26

ALLY
PO BOX 6001948
LOUISVILLE KY 40290-1948

04 07 024 9255 13622 7 00015226 4 7 9

Do not send cash or post-dated checks. All checks will be deposited upon receipt. Make checks payable to: ALLY.

Return the above portion with your payment to the Payment Processing Center address above.

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

Account Summary

Account Number -- Description	Next Payment	Past Due Payments Pay Immediately	Other Unpaid Amounts Pay Immediately	TOTAL
024925513622 17.35P GRAND CHEROK 104UEAGSHC626301	Date Due: 04/20/17 Base Payment: \$76.13 Sales/Use Tax: Per. Prop. Tax: Other Scheduled:	Due Date: Amount:	Late Charge: Extension Fee: Summons: Registration Fee: Miscellaneous:	
Payments Remaining: 31 SCHEDULED END DATE: 11/27/19	TOTALS	\$76.13		\$76.13

Account Number -- Description	Next Payment	Past Due Payments Pay Immediately	Other Unpaid Amounts Pay Immediately	TOTAL
024925511760 17.35P GRAND CHEROK 104UEAGSHC626301	Date Due: 04/20/17 Base Payment: \$76.13 Sales/Use Tax: Per. Prop. Tax: Other Scheduled:	Due Date: Amount:	Late Charge: Extension Fee: Summons: Registration Fee: Miscellaneous:	
Payments Remaining: 31 SCHEDULED END DATE: 11/27/19	TOTALS	\$76.13		\$76.13

STATEMENT TOTAL: \$152.26

Statement reflects payment(s) received through: 04/05/17

Additional Payment Options:

Automatic Payments: - Allow your payment to be automatically transferred from your checking or savings account to Ally. Please visit allyauto.com for more information.

Online Payments: - Register for Ally Online Services at allyauto.com, add your account, then schedule one-time payments at your convenience.

Other Payment Options: - To hear available options, call 888-925-2559. A third party service provider fee may apply.

Reliant Account: 72 674 183 - 8

Customer Name: MONTROSE MANAGEMENT DISTRICT

Invoice Number: 163003481821

Service Address

1008 MONTROSE BLVD
HOUSTON TX 77019
For outages or emergencies
call CenterPoint Energy at
1-800-333-7143

ESI ID:
100801011901217220117

Electric Usage Detail

Master Number: 182291778
Current Meter Read: 03/02/2017 127
Previous Meter Read: 03/02/2017 61
kWh Multiplier: 66

Current Electricity Charges Detail

29 Day Billing Period From 03/02/2017 To 03/21/2017	
Reliant Business Power Plus 60 plan	66 kWh @ \$0.49=32.34kWh
Energy Charge	6.30
CenterPoint Energy Pass-Through Charges	7.60
Gross Receipts Tax Reimbursement	0.27
Special Tax	0.14
City Sales Tax: 1%	0.14
State Sales Tax: 6.25%	0.89
Current Charges	\$15.29
The average price you paid for electric service this month (per kWh)	\$0.210

Thank you for being a valued customer. Your current plan is effective through your meter read on or after February 1, 2022. Before this date, you will receive information about your plan options. Feel free to call us at 1.888.RELIANT at any time if you have questions.

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For change of address or telephone, please complete this form and submit with your bill payment, or call us at 888-925-ALLY (2559)

CHANGE OF CONTACT INFORMATION	
<input type="checkbox"/> Former/Leasee	<input type="checkbox"/> Co-Leasee/Co-Leasee
NEW RESIDENCE ADDRESS / TELEPHONE INFORMATION:	
Street Address:	City: State: Zip:
Country:	Business phone: ()
Home Phone: ()	Cell Phone: ()
IMPORTANT: Is the vehicle garaged at the new residence address? <input type="checkbox"/> Yes <input type="checkbox"/> No (If no, please provide the garaging address below.)	
GARAGING ADDRESS (IF DIFFERENT FROM THE NEW RESIDENCE ADDRESS):	
Street Address:	City: State: Zip:
Country:	
License Plate Number:	State: Year:

PLEASE NOTE: By providing contact information to us you agree that we may try to contact you in writing, by email, voice messages, text messages, and automatic telephone dialing systems, as the law allows. You also agree that we may try to contact you at the address or telephone number you provide us, even if the telephone number is a cell phone number or the contact results in a charge to you.

How To Read Your Ally Billing Statement

ACCOUNT INFORMATION:

Your vehicle account information is provided on every statement for easy reference to help manage your account. This includes your account number, vehicle make, model and identification number, total balance, payments remaining, and scheduled end date.

- Payments Remaining:** The number of payments remaining includes any scheduled payments billed on this statement. For SmartBuy accounts, this includes the balloon payment (if applicable). For traditional financing, this includes any irregularly scheduled payments. Payments Remaining does not include extra payments that may be required.
- Scheduled end date:** The date the vehicle must be returned to the dealer for SmartLease accounts. For SmartBuy accounts it is the date you may exercise your Option to Sell as stated in your contract.

ACCOUNT SUMMARY:

- Next payment:** The amount and date of your next scheduled payment.
- Past due payments:** Identifies unpaid scheduled monthly payments.
- Other unpaid amounts:** Identifies unpaid amounts, excluding scheduled payments amounts, owed on your account. The amounts that you must pay with this statement are included in the Statement Total.
 - Late Charges:** As provided in your agreement, a charge if a payment or part of a payment is received after the due date.
 - Extension Fee:** If an amount is shown for Extension Fee, your records indicate that you were granted an extension of your contract terms. Please refer to the agreement granting you the extension for the amount you agreed to pay and the terms of your extension.
 - Insurance Premium:** If an amount is shown for an insurance premium, your records indicate that you owe a collateral protection insurance premium. You will need to pay this amount in addition to all other amounts to pay off your account. To pay this premium, you will have to make payments beyond the amounts shown as "Statement Total". Please indicate the amount you want applied toward this premium in the space provided and add that amount to your payment. Please note that you will need to pay the Statement Total before we will apply any amounts to the insurance premium.

If you need additional information about these amounts, please contact us at 888-925-ALLY (2559).

Please be sure to send payments to the Payment Processing Center so you do not experience a delay in crediting funds to your account.

You may send other messages to PO Box 38902, Bloomington, MN 55438. Please also use this address if you dispute the amount you owe, if you are sending a payment with any restrictions, or if you are sending a payment that is less than the amount we say you owe, but that you want us to treat as fully satisfying your debt. Please do not send any messages to the Payment Processing Center.

KEY WORDS: *Staphylococcus aureus*; *Staphylococcus epidermidis*; *Staphylococcus saprophyticus*; *Staphylococcus sciuri*; *Staphylococcus* spp.



Invoice Number Account Number Date Due Page

978437457 72246588-00001 05/16/17 1 of 4

Need-to-Know Information

Customer Proprietary Network Information (CPNI)

CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Verizon offers a full range of services, such as television, telephony, high-speed internet, video, and local and long distance services. Visit Verizon.com for more information on our services and companies.

If you don't want your CPNI used for the marketing purposes described above, please notify us by phone any time at 800.333.9956, online at www.verizon.com/privacy or through Customer Service at 800.922.0004 from Monday - Friday 7 AM to 11 PM and Saturday - Sunday 8 AM to 9 PM.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.

Note: This CPNI notice does not apply to residents of the state of Arizona.

Explanation of Surcharges

Surcharges include (i) a Regulatory Charge (which helps defray various government charges we pay including government number administration and license fees); (ii) a Federal Universal Service Charge (and, if applicable, a State Universal Service Charge) to recover charges imposed on us by the government to support universal service; and (iii) an Administrative Charge, which helps defray certain expenses we incur, including charges we, or our agents, pay local telephone companies for delivering calls from our customers to their customers, lines and assessments on our network facilities and services, property taxes, and the costs we incur responding to regulatory obligations. Please note that these are Verizon Wireless charges, not taxes. These charges, and what's included, are subject to change from time to time.

FUSC Change

The Federal Universal Service Charge (FUSC) is a Verizon Wireless charge that is subject to change with calendar quarter based on contribution rates prescribed by the FCC. On April 1, the FUSC changed to 4.41 percent of assessable wireless charges, other than separately billed interstate and international telecom charges. The FUSC on separately billed interstate and international telecom charges changed to 17.4 percent. For more details, please call 888.684.1884.

pdw/ck# 6055



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 for the Month of December							
INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE			
21315	Jan 02, 2017	Feb 01, 2017	MON-551	\$6,169.20			
Fee Summary							
	Previously Invoiced		Current Invoice		Remaining		
%	Stipulated	% phase Completed	Amount Billed	% complete	Value of Completed	Amount remaining	
Schematic Design	20.00%	\$10,800.00	100.00%	\$10,800.00	0.00%	\$0.00	\$0.00
Design Development	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	\$0.00
Construction Documentation	55.00%	\$29,700.00	96.72%	\$28,725.00	0.00%	\$0.00	\$976.00
Bidding	5.00%	\$2,700.00	100.00%	\$2,700.00	0.00%	\$0.00	\$0.00
Construction Administration	20.00%	\$10,800.00	45.74%	\$4,940.00	100.00%	\$5,860.00	\$0.00
	100.00%	\$54,000.00	87.34%	\$47,165.00	10.85%	\$5,860.00	\$976.00

Expenses

Expense Type	Amount
Car Mileage	\$8.37
Messenger	\$28.40
Expenses Total:	
\$34.77	
Invoice Total:	
\$5,894.77	
Previous Balance:	
\$274.43	
Account Balance:	
\$6,169.20	

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

pdw/ck# 6055

7155 Old Katy Road, Suite 270 | Houston, TX 77024

713.869.6987 Houston | 210.349.3500 San Antonio



INVOICE

BILL TO

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

Project Description: Montrose District - District Identity Marker

Services for the Month of February						
INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE		
21510	Mar 02, 2017	Apr 01, 2017	MON-251	\$158.50		
Fee Summary						
	Stipulated	Previously Invoiced % phase Completed	Amount Billed	Current Invoice % complete	Value of Completed	Remaining Amount remaining
Schematic Design	20.00%	\$4,630.00 100.00%	\$4,630.00	0.00%	\$0.00	\$0.00
Design Development	0.00%	\$0.00 0.00%	\$0.00	0.00%	\$0.00	\$0.00
Construction Documentation	62.00%	\$14,353.00 100.00%	\$14,353.00	0.00%	\$0.00	\$0.00
Bidding	0.00%	\$0.00 0.00%	\$0.00	0.00%	\$0.00	\$0.00
Construction Administration	18.00%	\$4,167.00 96.20%	\$4,008.50	100.00%	\$158.50	\$0.00
	100.00%	\$23,150.00 99.32%	\$22,991.50	0.68%	\$158.50	\$0.00
Invoice Total:				\$168.50		
Previous Balance:				\$2,151.96		
Payments Received:				\$2,151.96		
Account Balance:				\$158.50		

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

pdw/ck# 6055

BLANK ROME LLP

717 TEXAS AVENUE
SUITE 1400
HOUSTON, TEXAS 77002
(713) 228-6601 FAX: (713) 228-6605
FEDERAL TAX ID. NO. 23-1311674

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

INVOICE DATE: APRIL 05, 2017
MATTER NO. 139016-00601 02752
INVOICE NO. 1651844

REGARDING: MONTROSE MANAGEMENT DISTRICT
CAUSE NO. 2012-20396; 1630 HAWTHORNE LTD. VS. MONTROSE
MANAGEMENT DISTRICT; IN THE 333RD JUDICIAL DISTRICT
COURT OF HARRIS COUNTY, TEXAS

DATE	INVOICE	AMOUNT	CREDITS	BALANCE
03/06/17	1645512	17,071.85	0.00	17,071.85
BALANCE FORWARD				\$ 17,071.85
FOR LEGAL SERVICES RENDERED THROUGH 03/31/17				\$ 11,584.50
FOR DISBURSEMENTS ADVANCED THROUGH 03/31/17				170.90
CURRENT INVOICE TOTAL				\$ 11,755.40
TOTAL AMOUNT DUE				\$ 28,827.25

pdw/ck# 6056

ACH / WIRE

MAIL

BANK NAME:	RBS Citizens Bank	Blank Rome LLP
ADDRESS:	Philadelphia, PA	Attn: Finance Department
ACCOUNT TITLE:	Blank Rome LLP	One Logan Square
ACCOUNT NUMBER:	6238669326	130 North 18th Street
ABA NUMBER:	036076150 (Domestic)	Philadelphia, PA 19103-6998
SWIFT CODE:	CTZIUS33 (International)	

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

Caryn Adams

From: Josh Hawes <jhawes@hhclp.com>
Sent: Thursday, April 27, 2017 12:19 PM
To: Caryn Adams
Subject: RE: Montrose

4807 Kirby Dr, Houston, TX 77098

I'm leaving early today but someone will be at the office and I can grab it tomorrow. Thank you.

From: Caryn Adams (mailto:cadams@municipalaccounts.com)

Sent: Thursday, April 27, 2017 12:16 PM

To: Josh Hawes <jhawes@hhclp.com>

Subject: Re: Montrose

What time will you be leaving office?

I will be back to my office by 2:30 and will courier a check to the Long Point address.

Also, what is the address for River Oaks Chrysler Jeep?

Thanks,

Caryn R. Adams

Consultant

Municipal Accounts & Consulting L.P.

1300 Post Oak Blvd., Ste. 1600

Houston, TX. 77056

Direct: 713-366-3051

cadams@municipalaccounts.com

From: Josh Hawes <jhawes@hhclp.com>

Sent: Thursday, April 27, 2017 11:53 AM

Subject: Montrose

To: Caryn Adams <cadams@municipalaccounts.com>

The Jeep is ready they need a check for \$15,203.66. River Oaks Chrysler Jeep. We need to get the check as soon as possible.



Officer Payroll Report

Print to PDF

Period	Name	Total Salary	Regular Salary	Hourly Compensation	Other	Total
Apr-17						
Apr-17	Alms, Brian	24.00	\$45.00	\$1,080.00	\$0.00	\$1,080.00 Ck # 46059
Apr-17	Arroyo, Juan	46.00	\$45.00	\$2,070.00	\$0.00	\$2,070.00 Ck # 46063
Apr-17	Bass, Richard	16.00	\$45.00	\$720.00	\$0.00	\$720.00 Ck # 46068
Apr-17	Beserra, Victor	51.00	\$45.00	\$2,300.00	\$3,500.00	\$6,020.00 Ck # 46070
Apr-17	Chavez-Resendiz, Ju	77.00	\$45.00	\$3,465.00	\$0.00	\$3,465.00 Ck # 46064
Apr-17	Day, Aaron	120.00	\$45.00	\$5,400.00	\$0.00	\$5,400.00 Ck # 46065
Apr-17	Jaquary, Lee	60.00	\$45.00	\$2,700.00	\$0.00	\$2,700.00 Ck # 46066
Apr-17	Laureano, Leon	24.00	\$45.00	\$1,080.00	\$0.00	\$1,080.00 Ck # 46067
Apr-17	Mabasa, Joseph	139.00	\$45.00	\$6,255.00	\$0.00	\$6,255.00 Ck # 46062
Apr-17	Obenhaus, John	36.00	\$45.00	\$1,620.00	\$0.00	\$1,620.00 Ck # 46061
Apr-17	Ramos, Juan	34.00	\$45.00	\$1,530.00	\$0.00	\$1,530.00 Ck # 46065
Apr-17	Starks, Charlie	24.00	\$45.00	\$1,080.00	\$0.00	\$1,080.00 Ck # 46060
Apr-17	Thibodeaux, Todd	57.00	\$45.00	\$2,565.00	\$0.00	\$2,565.00 Ck # 46069
Period Total	13		\$32,085.00	\$3,500.00		\$35,585.00
Grand Total	13		\$32,085.00	\$3,500.00		\$35,585.00

Monday, May 01, 2017

Page 1 of 1



Montrose District
Security
April 2017 \$450.00
Victor Beserra
Vic

1035 N. SHEPHERD
713-880-4496
Your cashier was Lupita
MR SHELL GC 25.00 Binc
GB *****5305 25.00 Binc *****5155
KROGER PLUS CUSTOMER *****5155
MR SHELL GC 25.00 Binc
GB *****6314 25.00 Binc
MR SHELL GC 25.00 Binc
GB *****2596 25.00 Binc
MR SHELL GC 25.00 Binc
GB *****2604 25.00 Binc
TAX 0.00
100.00

*** BALANCE
HOUSTON TX 77008
MASTERCARD Purchase
*****42363 - C
REF#: 050502 TOTAL: 100.00
AID: A000000041010
TC: 2226641C0843259
MASTERCARD 100.00
CHARGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 0
04/17/17 11:28am 312 7 50 159



1938 N. GRAY
713-521-1809
Your cashier was Easter
KROGER PLUS CUSTOMER *****5155
MR SHELL GC 25.00 Binc
GB *****5973 25.00 Binc
MR SHELL GC 25.00 Binc
GB *****5981 25.00 Binc
MR SHELL GC 25.00 Binc
GB *****5999 25.00 Binc
MR SHELL GC 25.00 Binc
GB *****6021 25.00 Binc
MR SHELL GC 25.00 Binc
GB *****6039 25.00 Binc
MR SHELL GC 25.00 Binc
GB *****6047 25.00 Binc
MR SHELL GC 25.00 Binc
GB *****6054 25.00 Binc
MR SHELL GC 25.00 Binc
GB *****6062 25.00 Binc
TAX 0.00
200.00

*** BALANCE
HOUSTON TX 77019
MASTERCARD Purchase
*****2383 - C
REF#: 050482 TOTAL: 200.00
AID: A000000041010
TC: 6EDCB3910F332531
MASTERCARD 200.00

1035 N. SHEPHERD
713-880-4496
Your cashier was Irma
MR SHELL GC 25.00 Binc
GB *****4573 25.00 Binc
KROGER PLUS CUSTOMER *****5155
MR SHELL GC 25.00 Binc
GB *****8085 25.00 Binc
MR SHELL GC 25.00 Binc
GB *****8119 25.00 Binc
MR SHELL GC 25.00 Binc
GB *****8093 25.00 Binc
MR SHELL GC 25.00 Binc
GB *****8127 25.00 Binc
MR SHELL GC 25.00 Binc
GB *****8101 25.00 Binc
TAX 0.00
150.00

*** BALANCE
HOUSTON TX 77008
MASTERCARD Purchase
*****2383 - C
REF#: 050682 TOTAL: 150.00
AID: A000000041010
TC: BBA2028E9617826
MASTERCARD 150.00
CHARGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 0
04/27/17 08:15am 312 10 41 117

pdw/ck # 46070

Caryn Adams

From: Victor Beserra <vicbeserra@yahoo.com>
Sent: Monday, May 01, 2017 12:22 AM
To: Caryn Adams
Cc: Josh Hawes
Subject: April 2017
Attachments: Montrose Patrol Receipts April 2017.pdf; Montrose Patrol Pay April 2017.pdf

Caryn,

Attached are the receipts and the payroll for April 2017.

Receipt total \$450.00

Victor Beserra

pdw/ck # 46070



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/11/2017

LEGAL DESCRIPTION

CHELSEA MEDICAL MGMT LLC
3102 NOTTINGHAM ST

TRS 3 4 & 5 BLK 10
SOUTH END VILLA

HOUSTON TX 77005-2330

2 CHELSEA BLVD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/033/200/000/0004
YEAR: 2015
REF No.: 0896831

DATE PROCESSED: 04/11/2017
RECEIPT NUMBER: 94150235
DEPOSIT BATCH No.: RF170411

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: |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | <input checked="" type="checkbox"/> Lawsuit Cause No.: 2015-49672 |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$36.14.

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

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

pdw/ck#6071



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/11/2017

LEGAL DESCRIPTION

MOSLEY GARY
615 E 5TH ST
HOUSTON

TX 77007-2614

LT 12 BLK 39
HYDE PARK MAIN SEC 2

1902 WELCH ST 16

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/061/039/0012
YEAR: 2015
REF No.: 0896836

DATE PROCESSED: 04/11/2017
RECEIPT NUMBER: 94150462
DEPOSIT BATCH No.: RF170411

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: |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | <input checked="" type="checkbox"/> Lawsuit Cause No.: 2015-52560 |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$94.15.

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

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

pdw/ck#6072



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/11/2017

LEGAL DESCRIPTION

MOSLEY GARY B
615 E 5TH ST

LT 11 BLK 6
LANCASTER PLACE EXTN 3

HOUSTON TX 77007-2614

1748 RICHMOND AVE 5

MONTROSE MD WEST

ACCOUNT NUMBER: 94/054/035/000/0011
YEAR: 2015
REF No.: 0896837

DATE PROCESSED: 04/11/2017
RECEIPT NUMBER: 94150600
DEPOSIT BATCH No.: RF170411

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: |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | <input checked="" type="checkbox"/> Lawsuit Cause No.: 2015-52560 |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$99.24.

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

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

pdw/ck#6072



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/25/2017

LEGAL DESCRIPTION

HOUSTON WESTMONT LP
c/o Popp Hutcheson PLLC
13015 MoPac Expressway, Ste 430
Austin, TX 78745

LTS 4 THRU 13 & TRS 1 2 3 14 &
15A BLK 47
MONTROSE

1001 WESTHEIMER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/026/173/000/0017
YEAR: 2016
REF No.: 0897033

DATE PROCESSED: 04/25/2017
RECEIPT NUMBER: 94160141
DEPOSIT BATCH No.: RF170425

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 2016 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: |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | <input checked="" type="checkbox"/> Lawsuit Cause No.: 2016-61114 |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$1,666.50.

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

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

pdw/ck#6073



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/25/2017

LEGAL DESCRIPTION

HOUSTON WESTMONT LP
c/o Popp Hutcheson PLLC
1301 S MoPac Expressway, Ste 430
Austin, TX 78746

TRS 1A 2A 3A 14A 15B & 16
BLK 47
MONTROSE

MONTROSE BLVD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/026/173/000/0001
YEAR: 2016
REF No.: 0897032

DATE PROCESSED: 04/25/2017
RECEIPT NUMBER: 94160140
DEPOSIT BATCH No.: RF170425

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 2016 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: |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-67114</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$280.64.

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

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

pdw/ck#6073



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/11/2017

LEGAL DESCRIPTION

MORENO JOSE R & TRUSTEE
615 E 5TH ST
HOUSTON

TX 77007-2614

LT 11 BLK 39
HYDE PARK MAIN SEC 2

DUNLAVY

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/061/039/0011
YEAR: 2015
REF No.: 0896835

DATE PROCESSED: 04/11/2017
RECEIPT NUMBER: 94150461
DEPOSIT BATCH No.: RF170411

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: |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2015-52560</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$31.25.

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

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

pdw/ck#6074



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/11/2017

LEGAL DESCRIPTION

KNA SPRINGFIELD VENTURE
550 WAUGH DR

TRS 3 3A 3B 4 4A 5 & 5D
ABST 696 O SMITH

HOUSTON

TX 77019-2002

2030 WESTHEIMER RD

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/255/000/0020
YEAR: 2015
REF No.: 0896832

DATE PROCESSED: 04/11/2017
RECEIPT NUMBER: 94150407
DEPOSIT BATCH No.: RF170411

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: |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2015-52014</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$122.16.

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

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

pdw/ck#6075



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/11/2017

LEGAL DESCRIPTION

KNA SPRINGFIELD VENTURE
C/O JOHN S BEESON
550 WAUGH DR
HOUSTON

TX 77019-2002

TRS 3B & 4A
ABST 696 O SMITH

HULDY

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/255/000/0030
YEAR: 2015
REF No.: 0896833

DATE PROCESSED: 04/11/2017
RECEIPT NUMBER: 94150408
DEPOSIT BATCH No.: RF170411

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: |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2015-52014</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$25.80.

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.

pdw/ck#6075



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/11/2017

LEGAL DESCRIPTION

KNA SPRINGFIELD VENTURE
C/O JOHN S BEESON
550 WAUGH DR
HOUSTON TX 77019-2002

TR 5
ABST 696 O SMITH

2520 BRUN-ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/044/255/000/0060
YEAR: 2015
REF No.: 0896834

DATE PROCESSED: 04/11/2017
RECEIPT NUMBER: 94150411
DEPOSIT BATCH No.: RF170411

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: |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2015-52014</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$72.67.

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

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

pdw/ck#6075



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/11/2017

LEGAL DESCRIPTION

PPF AMLI RIVER OAKS LLC
141 W JACKSON BLVD STE 300

RES A BLK 1
HANOVER WEST GRAY

CHICAGO IL 60604-3123

1340 W GRAY ST-275

MONTROSE MD WEST

ACCOUNT NUMBER: 94/133/570/001/0001
YEAR: 2016
REF No.: 0896838

DATE PROCESSED: 04/11/2017
RECEIPT NUMBER: 94160797
DEPOSIT BATCH No.: RF170411

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 2016 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: |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2016-63090</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$4,318.75.

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.

pdw/ck#6076



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/25/2017

LEGAL DESCRIPTION

WEAVER SCOTT
ST JOHN JESSICA
1903 VERMONT ST
HOUSTON TX 77019-6119

LT 7 BLK 39
HYDE PARK MAIN SEC 2

1901 VERMONT ST

MONTROSE MD WEST

ACCOUNT NUMBER: 94/052/061/039/0007
YEAR: 2015
REF No.: 0897034

DATE PROCESSED: 04/25/2017
RECEIPT NUMBER: 94150460
DEPOSIT BATCH No.: RF170425

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 checked="" 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: |
| <input type="checkbox"/> Disabled Person | |
| <input checked="" type="checkbox"/> Disabled Veteran | <input type="checkbox"/> Lawsuit Cause No.: |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$250.56.

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

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

pdw/ck#6077



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 04/11/2017

LEGAL DESCRIPTION

WHITNEY PLACE LTD
11902 JONES RD STE O

RES A BLK 1
WHITNEY SQUARE

HOUSTON TX 77070-5234

425 WESTHEIMER RD

MONTROSE MD EAST

ACCOUNT NUMBER: 92/121/274/001/0001
YEAR: 2015
REF No.: 0896829

DATE PROCESSED: 04/11/2017
RECEIPT NUMBER: 92150426
DEPOSIT BATCH No.: RF170411

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: |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2015-55889</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$12.50.

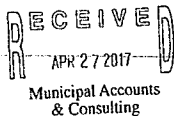
Note: Questions regarding changes in value should be directed to the Appraisal District.

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

pdw/ck#6078



April 24, 2017



Montrose Management District
c/o Municipal Accounts & Consulting LP
1300 Post Oak Blvd, Suite 1600
Houston, Texas 77056-3043

Re: File No. 1913731755; Acct. No. 054-051-002-0005

Gentlemen:

Enclosed herewith you will find your refund check in the amount of \$701.63 for 2012 taxes regarding the above referenced.

Please forward a new check to this company at the following address:

StarTex Title
1177 West Loop South, Suite 1475
Houston, Texas 77027

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Laura Sciba
Laura Sciba
Assistant to R. L. Buckalew,
Executive Vice President

pd w/ck #6089

1177 West Loop South, Suite #1475, Houston, Texas 77027 Tel 713.228.0801 Fax 713.228.2522 www.startextitle.com

BRACEWELL

April 10, 2017

VIA E-MAIL DHAWES@DHAWES@HHCLLP.COM, CARYN ADAMS@MUNICIPALACCOUNTS.COM

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

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

Re: Montrose Management District - General Counsel

Gentlemen:

Enclosed is our firm invoice dated April 7, 2017 for the above captioned matter for services rendered through March 31, 2017. Please remit payment at your earliest convenience.

Very truly yours,

Clark Stockton Lord
Clark Stockton Lord
Partner

pd w/ck #6088

Enclosure

#5136003.2

Clark Stockton Lord
Partner
F: +1 713 223 2202 F: +1 800 404 3970
711 Louisiana Street, Suite 2300, Houston, Texas 77002-2770
clark.stockton@bracewell.com bracewell.com

AUSTIN CONNECTICUT DALLAS DUBAI HOUSTON LONDON NEW YORK SAN ANTONIO SEATTLE WASHINGTON, DC



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

Montrose Management District
5020 Montrose, Suite 311
Houston TX 77006

Invoice

May 01, 2017
Invoice # 2017-05-518
Website Maintenance

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

pd w/ck #6084

Subtotal \$350.00
Total due by May 15, 2017 \$350.00

xfinity

Montrose Mgt Dist 2 Acct

Account number
8777 70 318 5399279

For service at:
802 WESTHEIMER RD
POLICE DIST OFFICE
HOUSTON TX 77006-0916

Bill date Apr 23, 2017
Services from Apr 28, 2017 to May 27, 2017

Page 1 of 4

Your monthly account summary

Previous balance	100.37
Payment - Thank You Apr 14, 2017	-100.37 cr
New charges	
Services	99.85
Other charges and credits	0.52

Thanks for choosing XFINITY
from Comcast

Amount due

\$100.37

Payment due May 13, 2017

Need help?
Visit xfinity.com/customersupport,
use the My Account app, or
call 1-800-934-6489 (1-800-XFINITY)

Manage your services online or on the go
Access the one-stop destination to pay your bill and
manage your services. Visit xfinity.com/myaccount or
use the My Account app.

Ready to pay?
Visit xfinity.com/myaccount or
use the My Account app

Service updates
See the "additional information" section for upcoming service
updates.

pd w/ck #6085

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

xfinity

9602 S 300 W, STE B SANDY UT 84070-3302
8777 7031 800 934 6489 (1-800-XFINITY) 01 01/03/18 0005

MONTROSE MGT DIST 2 ACCT
POLICE DIST OFFICE
PO BOX 22167
HOUSTON, TX 77227-2167



877770318539927900100370

Account number 8777 70 318 5399279
Payment due May 13, 2017
Please pay **\$100.37**

Amount enclosed \$ 100.37
Make checks payable to Comcast
Do not send cash

COMCAST
PO BOX 900618
DALLAS TX 75285-0618



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Make sure you're always in the know when it comes to your XFINITY service. Log into XFINITY My Account today and update your email preferences. It's easy as 1, 2, 3.

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Learn more at xfinity.com/stream.



Need help? We're here for you.

Visit xfinity.com/customersupport
Call 1-800-934-6489 (1-800-XFINITY)

Billing support
Open 7 am-9 pm, 7 days a week

Technical support
Open 24 hours, 7 days a week

Forgot your email or username?
Go to xfinity.com/myusername

Please notify us within 120 days of the bill date with any questions on charges billed to your account.

Find your nearest XFINITY customer service center location and operating hours at xfinity.com/storelocator.



Additional payment options

✓ Automatic payment
Sign up at xfinity.com/myaccount

Online
Visit xfinity.com/myaccount

By app
Use the My Account app

By phone
Call 1-800-934-6489 (1-800-XFINITY)

Moving?

Visit xfinity.com/moving today to help you stay connected to all of your XFINITY services.

pd w/ ck # w085

MOVERS EDGE



Account number
8777 70 318 5399279

8777 7000 NO REP 23 0420217 0000000001 0161428 0056

Page 3 of 4

Services from Apr 28, 2017 to May 27, 2017

Your new charges in detail

Services	\$99.65
Internet	
Equipment Fee	9.95
Starter PKG	69.95
Business Internet	
Static IP - 1	19.95

Other charges and credits \$0.52

State Cost Recovery Charge 0.52
The State Cost Recovery Charge is imposed by Comcast on its Texas subscribers to recover a portion of its expenses associated with charges imposed on Comcast by the State of Texas; Comcast is not required by law to collect this cost.

New charges \$100.37

Additional information

Hearing/speech impaired call 711

Effective May 8, 2017, we are renaming the following services and packages: XFINITY Internet Performance 25 to Performance Plus, Internet Plus 25 Choice to Internet Plus Choice, Performance 25 Saver Double Play to Performance Plus Saver Double Play, and Performance 25 Unlimited Double Play to Performance Plus Unlimited Double Play.

Your FCC Community Unit is: TX0076

pd w/ ck # w085

Account number
8777 70 318 5399279

8777 7000 NO REP 23 0420217 0000000001 0161428 0056

Page 4 of 4

Services from Apr 28, 2017 to May 27, 2017

YOUR BUSINESS IS GROWING

Our faster internet speeds can keep you on track

Dear Comcast Business Customer,

You probably know how important bandwidth is to your business—and now Comcast Business offers download speeds up to 250 Mbps.

With more speed, you can:

- Access critical business apps in the cloud
- Deliver wireless connectivity to your employees and customers
- Process credit card transactions faster for streamlined customer service
- Optimize important services like video conferencing, social media, data backup, storage, and hosted email

GET DOWNLOAD SPEEDS UP TO 250 Mbps AND BE MORE PRODUCTIVE. We have significantly upgraded the speeds we offer and increased the variety of Internet plans. That means more for your business—more speed, flexibility and more value than before. Call 866-553-1049 or go to COMCASTBUSINESS.COM

GET A FREE SPEED CONSULTATION

- Review your bandwidth needs with one of our experts
- Get the right speed for your growing data demands
- Watch productivity rise and downtime diminish

Call 866-553-1049

Call 866-553-1049
or visit business.comcast.com



Restrictions apply. Not available in all areas. Limited to Comcast Business Internet customers. Internet: Compared Comcast Business 50Mbps and standard 10Mbps download only. Actual speeds vary and are not guaranteed. Pricing subject to change. Equipment, installation, taxes and other fees extra. Call for restrictions or complete details. © 2017 Comcast. All rights reserved.

5439000

COMCAST BUSINESS

The Montrose District #

Account number
8777 70 318 3578205

For service at:
5020 MONTROSE BLVD STE 311
HOUSTON TX 77056-6550

Bill date Apr 24, 2017
Services from Apr 28, 2017 to May 28, 2017

Page 1 of 4

Your monthly account summary

Previous balance	110.43
Payment - Thank You Apr 14, 2017	-110.43 cr
New charges	
Comcast Business services	109.85
Other charges and credits	0.58

Thanks for choosing Comcast Business

Amount due

\$110.43

Payment due May 14, 2017

Need help?

Visit business.comcast.com/help or
call 1-800-391-3000

Manage your services online

Your Comcast Business account online is the one-stop destination to pay your bill and manage your services. Visit business.comcast.com/myaccount.

Ready to pay?

Visit business.comcast.com/myaccount

Service updates

See the "additional information" section for upcoming service updates.

pd w/ ck # w085

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

COMCAST BUSINESS

8622 S 300 W, STE B SANDY UT 84070-3302
8633 DESO NO REP 24 0420217 0000000001 0161428 0056

THE MONTROSE DISTRICT #
ATTN ACCTS PAYABLE
PO BOX 22167
HOUSTON, TX 77227-2167



Account number 8777 70 318 3578205

Payment due May 14, 2017

Please pay **\$110.43**

Amount enclosed \$ 110.43

Make checks payable to Comcast
Do not send cash

COMCAST
PO BOX 560818
DALLAS TX 75256-0818



877770318357820500130437

Did you know?

Your Comcast Business Internet service gives you access to millions of WiFi hotspots with the fastest WiFi and even more coverage. Find out more at business.comcast.com/WiFi.



Did you know?

Never miss a payment with text alerts. Receive text message reminders when your bill is ready to pay or past due. Sign up at business.comcast.com/myaccount.



Need help? We're here for you.



Visit business.comcast.com/help
Call 1-800-391-3000

Billing support
Open 6 am-9 pm MTN, Mon through Fri
and 7 am-8 pm Sat

Technical support
Open 24 hours, 7 days a week

Please notify us immediately with any questions regarding charges billed to your account. Comcast will issue a credit or refund for any verified billing error which is brought to our attention within sixty (60) days of the bill.

pdw/cst#w085

Additional payment options



Automatic payment
Sign up at business.comcast.com/myaccount



Online
Visit business.comcast.com/myaccount



By phone
Call 1-800-391-3000

Moving? Let us help.

If you're moving, give us as much advanced notice as possible so we can help make a smooth transition.

Call 1-800-391-3000



Account number
8777 70 318 3578205

8633 0623 NO RP 24 04232017 0000000001 01 001027 0003

Page 4 of 4

Services from Apr 29, 2017 to May 28, 2017

YOUR BUSINESS IS GROWING

Our faster internet speeds can keep you on track

Dear Comcast Business Customer,

You probably know how important bandwidth is to your business—and now Comcast Business offers download speeds up to 250 Mbps.

With more speed, you can:

- Access critical business apps in the cloud
- Deliver wireless connectivity to your employees and customers
- Process credit card transactions faster for streamlined customer service
- Optimize important services like video conferencing, social media, data backup, storage, and hosted email

GET DOWNLOAD SPEEDS UP TO 250 Mbps AND BE MORE PRODUCTIVE. We have significantly upgraded the speeds we offer and increased the variety of Internet plans. That means more for your business—more speed, flexibility and more value than before. Call 866-553-1049 or go to COMCASTBUSINESS.COM

GET A FREE SPEED CONSULTATION

- Review your bandwidth needs with one of our experts
 - Get the right speed for your growing data demands
 - Watch productivity rise and downtime diminish
- Call 866-553-1049

Call 866-553-1049
or visit business.comcast.com



Restrictions apply. Not available in all areas. Limited to Comcast Business Internet customers. Internet: Comcast Business 50Mbps and standard 10Mbps, download only. Actual speeds vary and are not guaranteed. Pricing subject to change. Equipment, installation, lease and other fees extra. Call for restrictions or complete details. © 2017 Comcast. All rights reserved.

1000000

Account number
8777 70 318 3578205

8633 0623 NO RP 24 04232017 0000000001 01 001027 0003

Page 3 of 4

Services from Apr 29, 2017 to May 28, 2017

Your new charges in detail

Comcast Business services	\$109.85
Comcast Business Internet	
Equipment Fee	14.95
Static IP - 5	24.95
Starter PKG	69.95
Business Internet	

Other charges and credits \$6.58

State Cost Recovery Charge 0.58
*The State Cost Recovery Charge is imposed by Comcast on its Texas subscribers to recover a portion of its expenses associated with charges imposed on Comcast by the State of Texas; Comcast is not required by law to collect this cost.

New charges \$110.43

Additional information

Hearing/speech impaired call 711

Comcast Business now offers video surveillance with our SmartOffice™ video surveillance solution which features crystal clear images, zoom and night vision capabilities so you can capture details. Plus, other features such as secure cloud storage, instant mobile access, professional installation and 24/7 support. For more information, please call 1-866-505-3022.

Information on upcoming programmer contact expirations can be found at www.xfinitytv.com/contractrenewals or by calling 866.216.8534

Your FCC Community Unit is: TX0676

pdw/cst#w085



hello! you have an invoice from:

Cracked Fox

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

Date	Invoice No.	Terms
05/01/17	724	Net 30
Payments/Credits	Balance Due	
\$0.00	\$1,170.00	

Bill To:

Mootrose Management District
PO Box 22167
Houston, TX 77227

Item	Description	Quantity	Rate	Amount
marketing	design, photography, research, meetings, etc. for April		0.00	0.00
Design	Recycle poster and boost	2	75.00	150.00
Design	Corridor study flyers	6	75.00	450.00
Design	presentation of work for books	2	75.00	150.00
1	Branding, Marketing, Research & Development	2	75.00	150.00
2	Editing, proofing, website/link integrity	1	75.00	75.00
3	Meetings, emails/calls, & invoicing	0.5	75.00	37.50
4	Photography edits/corrections, airbrushing, for use in web/print. Captioning and Keywording of galleries for district website/SM and SEO. Archival, licensing, stock, and partner/print requests.	1	75.00	75.00
5	Social media photo galleries posting, tagging & creation of images. Backup assistance.	0.5	75.00	37.50
6	Print and Web file creation for distro to printers, web devs, partners and staff.	0.5	75.00	45.00
Total				\$1,170.00

pdw/cst#w085

Thank you for your business

Dennis C. Beeson
39 Justice Park Drive
601
Houston, Texas 77092
713.320.8747
E:denisec.beeson@yahoo.com

Amount 1007
Date 5/1/2017

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

Charge To Amount
Business Ambassador Contract Services \$2,800.00

pd w/ ck # 6087

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

gandy² lighting design
6101 n. main street, houston, texas 77009
281.796.1253 - www.G2LD.com



May 1, 2017

Invoice # MBRDG-38

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

Re: Montrose Management District Bridge Lighting Design

Lighting Design:
Construction Administration \$ 1,980.00

Outstanding Invoices:
N/A

Reimbursable Expenses:
N/A

Total Amount Due: \$ 1,980.00

- PLEASE NOTE NEW ADDRESS -

Please remit to:

Gandy² Lighting Design
6101 N. Main Street
Houston, TX 77009

Thank You!

pd w/ ck # 6089

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
5/1/2017	51038

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	2,053.04
pd w/ ck # 6088	
Total \$2,053.04	

gandy² lighting design
6101 n. main street, houston, texas 77009
281.796.1253 - www.G2LD.com



May 1, 2017

Invoice # MSLC-17

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

Re: Montrose Management District Signage Lighting and Controls Design

Lighting Design:
Construction Administration \$ 330.00

Outstanding Invoices:
N/A

Reimbursable Expenses:
N/A

Total Amount Due: \$ 330.00

- PLEASE NOTE NEW ADDRESS -

Please remit to:

Gandy² Lighting Design
6101 N. Main Street
Houston, TX 77009

Thank You!

pd w/ ck # 6089



Greater East End Management District
P.O. Box 230099
Houston, TX 77223-0099
713.869.9916
eequ@greaterend.com

INVOICE

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

INVOICE # 9-105
DATE 04/30/2017
DUE DATE 05/31/2017
TERMS Net 30

DATE	ACTIVITY	U.Y.	HAIR	AMOUNT
04/03/2017	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 24	8	80.00	640.00
04/06/2017	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 32	8	80.00	640.00
04/10/2017	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 29	8	80.00	640.00
04/17/2017	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 27	8	80.00	640.00
04/20/2017	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 28	8	80.00	640.00
04/24/2017	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 20	8	80.00	640.00
04/27/2017	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 20	8	80.00	640.00

pdw/ck#u090

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

5/3/2017

Total Due Amount: \$C

BALANCE DUE

\$4,480.00

pdw/ck#u090

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

5/3/2017

KUDALA & WEINHEIMER

INVOICE

BILL TO

Mr. Josh Hawes
Hawes Hill Calderon LLP
9610 Long Point
Ste. 100
Houston, TX 77055

Project Description: Montrose Medians (4 total)

Services rendered during the month of February

INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE	
21512	Mar 02, 2017	Apr 01, 2017	MON-751	\$3,420.00	
Fee Summary					
	Stipulated	Previously Invoiced	Current Invoice		Remaining
%	% phase Completed	Amount Billed	% complete	Value of Completed	Amount remaining
03 Schematic Design	30.00%	\$0,550.00	0.00%	\$0.00	\$3,420.00
06 Construction Documents	55.00%	\$15,675.00	0.00%	\$0.00	\$15,675.00
07 Construction Administration	15.00%	\$4,275.00	0.00%	\$0.00	\$4,275.00
100.00%	\$20,500.00	0.00%	\$0.00	12.00%	\$3,420.00
Invoice Total:					\$3,420.00
Account Balance:					\$3,420.00

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

pdw/ck#u090

KUDALA & WEINHEIMER

INVOICE

BILL TO

Mr. Josh Hawes
Hawes Hill Calderon LLP
9610 Long Point
Ste. 100
Houston, TX 77055

Project Description: Montrose Medians (4 total)

Services Rendered for the Month of March

INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE			
21617	Apr 03, 2017	May 03, 2017	MON-751	\$8,550.00			
Fee Summary							
	Stipulated	Previously Invoiced	Current Invoice	Remaining			
%	% phase	Amount Billed	% complete	Value of Completed	Amount remaining		
03 Schematic Design	30.00%	\$8,550.00	40.00%	\$3,420.00	100.00%	\$5,130.00	\$0.00
05 Construction Documents	55.00%	\$15,675.00	0.00%	\$0.00	0.00%	\$0.00	\$15,675.00
07 Construction Administration	15.00%	\$4,275.00	0.00%	\$0.00	0.00%	\$0.00	\$4,275.00
	100.00%	\$28,500.00	12.00%	\$3,420.00	18.00%	\$5,130.00	\$19,850.00
Invoice Total:					\$5,130.00		
Previous Balance:					\$3,420.00		
Account Balance:					\$8,550.00		

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

pdw/ck#u090

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

April 3, 2017

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 March 2017	\$1,250.00
Total amount due	\$1,250.00

Thank you,

Ray C. Lawrence

pd w/ck# u036
(u0304d)
pd w/ck# u093

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

May 1, 2017

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

INVOICE

Description	Amount
Professional fees:	
Services performed as Contract Director of Economic Development for April, 2017	\$1,250.00
Total amount due	\$1,250.00

Thank you,

Ray C. Lawrence

pd w/ck# u093



INVOICE

Date Invoice #
4/28/2017 17-4099

Bill To:

Montrose District
Email Invoice
PO Box 22167
Houston, TX 77066

P.O. Number Customer Contact Rep Account # Terms

Gretchen Larson

Net 10 Days

Item Code	Quantity	Description	Amount
C8000	1000 each	Color Business Cards - Den Huml (Shipped with the Hawes Bill Order)	72.00

pd w/ck# u094

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

Total \$72.00

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

MICHAEL HARDY

949 Raden Street
Houston, TX 77009
281-335-3291
kashardy@gmail.com

INVOICE

Invoice #	DATE
21	4/27/2017
CUSTOMER ID	TERMS
N/A	N/A

BILL TO

PAY TO

Montrose Management District
PO Box 22167
Houston, TX 77227

Michael Hardy
949 Raden St.
Houston, TX 77009

DESCRIPTION	Date	AMOUNT
My Montrose Hugo Ortega	4/17	500.00
Officer Aaron Day profile	4/20	500.00
Thank you for your business!		TOTAL \$1,000.00

pd w/ck# u095

COMPLETE AUTOMOTIVE SERVICE - FOREIGN & DOMESTIC

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

Repair Order# 0047697
Date: 4/19/2017
Page 2 of 2
Center: 1

COMPLETE AUTOMOTIVE SERVICE - FOREIGN & DOMESTIC

I hereby authorize the repair work to be done along with the necessary parts and materials and hereby grant you and/or your employees permission to operate the vehicle herein described on streets, highways or elsewhere, at your discretion, for the purpose of testing and/or inspection.	<table border="1"> <tr> <td>Labor:</td> <td>\$534.90</td> </tr> <tr> <td>Parts:</td> <td>\$433.34</td> </tr> <tr> <td>Sublet:</td> <td>\$0.00</td> </tr> <tr> <td>Other Fees:</td> <td>\$0.00</td> </tr> <tr> <td>Supplies:</td> <td>\$0.00</td> </tr> <tr> <td>Subtotal:</td> <td>\$967.13</td> </tr> <tr> <td>Sale Tax:</td> <td>\$71.34</td> </tr> </table>	Labor:	\$534.90	Parts:	\$433.34	Sublet:	\$0.00	Other Fees:	\$0.00	Supplies:	\$0.00	Subtotal:	\$967.13	Sale Tax:	\$71.34
Labor:	\$534.90														
Parts:	\$433.34														
Sublet:	\$0.00														
Other Fees:	\$0.00														
Supplies:	\$0.00														
Subtotal:	\$967.13														
Sale Tax:	\$71.34														
<p>Notice Pursuant to Case 70.001, Texas Property Code</p> <p>I am in good standing 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 Case 9.503, Tex Business Commerce Code if a written payment or credit card for the repair is stopped, dishonored for lack of funds or because the maker has no account. All Work performed comes with 12 months or 25000 mile warranty.</p>	<table border="1"> <tr> <td>Paid By:</td> <td>Total:</td> <td>\$971.34</td> </tr> <tr> <td>Pay Ref:</td> <td>Paid:</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Due:</td> <td>\$971.34</td> </tr> </table>	Paid By:	Total:	\$971.34	Pay Ref:	Paid:	\$0.00		Due:	\$971.34					
Paid By:	Total:	\$971.34													
Pay Ref:	Paid:	\$0.00													
	Due:	\$971.34													

I hereby authorize the repair work to be done along with the necessary parts	Labor:	\$534.97
and materials and hereby grant you and/or your employee permission to operate	Parts:	\$433.33
the vehicle herein described on streets, highways or elsewhere, at your discretion,	Sublet:	\$0.00
for the purpose of testing and/or inspection.	Other Fees:	\$0.00
Notices Pursuant to Sec 70.001, Texas Property Code	Supplies:	\$0.00
I am the person or agent, acting on behalf of the person obligated to pay for	Subtotal:	\$971.30
the repair of the vehicle subject to this repair contract; I understand this	Sales Tax:	\$0.00
vehicle is subject to repossession if I fail to pay with in \$500, two business		
consuming days after it is written payment or credit card for the repair is stopped;	Paid By: Total:	\$971.30
disinformed for lack of funds or because the maker has no account.All Work		
performed comes with 12 month or 120000 Miles warranty	Paid Ref: Paid:	\$0.00
	Due:	\$971.30



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

Date	Invoice #
5/1/2017	46863

Description	Amount
Monthly Bookkeeping	1,125.00
Patrol Payroll	225.00
Prepare Unchained Property Report	37.50
Additional time for Board Meeting	150.00
Preparation of annual audit schedules	600.00
Preparation and maintenance of Quarterly Investment Report	450.00
Delivery	58.81
Mileage	9.10
Postage	38.96
Copies	82.50
Document Storage & Retention Service	10.70
Total Reimbursable Expenses	219.87
<i>pd w/ok # 10097</i>	
Total	\$2,807.57

INVOICE	MC00033753
TYPE	
DATE	1/5/2017
Page	1

Bill to:

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

Professional Services rendered in the collection of delinquent taxes, penalties and interest	DEC 2016	7736.56
<p>pol w/oklet 11/10/98</p>		7736.56

INSTRUMENT	IVC00034026
DATE	4/5/2017
PAGE	1

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

Professional Services rendered in the collection of delinquent taxes, penalties and interest MARCH 2017	\$100.67
pet w/ok #6098	
	\$100.67

[illegible]

SENTRIFORCE

a view from above

Invoice

Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
5/1/2017	24725	NET 15	H	5/16/2017	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System. SITE: BISCUIT UNIT: MONTROSE1	1	350.00	5/1/2017	350.00
RAVEN	RAVEN Video Recording System. SITE: BLACKSMITH UNIT: MONTROSE2	1	350.00	5/1/2017	350.00
RAVEN	RAVEN Video Recording System. SITE: CUCHARA UNIT: MONTROSE3	1	350.00	5/1/2017	350.00
RAVEN	RAVEN Video Recording System. SITE: LOLIVIER UNIT: MONTROSE4	1	350.00	5/1/2017	350.00
RAVEN	RAVEN Video Recording System. SITE: SPECS UNIT: MONTROSES / MONTROSE6	2	350.00	5/1/2017	700.00
RAVEN	RAVEN Video Recording System. SITE: POST 510 APTS UNIT: MONTROSE7	1	350.00	5/1/2017	350.00
RAVEN	RAVEN Video Recording System. SITE: GYM BOWIE UNIT: MONTROSE8	1	350.00	5/1/2017	350.00
CONSOLE	Security Camera Video Console	1	150.00	5/1/2017	150.00
	pd w/ok #4609				

Monthly Security Invoice

Sales Tax (0.0%)	\$0.00
Total	\$2,950.00
Payments/Credits	\$0.00
Balance Due	\$2,950.00

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



Steel Branding
6414 Bee Cave Road, Suite B
Austin, TX 78746 US
steel@steelbranding.com
www.steelbranding.com

Invoice 4357

DATE	PLEASE PAY	DUE DATE
03/29/2017	\$3,900.00	05/13/2017

BILL TO
Montrose Management District

Please detach top portion and return with your payment.

DESCRIPTION	AMOUNT
Invoice for the following services provided by Steel Branding: February 2017	3,900.00
Steel branding will execute an ongoing media outreach effort to help Montrose Management District to gain awareness of its offerings within the community.	
Media Relations Outreach The individual activities by month will be determined in writing with the client in status meetings on a monthly basis, but over time activities will include tactics needed to support media outreach such as: -Media relations input session -Review and update press kit and company fact sheet (as needed for outreach) -Media list of target outlets- ongoing updates -Pitch grid detailing strategy per publication/reporter with key messages and ongoing status -Ongoing outreach to target reporters- email, phone and follow-up as needed -Monitoring -Account service time, project management and marketing/branding consulting -Monthly status docs and quarterly reporting	
The following Additional Services are not included in this estimate of services: -Legal Updates -Communications strategic planning and plan development -Content marketing (blogs, social media, video) -Advertising	
*Months 1 and 2 will be primarily dedicated to prepping the designated team member for a sit down with the Houston Chronicle and for putting together a legal updates that can be used going forward. However, additional crisis communications outside of this scope may be a separate charge.	

TOTAL DUE \$3,900.00

THANK YOU.

pd w/ck#1600



Steel Branding
6414 Bee Cave Road, Suite B
Austin, TX 78746 US
steel@steelbranding.com
www.steelbranding.com

Invoice 4358

DATE	PLEASE PAY	DUE DATE
04/03/2017	\$3,900.00	05/18/2017

BILL TO
Montrose Management District

Please detach top portion and return with your payment.

shBooks - Invoice 0000094

Page 1

Tawny Tidwell 4333 Harby St.
\$186380052 Houston, Texas
77023
United States

Billed To	Date of Issue	Invoice Number	Amount Due (USD)
Gretchen Larson	05/01/17	0000094	\$3,500.00
Montrose Management District			
5020 Montrose Blvd. #300			
Houston, Texas	Due Date		
77006	05/31/17		
United States			

Description	Rate	Qty	Line Total
General	\$25.00	122	\$3,050.00
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			
Website Updates	\$25.00	8	\$200.00
Switching out slider items, filtering comments, adding events			
Writing	\$25.00	10	\$250.00
Editing Michael's work, writing reposts, adding photos, adding tags, etc.			
Subtotal			3,500.00
Tax			0.00
Total			3,500.00
Amount Paid			0.00
Amount Due (USD)			\$3,500.00

pd w/ck#1600

pd w/ck#1600

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

721 w/ck#4101

Texas Municipal League
Intergovernmental Risk Pool
1821 Rutherford Lane, First Floor
Austin, Texas 78754
(512) 491-2300 • (800) 537-6655

Statement Date: 5/01/17
Due Date . . . : DUE UPON RECEIPT
Contract No . . : 6790

Date	Description	Total Amount
4/01/17	BALANCE FROM PREVIOUS STATEMENT	.00
4/30/17	Real & Pers Prop 16/17FY	858.00
	add-ID# 16-48	
4/30/17	Prop 2% Pre-Pay Disc	17.16-

pdw/cx#uioz

TOTAL DGT: \$840.84.

RETURN THE BOTTOM PORTION WITH PAYMENT

[illegible]

5/1/12

TXL Intergovernmental Risk Pool
PO BOX 388
SAN ANTONIO TX 78292-0388
(512) 491-2300



Date	Invoice #
4/28/2017	23567

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

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

P.O. Number	Terms	Rep	Ship	Project	
			4/28/2017		
Quantity	Item Code	Description	Price Each	Amount	
1	Print	200 - 20 PG + CVR [MONTROSE E.D. BROCHURE]: 11 X 17 SADDLE STITCH TO 4.5 X 11, COLORS 4/4 ON 100% GLOSS COVER AND 100% GLOSS TEXT.	972.00	972.00	
1	Bindery	CUT, SCORE, FOLD, SADDLE STITCH, TRIM, AND BOX. Out-of-state sale, exempt from sales tax	0.00 0.00%	0.00 0.00	
Pd w/ok #6404					
			Total	5972.00	

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

Twisted Metal Productions, Productions
and Events, L.L.C.
1302 Vaughn Drive # 884
Houston, Texas 77019
713.320.5747
E:twistedmetal1204@yahoo.com

Name: [REDACTED] TM4292017
Date: [REDACTED] 4/28/2017

<p>Bill To</p> <p>Gretchen Larson Montrose Management District 5020 Montrose Blvd Suite 311 Houston, Texas, 77006</p>	<p>Bill To</p> <p>Gretchen Larson Montrose Management District 5020 Montrose Blvd Suite 311 Houston, Texas, 77006</p>
---	---

PR Number	To: to	Customer	Service Rep	Project
	Next 10	Montrose Management	Twisted Master/DB	MD Recycle event

Product/Service	Quantity/Measure	Price/Rate	Amount
Recycle event at Walgreens (set up tent/table chairs)	1.00	\$275.00	\$275.00

pd w/ok#u03

Product Price	\$0.00	Product	\$0.00
Product Qty	\$275.00	Shipping Cost	\$0.00
		Sub Total	\$275.00

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

WALTER P MOORE

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

Invoice #: T031612033
Project: M031500301
Project Name: Montrose Mobility Studies Add Serv

Attention: Tony Alondor

Invoice Group: --
Invoice Date: 12/25/2016

For Professional Services Rendered through: 12/25/2016
Email to: tskinder@hndcp.com

Salaries

Rate Schedule Labor	1,880.00	
Total Salaries		1,880.00
Amount Due This Invoice **		1,880.00

For questions regarding this invoice, please contact Kathryn Mayberry.
Telephone: 713-630-7300 Email: kMayberry@walterpmoore.com

Kathryn Mayberry
pdw/ck#u07

WALTER P MOORE

Project: M031500301 -- Montrose Mobility Studies Add Serv

Invoice #: T031612033

Phase: 6T03 -- Traffic Houston

Rate Schedule Labor	Date	Hours	Rate	Amount
Class / Employee Name				
Senior Project Manager				
Lee Anna Olson	12/01/2016	1.00	180.00	180.00
	12/05/2016	2.00	180.00	360.00
	12/06/2016	0.50	180.00	90.00
	12/07/2016	1.00	180.00	180.00
	12/08/2016	1.00	180.00	180.00
	12/13/2016	2.00	180.00	360.00
Montrose HAWK and Montrose Mobility Marker coordination	12/15/2016	1.00	180.00	180.00
		8.50		1,530.00

Senior Transportation Planner				
David Manuel	12/07/2016	2.00	175.00	350.00
Public Open House				

Rate Schedule Labor 1,880.00

Total Phase: 6T03 -- Traffic Houston	Labor:	1,880.00
	Expense:	0.00

Total Project: M031500301 -- Montrose Mobility Studies Add Serv 1,880.00

For questions regarding this invoice, please contact Kathryn Mayberry.
Telephone: 713-630-7300 Email: kMayberry@walterpmoore.com

Page: 2

TO REMIT BY CHECK: 1201 MONROVIE, SUITE 1102, HOUSTON, TEXAS 77019 PHONE: 713-630-7300 FAX: 713-630-7300
WIRE INSTRUCTIONS: ACCOUNT: 03130011183 ROUTING: 111000025 BANK: BANK OF AMERICA NA, 700 LOUISIANA, HOUSTON, TEXAS 77002
FEDERAL TAX ID NUMBER: 74-1554339
ATLANTA ALBANY CALGARY DALLAS EL PASO HOUSTON KANSAS CITY LAS VEGAS LOS ANGELES NEW YORK CITY PANAMA CITY
PUNE ORELANDO SAN FRANCISCO TAMPA TORONTO TULSA WASHINGTON D.C. THE WOODBRIDGE

WALTER P MOORE

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

Invoice #: T031701019
Project: M031500301
Project Name: Montrose Mobility Studies Add Serv

Attention: Tony Alondor

Invoice Group: --
Invoice Date: 1/22/2017

For Professional Services Rendered through: 1/22/2017

Salaries

Rate Schedule Labor	977.50	
Total Salaries		977.50
Amount Due This Invoice **		977.50

For questions regarding this invoice, please contact Kathryn Mayberry.
Telephone: 713-630-7300 Email: kMayberry@walterpmoore.com

Kathryn Mayberry
pdw/ck#u07

WALTER P MOORE

Project: M031500301 -- Montrose Mobility Studies Add Serv

Invoice #: T031701019

Phase: 6T03 -- Traffic Houston

Rate Schedule Labor	Date	Hours	Rate	Amount
Class / Employee Name				
Senior Project Manager				
Lee Anna Olson	01/19/2017	3.00	180.00	540.00
Senior Transportation Planner				
David Manuel	01/19/2017	2.50	175.00	437.50
Rate Schedule Labor				977.50

Total Phase: 6T03 -- Traffic Houston	Labor:	977.50
	Expense:	0.00

Total Project: M031500301 -- Montrose Mobility Studies Add Serv 977.50

For questions regarding this invoice, please contact Kathryn Mayberry.
Telephone: 713-630-7300 Email: kMayberry@walterpmoore.com

Page: 2

TO REMIT BY CHECK: 1201 MONROVIE, SUITE 1102, HOUSTON, TEXAS 77019 PHONE: 713-630-7300 FAX: 713-630-7300
WIRE INSTRUCTIONS: ACCOUNT: 03130011183 ROUTING: 111000025 BANK: BANK OF AMERICA NA, 700 LOUISIANA, HOUSTON, TEXAS 77002
FEDERAL TAX ID NUMBER: 74-1554339
ATLANTA ALBANY CALGARY DALLAS EL PASO HOUSTON KANSAS CITY LAS VEGAS LOS ANGELES NEW YORK CITY PANAMA CITY
PUNE ORELANDO SAN FRANCISCO TAMPA TORONTO TULSA WASHINGTON D.C. THE WOODBRIDGE

TO REMIT BY CHECK: 1201 MONROVIE, SUITE 1102, HOUSTON, TEXAS 77019 PHONE: 713-630-7300 FAX: 713-630-7300
WIRE INSTRUCTIONS: ACCOUNT: 03130011183 ROUTING: 111000025 BANK: BANK OF AMERICA NA, 700 LOUISIANA, HOUSTON, TEXAS 77002
FEDERAL TAX ID NUMBER: 74-1554339
ATLANTA ALBANY CALGARY DALLAS EL PASO HOUSTON KANSAS CITY LAS VEGAS LOS ANGELES NEW YORK CITY PANAMA CITY
PUNE ORELANDO SAN FRANCISCO TAMPA TORONTO TULSA WASHINGTON D.C. THE WOODBRIDGE

WALTER P MOORE

Montrose Management District
6020 Montrose Blvd, Suite 311
Houston, TX 77006

Invoice #: T031703005
Project: M031500302
Project Name: Montrose District
FY17 On Call
WPM 2-13-17

Don Huml dhuml@hmda.com
Tony Alexander talexander@hmda.com
Kristen Gonzales kjgonzales@hmda.com
Josh Hawes jhawes@hmda.com

Invoice Group: **01
Invoice Date: 3/26/2017

For Professional Services Rendered through: 3/26/2017

Phase	Description	Phase Fee	Previous Amount	Current Amount	Total Fee Earned	Remaining Fee
9003	Transportation Labor	\$2,000.00	\$0.00	\$1,870.00	\$1,870.00	\$130.00
9T03	Traffic Labor	\$58,000.00	\$0.00	\$11,715.00	\$11,715.00	\$46,285.00
R000	Expenses	\$1,000.00	\$0.00	\$8.03	\$8.03	\$991.97
Total Labor and Expenses		\$61,000.00	\$0.00	\$13,593.03	\$13,593.03	\$47,406.97
Amount Due this Invoice				\$13,593.03		

For questions regarding this invoice, please contact Vanessa Gauthier
Telephone: 713-630-7000 Email: VGauthier@walterpmoore.com

pd w/ok #u107

TO REMIT BY CHECK: 1001 MONTROSE, SUITE 1101, HOUSTON, TEXAS 77006 PHONE: 713.630.7000 FAX: 713.630.7000
WIRE INSTRUCTIONS: ACCOUNT: 0001001100 ROUTING: 111000025 BANK: BANK OF AMERICA NA, 700 LOUISIANA, HOUSTON, TEXAS 77002
TELEFAX: 713.630.7000
ATLANTA ALBUQUERQUE CALGARY DALLAS EL PASO HOUSTON KANSAS CITY LAS VEGAS LOS ANGELES NEW YORK CITY ORLANDO
PHOENIX PORTLAND RICHMOND SAN FRANCISCO TAMPA TORONTO WASHINGTON D.C. WILMINGTON

WALTER P MOORE

Project: M031500302 -- Montrose District FY17 On-Call Serv

Invoice #: T031703005

Phase: 9003 -- Transportation Labor

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Senior Project Manager Rachel Ray-Welch	02/16/2017	1.00	220.00	220.00
	02/17/2017	2.00	220.00	440.00
	02/20/2017	1.50	220.00	330.00
	02/21/2017	1.00	220.00	220.00
	02/22/2017	3.00	220.00	660.00
		8.50		1,870.00
Rate Schedule Labor				1,870.00
Total Phase: 9003 -- Transportation Labor			Labor: 1,870.00	

Phase: 9T03 -- Traffic Labor

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Engineer Elizabeth A. Bryan	03/14/2017	0.50	145.00	72.50
Senior Administrative Assistant DJ Kolkman	02/13/2017	0.50	105.00	52.50
Senior Engineer Thomas Duncan	02/13/2017	1.00	170.00	170.00
	02/15/2017	2.00	170.00	340.00
		3.00		510.00
Senior Project Manager Lee Anne Dixon	02/13/2017	2.00	220.00	440.00
	02/15/2017	1.00	220.00	220.00
	02/16/2017	3.00	220.00	660.00
	02/18/2017	9.00	220.00	1,980.00
	02/21/2017	2.00	220.00	440.00
	02/22/2017	1.00	220.00	220.00

pd w/ok #u107

WALTER P MOORE

Project: M031500302 -- Montrose District FY17 On-Call Serv

Invoice #: T031703005

Phase: 9T03 -- Traffic Labor

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Senior Project Manager Lee Anne Dixon	02/24/2017	3.00	220.00	660.00
	02/25/2017	2.00	220.00	440.00
	02/27/2017	3.50	220.00	770.00
	03/03/2017	2.00	220.00	440.00
	03/06/2017	3.00	220.00	660.00
	03/07/2017	3.00	220.00	660.00
	03/08/2017	2.00	220.00	440.00
	03/09/2017	2.00	220.00	440.00
	03/13/2017	2.00	220.00	440.00
		40.50		8,910.00

Senior Transportation Planner

David Manuel	02/23/2017	0.50	175.00	87.50
	02/24/2017	1.00	175.00	175.00
	03/03/2017	2.00	175.00	350.00
	03/05/2017	5.00	175.00	1,350.00
		9.50		1,662.50

Transportation Planner

Louis Outava	03/04/2017	3.50	145.00	507.50
Rate Schedule Labor				11,715.00

Total Phase: 9T03 -- Traffic Labor Labor: 11,715.00

pd w/ok #u107

WALTER P MOORE

Montrose Management District
6020 Montrose Blvd, Suite 311
Houston, TX 77006

Invoice #: T031703007
Project: M031500302
Project Name: Montrose Blvd
Median Mods
MMD-3-17

Don Huml dhuml@hmda.com
Tony Alexander talexander@hmda.com
Kristen Gonzales kjgonzales@hmda.com
Josh Hawes jhawes@hmda.com

Invoice Group: **
Invoice Date: 3/25/2017

For Professional Services Rendered through: 3/25/2017

Phase	Description	Phase Fee	Previous Amount	Current Amount	Total Fee Earned	Remaining Fee
9003R	Roadway/Utility Due Diligence	\$15,000.00	\$0.00	\$1,740.00	\$1,740.00	\$13,260.00
9T03	Traffic Coordination / Signal Warrant at Clay	\$12,500.00	\$0.00	\$1,600.00	\$1,600.00	\$10,900.00
R4000	Traffic Counts- C/I Hensch	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
R000	Reimbursable Expenses	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
Total Labor and Expenses		\$30,000.00	\$0.00	\$3,340.00	\$3,340.00	\$26,660.00
Amount Due this Invoice				\$3,340.00		

For questions regarding this invoice, please contact Vanessa Gauthier
Telephone: 713-630-7000 Email: VGauthier@walterpmoore.com

pd w/ok #u107

TO REMIT BY CHECK: 1001 MONTROSE, SUITE 1101, HOUSTON, TEXAS 77006 PHONE: 713.630.7000 FAX: 713.630.7000
WIRE INSTRUCTIONS: ACCOUNT: 0001001100 ROUTING: 111000025 BANK: BANK OF AMERICA NA, 700 LOUISIANA, HOUSTON, TEXAS 77002
TELEFAX: 713.630.7000
ATLANTA ALBUQUERQUE CALGARY DALLAS EL PASO HOUSTON KANSAS CITY LAS VEGAS LOS ANGELES NEW YORK CITY ORLANDO
PHOENIX PORTLAND RICHMOND SAN FRANCISCO TAMPA TORONTO WASHINGTON D.C. WILMINGTON

WALTER P. MOORE

Project : M031500303 -- Montrose Blvd Median Mods

Invoice # : T031703007

Phase : 9003R -- Roadway/Utility Due Diligence

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Graduate Engineer Prathyusha Vanagala	03/23/2017	2.00	125.00	250.00
	03/24/2017	4.00	125.00	500.00
		6.00		750.00
Senior Project Manager Rachel Ray-Walsh	03/21/2017	2.50	220.00	550.00
	03/22/2017	0.50	220.00	110.00
	03/23/2017	0.50	220.00	110.00
	03/24/2017	1.00	220.00	220.00
		4.50		990.00
Rate Schedule Labor				1,740.00

Total Phase : 9003R -- Roadway/Utility Due Diligence

Labor : 1,740.00
Expense : 0.00

Phase : 9T03 -- Traffic Coord/Signal Warrant @ Clay

Rate Schedule Labor Class / Employee Name	Date	Hours	Rate	Amount
Senior Engineer Thomas Duncan	03/20/2017	1.00	170.00	170.00
Senior Project Manager Lee Anne Dixon	03/20/2017	1.00	220.00	220.00
	03/21/2017	1.50	220.00	330.00
	03/23/2017	1.00	220.00	220.00
	03/25/2017	3.00	220.00	660.00
		6.50		1,430.00
Rate Schedule Labor				1,600.00

For questions regarding this invoice, please contact Vanessa Gauthier.
Telephone: 713-630-7300 Email: VGauthier@waltermoore.com

Page 1

WALTER P. MOORE

Project : M031500303 -- Montrose Blvd Median Mods

Invoice # : T031703007

Total Phase : 9T03 -- Traffic Coord/Signal Warrant @ Clay

Labor : 1,600.00
Expense : 0.00

Total Project : M031500303 -- Montrose Blvd Median Mods

3,340.00

pd w/ck #16107

For questions regarding this invoice, please contact Vanessa Gauthier.
Telephone: 713-630-7300 Email: VGauthier@waltermoore.com

Page 2

TO REMIT BY CHECK: 1201 MCKINNEY, SUITE 1100, HOUSTON, TEXAS 77019 PHONE: 713/630-7300 FAX: 713/630-7301
WIRE INSTRUCTIONS: ACCOUNT 001200011153 ROUTING: 111500026 BANK: BANK OF AMERICA NA, 700 LOUISIANA, HOUSTON, TEXAS 77002
FEDERAL TAX ID NUMBER: 74-1564281
ATLANTA AUSTIN CALGARY DALLAS EL PASO HOUSTON KANSAS CITY LAS VEGAS LOS ANGELES NEW YORK CITY PANAMA CITY
PHILADELPHIA SAN FRANCISCO TAMPA THUNDERBOLT TULSA WASHINGTON DC THE WOODLANDS

TO REMIT BY CHECK: 1201 MCKINNEY, SUITE 1100, HOUSTON, TEXAS 77019 PHONE: 713/630-7300 FAX: 713/630-7301
WIRE INSTRUCTIONS: ACCOUNT 001200011153 ROUTING: 111500026 BANK: BANK OF AMERICA NA, 700 LOUISIANA, HOUSTON, TEXAS 77002
FEDERAL TAX ID NUMBER: 74-1564281
ATLANTA AUSTIN CALGARY DALLAS EL PASO HOUSTON KANSAS CITY LAS VEGAS LOS ANGELES NEW YORK CITY PANAMA CITY
PHILADELPHIA SAN FRANCISCO TAMPA THUNDERBOLT TULSA WASHINGTON DC THE WOODLANDS

HAWES HILL CALDERON
LLP

P.O. Box 22167
Houston TX 77227-2167

Federal EIN 76-0565638
Phone: 713-595-1200

BILLED TO	DETAILS	TOTAL DUE
MD-Montrose Management District P.O. Box 22167 Houston, TX 77227	Invoice 43015649 5/3/2017	\$30,801.24 C.O.D.

DESCRIPTION	AMOUNT
Professional consulting, administration, project management and related services, April 2017	\$29,292.75
In-house postage, photocopies, binding, etc., April 2017	\$745.15
Delivery, HourMessenger, 4/6/2017	\$6.13
Agenda posting, Harris County Clerk, 4/5/2017	\$9.00
Verizon smartphone access, 04/20-05/19/2017	\$23.90
Verizon cell phone, J. Hawes, 50% of shared costs, 04/20-05/19/2017	\$17.27
Verizon cell phone, G. Larson, 50% of shared costs, 04/20-05/19/2017	\$28.47
Reimbursable mileage, parking, tolls, related expenses, as follows:	
D. Hawes, Jan-April 2017	\$228.98
G. Larson, March 2017	\$184.53
G. Larson, April 2017	\$191.76
L. Clayton, April 2017	\$13.91
K. Gonzales, April 2017	\$52.97
R. Hill, April 2017	\$6.42

pd w/ck #6091

Sales Tax: \$0.00
Total Amount: \$30,801.24
Amount Applied: \$0.00

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

Postage

Date	Amount
4/4/2017	\$ 0.46
4/10/2017	\$ 0.46
4/13/2017	\$ 1.33
Total	\$ 2.25

Photocopies @ \$0.15

Date	Pages	Amount
4/4/2017	16	\$ 2.40
4/5/2017	66	\$ 9.90
4/7/2017	4147	\$ 622.05
4/12/2017	23	\$ 3.45
4/24/2017	24	\$ 3.60
Total		\$ 641.40

Color Photocopies @ \$0.50

4/5/2017	140	\$ 70.00
4/25/2017	5	\$ 2.50
Total		\$ 72.50

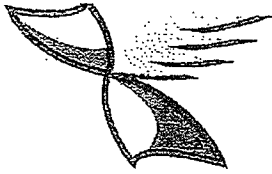
Binding sets @ \$1.00

Date	Sets	Amount
4/7/2017	29	\$ 29.00
Total		\$ 29.00

Total, all items

Postage	\$ 2.25
Photocopies	\$ 641.40
Color Photocopies	\$ 72.50
Binding sets	\$ 29.00
	\$ 745.15

pd w/ck#6091

**HOURLMESSENGER.COM**

Payments also accepted by
Credit Card and
ACH Direct Deposit
281-497-2218

CUSTOMER
ACCOUNT NO.

102750

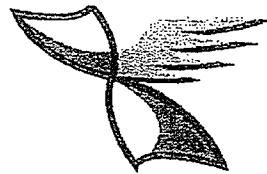
INVOICE
NUMBER

111870

INVOICE
DATE

04/17/17

HAWES HILL CALDERON
9610 LONG POINT STE 150
HOUSTON TX 77055

**HOURLMESSENGER.COM**

Payments also accepted by
Credit Card and
ACH Direct Deposit
281-497-2218

CUSTOMER
ACCOUNT NO.

102750

INVOICE
NUMBER

111870

INVOICE
DATE

04/17/17

HAWES HILL CALDERON
9610 LONG POINT STE 150

BALANCE DUE UPON RECEIPT.
AFTER 05/02/17, PAY \$168.40

DELIVERY DATE	TICKET NUMBER	AMOUNT
04/03/17	309357 EAST ALDINE	52.88
04/04/17	309420 ADMIN	18.38
04/06/17	309566 MMD IMD BOMD	18.38
04/10/17	309691 ALDINE, SPR	52.88
04/12/17	309777 STADIUM PARK	18.38

DELIVERY DATE	TICKET NUMBER	AMOUNT
04/03/17	309357 EAST ALDINE	52.88
04/04/17	309420 ADMIN	18.38
04/06/17	309566 MMD IMD BOMD	18.38
04/10/17	309691 ALDINE, SPR	52.88
04/12/17	309777 STADIUM PARK	18.38

MMD
38 ÷ 3 = 12.67
\$18

pd w/ ck #6091

Payable Upon Receipt	11767 Katy Frwy.	TOTAL DUE
Past Due	Suite 630	
After 15 Days	Houston TX 77079	160.90

Please return this portion with payment to:	11767 Katy Frwy.	TOTAL DUE
	Suite 630	
	Houston TX 77079	160.90

4/6/2017 1838

order.hourmessenger.com/print-schipul.asp

Date: 4/6/2017 2:13:38 PM
Tracking Number: 309566
Business Name & Account #: Hawes Hill Calderon, 102750
Job/PO #: MMD, IMD & BOMB
Contact Name: Elisa Rodriguez
Address, City, Zip: 9610 Long Point, #150, Houston, TX, 77055
Phone: 713-595-1200
Email: rhill@hhcllp.com
Business Hours: 9:00am to 5:00pm
Type of Service: Regular
Return Service: None
of Pieces / Description: 1

For hourmessenger.com Use Only
Cosignee Signature: <i>C. Hoker</i>
Driver #:
Cosignee Signature:
Waiting Time In: _____
Waiting Time Out: _____

319

Delivery Instructions:

DELIVER TO:

Business Name: Municipal Accounts & Consulting
Contact Name: Caryn Adams
Address, City, Zip: 1300 Post Oak Blvd # 1600, Houston, 77056
Phone: 713-366-3051
Business Hours: 8 to 5

NO PARTY BILLING

Business Name:
Contact Name:
Address, City, Zip:
Phone:

Please Do Not Write Below This Line

pd w/ck #6091



1264156
04/05/2017 PERSONAL
\$9.00 NPR - NOTICE MTG

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, April 10, 2017, 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. Receive and accept resignation from Kathy Hubbard.
4. Receive update and recommendations from Nominating Committee.
 - a. Consider appointments to unexpired term positions on Board of Directors.
 - b. Accept Oath of Office, Sworn Statement and Bond for newly appointed Board Members.
5. Approve minutes of regular meeting held March 13, 2017.
6. Receive update and recommendations from Finance Committee.
 - a. Receive Assessment Collection Report
 - b. Receive and consider monthly financial report and approve invoices for payment
 - c. Accept Annual Disclosure Statements from Investment Officer and Bookkeeper
 - d. Conduct annual review of Investment Policy and Approve Resolution regarding Annual Review of Investment Policy and Adopting Amended List of Qualified Broker/Dealers
7. Receive update and recommendations from Public Safety Committee.
8. Receive update and recommendations from Mobility and Visual Improvements Committee.
 - a. Approve additional services request from Walter P. Moore.
 - b. Approve change order from Williams Architectural Signage and Consulting.
9. Receive update from Marketing and Business Development Committee.
 - a. Ratification of Exhibits B-G to the Services Agreement with Steel Branding.
10. Receive update from Business and Economic Development Committee.
11. Receive Executive Director's Monthly Report.
12. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss litigation, and matters related to the same.
13. Reconvene in Open Session and authorize appropriate action by legal counsel related to Executive session.
14. Announcements.
15. Adjourn.



pdw/ck#6091

Debra Haves

Executive Director

San Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

APR -5 PM 1:13

FILED



Invoice Number Account Number Date Due Page
9784255852 919181047-00006 05/14/17 5 of 12

Summary for Montrose Montrose: 832-370-9191

Your Plan

The new Verizon Plan Unlimited
(see pg 3)

Have more questions about your charges?
Get details for usage charges at
www.vzw.com/mybusinessaccount.

Monthly Charges

Smartphone Line Access	04/20 - 05/19	20.00
		\$20.00

Usage and Purchase Charges

Voice		Allowance	Used	Billable	Cost
Shared	minutes	unlimited	93	—	—
Mobile to Mobile	minutes	unlimited	7	—	—
Night/Weekend	minutes	unlimited	78	—	—
Total Voice					\$0.00

Messaging

Text, Picture & Video	messages	unlimited	1	—	—
Total Messaging					\$0.00

Data

Gigabyte Usage	gigabytes	unlimited	.566	—	—
Total Data					\$0.00

Total Usage and Purchase Charges \$0.00

Surcharges+

Fed Universal Service Charge	.35
Regulatory Charge	.21
Administrative Charge	1.23
TX Franchise Surchg	.04
Texas Universal Service	.38
	\$2.21

Taxes, Governmental Surcharges and Fees+

TX State 911 Fee	.50
TX Equalization Surcharge	.06
TX State Sales Tax—Telco	.97
Houston City Sales Tax—Telecom	.16
	\$1.69

Total Current Charges for 832-370-9191 \$23.90

+Percentage-based taxes, fees, and surcharges apply to charges for this line, including overage charges, plus this line's share of account charges.

pd w/ck#6091



Invoice Number Account Number Date Due Page
9784255851 919181047-00005 05/14/17 9 of 15

Summary for Josh Hawes Josh Hawes: 713-724-3862

Your Plan

The new Verizon Plan Unlimited
(see pg 3)

Have more questions about your charges?
Get details for usage charges at
www.vzw.com/mybusinessaccount.

Monthly Charges

Smartphone Line Access	04/20 - 05/19	20.00
Total Equipment Coverage - Asurion	04/20 - 05/19	9.00
		\$29.00

Usage and Purchase Charges

Voice	Allowance	Used	Billable	Cost
Shared	minutes unlimited	69	—	—
Mobile to Mobile	minutes unlimited	103	—	—
Night/Weekend	minutes unlimited	11	—	—
Total Voice				\$0.00

Messaging

Text, Picture & Video	messages unlimited	63	—	—
Total Messaging				\$0.00

Data

Gigabyte Usage	gigabytes unlimited	3.341	—	—
Total Data				\$0.00

Total Usage and Purchase Charges

Surcharges+

Fed Universal Service Charge	.35
Regulatory Charge	.21
Administrative Charge	1.23
TX Franchise Surchg	.04
Texas Universal Service	.38
	\$2.21

Taxes, Governmental Surcharges and Fees+

TX State 911 Fee	.50
TX Equalization Surcharge	.06
TX State Sales Tax-Telco	.97
TX State Sales Tax	1.23
Houston City Sales Tax-Telecom	.16
Houston City Sales Tax	.20
Houston Mta Tax	.20
	\$3.32

Total Current Charges for 713-724-3862

\$34.53

+Percentage-based taxes, fees, and surcharges apply to charges for this line, including average charges, plus this line's share of account charges.

50% = 17.27

pd w/ck #6091



MMD



Invoice Number Account Number Date Due Page

9784255852 919181047-00006 05/14/17 6 of 12

Summary for Gretchen Larson: 832-392-2546

Your Plan

The new Verizon Plan Unlimited
(see pg 3)Have more questions about your charges?
Get details for usage charges at
www.vzw.com/mybusinessaccount

Monthly Charges

Smartphone Line Access	04/20 - 05/19	40.00
Total Equipment Coverage - Asurion	04/20 - 05/19	9.00
		\$49.00

Usage and Purchase Charges

Voice	Allowance	Used	Billable	Cost
Shared	minutes unlimited	684	—	—
Mobile to Mobile	minutes unlimited	108	—	—
Night/Weekend	minutes unlimited	53	—	—
Total Voice				\$0.00

Messaging

Text, Picture & Video	messages unlimited	245	—	—
Total Messaging				\$0.00

Data

Gigabyte Usage	gigabytes unlimited	.536	—	—
Total Data				\$0.00

Total Usage and Purchase Charges \$0.00

Surcharges+

Fed Universal Service Charge	.65
Regulatory Charge	.21
Administrative Charge	1.23
TX Franchise Surchg	.08
Texas Universal Service	.72
	\$2.89

Taxes, Governmental Surcharges and Fees+

TX State 911 Fee	.50
TX Equalization Surcharge	.06
TX State Sales Tax-Telco	1.85
TX State Sales Tax	1.77
Houston City Sales Tax-Telecom	.30
Houston City Sales Tax	.28
Houston Mta Tax	.28
	\$5.04

Total Current Charges for 832-392-2546

+Percentage-based taxes, fees, and surcharges apply to charges for this line, including overage charges, plus this line's share of account charges.

\$56.93

pd w/ ck #16091

50% = \$28.47



Hawes Hill Calderon, LLP Expense Report

Name

David Hawes

Client

MONTROSE MD

Period

January - April 2017

Total Reimbursement Due \$ 231.12

Date	Description of Expense	Ground Transportation (Gas, Rental Car, Taxi)	Miles	Mileage Rate	Mileage Reimbursement	Miscellaneous	Total
1/30/2017	Travel to Board Chair	\$0.00	28	\$ 0.540	\$15.12		\$15.12
2/9/2017	Travel to mtg with property owner		30	\$ 0.540	\$16.20		\$16.20
2/22/2017	Travel to Board Chair		28	\$ 0.540	\$15.12		\$15.12
2/28/2017	Travel to mtg w/Property Owner		24	\$ 0.540	\$12.96		\$12.96
3/1/2017	Travel to Board Chair		28	\$ 0.540	\$15.12		\$15.12
3/13/2017	Travel to Board mtg.		28	\$ 0.540	\$15.12		\$15.12
3/15/2017	Travel to Board Chair		36	\$ 0.540	\$19.44		\$19.44
3/29/2017	Travel to Mtg with Board Chair		28	\$ 0.540	\$15.12		\$15.12
3/31/2017	Travel to mtg w/Gunda on Lower Westheimer		34	\$ 0.540	\$18.36		\$18.36
4/5/2017	Mtg on Lower Westheimer		36	\$ 0.540	\$19.44		\$19.44
4/10/2017	Travel to Board mtg.		28	\$ 0.540	\$15.12		\$15.12
4/11/2017	Travel to Mtg w/Engineer		28	\$ 0.540	\$15.12		\$15.12
4/12/2017	Travel to mtg w/Board chair		28	\$ 0.540	\$15.12		\$15.12
4/19/2017	Travel to mtg w/Board chair		28	\$ 0.540	\$15.12		\$15.12
4/28/2017	Travel to mtg w/Hanover		16	\$ 0.540	\$8.64		\$8.64
Total		\$0.00	428		\$231.12	\$0.00	\$231.12

pd w/ ck #4091

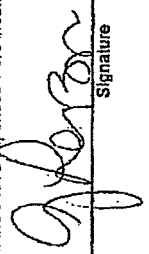
428x

\$0.535

228

Handwritten signature

EXPENSE REPORT

Name Gretchen Larson		Period Ending March 31, 2017		Service Area Montrose District		
Date	Destination	Business Mileage Purpose	Miles Driven	Other Expenses(2) Item	Amount	Bill to Dist. (Y/N)
1-Mar		District Meetings	20			Y
3-Mar		District Meetings	24			Y
7-Mar		District Meetings	28			Y
8-Mar		District Meetings	24			Y
10-Mar		District Meetings	22			Y
13-Mar		District Meetings	26	Feb Tolls	\$ 14.50	Y
17-Mar		District Meetings	24	Mar Tolls	\$ 10.60	Y
24-Mar		District Meetings	32			Y
28-Feb		District Meetings	32			Y
30-Mar		District Meetings	26			Y
31-Mar		District Meetings	40			Y
			1		\$ 25.10	
I certify that the above expenses were incurred and paid by me:			298			
* Attach evidence of purchase 		Date 4/14/17		Business Miles (1) @ 0.535 Other Expenses (2) Expenses billed to District (Y) Expenses not billed to District (N) Amount Billed to District Total Reimbursement		
		Approval Date		\$ 159.43 \$ 25.10 \$ - \$ 184.53 \$ 184.53		

pd w/ck #6091

EXPENSE REPORT

Name Gretchen Larson		Period Ending April 30, 2017		Service Area Montrose		
Date	Destination	Business Mileage Purpose	Miles Driven	Other Expenses (2) Item	Amount	Bill to Dist. (Y/N)
3-Apr		District Mgt.	40			Y
6-Apr		District Mgt.	34			Y
7-Apr		District Mgt.	24			Y
11-Apr		District Mgt.	36			Y
13-Apr		District Mgt.	22			Y
17-Apr		District Mgt.	28			Y
21-Apr		District Mgt.	30			Y
25-Apr		District Mgt.	36			Y
26-Apr		District Mgt.	36	Tolls	\$ 22.70	Y
28-Apr		District Mgt.	30			Y
			1	316	\$ 22.70	

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

Gretchen Larson *Gretchen Larson* 5/3/17

Gretchen Larson

Signature

Date

Attach evidence of purchase

Approval

Date

Business Miles (1) @ 0.535	\$ 169.06
Other Expenses (2) Expenses billed to District (Y) Expenses not billed to District (N)	\$ 22.70
Amount Billed to District	\$ 191.76
Total Reimbursement	\$ 191.76

pdw/ck #6091

[illegible]

MONTROSE MANAGEMENT DISTRICT
HAWES HILL CALDERON LLP
ROY HILL

EXPENSE DETAIL (MONTROSE MANAGEMENT DISTRICT)

DATE	CLIENT #	VENDOR/DESCRIPTION	QTY	U PRICE	TOT. REIM	BILL
4/5/2017	MONTMD	Posting of board meeting agenda one way	12	0.535	\$6.42	YES
				TOTAL	\$6.42	

I certify that the above is true and correct to the best of my knowledge.

Roy Hill

Roy Hill

pd w/ ck # 6091

pdw/ok#6089



1352 WEST 43RD ST
713-681-0901
Your cashier was CHEC 502

SC NESTLE PURE LIFE PC 3.50 F
KROGER SAVINGS 1.49
KROGER PLUS CUSTOMER *****4685
TAX 0.00
**** BALANCE 3.50
CASH 4.00
CHANGE 0.50

TOTAL NUMBER OF ITEMS SOLD = 1
KROGER SAVINGS \$ 1.49
TOTAL COUPONS \$ 1.49
TOTAL SAVINGS (29 %) \$ 1.49

*** Check Card ***
04/20/17 08:57am 356 502 71 999999502
APRIL FUEL POINTS
REDEEM 100PTS TO SAVE .10 PER GAL.
ON ONE PURCHASE OF UP TO 35 GAL.
SAVE UP TO \$1 PER GAL AT KROGER OR
.10 PER GAL AT SHELL ON 1 FILL-UP.

FUEL POINTS THIS ORDER = 4
FUEL POINTS THIS MONTH = 26

THIS MONTHS POINTS EXPIRE 5/31/17.
VISIT WWW.KROGER.COM/FUEL FOR DETAILS

With Our Low Prices, You Saved

\$1.49

Annual Card Savings \$20.01
Now Hiring - Apply Today!
jobs.kroger.com
www.kroger.com

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

Quantity	Line	Price	Discount	Amount
1	5.00	0.00		
COMPUTER FULL SERVE OUTP BASIC				
9	5.00	0.00		45.
ECO OVERSIZE COLOR NEA 24LS PER SR FT				
1	5.00	0.00		5.
ECO OVERSIZE COLOR NEB BID				
SUB-TOTAL				55.1
TAX				4.1
TOTAL				59.1
VISA				59.1
CHANGE				0.1

Invoice Number 1014224
Date: 04/10/17 Register #1
Time: 1:20 PM Employee #101

Please sign below.

Sale

VISA *****3479
ENTRY METHOD: CHIP
INV ID: 001-170410132013
REFERENCE: 170410132013
AUTHCODE: 006190
AMOUNT

APPROVED - THANK YOU

AppLb1: CAPITAL ONE VISA
AID: A0000000031010
YVR: 0000000000
IAD: 06010A036C2002
TSI: F800
ARC: 00
CVR: SIGN

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

Quantity	Line	Price	Discount	Amount
1	5.00	0.00		5.00
COMPUTER FULL SERVE OUTP BASIC				
502	0.39	0.00		195.00
COLOR BIDS 8.5 X 11 PHOTO PAPER				
SUB-TOTAL				200.00
TAX				16.00
TOTAL				216.00
VISA				216.00
CHANGE				1.00

Invoice Number 1017102
Date: 04/18/17 Register #1
Time: 9:04 AM Employee #46

Please sign below.

Sale

VISA *****3479
ENTRY METHOD: CHIP
INV ID: 001-170410050402
REFERENCE: 170410050402
AUTHCODE: 023000
AMOUNT

APPROVED - THANK YOU

AppLb1: CAPITAL ONE VISA
AID: A0000000031010
YVR: 0000000000
IAD: 06010A036C2002
TSI: F800
ARC: 00
CVR: SIGN

Customer Copy

pd w/ok #6087

MEMORANDUM

Date: March 13, 2017

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

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

From: Mark Burton

Subject: DISCLOSURE UNDER THE PUBLIC FUNDS INVESTMENT ACT

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

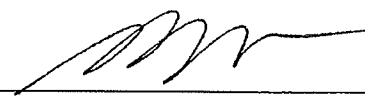
1. I have the following "personal business relationships" with individuals or entities who are offering to engage, have offered to engage or may offer to engage in an investment transaction with the District.
 - (a) I own (i) ten per cent (10%) or more of the voting stock or shares or (b) \$5,000 or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

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

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

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

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



(SIGNATURE)

MEMORANDUM

Date: March 13, 2017

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

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

From: Caryn Adams

Subject: DISCLOSURE UNDER THE PUBLIC FUNDS INVESTMENT ACT

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

1. I have the following "personal business relationships" with individuals or entities who are offering to engage, have offered to engage or may offer to engage in an investment transaction with the District.
 - (a) I own (i) ten per cent (10%) or more of the voting stock or shares or (b) \$5,000 or more of the fair market value of the following business organizations: N/A
 - (b) I have received from the following business organizations funds that exceed ten percent (10%) of my gross income for the previous year: N/A
 - (c) I acquired from the following business organizations during the previous year investments with a book value of \$2,500 or more for my personal account: N/A
2. I am related within the second degree of affinity (marriage) or consanguinity (blood) as determined by Chapter 573, Government Code, to the following individuals who are seeking, have sought or may seek to sell an investment to the District N/A
3. I acknowledge that this disclosure will be filed with the Board of Directors of the District and the Texas Ethics Commission by the District.

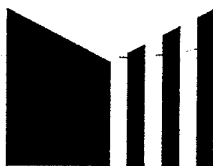
Caryn Adams
(SIGNATURE)

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

6. Receive an update and recommendations from the Public Safety Committee.
 - Approve a proposal from Sentriforce



MONTROSE MANAGEMENT DISTRICT

Memorandum

TO: Montrose District Board of Directors
FROM: Deputy Executive Director
DATE: Monday, May 8, 2017
SUBJECT: Public Safety & Security Committee Meeting Minutes

The Public Safety and Security Committee met on Monday, May 1, 2017 at 12:00 p.m. at the Montrose District Office, 5020 Montrose Blvd., Suite 311, Houston TX 77006.

Montrose District Board present: Claude Wynn

Contractors and guests present: Officer Victor Beserra, Houston Police Department and Julie Countis

Staff present: Josh Hawes, Kristen Gonzales

THE COMMITTEE WAS CALLED TO ORDER AT 12:00 P.M. AND CONSIDERED THE FOLLOWING:

Discuss Proactive Patrol activity report for the month of April, 2017.

For the month of April 2017, patrols netted 51 arrests, with 3 felonies and 37 misdemeanors. There were 238 calls for service, 221 self-initiated actions, 1,805 BMV report cards issued, and 1,880 Crime Prevention brochures distributed. See attached report for additional details.

Update from Harris County Attorney's Office.

- There are a number of ongoing investigations of smoke shops and massage parlors in the District.

Renaming of the Neartown Storefront to the Richard V. Wilson Storefront.

Staff has contacted Councilman Stardig's office for an update.

Proposal from Sentriforce

Sentriforce would like to switch out all of the cameras in the District to enhanced models at no cost to the District.

- Four HD Infrared Cameras (this will greatly improve the picture quality of your video)
- 30 days of video history
- Red and Blue flashing strobe light deterrent
- Removal of “Monitoring Station” at the office, so no need to have the Comcast modem and you’ll save the space
- All video retrieval done by SentiForce, so client can just call or email and we’ll do all the video review and then send over a clip with the necessary video
- All maintenance done by SentiForce, no charges for damaged cameras or equipment
- Your monthly cost is the only cost, predictable and all-inclusive
- Ability to add License Plate Cameras for specific situations
- This proposal converts all Montrose Management District units to RavenHD units, no add ons or price increase

Shift Period: Apr-17

Total Hours Worked: 713:00

Total Miles Driven 2,531

Crime Arrest Activity

Felony Arrests:	3
Misdemeanor Arrests:	37
Charges Filed:	16
Suspects in Jail:	51

Patrol Activity

Calls for Service:	238
Self-Initiated:	221
Incident Reports:	19
Accident Reports	1
Locations Checked:	1638

Field Activity

Parking Tickets:	0
Citations:	2
BMV Report Cards:	1805
Crime Prevention:	1880
311 Calls	10

Warrants

Felony Warrants:	1
Misdemeanor Warrants:	1
City Warrants:	46
SETCIC Warrants:	8

Arrest Summary

Shift Period Apr-17

Charge	# of Arrests
City Warrants	7
Criminal Trespass	13
Felony Theft	2
Felony Warrant	1
Misdemeanor Warrant	1
Possession of a Controlled Substance	1
Public Intoxication	22
Setcic Warrant	3
Theft	1
Total Arrests	51

Account Name: Montrose Management District ID#: _____

CUSTOMER INFORMATION (Service Location)

Service Address _____ City Houston
 _____ State TX
 Primary Contact Name Josh Hawes Zip Code _____
 Title _____
 Business Phone Number _____ Email Address jhawes@hhcllp.com

Technical Contact Name _____ Tech Contact On-Site? _____
 Tech Contact Business Phone _____ Tech Contact Email _____
 Property Mgr Contact Name _____ Property Mgr Phone _____

RAVEN SERVICES

Selection (X)

RAVEN POLE MOUNT	
RAVEN WALL MOUNT	
DETACHED RAVEN	

Service Term (Months) 11

RAVEN SERVICE DETAILS

RAVEN MONTHLY SERVICES

EQUIPMENT SELECTION	Quantity	Unit Cost	Total Cost
RAVEN (4 HD CAMS)	8	\$350.00	\$2,800.00
RAVEN LPR CAM		\$100.00	\$0.00
DETACHED RAVEN (4 HD CAMS)		\$350.00	\$0.00
MONITORING STATION		\$250.00	\$0.00

RAVEN ONE TIME INSTALLATION CHARGES

EQUIPMENT SELECTION	Quantity	Unit Cost	Total Cost
RAVEN	8	\$500.00	\$4,000.00
LPR		\$100.00	\$0.00
DETACHED RAVEN		\$1,000.00	\$0.00

TOTAL SERVICE CHARGES

Selection (X)	Quantity	Unit Cost	Total Cost	
Installation Fees			\$0.00	Total Monthly Charge
Additional Wiring for Detached Raven			\$0.00	Promotional Code
Additional Electrician Services			\$0.00	Discount On Install
Additional Signage			\$0.00	Monthly Discount
Additional Training Hours (1 Hr Included)			\$0.00	

Total Installation Charges:* **\$0.00**

Total Recurring Monthly Bill:* **\$2,800.00**

* Applicable federal, state, and local taxes and fees may apply

GENERAL SPECIAL INSTRUCTIONS

This contract converts all 8 units in the Montrose Management District to RavenHD units. There is no install charge for the conversion and the contract has been shortened to 11 months.

Account Name: Montrose Management District ID#: _____

CUSTOMER BILLING INFORMATION

Legal Entity Name _____	Billing Contact Phone <u>0</u> _____
Address 1 _____	City <u>Houston</u> _____
Address 2 _____	State <u>TX</u> _____
Billing Contact Name _____	Zip Code <u>0</u> _____
Tax Exempt? * _____	Billing Contact Email _____

* If yes, please provide and attach exemption certificate

AGREEMENT

1. This SentiForce Raven Service Order Agreement sets forth the terms and conditions under which Network Outfitters, Inc. dba Sentriforce and its operating affiliates ("Sentriforce") will provide the Services to the Customer. This SentiForce Raven Service Order Agreement consists of this document ("SOA"), the standard SentiForce Raven Terms and Conditions ("Terms and Conditions"), and any jointly executed amendments ("Amendments"), collectively referred to as the "Agreement." In the event of inconsistency among these documents, precedence will be as follows: (1) Amendments, (2) Terms and Conditions, and (3) this SOA. This Agreement shall commence and become a legally binding agreement upon Customer's execution of the SOA. The Agreement shall terminate as set forth in the Terms and Conditions (<http://www.sentriforce.com/raven-terms-conditions.pdf>). All capitalized items not defined in this SOA shall reflect the definitions given to them in the Terms and Conditions.

CUSTOMER SIGNATURE

By signing below, Customer agrees and accepts Terms and Conditions of this Agreement. General Terms and Conditions can be found at <http://sentriforce.com/raven-terms-conditions.pdf>.

Signature: _____

Print: _____

Title: _____

Date: _____

FOR SENTRIFORCE USE ONLY

Sales Representative: _____

Sales Manager/Director Name: _____

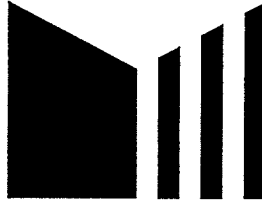
Sales Manager/Director Approval: _____

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

7. Receive an update and recommendations from the Mobility and Visual Improvements Committee.
 - a. Approve pay applications
 - b. Approve a Change Order from Williams Architectural Signage and Consulting
 - c. Approve a proposal from Touch Thirty Three



MEMORANDUM

TO: Montrose Management District Board of Directors
FROM: Josh Hawes
DATE: Monday, May 8, 2017
SUBJECT: Mobility and Visual Improvements Committee Meeting

The Montrose Management District Mobility and Visual Improvements Committee held a meeting on Monday, May 1, 2017 at 11:00 AM at 5020 Montrose, Suite 311, Houston TX 77006.

Montrose Management District Board of Directors Claude Wynn and Robert Jara attended the meeting. Also in attendance were consultants Lee Anne Dixon (Walter P Moore) and Travis Triola (Kudela & Wienheimer. Staff in attendance was Josh Hawes, Tony Allender, Don Huml and Kristen Gonzales. Also in attendance was James Llamas, Matthew Broliier, and Radu Barbuceanu.

1. Call Meeting to Order.

The meeting was called to order at 11:00am.

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

Staff and consultants are moving forward with implementation of the plan.

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

The Consultant Team for Kudela and Weinheimer updated the Committee on the installation of ID markers. ID marker has been completed with one ID Marker being held for attic stock. Design of the Montrose esplanade were discussed and designs are being drafted taking into account future improvements to Montrose Boulevard.

4. Receive an update on bridge lighting plans.

Staff an update on the US 59 Bridge Lighting project. The bridges have been completed and are undergoing additional stability testing. Policy is being drafted to handle lighting requests. Touch Thirty Three has provided a proposal to the District to implement the connection of the ID Markers to the bridge light with a central control system.

Houston Pride Crosswalk Project
For the Intersection of Westheimer and Taft
April, 2017

The Houston Pride Crosswalk Project, organized by a group of neighborhood volunteers, is committed to installing a crosswalk inspired by the LGBT pride flag in Houston's Montrose neighborhood. This new piece of public art will be a testament to the history of the LGBT community in Houston and a statement of coexistence and tolerance in Texas.

The City of Houston has approved installation of this project. Houston City Council Member Ellen Cohen has submitted a letter of support. The Montrose Center, a 501(c)(3) nonprofit organization, is acting as fiscal sponsor so donations are tax-deductible. And, Houston's UP Art Studios is general contractor for the project.

Several cities across the country and internationally have installed similar crosswalks, including Atlanta, Seattle, Chicago, Sydney, and Tel Aviv. These Pride Crosswalks will be the first of their kind in Texas and will celebrate the diversity and culture of Houston.

We are seeking to raise \$15,000.00 for the installation. Lower Westheimer is scheduled for reconstruction in 2020, and we are advocating for a permanent installation of these crosswalks thereafter. The method of paint and installation we have chosen will ensure the crosswalks maintain their appearance for the life of the road.

This project is dedicated to the memory of Alex Hill, a beloved member of the Montrose community who was killed crossing the intersection in 2016.

Any questions and comments can be directed to houstonpridecrosswalk@gmail.com.



(Digital rendering of proposed crosswalk)



7155 Old Katy Road
Suite 270
Houston, Texas 70024

P 713.869.6987
F 713.869.0908

PROJECT: Montrose Esplanades & Identity Markers

Field Report: 012

DATE: 05-01-2017

By: Travis Triola

COPIES: Montrose, K&W File

Weather: Clear, Cool

FIELD REPORT ITEMS

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

Esplanades Phase 1

A) Budget and Contract

1. NTP – April 04, 2016
 - a. Contract Calendar Days – 120
2. Original Contract Amount: \$603,984.00
 - a. Change Order 001 – (\$94,863.15)
 - i. 2700 Montrose Removal, Mortar Set Pavers and Lowering of Sanitary Sewer manholes, Additional 28' of Esplanade at 3300 Yoakum, 800 Lovett Blvd.
Revised Plans, 900 Lovett Blvd. Revised Plans
 1. Total Contract to date – \$509,120.85
3. Pay Applications
 - a. Total Billed By Contractor - \$457,324.35
 - i. Pay Application #1 - \$23,826.38
 - ii. Pay Application #2 - \$45,930.59
 - iii. Pay Application #3 - \$53,083.27
 - iv. Pay Application #4 - \$61,711.31
 - v. Pay Application #5 - \$104,309.94
 - vi. Pay Application #6 - \$111,972.27
 - vii. Pay Application #7 - \$ 3,586.05
 - viii. Pay Application #8 - \$48,920.04
 - ix. Pay Application #9 - \$3,984.50
 - x. Pay Application #10 - \$3,984.50 (submitted this month)

B) Schedule

- a. Substantial Completion – December 13, 2016
- b. Warranty Period (90days) – December 13, 2017 through March 13, 2017
- c. 120 Day Maintenance Complete – April 12, 2017
- d. 1 Year Maintenance Period – April 12, 2017 through April 12, 2018

Identity Markers

A) Budget and Contract

- 1. NTP – April 25, 2016
 - a. Contract Calendar Days – 180
 - i. Calendar Days Charged – 35
 - ii. Substantial Completion to be 145 days from execution of CO 1&2
 - iii. Calendar days resumed September 12, 2016
- 2. Original Contract Amount: \$542,236.00
 - a. Change Order 001 - \$16,541.00
 - i. Change in quantity, location, and service drop locations for signs
 - b. Change Order 002 - \$17,349.00
 - i. Fabrication of unistrut racks for remote mounting of NEMA boxes
 - c. Change Order 003 – \$6,528.00
 - i. Relocation of marker at S. Shepherd / W. Dallas
 - d. Change Order 004 – (\$4,250.00) (submitted this month)
 - i. Removal and storage of ID Marker at S. Shepherd / W. Dallas
- 3. Pay Applications
 - a. Total Billed by Contractor - \$473,883.30
 - i. Pay Application #1 - \$146,347.20
 - ii. Pay Application #2 - \$66,372.30
 - iii. Pay Application #3 - \$177,241.00
 - iv. Pay Application #4 - \$83,923.00
 - v. Pay Application #5 - \$12,521.00
 - vi. Pay Application #6 - \$30,171.00
 - vii. Pay Application #7 - \$28,699.00 (submitted this month)

B) Schedule

1. All ID Markers and Control Boxes operational except for Shepherd @ W. Dallas
2. Markers went live 1/2-1/3 with a basic white-light program scene running dusk to dawn
3. Substantial Completion Punch – February 27, 2017

C) Action Items

1. Coordinate final light show selections with Bridges
2. Removal and storage of ID Marker at S. Shepherd / W. Dallas

Esplanades Phase 2

A) Status

1. Preliminary cost estimate (does not factor in roadway improvements)

B) Schedule

1. Design Development
 - a. April –May
2. Construction Documentation
 - a. June
3. Permitting
 - a. July (duration will vary based on extent of roadway improvements)
4. Construction
 - a. August – December (duration will vary based on extent of roadway improvements)

Lee Anne Dixon

From: Thomas Duncan
Sent: Friday, April 28, 2017 9:35 AM
To: Lee Anne Dixon
Cc: Jennifer Peek
Subject: Montrose Median Mods

Based on the traffic counts and Synchro Analysis, the following was observed:

- W. Dallas at Montrose
 - Both 95% and the Maximum Queues for the Northbound Left Turn Lane exceed the existing 150' left turn bay.
 - Both 95% and the Maximum Queues for the Southbound Left Turn Lane exceed the existing 150' left turn bay.
 - The intersection operates within City of Houston Acceptable thresholds
- W. Clay Street at Montrose
 - The intersection operates within City of Houston Acceptable thresholds
- W. Gray at Montrose
 - Neither 95% and the Maximum Queues for the Northbound Left Turn Lane exceed the existing 150' left turn bay.
 - Neither 95% and the Maximum Queues for the Southbound Left Turn Lane exceed the existing 150' left turn bay.
 - The intersection operates within City of Houston Acceptable thresholds

Based on these results, WPM would propose the following:

- W. Dallas at Montrose
 - Extend the Northbound Left Turn Lane to include 200' of storage length.
 - Close the existing median opening south of the W. Dallas at Montrose intersection
- W. Clay Street at Montrose
 - Install a Southbound Left Turn Lane to include 100' of storage length
 - This improvement is to alleviate any negative impact in closing the median opening.
 - AutoTurns have been completed to show U-turn maneuvers which will slightly increase
 - Revise the south median to provide a pedestrian refuge for the school crossing
 - Install MUTCD compliant signage and pavement markings for the school pedestrian crossing

Let me know if you need anything else.

Here are the PDFs of the autoturn runs: \\hou-server\projects\M03\2015\15003-03 Montrose Blvd Median Mods\Traffic\Cad\Plots\Autoturn

This is where the roll plot PDFs are: \\hou-server\projects\M03\2015\15003-03 Montrose Blvd Median Mods\Traffic\Cad\Plots

Thomas Duncan, PE, PTOE
Senior Associate

WALTER P MOORE

1301 McKinney, Suite 1100 / Houston, Texas 77010
713.394.5652 p / 832.661.3343 c
tduncan@walterpmoore.com

April 25, 2017

Montrose Management District
5020 Montrose Blvd. Suite 311
Houston, Texas 77006

Attention: Josh Hawes



LANDSCAPE ARCHITECTURE
SITE PLANNING
MASTER PLANNING
URBAN PLANNING

Houston Office
7155 Old Katy Road
Suite 270
Houston, TX 77024
713.869.6987
713.869.0908 Fax

HOUSTON
SAN ANTONIO
www.kwtexas.com

RE: Landscape Art Pay Request #10
Esplanade Enhancements – Phase 1
MON-252

Attached you will find Pay Request #10 from Landscape Art, Inc. Should you have any questions or require any additional information, please call me at 713-869-6987.

Sincerely,

Travis Triola

cc: *K&W File*

Owner:

Montrose Management District
5020 Montrose Blvd. Suite 311
Houston, Texas 77006

Attention: Mr. Josh Hawes

Contractor:

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

Contract Information:

PAY ESTIMATE NO. 11, April 28, 2017

Contract Date: February 8, 2016
Notice to Proceed Date: May 27, 2016
Contract Calendar Days 120
Calendar Days Charged 254
Approved Extensions 152
Remaining Calendar Days 18

CONTRACTOR'S APPLICATION FOR PAYMENT

1. Original Contract Amount		\$ 603,984.00
2. Net change by Change Orders		\$ -94,863.15
3. CONTRACT SUM TO DATE		\$ 509,120.85
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		\$ 461,308.85
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$ 0.00	
b. % of Stored Material (Column F on G703)	\$	
Total Retainage (Line 5a+5b or total in Column I on G703)		\$ 0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		\$ 461,308.85
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		\$ 457,324.35
8. CURRENT PAYMENT DUE		\$ 3,984.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 Less Line 6)	\$ 47,812.00	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in pervious months by Owner	\$ 0.00	\$ 94,863.15
Total approved this Month	\$ 0.00	\$
TOTALS	\$ 0.00	\$ 94,863.15
NET CHANGES by Change Order	\$ -94,863.15	

Recommended for Payment:

Kudela & Weinheimer
7155 Old Katy Road, Suite 270
Houston, Texas 77024

By: Joshua Driscoll

Date: 4/28/2017

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER:

Montrose Management District
5020 Montrose Blvd. Suite 311
Houston, Texas 77006

PROJECT:

Montrose Management District
Esplanades Enhancements-Phase 1

FROM CONTRACTOR:

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

VIA ARCHITECT:

Kudela & Weinheimer
7155 Old Katy Road, Suite 270
Houston, Texas 77024

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 603,984.00
2. Net change by Change Orders \$ -94,863.15
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 509,120.85
4. TOTAL COMPLETED & STORED TO \$ 461,308.85
DATE (Column G on G703)

5. RETAINAGE:

a. 10 % of Completed Work \$
(Column D + E on G703)
b. 10 % of Stored Material \$
(Column F on G703)
Total Retainage (Lines 5a + 5b or
Total in Column I of G703) \$ 0.00

6. TOTAL EARNED LESS RETAINAGE \$ 461,308.85
(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 457,324.35

8. CURRENT PAYMENT DUE \$ 3,984.50

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 47,812.00
(Line 3 Less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$35,722.12	\$130,585.27
Total approved this Month	\$0.00	\$0.00
TOTALS	\$35,722.12	\$130,585.27
NET CHANGES by Change Order		(\$94,863.15)

APPLICATION NO:

10

Distribution to:

APP. DATE:

4/20/17

☐ OWNER

PERIOD TO:

4/20/17

☒ ARCHITECT

PROJECT #:

MON-551

☐ CONTRACTOR

CONTRACT DATE:

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

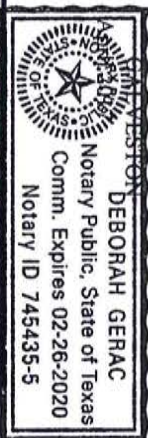
CONTRACTOR:

By:

Date:

4/20/2017

State of: TEXAS County of: _____
Subscribed and sworn to before me this 20th day of _____
Notary Public: Deborah Gerac
My Commission expires: 2/26/2020



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 3,984.50

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

N/A

By:

Date:

4/28/17

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G703

Continuation Sheet

Job #3652 Montrose Esplanades

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT
CONTAINING Contractor's signed certification attached.
In tabulations below, amounts stated to the nearest dollar
Use Column I Contracts where variable retainage for line items may apply.

APPLICATION NO. 10
APPLICATION DATE: 4/20/2017
PERIOD TO: 4/20/2017
ARCHITECT'S PROJECT NO: MON-551

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE) RATE
			FROM PREVIOUS APPLICATION (D+E)				TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)		
1	Handscape Paving	101,185.00	101,185.00		-	-	101,185.00	100%	-	
2	Granite Cobble Pavers	233,515.00	233,515.00		-	-	233,515.00	100%	-	
3	Blackstar Gravel	22,654.00	22,654.00		-	-	22,654.00	100%	-	
4	Install Sprinkler Irrigation System	86,787.00	86,787.00		-	-	86,787.00	100%	-	
5	Landscape Planting	47,368.00	47,368.00		-	-	47,368.00	100%	-	
6	Traffic Control	14,575.00	14,575.00		-	-	14,575.00	100%	-	
7	Bonds	9,000.00	9,000.00		-	-	9,000.00	100%	-	
8	Permits	1,415.00	1,415.00		-	-	1,415.00	100%	-	
9	Demolition / Tree Removal	23,735.00	23,735.00		-	-	23,735.00	100%	-	
10	120 Day Maintenance	15,938.00	11,953.50		3,984.50	-	15,938.00	100%	-	
11	One Year Maintenance (Alternate)	47,812.00	-		-	-	-	0%	47,812.00	
CO#1	Deduct excavation/subbase for pavers @ 2700 Montrose	(17,869.06)	(17,869.06)		-	-	(17,869.06)	100%	-	
CO#1	Deduct granite cobble pavers @ 2700 Montrose	(41,937.50)	(41,937.50)		-	-	(41,937.50)	100%	-	
CO#1	Deduct Blackstar gravel @ 2700 Montrose	(3,285.13)	(3,285.13)		-	-	(3,285.13)	100%	-	
CO#1	Planting deductions @ 2700 Montrose	(7,825.55)	(7,825.55)		-	-	(7,825.55)	100%	-	
CO#1	Irrigation deductions @ 2700 Montrose	(22,376.28)	(22,376.28)		-	-	(22,376.28)	100%	-	
CO#1	Tree removal deductions @ 2700 Montrose	(797.50)	(797.50)		-	-	(797.50)	100%	-	
CO#1	Paver mortar on W. Nose of 1000 Lovett Blvd.	937.50	937.50		-	-	937.50	100%	-	
CO#1	Lowering 3 storm sewers on 3300 Yoakum Blvd.	5,156.25	5,156.25		-	-	5,156.25	100%	-	
CO#1	Add 152 Wedelia @ 3300 Yoakum	1,701.00	1,701.00		-	-	1,701.00	100%	-	
0		\$ 517,687.73	\$ 465,891.23	\$ 3,984.50	\$ -	\$ -	\$ 469,875.73		\$ 47,812.00	



AIA Document G703

Continuation Sheet

Job #3652 Montrose Esplanades

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT

CONTAINING Contractor's signed certification attached.

In tabulations below, amounts stated to the nearest dollar

Use Column I Contracts where variable retainage for line items may apply.

APPLICATION NO. 10
 APPLICATION DATE: 4/20/2017
 PERIOD TO: 4/20/2017
 ARCHITECT'S PROJECT NO: MON-551

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE) RATE
			FROM PREVIOUS APPLICATION (D+E)				TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)		
CO#1	Add 196 sf Irrigation @ 330 Yoakum	725.00	725.00		-	-	725.00	100%	-	
CO#1	Add 112 sf of Granite Cobble pavers @ 3300 Yoakum	2,128.00	2,128.00		-	-	2,128.00	100%	-	
CO#1	Add 112 sf Concrete subbase @ 3300 Yoakum	823.20	823.20		-	-	823.20	100%	-	
CO#1	Deduct excavation/subbase for pavers @ 800 Lovett	(3,109.05)	(3,109.05)		-	-	(3,109.05)	100%	-	
CO#1	Deduct granite cobble pavers @ 800 Lovett	(8,037.00)	(8,037.00)		-	-	(8,037.00)	100%	-	
CO#1	Additional planting @ 800 Lovett	7,378.37	7,378.37		-	-	7,378.37	100%	-	
CO#1	Additional Irrigation @ 800 Lovett	696.78	696.78		-	-	696.78	100%	-	
CO#1	Additional 2 months Traffic Control	1,619.44	1,619.44		-	-	1,619.44	100%	-	
CO#1	Deduct Excavation & Subbase for Pavers @ 900 Lovett F	(6,482.70)	(6,482.70)		-	-	(6,482.70)	100%	-	
CO#1	Deduct Granite Cobble Pavers @ 900 Lovett Revision	(16,758.00)	(16,758.00)		-	-	(16,758.00)	100%	-	
CO#1	Tree Protection Fencing @ 900 Lovett	385.44	385.44		-	-	385.44	100%	-	
CO#1	Blackstar Gravel @ 900 Lovett	1,943.45	1,943.45		-	-	1,943.45	100%	-	
CO#1	Additional planting @ 900 Lovett	9,777.17	9,777.17		-	-	9,777.17	100%	-	
CO#1	Additional Irrigation @ 900 Lovett	831.08	831.08		-	-	831.08	100%	-	
CO#1	Deduct tree removal @ 900 Lovett	(2,107.50)	(2,107.50)		-	-	(2,107.50)	100%	-	
CO#1	Add 2 months traffic control permit @ 900 Lovett	1,619.44	1,619.44		-	-	1,619.44	100%	-	
0		\$ 509,120.85	\$ 457,324.35	\$ 3,984.50	\$ -	\$ 461,308.85	\$ 47,812.00			

**CONTRACTOR'S AFFIDAVIT AND
PARTIAL LIEN WAIVER AND RELEASE**

STATE OF TEXAS §
 §
COUNTY OF Galveston §
DATE: 4/20/2017
OWNER: Montrose Management District
 5020 Montrose Blvd. Suite 311
 Houston, Texas 77006
CONTRACTOR: Landscape Art, Inc.
 2303 Dickinson Avenue
 League City, TX 77573
PROPERTY: Montrose Management District Esplanade

 Landscape/Irrigation/Monument Sign
WORK: _____
PROJECT: Montrose Management District Esplanade
 Enhancements - Phase I
CUT-OFF-DATE: 4/20/2017
AMOUNT OF PAYMENT: \$ 3,984.50

Contractor on oath swears that the following statements are true:

1. Bills Paid. The total of all charges, for and in connection with labor performed and material furnished by Contractor through the Cut-Off-Date, have been paid in full to Contractor.
2. Lien Waiver & Release. Contractor acknowledges complete satisfaction of, and forever waives and releases, all claims of every kind against Owner or the Property referred to above, including but not limited to all liens and claims of liens, which Contractor may have as a result of, or in connection with the performance of furnishing of such labor or materials through the Cut-Off-Date.
3. All Others Paid. Contractor has further represented and warranted and does hereby represent and warrant, that all persons or entities who have furnished labor or material to Contractor in connection with the Work performed through Cut-Off-Date and the above Amount of Payment will be paid all amounts to which they have become entitled, excepting agreed retainage not yet due and payable.

4. Authority. Contractor represents that the person executing this Affidavit on behalf of Contractor is duly authorized to sign this Affidavit and to legally bind Contractor hereto.
5. Binding Effect. All of the provisions of this document shall bind Contractor, Contractor's heirs, legal representatives, successors and assigns and shall inure to the benefit of Owner and Owner's heirs, legal representatives, successors, assigns and sureties.
6. Performance Standard. All labor performed by Contractor on the Project was done in a good and workmanlike manner and in accordance with the plans and specifications for the Project.
7. Materials Standard. All materials supplied by Contractor to the, Project were in accordance with the plans and specifications for the Project.

CONTRACTOR:

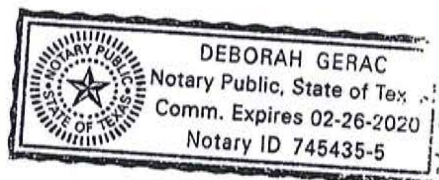
Landscape Art, Inc.

By: J.H. Williams

Name: J.H. Williams

Title: Vice President

SUBSCRIBED AND SWORN TO BY J.H. Williams
Vice President of Landscape Art, Inc. before me, the undersigned authority on
this 20th day of April, 2017 to certify which witness my hand and seal of office.



Deborah Gerac
Notary Public in and for the
State of Texas

May 01, 2017

Montrose Management District
5020 Montrose Blvd. Suite 311
Houston, Texas 77006

Attention: Josh Hawes



LANDSCAPE ARCHITECTURE
SITE PLANNING
MASTER PLANNING
URBAN PLANNING

Houston Office
7155 Old Katy Road
Suite 270
Houston, TX 77024
713.869.6987
713.869.0908 Fax

HOUSTON
SAN ANTONIO
www.kwtexas.com

RE: NEC Signage + Architectural Products Pay Application #007
Construction of Identity Markers
MON-251

Attached you will find Pay Request #007 from NEC Signage + Architectural Products. The amount certified is correct. Should you have any questions or require any additional information, please call me at 713-869-6987.

Sincerely,

A handwritten signature in blue ink, reading 'T. Triola'.

Travis Triola

cc: *K&W File*

Owner:

Montrose Management District
5020 Montrose Blvd. Suite 311
Houston, Texas 77006

Attention: Mr. Josh Hawes

Contractor:

NEC Signs + Architectural Products
1122 Lauder Road
Houston, TX 77039

Contract Information:

PAY ESTIMATE NO. 7 , May 1, 2017

Contract Date: March 14, 2016
Notice to Proceed Date: September 12, 2016
Contract Calendar Days 145
Calendar Days Charged 143
Approved Extensions May 10th
Remaining Calendar Days 9

CONTRACTOR'S APPLICATION FOR PAYMENT

1. Original Contract Amount	\$	542,236.00
2. Net change by Change Orders	\$	40,418.00
3. CONTRACT SUM TO DATE	\$	582,654.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	573,972.00
5. RETAINAGE:		
a. <u>5</u> % of Completed Work (Column D + E on G703)	\$	28,699
b. _____ % of Stored Material (Column F on G703)	\$	
Total Retainage (Line 5a+5b or total in Column I on G703)	\$	28,699
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	545,273
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	516,575
8. CURRENT PAYMENT DUE	\$	28,699
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 Less Line 6)	\$	37,381

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in pervious months by Owner	\$ 33,890.00	\$ 0.00
Total approved this Month	\$ 6,528.00	\$
TOTALS	\$ 40,418.00	\$ 0.00
NET CHANGES by Change Order	\$ 40,418.00	

Recommended for Payment:

Kudela & Weinheimer
7155 Old Katy Road, Suite 270
Houston, Texas 77024

By: Travis Triola

Date: 5/1/2017

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):

Montrose Management District
5020 Montrose Suite 311
Houston, TX 77006

PROJECT

Montrose Identity Markers

FROM (CONTRACTOR):

NEC Signage + Architectural Products

(ARCHITECT):

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

1122 Lauder Rd.

Houston, TX 77039

CONTRACT FOR: Signage

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in Previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		\$0	
Approved this Month			
Number	Date Approved		
1	9/12/2016	\$16,541	
2	9/12/2016	\$17,349	
3	4/10/2017	\$ 6,528	
TOTALS		\$40,418	
Net change by Change Orders		\$40,418	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

James A. ...

4/27/17

By: _____ Date: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

APPLICATION NO: 7

DISTRIBUTION TO:

PERIOD TO: 04/30/2017
ARCHITECT'S
PROJECT NO: ☐
CONTRACTOR

☐ OWNER

☒ ARCHITECT

☐ CONTRACTOR

CONTRACT DATE: 3/14/2016

Application is made for Payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

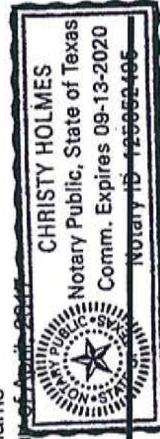
1. ORIGINAL CONTRACT SUM..... \$ 542,236
2. Net change by Change Orders..... \$ 40,418
3. CONTRACT SUM TO DATE (Line 1+2)..... \$ 582,654
4. TOTAL COMPLETED & STORED TO DATE..... \$ 573,972
(Column G on G703)
5. RETAINAGE:
 - a. 5% of Completed Work \$ 28,699
(Column D+E on G703)
 - b. % of Stored Material
(Column F on G703)
6. Total Retainage (Line 5a + 5b or Total in Column I of G703)..... \$ 28,699
7. TOTAL EARNED LESS RETAINAGE..... \$ 545,273
(Line 4 less Line 5 total)
8. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)..... \$ 516,575
9. CURRENT PAYMENT DUE..... \$ 28,698
10. BALANCE TO FINISH, PLUS RETAINAGE..... \$ 37,381
(Line 3 less Line 6)

State of: Texas County of Harris

Subscribed and sworn to before me this 27th day of April, 2017

Notary Public: *Christy Holmes*

My Commission expires: 9/13/20



AMOUNT CERTIFIED..... \$

(Attach explanation if amount certified differs from the amount applied for.) \$28,699.00

ARCHITECT:

By: *[Signature]*

Date: 5/1/17

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein, issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 7

APPLICATION DATE: 4/30/2017

PERIOD TO: 4/30/2017

PROJECT NO.: Montrose Identity Markers

A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	Electrical Service Installed Monument Bond	278,258.00	278,258.00	0.00		278,258.00	100%	0.00	\$13,913
2		254,268.00	252,114.00	0.00		252,114.00	99%	2,154.00	\$12,606
3		9,710.00	9,710.00	0.00		9,710.00	100%	0.00	\$486
CO#1		16,541.00	16,541.00	0.00		16,541.00	100%	0.00	\$827
CO#2		17,349.00	17,349.00	0.00		17,349.00	100%	0.00	\$867
CO#3		6,528.00				0.00	0%	6,528.00	\$0
	Subtotal	582,654.00	573,972.00	0.00	0.00	573,972.00	99%	8,682.00	\$28,699



SIGNAGE +
ARCHITECTURAL
PRODUCTS

Invoice

Invoice Number:

18813

Invoice Date:

Apr 28, 2017

Sold To:

Montrose Mgmt. c/o Kudela & Weinheimer
Attn: Travis Triola
7155 Old Katy Rd., Suite 270
Houston, TX 77024
713-869-6987

Job Location:

Montrose Management District
Entry signs
Various locations
Houston, TX 77024
713-869-6987

Customer ID	Customer Contact	Customer P. O.	Job Number	NEC Salesman	Payment Terms
MONTROSEMGM TDISTRICT	Travis Triola			Sherman H. Hink, P.E.	Due Upon Receipt

Quantity	Description	Unit Price	Total Price
1.00	PROGRESS BILLING PAY APPLICATION NO. 7 PROJECT: MONTROSE IDENTITY MARKERS 50% RETAINAGE:	28,698.00	28,698.00

Thank you for your business

Subtotal	28,698.00
Sales Tax	
Total Invoice Amount	28,698.00
Payment Received	
TOTAL	28,698.00

PLEASE REMIT PAYMENT TO:

NEON ELECTRIC CORPORATION
NEC SIGNAGE + ARCHITECTURAL PRODUCTS
1122 LAUDER ROAD
HOUSTON, TX 77039-2902

PHONE: (281) 987-1144
FAX: (281) 987-9443
necsignsandproducts.com

**AIA****Document G701™ – 2001****Change Order**

PROJECT: (Name and address)
 Montrose Management District
 5020 Montrose Suite 311
 Houston, TX 77006

CHANGE ORDER NUMBER: 4
 DATE: 4/27/2017

OWNER ☐
 ARCHITECT ☐
 CONTRACTOR ☒

TO CONTRACTOR: (Name and address)
 NEC Signage + Architectural Products
 1122 Lauder Road
 Houston, TX 77039

ARCHITECT'S PROJECT NUMBER: Montrose Identity Markers
 CONTRACT DATE: 3/14/2016
 CONTRACT FOR: Signage

FIELD ☐
 OTHER ☐

The Contract is changed as follows:

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

1. Pull wire out of existing foundation, back to the C-Channel service. Dig up and remove pole foundation that was previously installed at the location of W. Dallas @ S. Shepherd. Restore location to original condition. Removal of the meter and the service connection at transformer is not included and is to the account of the District, if required. Remove existing unistrut rack that was installed next to the original foundation location. Restore location to original condition. ADD \$3,432
2. 100% credit for Change Order #3 CREDIT \$6528
3. Refund of installation of W. Dallas @ S. Shepherd sign, less protective wrapping and inside storage for up to 3 years. CREDIT \$1154

The original (Contract Sum) (Guaranteed Maximum Price) was \$ 542,236

The net change by previously authorized Change Orders \$ 40,418

The (Contract Sum) (~~Guaranteed Maximum Price~~) prior to this Change Order was \$ 582,654

The (Contract Sum) (Guaranteed Maximum Price) will be (~~increased~~) (decreased) (unchanged) by this Change Order in the amount of \$ -4,250

The new (Contract Sum) (~~Guaranteed Maximum Price~~), including this Change Order, will be \$ 578,404

The Contract Time will be (~~increased~~) (~~decreased~~) (unchanged) by (105) days.

The date of Substantial Completion as of the date of this Change Order, therefore, is May 30th, 2017

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price that 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 & WEINKEIMER
 ARCHITECT (Firm name)

NEC Signage + Architectural Products
 CONTRACTOR (Firm name)

OWNER (Firm name)

7155 OLD KATY RD.
 ADDRESS

1122 Lauder Rd., Houston, TX 77036
 ADDRESS

ADDRESS

[Signature]
 BY (Signature)

[Signature]
 BY (Signature)

BY (Signature)

TRAVIS TRIOLA
 (Typed name)

Sherman H. Hink
 (Typed name)

(Typed name)

5/1/17
 DATE

DATE

DATE

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

**AIA**[®]**Document G701™ – 2001****Change Order**

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 Montrose Management District
 5020 Montrose Suite 311
 Houston, TX 77006

CHANGE ORDER NUMBER: 4
DATE: 4/27/2017

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ARCHITECT ☐
CONTRACTOR ☒

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 NEC Signage + Architectural Products
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 ARCHITECT (Firm name)

NEC Signage + Architectural Products
 CONTRACTOR (Firm name)

OWNER (Firm name)

7155 OLD KATY
 ADDRESS

1122 Lauder Rd., Houston, TX 77036
 ADDRESS

ADDRESS

[Signature]
 BY (Signature)

[Signature]
 BY (Signature)

BY (Signature)

TRAVIS TRIOLA
 (Typed name)

Sherman H. Hink
 (Typed name)

(Typed name)

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TRAVIS TRIOLA
 (Typed name)

Sherman H. Hink
 (Typed name)

(Typed name)

5/1/17
 DATE

DATE

DATE

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04/30/17

Mr. Josh Hawes

Hawes Hill Calderon L.L.P.
9610 Long Point Road, Suite 150
Houston, TX 77055

via email/PDF

RE: Montrose Mgmt. District – "Bridges/Signs Consolidated Control" Proposal

Hi, Josh –

First of all, thank you for requesting that touch thirty three, inc. ("t33") provide you with a Proposal for consolidating the control functions of the Montrose Sign Project and the I69 Bridges Lighting System. As we discussed during our meeting last Friday, the unique nature of this Project already presented a number of challenges with respect to properly networking the twelve individual Signs into single "operational entity" – one that can be easily and reliably controlled from a single "home office" location – and I'd be "lying by omission" if I didn't say that tying in the simultaneous control of the seven I69 Bridges AND doing so from virtually any location via laptop adds a layer of complexity that many might quickly turn away from. That said, this is precisely the type of Project that t33 is happy to participate in. After all, if it were particularly easy to do this you'd probably be able to just give Best Buy a call and have them handle it the same afternoon...

Included with this letter is a PDF copy of our Proposed Budget for the work to be done – which I hope is relatively self-explanatory. There are, however, a few wrinkles that I'd like to briefly point out:

- 1) I've taken our meeting discussion into account in developing this Budget, especially with respect to achieving the desired end goal of creating a very simplistic "human interface" that will allow virtually anyone (with the proper password, of course) to select and control precisely which "program" will be run on each Sign and/or Bridge – either as individual units or as any type of a consolidated whole. The final interface layout and "operational flow" will be jointly designed by both t33 and Ruby Lighting, with final approval by MMD personnel.
- 2) This Proposal includes all necessary equipment (and it's physical installation) so as to allow the Bridge control system interface to behave in much the same manner as the existing Signs, i.e. able to "speak and be spoken to" with respect to the program being run and the operational status of the Bridges technical systems.

(cont.)

touch thirty three, inc.

consultation • design • project management • programming

1712 MILFORD STREET

| HOUSTON TEXAS 77098-5408

| 713.526.9933

| TOUCH33.COM

- 3) In order to support correct wireless communication (a requirement of the Signs) and to support the existing "hard-wired" communication of the Bridges, t33 has selected a MetroLogics "cellular VPN data package" such that the Signs/Bridges all show up for one another as if they were connected to a private network (and not as individual "calling points" within a cellular community). The annual fee for this type of data package is inherently more expensive than the Verizon package already paid for (but not yet deployed) in the original Signs Budget. For this reason, you'll notice that the charge for the Verizon package already paid for in the Signs Budget has been "credited out" in this Proposal.
- 4) It should be noted that one of the intrinsic challenges in "marrying" these two lighting systems together is that their sizes and capabilities are dramatically different – even though the lighting controllers (and programming) used in both is quite similar. In order to get to the desired "consolidated" end result, both t33 and Ruby Lighting will need to work closely together to determine the most efficient programming/control topology to be used. As requested, t33 has included the fees proposed by Ruby Rubenstahl of Ruby Lighting for their programming services that will be a necessary part of the work to be done.
- 5) t33 respectfully requests a 50% deposit upon order. Since we anticipate that completion of the Work should occur within 45 days A.R.O. (assuming that this Proposal is accepted prior to May 10th, 2017) we do not expect that any progress payments will be necessary, and further request that full payment of the outstanding balance be made upon satisfactory demonstration of correct system operation.

In closing, I hope that this Proposal and the information that it contains will enable you to quickly move this Project forward. Thank you again for the opportunity to work with you, and I look forward to hearing from you at your earliest convenience.

Best Regards,


Bruce Coffman, LEED AP
touch thirty three, inc.

Montrose Management District – Houston, Texas

Page 1 of 1

Bridges/Signs Consolidated Control System Budget v1.0 (04/29/17)

System Integration Equipment

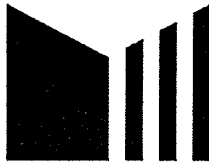
Quantity	Item and Description	Unit	Ext.
1	CloudGate 11897A communication interface processor	\$598.00	\$598.00
1	CloudGate 11921 WiFi card above	\$99.00	\$99.00
1	CloudGate 9103 USB card above	\$39.00	\$39.00
1	Taoglas "Storm" MA412 weatherproof antenna system above	\$98.00	\$98.00
1	AMX MCP-106 control system processor	\$700.00	\$700.00
1	Luxul XFS-1084P PoE network data switch	\$130.00	\$130.00
1	JuiceGoose SL-350 lithium-ion UPS/power conditioner	\$399.00	\$399.00
1	MetroLogics cellular data package (annual fee)	\$1,500.00	\$1,500.00
-1	Verizon cellular data package (annual cost – CREDIT)	\$560.00	(\$560.00)
1	t33/ECD misc. installation materials above	\$200.00	\$200.00
Equipment Total			\$3,203.00
less discount			(\$407.24)
Discounted Equipment Total			\$2,795.76
estimated freight above			\$131.00
Landed Equipment Total			\$2,926.76
sales tax above			\$241.46
System Integration Equipment Total			\$3,168.22
t33 Assembly/Device Termination/Setup			\$2,220.00
AMX processor/touchscreen Programming			\$2,775.00
RubyLighting Traxon/Bridge Programming			\$1,300.00
Bridges/Signs Consolidated Control System Grand Total			\$9,463.22

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

8. Receive an update from the Marketing and Business Development Committee.
 - Consider a service agreement with Busy Bee creatives LLC for website and social media services



APRIL 2017 MONTHLY PR AND MARKETING REPORT

TO: Committee Chair, Steve Madden
THROUGH: Executive Director, David Hawes
FROM: Communications Director, Gretchen Larson
DATE: May 8, 2017

The marketing committee meets as needed and the next meeting will be May 10 at 11:00 a.m. at the District offices. Ongoing activities included:

1. Monthly e-newsletter
2. Responded on multiple occasions to requests from the media and the public about the on-going bridge lighting equipment installation.
3. Staff and the PR team responded to media and public inquiries with regard to anti-gay posters being affixed in METRO bus shelters. The board was updated shortly after the District team was informed once our plan of action was set. See attached report for official District response.
4. Completed revisions to the community stakeholder survey and it has been approved by the committee chair as of this report and we are waiting on a few final comments from the remainder of the committee. The committee chair has asked that it be presented at the May 8 BOD meeting.
5. The visual identity system (VID) will be presented (with options) to the committee at their May 10 meeting.

The bi-annual recycling event was held on **April 29 from 10 am to 2 pm** at Walgreen's. Secure document shredding was provided by the District via Pro Shred and the electronics pick up service was sponsored by CompuCycle. Staff estimated approximately 70-75 vehicles came through the lines and **2,250** pounds of documents were shredded and **2,128** pounds of electronics were picked up.

The BA made **68** visits during April and assisted with distribution of flyers along Lower Westheimer announcing the city public meeting on April 20 (see attached). The BA also assisted several businesses with Lock, Hide, Store signs, provided district tours to two new store managers, introduced several businesses requesting marketing assistance to the team at Out Smart magazine, and attended a meeting of the new LGBTQ Chamber.

TWITTER:

Number of total tweets from April 01-April 30:	67
Increase in Followers for April:	111
Total Followers:	9,360

 46,086 Organic Impressions	 798 Total Engagements	 425 Link Clicks
--	---	--

FACEBOOK:

Total number of 'likes' in April: (Up from 23,136 in March)	23,633
Total page views this month:	190,065

 190,065 Impressions	 1,712 Post Engagements	 2,196 Link Clicks
---	--	--

Top 5 Posts:

Montrose Receives \$1M to Get Greener	19,955
Post Regarding Man Missing from Montrose Bar	11,234
Public Meeting Re: Lower Westheimer Corridor	4,674
Houston's Ten Best Restaurants	3,887
12 Margaritas to Drink Right Now	3,827

Twitter

Our top mention for April 2017 is to the right. As you can see, we are synonymous with Montrose as a neighborhood now. People frequently tag us in their photos and other posts about Montrose on Twitter, and we respond when appropriate. These posts also net us followers when people who aren't aware of our account see the tweet and realize we post about Need to Know neighborhood news.

A tweet about our Recycle Day is below. It was popular on Twitter, with 13,864 reach, 2 favorites, 51 clicks, and 2 retweets.

Top mention earned 74 engagements



Amar Mohite

@amarpmohite · Apr 15

Thanks @midtownHOU @BikeHouston for leading the ride thru @DowntownHouston @buffalobayou @MontroseHTX
pic.twitter.com/y7cavRXxgW



MontroseHTX

Let us help you recycle at our Recycle Day this Saturday! Check out the list of what we can accept here: <https://t.co/0gH4OQxzb>

(Tweet) by Tawny T. April 24, 2017 1:12 pm

13,864

2

51

2



Published by Tawny Tidwell [?] · April 13 at 10:05am ·

A grant from Texas Parks and Wildlife will turn this asphalt lot into a brand new park in Montrose.



Montrose Receives A One Million Dollar Grant to Get Greener | Houston Public Media

An asphalt lot in Montrose will become that neighborhood's newest green space. The Houston Parks Department was awarded a one million dollar grant to build a...

HOUSTONPUBLICMEDIA.ORG

19,955 People Reached

897 Reactions, Comments & Shares

690 Like 471 On Post 219 On Shares

92 Love 71 On Post 21 On Shares

4 Wow 2 On Post 2 On Shares

39 Comments 20 On Post 19 On Shares

74 Shares 72 On Post 2 On Shares

1,233 Post Clicks

0 Photo Views 750 Link Clicks 483 Other Clicks

NEGATIVE FEEDBACK

8 Hide Post

4 Hide All Posts

Facebook

Above is our most popular post for April. It reached 19,955 people, and received 897 reactions, comments, and shares, as well as 1,233 post clicks.

We also reached 6,104 people with our posting of Recycle Day event. We reached an additional 3,300 people with posts of the flyer and cover image regarding the event.

29 APR MMD Recycle Day
Sat 10 AM · Walgreens · Houston

6,104
Total Event Reach

112
Total Responses

7
Total Ticket Clicks

Statistics:

Key Article	Facebook Reach	Twitter Reach	Clicks (Total)
Recycle Day	10,384	98,600	251
Public Safety Profile	1,650	27,000	76

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

Newsletter Open Rate: 32.1%
Compare to industry average: 23%)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Weekly Update 04-28 Regular · Weekly Board Update List Sent on Fri, Apr 28, 2017 3:30 pm	15 Subscribers	40.0% Opens	6.7% Clicks
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Weekly Update 04-21 Regular · Weekly Board Update List Sent on Fri, Apr 21, 2017 3:30 pm	15 Subscribers	33.3% Opens	13.3% Clicks
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Weekly Update 04-14 Regular · Weekly Board Update List Sent on Fri, Apr 14, 2017 3:30 pm	15 Subscribers	33.3% Opens	6.7% Clicks
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Weekly Update 04-07 Regular · Weekly Board Update List Sent on Fri, Apr 07, 2017 3:30 pm	15 Subscribers	33.3% Opens	13.3% Clicks



MONTROSE
DISTRICT

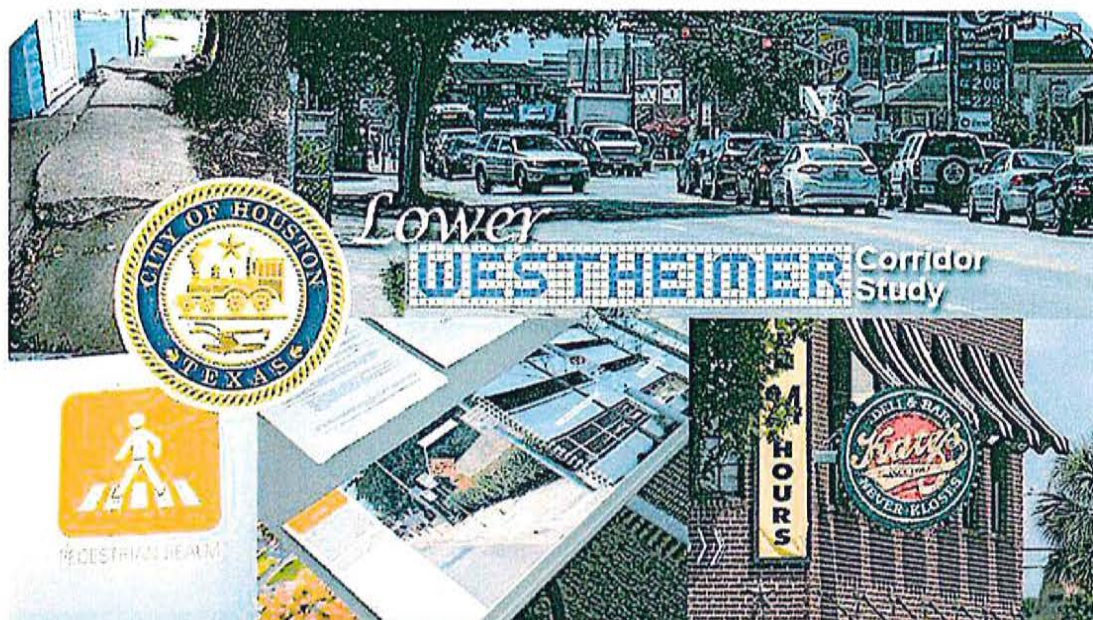
Montrose Management District response to posters hung in bus shelters by unknown persons in April 2017.

The Montrose Management District is shocked and dismayed by recent discoveries of anti-LGBT materials posted around Montrose. The District is working closely with law enforcement officers to uncover those responsible for defacing public property and deliberately attempting to antagonize members of our community. We will use every available legal remedy to hold perpetrators responsible and discourage future acts.

The Montrose Management District condemns hate speech of any kind and is dedicated to protecting the diversity, vibrancy and sexual identity and orientation of individuals who live, work and visit our community without question or prejudice. We view our charter of enhancing and promoting the commercial interests of business owners as being intertwined with protecting the rights and liberties of our proudly diverse community.

Montrose is a unique and cherished part of the City of Houston. Our community's identity is based on individual freedoms and the opportunities for our citizens to pursue life on their own terms. The Montrose Management District stands with our friends and neighbors against any efforts to threaten or alienate a minority or group.

Please report any incidents of hate speech, whether in person or through signage, to the Houston Police Department at 713-884-3131.



City of Houston's Lower Westheimer Corridor Study Public Meeting



Thursday, April 20 @6-8pm
W Gray Multi-Service Center
 1475 West Gray Street

The City of Houston is almost finished with their study of the Lower Westheimer corridor. The City did a significant amount of work with the community to ensure they were being responsive to neighborhood input when planning improvements to such a unique and historic area. The major theme of community feedback was a greater focus on walkability without increasing traffic congestion.

The redesign is a bold departure from the current configuration of Westheimer.

Highlights include reduction of traffic lanes from four to two, provision of left-turn lanes at every signalized intersection, "farside bus slips" - stops after an intersection and outside of travel lanes, wider sidewalks, and strategic on-street parking - largely between Montrose and Shepherd.

The Montrose District believes it is critical that any changes to Lower Westheimer reflect the vision and needs of the community, and do not result in negative impacts to businesses, property owners, and surrounding neighborhoods. For that reason, we urge you to attend and provide feedback.

Following conclusion of the study, the City of Houston will initiate design of the portion of Lower Westheimer extending from Montrose to Main with the possibility of reconstruction of that portion in 2020.

For additional information, please visit the City of Houston's website at houstontx.gov/planning/transportation/CMP/LowerWestheimer

MontroseDistrict.org
 fb://MontroseDistrict
 x/MontroseDistrict



AGENDA MEMORANDUM

TO: Montrose District Board of Directors
FROM: Executive Director
DATE: May 8, 2017
ITEM XX: Service Agreement with Busy Bee Creatives, LLC for website and social media services

The District has been using the services of Chris Labod for website updates and social media maintenance services for the past several years. Mr. Labod has informed staff that he has incorporated his business, creating a new company, Busy Bee Creatives, LLC. In order for Mr. Labod to begin invoicing under his new company we are required to present a new services agreement for consideration by the board.

Staff notes that there is no change in services or costs to the District from the previous agreement with Mr. Labod. Staff recommends approval of the request to enter into a new services agreement with Busy Bee Creatives, LLC for website and social media services.

SERVICE AGREEMENT

This Service Agreement (this "Agreement") is entered into on _____, 2017 (the "Effective Date") by and between the Montrose Management District, a conservation and reclamation district and a body politic and a political subdivision of the State of Texas, created under the authority of Article XVI, Section 59 of the Texas Constitution and operating under and governed by the provisions of Chapters 49 and 54, Texas Water Code, as amended (the "Owner"), and Busy Bee Creatives, LLC (the "Contractor").

RECITALS

WHEREAS, the Owner has determined it is in the Owner's best interest to engage a professional service provider for the services described herein; and

WHEREAS, the Parties have read and understood the terms and provisions set forth in this Agreement and have been afforded a reasonable opportunity to review this Agreement with their respective legal counsel;

NOW, THEREFORE, in consideration of the premises, mutual promises, covenants, obligations and benefits herein contained, the Owner and Contractor agree as follows:

I.

SERVICES

Section 1.01. Services. Contractor shall perform website support services (the "Services") for the Owner as authorized from time to time by written task orders ("Task Orders") approved by Owner's Board of Directors (the "Board"), and Contractor shall be compensated for such Services as approved by the Board. Contractor may not deviate from approved Services without the prior written consent of the Board. Task Orders shall be evidenced by a written proposal or service order, which shall include the Services to be performed, the location, and the fees. Currently approved Task Orders are attached hereto as **Exhibit A**. Each Task Order shall be added as another exhibit to this Agreement, signed and dated by Owner and Contractor. The exhibits added shall be sequenced in alphabetical order beginning with **Exhibit B** and shall be dated when approved by the Board. All fees described in the Task Orders shall include charges for labor, materials, insurance, equipment and any other items required to perform the work in the Services. The terms of this Agreement shall supersede any standard or preprinted terms appearing on the face or reverse side of any task order.

II.

COMPENSATION

Section 2.01. Payment for Services. Contractor shall submit a detailed monthly invoice (together with any back-up documentation requested by the Owner) indicating the Services performed for that month under the terms of this Agreement. Contractor shall submit detailed invoices to the Owner's bookkeeper:

Caryn R. Adams
Municipal Accounts & Consulting L.P.
1300 Post Oak Blvd., Ste. 1600
Houston, TX. 77056
Direct: 713-366-3051
Fax: 713-629-6859
cadams@municipalaccounts.com
www.municipalaccounts.com

Payment shall be made within forty-five (45) days of the approval of Contractor's invoice by the Owner. Interest shall not be paid on service invoices.

Contractor agrees that upon completion of the work called for hereunder, it will furnish the Owner with proof, satisfactory to the Owner, that all labor, material and equipment for which Contractor has been paid, have been satisfied and paid, unless the Owner waives such proof. Upon furnishing such proof, or waiver thereof, the amount billed by Contractor will be reviewed by the Owner for approval and all undisputed amounts shall be paid to Contractor in accordance with this Section.

III.

GENERAL CONDITIONS

Section 3.01. Contractor's Duties. Contractor covenants with the Owner to furnish its best skill and judgment in performing the Services for the Owner. Contractor agrees to furnish efficient business administration and superintendence and to use its best efforts to furnish at all times an adequate supply of workmen, materials and equipment and to perform the Services in the most expeditious and economical manner. Contractor agrees to exercise reasonable diligence in performing the Services, using the degree of care and skill that a prudent person in the same or similar profession would use.

Section 3.02. Relationship of Owner and Contractor. Contractor has been retained by the Owner for the sole purpose and to the extent set forth in this Agreement. It is understood and agreed that all work so done by Contractor shall meet with Owner approval, but that the detailed manner and method of performing the Services shall be under the control of Contractor. Contractor's relationship to the Owner during the term of this Agreement is that of an independent contractor. The relationship between the Owner and Contractor is not exclusive.

Section 3.03. Indemnification.

CONTRACTOR SHALL INDEMNIFY, AND HOLD HARMLESS THE OWNER, ITS DIRECTORS, OFFICERS, EMPLOYEES, AGENTS AND ASSIGNS (THE "INDEMNIFIED PARTIES") FROM AND AGAINST CLAIMS, DEMANDS, OR CAUSES OF ACTION (AND ALL LOSSES, LIABILITIES, EXPENSES, AND JUDGMENTS INCURRED IN CONNECTION THEREWITH, INCLUDING BUT NOT LIMITED TO REASONABLE ATTORNEYS' FEES AND EXPENSES, COURT COSTS, AND OTHER EXPENSES INCURRED IN ENFORCING THIS INDEMNITY

PROVISION) OR FROM ANY OTHER LOSS OR CLAIM ARISING FROM THIRD PARTY PERSONAL INJURY OR PROPERTY DAMAGE BROUGHT BY CONTRACTOR OR ANY OF CONTRACTOR'S EMPLOYEES, DIRECTORS, OFFICERS, AGENTS, OUTSIDE ADVISORY OR SUPPORT CONSULTANTS, OR REPRESENTATIVES, OR BY ANY THIRD PARTY, BUT ONLY TO THE EXTENT BASED UPON, OR IN CONNECTION WITH, RESULTING FROM, OR ARISING OUT OF, THE NEGLIGENT ACTS, ERRORS OR, OMISSIONS, OR MISCONDUCT OF CONTRACTOR'S EMPLOYEES, DIRECTORS, OFFICERS, AGENTS, OUTSIDE ADVISORY OR SUPPORT CONSULTANTS, OR REPRESENTATIVES, IN THE PERFORMANCE OF PROFESSIONAL SERVICES.

Section 3.04. Term and Termination. Either party may terminate this Agreement at any time, without cause, upon thirty (30) days written notice to the other party. Contractor shall not be entitled to any payment or further payment other than for work performed or material, equipment, or supplies furnished prior to such termination. The Owner does not waive any other remedy allowed under Texas law.

Section 3.05. Agreement Controls. To the extent that there is any inconsistency between the provisions of this Agreement and any attachments or exhibits hereto, the terms of this Agreement shall control.

Section 3.06. Regulatory Requirements. All work will be done in strict compliance with all applicable city, county, state and federal rules, regulations and laws and any codes which may apply to the Services being provided. Contractor will obtain all permits and licenses required to perform the Services and will be responsible for securing inspections and approvals of its work from any authority having jurisdiction over Contractor's Services.

Section 3.07. Safety and Health Standards. Contractor shall observe and comply with all applicable federal, state and local health and safety laws and regulations.

Section 3.08. Inspection. The Owner and its duly authorized representatives shall have the right to inspect all Services being performed hereunder at any time. Contractor agrees to maintain adequate books, payrolls and records satisfactory to the Owner in connection with any and all Services performed hereunder and to maintain such books, payrolls and records for at least four years. The Owner and its duly authorized representatives shall have the right to audit such books, payrolls and records at any reasonable time or times.

Section 3.09. Warranty. In addition to other common law and statutory warranties, whether implied or express, Contractor's warranty applies to materials, parts, labor and workmanship for one year from the date of completion of the Project. Contractor shall transfer all manufacturers' warranties to the Owner.

Section 3.10. Assignability. Contractor shall not assign its rights or obligations or any sum that may accrue to it hereunder without the written consent of the Owner, which shall be granted or denied in the Owner's sole discretion.

Section 3.11. Modifications. This Agreement shall be subject to amendment, change or modification only with the prior mutual written consent of the Owner and Contractor, except to add any future exhibits pursuant to Section 1.01.

Section 3.12. Force Majeure. In the event either party to this Agreement is rendered unable, wholly or in part, by force majeure including an act of God; strikes; lockouts, or other industrial disturbances; acts of the public enemy; orders of any kind of government of the United States or the State of Texas or any civil or military authority (other than a party to this Agreement); insurrections; riots; epidemics; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; droughts; arrests; civil disturbances; explosions; or other inability similar to those enumerated; to carry out its obligations under this Agreement, it is agreed that party shall give written notice of such act to the other party as soon as possible after the occurrence of the cause relied on and shall, thereafter, be relieved of its obligations, so far as they are affected by such act, during the continuance of any inability so caused, but for no longer.

Section 3.13. Agreement Subject to Applicable Law. This Agreement and the obligations of the parties hereunder are subject to all rules, regulations and laws which may be applicable by the United States, the State of Texas or any other regulatory agency having jurisdiction.

Section 3.14. Governing Law. This Agreement is governed in accordance with the laws of the State of Texas and shall be enforceable in the county in which the Owner is located.

Section 3.15. Waiver. No waiver or waivers of any breach or default by a party hereto of any term, covenant or condition or liability hereunder of performance by the other party of any duty or obligation hereunder will be deemed a waiver thereof in the future, nor will any such waiver or waivers be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, character or description, under any circumstances.

Section 3.16. Intended Beneficiaries. This Agreement is for the sole and exclusive benefit of the Owner and Contractor and will not be construed to confer any benefit upon any other party.

Section 3.17. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person or circumstance is ever held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances will **not** be affected hereby.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in multiple copies, each of equal dignity, as of the date set forth on the first page hereof.

[EXECUTION PAGE FOLLOWS]

Exhibit A

Maintenance Plan for Website and Social Media - \$350 / month

We maintain the website, Twitter and Facebook accounts as well as an email database for you. Based on your newsletters and press releases, we update these services as needed and send out mass emails with a custom template. We monitor news relevant to your district and update your site and social media accounts accordingly.

Where needed, we adjust the content to match the technical possibilities and limitations of the individual medium.

Website Maintenance

- Hosting of the site
- Regular security scans and malware protection
- Daily back-up of database, weekly back-up of complete website
- Restore of website from back-up if needed
- Update of WordPress core system as needed
- Update of plug-ins as needed
- Update of content based on newsletters, press releases, Aldine District related news, and other relevant information sources

Social Media

- Update and maintenance of Twitter and Facebook accounts based on newsletters, press releases, Aldine District related news, and other relevant information sources

Mass eMail

- Setup and maintenance of email database
- Management of subscribers
- Design of custom email templates as needed
- Email of “news blasts” to subscribers in database
- Detailed campaign reports available

Owner:

Montrose Management District

Contractor:

Busy Bee Creatives, LLC



MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

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

Memorandum

TO: Montrose Management District Board of Directors
FROM: District Executive Director
DATE: April 26, 2017
SUBJECT: Business & Economic Development Committee Meeting

The Business & Economic Development Committee of the Montrose Management District held its April meeting on April 26, 2017, at Prosperity Bank, 5020 Montrose Blvd. Members attending were Ryan Haley, Charlie Norris, and Larry Zomper. Staff present were Ray Lawrence, Kristen Gonzales, and Dennis Beedon. Larry's wife, Zena, attended as a guest. The meeting was called to order at 11:40 AM.

Approval of March Minutes

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

Plans for May Breakfast Meeting/Focus Group

The committee agreed to the following with respect to a May Breakfast meeting:

- **Purpose.** To obtain respondent assessments of the services presently being performed, priorities for City of Houston actions and ways in which the District can assist them.
- **Location.** Canopy Restaurant, 3939 Montrose. Clair Smith is the manager.
- **Time and Date.** 7:30 AM, Wednesday, May 24, 2017 (tentative)
- **Sponsor.** Prosperity Bank.
- **Participants.** Owners and managers of apartment properties subject to the assessment representing a mix of high-rise, mid-rise, and low rise complexes. Class A, B, and C. (Josh Hawes is requested to provide a list of up to 20 potential respondents. Larry Zomper will also request Jason Ezer's help over lunch.)
- **Discussion Guide Topics.** Familiarity with the district, most important district services, ratings of district performance of services, opinions on recent enhancement projects, priorities for future City of Houston infrastructure improvements, and ways we can help them.

Permitting Activity

Ray Lawrence is now producing a monthly report of City of Houston permitting activity for the District. The March report indicated that permits had been issued for the demolition of the remaining 320 Richmond Square Apartments at 1400 Richmond on Menil owned property. The apartments are supposedly being torn down to make way for the next phase of Menil campus development. There is a high likelihood that the planned \$40 million Menil Drawing Institute, for which renderings have recently been completed, will be constructed on the site.

Announcements

Ray Lawrence reported that he had attended the City Public Works & Engineering Department's third Lower Westheimer study planning meeting held at the West Gray community center on April 20. The department's presentation is available on line at www.lowerwestheimerstudy.org. Comments are being accepted until May 31.

Adjournment

The meeting was adjourned at 12:36 PM.

**CITY OF HOUSTON PERMIT ACTIVITY REPORT
MONTROSE MANAGEMENT DISTRICT
April 2017**

Address	Project
205 Portland	4-Story single family residence w/attached garage
207 Portland	4-Story single family residence w/attached garage
1529 Vermont	Single family residence w/attached garage
1527 Vermont	Single family residence w/attached garage
1237 W Bell	Single family residence w/attached garage
1239 W Bell	Single family residence w/attached garage
1801 Richmond	2,107 SF Coffee shop
1712 Michigan	Single family residence w/attached garage
1708 Michigan	Single family residence w/attached garage
1509 Hawthorne	Single family residence w/attached garage
1521 Marshall	Single family residence w/attached garage
1415 California	4,291 SF Clinic build-out
1810 W Bell	Single family residence w/attached garage
2012 Indiana	Single family residence w/attached garage
2016 Indiana	Single family residence w/attached garage
1845 Kipling	Single family residences w/attached garage

MONTROSE MANAGEMENT DISTRICT
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

10. Receive the Executive Director's Monthly Report.

MONTROSE MANAGEMENT DISTRICT

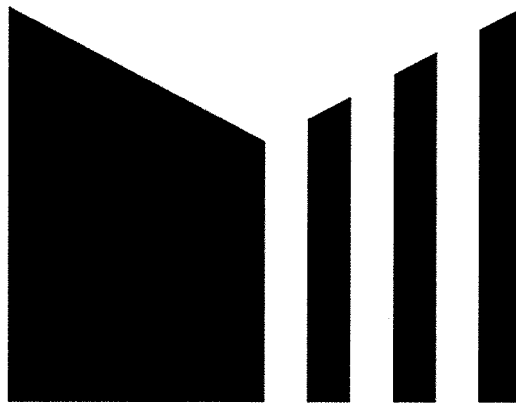
SERVICE PLAN

MONTHLY REPORT

April 10 – May 8, 2017

COMMITTEE ACTIVITY

STAFF ACTIVITY



COMMITTEE ACTIVITY

Mobility and Visual Improvements Committee

The committee met on May 1.

Finance Committee

The committee met on May 8.

Public Safety Committee

The committee met on May 1.

PR, Marketing and Business Relations Committee

The committee did not meet in April. Their next meeting is scheduled for May 10 at 11:00 at the District offices.

Business and Economic Development Committee

The committee met on April 26.

STAFF ACTIVITY

April 10 – May 8, 2017

PR, Marketing and Business Relations Committee

Staff worked throughout the review period with the Committee Chair on all of the coms plan and community engagement projects underway. A detailed report of the activities of staff, the team at Steel, and the creative team are included in the PR, Marketing and Business Relations report.

Ongoing projects included the monthly e-newsletter, weekly BOD updates on social media coverage, and daily updates via SM about happenings in the business community.

Business Ambassador Program

The BA made (68) business visits during April. The BA distributed flyers along Lower Westheimer

announcing the city public meeting on April 20 (see attached). The BA also assisted several businesses with Lock, Hide, Store signs, provided district tours to two new store managers, introduced several businesses requesting marketing assistance to the team at Out Smart magazine, and attended a meeting of the new LGBTQ Chamber.

Civic and HOA Meetings

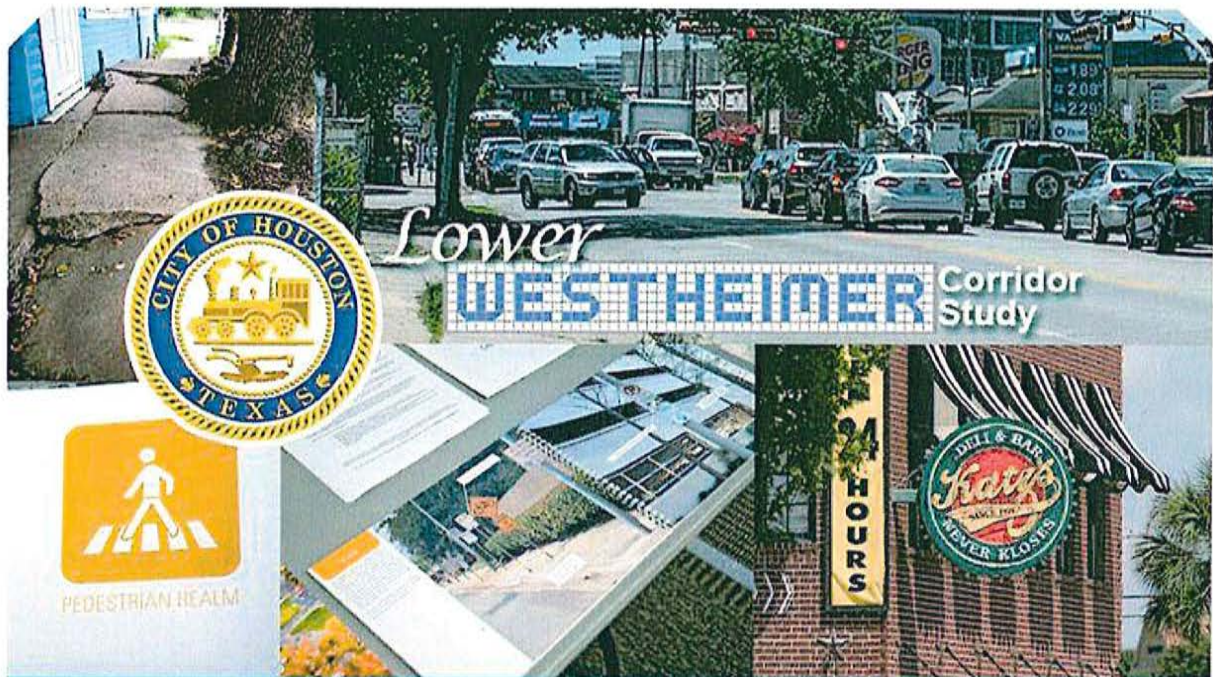
Staff attended the Neartown Association meeting on April 25.

PR, Marketing, Web and Social Media

See attached report in the monthly PR, Marketing and Business Relations report.

Finance Committee

The committee met on May 8th 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.



City of Houston's Lower Westheimer Corridor Study Public Meeting



Thursday, April 20 @6-8pm
W Gray Multi-Service Center
 1475 West Gray Street

The City of Houston is almost finished with their study of the Lower Westheimer corridor. The City did a significant amount of work with the community to ensure they were being responsive to neighborhood input when planning improvements to such a unique and historic area. The major theme of community feedback was a greater focus on walkability without increasing traffic congestion.

The redesign is a bold departure from the current configuration of Westheimer.

Highlights include reduction of traffic lanes from four to two, provision of left-turn lanes at every signalized intersection, "farside bus slips" - stops after an intersection and outside of travel lanes, wider sidewalks, and strategic on-street parking - largely between Montrose and Shepherd.

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For additional information, please visit the City of Houston's website at houstontx.gov/planning/transportation/CMP/LowerWestheimer

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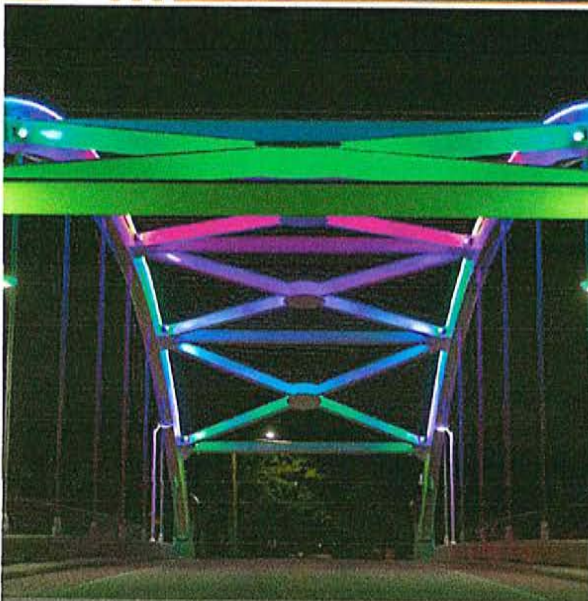
Roy Hill

From: Montrose Management District
Sent: Thursday, April 13, 2017 3:02 PM
To: rhill@hhcllp.com
Subject: Bridge Lights To Operate Intermittently in Final Construction Phase, Recycle Day April 29th

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](#).



MONTROSE
DISTRICT



BRIDGE LIGHTS WILL OPERATE INTERMITTENTLY DURING FINAL INSTALLATION PHASE

The new, permanent LED lights spanning the 7 bridges over US 59 will be turned off intermittently over the next few weeks while Third Coast, the TxDOT light installation contractor, Gandy Squared, the lighting architect, and the District finalize wiring and component installation.

[READ MORE »](#)



Biskit Junkie
403 Westheimer
[FIND OUT MORE »](#)



Dripped Nails
1403 Westheimer
[FIND OUT MORE »](#)



My Montrose: Joellen Brayshaw, Castle Court Neighborhood Association

We sat down with Joellen Brayshaw, President of the Castle Court Neighborhood Association, about why she loves Montrose and what makes Castle Court a great place to live. [READ MORE »](#)

UPCOMING EVENTS

04.14 Between Land and Sea: Artists of the Coenties Slip

Between Land and Sea: Artists of the Coenties Slip brings together examples of the early work of Chryssa, Robert Indiana, Ellsworth Kelly, Agnes Martin, Lenore Tawney, and Jack Youngerman. [Learn More](#)

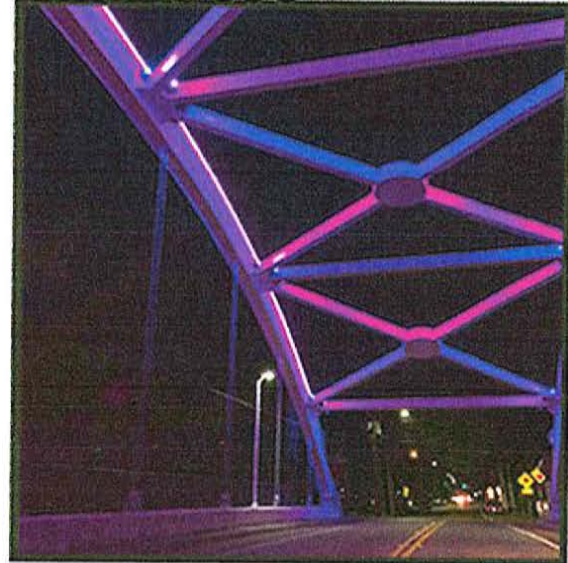
04.20 Lower Westheimer Corridor Study

You are invited to attend a meeting regarding the Capital Improvement Plan project along Westheimer Rd. and Elgin St. between Montrose Blvd. and Main St. This project is funded with construction scheduled for 2020. Anticipated construction changes include: traffic signals, a 6-to-10 foot sidewalk, adjusted turning lanes and bus stop locations. The City will also upgrade storm and wastewater lines as necessary. [Learn More](#)

04.29 Atlas, Plural, Monumental: Opening Reception

Cindy Atlas, Plural, Monumental is Paul Ramirez Jonas's first survey exhibition in the Americas. Including sculptures, photographs, videos, drawings, and participatory works made from 1991 to 2016, Atlas, Plural, Monumental demonstrates how Ramirez Jonas is redefining "public art" by investigating how a public is constituted, and what brings them together. [Learn More](#)

#montrose



@bearestofclaire via instagram
#montrosehouston

won't you be my neighbor

2 Day Postcards



April 29
10am-2pm
walgreens
@3317 montrose

Postcards

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

Yoga Ananda

Yoga

1822 W Alabama | Houston, TX | 77006 | [Contact](#)

Connect and Share:



[Check out the rest of the conversation here.]

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