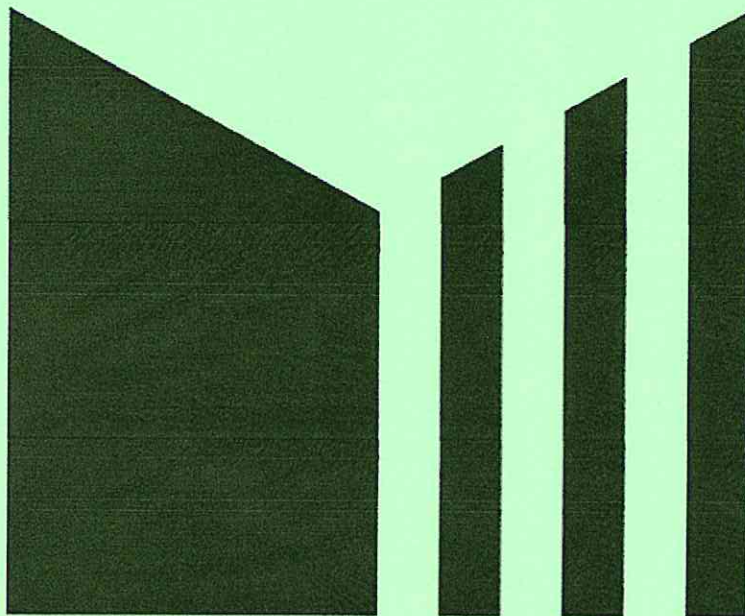


# MONTROSE MANAGEMENT DISTRICT



Agenda and Agenda Materials  
Meeting of the Board of Directors

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July 10, 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, July 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. Approve minutes of regular meeting held June 12, 2017.
4. Receive update and recommendations from Finance Committee.
  - a. Receive Assessment Collection Report
  - b. Receive and consider monthly financial report and approve invoices for payment.
  - c. Receive and approve FY2016 Financial Report and Audit from McCall Gibson Swedlund Barfoot PLLC.
5. Receive update from Public Safety Committee.
6. Receive and update and recommendations from Mobility and Visual Improvements Committee.
  - a. Consider purchase of bike racks.
  - b. Review and Consider proposal from Walter P Moore to conduct independent inspection of bridge lights prior to issuing final acceptance letter to TxDOT and subsequent maintenance obligations.
7. Receive update and recommendations from Marketing and Business Development Committee.
  - a. Consider bridge and identification marker lighting protocols.
8. Receive update from Business and Economic Development Committee.
9. Receive Executive Director's Monthly Report.
10. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss litigation, and matters related to the same.
11. Reconvene in Open Session and authorize appropriate action by legal counsel related to executive session.
12. Announcements.
13. Adjourn.



\_\_\_\_\_  
Executive Director

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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AGENDA MEMORANDUM

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

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3. Approve minutes of the regular meeting held June 12, 2017.

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

**June 12, 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, June 12, 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 -	vacant
Position 2 -	Tammi Wallace, <i>Secretary</i>	Position 10 -	Michael Grover
Position 3 -	William I. Davis, III	Position 11 -	Amir Sabzevari
Position 4 -	Lara Attayi	Position 12 -	vacant
Position 5 -	Dimitri Fetokakis	Position 13 -	vacant
Position 6 -	Robert Jara	Position 14 -	vacant
Position 7 -	Ryan Haley	Position 15 -	vacant
Position 8 -	Stephen L. Madden, <i>Vice-Chair</i>		

and all were present, with the exception of Directors Fetokakis and Madden, thus constituting a quorum. Also present were David Hawes, Ben Brewer, Josh Hawes, Gretchen Larson and Linda Clayton, all with Hawes Hill & Associates, LLP; Clark Lord, Bracewell LLP; Caryn Adams, Municipal Accounts; Pat Hall, Equi-Tax; and Ray Lawrence, Lawrence & Associates. Others attending the meeting were Barry Abrams, BlankRome; Officer Leon Laureano, Montrose HPD; Tawny Tidwell, Montrose MD social medial strategist; Michael Hardy; Eoles Whitaker, Office of State Representative Garnet Coleman; Heather Cook, Office of US Representative Ted Poe; Daphne Scarbrough, Richmond Avenue Coalition; Lee Anne Dixon, Walter P. Moore; and Eugene Nosad, Avondale Civic Assoc. Chairman Wynn called the meeting to order at 12:00 p.m.

**RECEIVE PUBLIC COMMENTS.**

Daphne Scarbrough commented on the lawsuit filed.

**INTRODUCTION OF BEN BREWER, III, EXECUTIVE DIRECTOR OF MONTROSE MANAGEMENT DISTRICT.**

Mr. Hawes introduced and welcomed Ben Brewer, III, who will be the new Executive Director of Montrose Management District effective July 1, 2017. Mr. Brewer provided a brief background of his experience. He stated he is excited about the challenges and opportunities and looks forward to working with everyone to take Montrose to new heights.

## **APPROVE MINUTES OF REGULAR MEETING HELD MAY 8, 2017.**

Upon a motion duly made by Director Grover, and being seconded by Director Wallace, the Board voted unanimously to approve the Minutes of the May 8, 2017, Board meeting, as presented.

## **RECEIVE UPDATE AND RECOMMENDATIONS FROM PUBLIC SAFETY COMMITTEE.**

The Public Safety Committee met on June 5, 2017, a copy of the Committee Minutes is included in the Board agenda materials. Officer Laureano presented the May 2017, Patrol Summary, included in the Board agenda materials, and answered questions.

### **a. Approve proposal from Montrose Car Care for security vehicle repair.**

Director Wallace reviewed the proposal from Montrose Car Care for repairs to the 2008 Ford Explorer security vehicle. She reported the Committee has reviewed the estimate and is recommending for approval. Upon a motion duly made by Director Wallace, and being seconded by Director Sabzevari, the Board voted unanimously to approve the proposal from Montrose Car Care Center in the amount of \$1,431.52, as presented.

## **RECEIVE UPDATE AND RECOMMENDATIONS FROM MOBILITY AND VISUAL IMPROVEMENTS COMMITTEE.**

Mr. J. Hawes reported the Committee met on June 5, a copy of the Committee Minutes is included in the Board agenda materials. He provided an update on the Special Parking Area application. He reported the identification markers are in the process of being integrating with the bridge lighting system. Mr. D. Hawes stated the bridge project is a TxDOT project and is still under TxDOT control. He stated TxDOT has not released the project to the District. He reported TxDOT is currently working on a punch list and it is anticipated the project will be completed by September. He reported until finalization the project is the responsibility of TxDOT. Mr. J. Hawes provided an update on the esplanade designs and stated Kudela & Weinheimer are preparing additional designs that will add more greenspace. He reported staff will begin community engagement on the esplanades next month.

### **a. Consider Pay Application No. 8 (Final) from NEC Signs for ID markers in the amount of \$33,131.00;**

### **b. Consider Pay Application No. 11 from Landscape Art for esplanade enhancements in the amount of \$3,984.33; and**

Upon a motion duly made by Chairman Wynn, and being seconded by Director Jara, the Board voted unanimously to (a) approve Pay Application No. 8 (Final) from NEC Signs in the amount of \$33,131.00, as presented; and (b) Pay Application No. 11 from Landscape Art in the amount of \$3,984.33, as presented.

### **c. Consider proposal from Touch Thirty Three for locks on bridge light control boxes.**

This item was tabled. This is included in the contract and is part of the punch list.

#### **RECEIVE UPDATE AND RECOMMENDATIONS FROM MARKETING AND BUSINESS DEVELOPMENT COMMITTEE.**

Ms. Larson reported the District services survey has been distributed to property and business owners. She reported the Business Ambassador made 50 visits during May. She distributed a supplemental marketing report, a copy is attached as Exhibit A.

- a. **Consider an agreement with Ambrose Communications LLC for professional writing services for District communications outreach.**

Ms. Larson reviewed the Service Agreement with Ambrose Communications LLC for professional writing services, included in the Board agenda materials. She reported funding for the services is budgeted and available in the marketing and communications budget. She reported the services are on an as needed basis at an hourly rate. Upon a motion duly made by Director Grover, and being seconded by Director Wallace, the Board voted unanimously to approve the Service Agreement with Ambrose Communications LLC for professional writing services, as presented.

#### **RECEIVE UPDATE AND RECOMMENDATIONS FROM FINANCE COMMITTEE.**

- a. **Receive Assessment Collection Report**

Ms. Hall presented the Assessment Collection Report, included in the Board agenda materials. She reported for the combined zones a 76% collection rate on the 2016 assessments. She reported an 88% collection rate for the 2016 assessments in the east zone with approximately \$870,000 in uncertified values; and a 71% collection rate on the 2016 assessments for the west zone with no uncertified values. No action from the Board was required.

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

Ms. Adams presented the Bookkeeper's Report and went over invoices, included in the Board agenda materials, and answered questions. Upon a motion duly made by Director Haley, and being seconded by Director Grover, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

#### **RECEIVE UPDATE FROM BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE**

Mr. Lawrence provided an update on the breakfast meeting with apartment managers in the District held on May 24, a copy of the Report is attached as Exhibit B. No action from the Board was required.

#### **RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT.**

Mr. D. Hawes reported the Executive Director's Report is included in the Board materials for review. No action from the Board was required.

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

The Board convened in Executive Session at 12:31 p.m.

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

The Board reconvened in Open Session at 1:36 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 1:36 p.m.

(Seal)



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Secretary

List of Exhibits:

- A. Supplemental Marketing Report
- B. Report on Breakfast Meeting with Apartment Managers, May 24, 2017

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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AGENDA MEMORANDUM

TO: Montrose Management District Board of Directors

FROM: Executive Director

SUBJECT: Agenda Item Materials

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4. Receive an update and recommendations from the Finance Committee.
  - a. Receive the Assessment Collection Report
  - b. Receive and consider the District's monthly financial report and approve invoices for payment
  - c. Receive and approve FY2016 Financial Report and Audit from McCall Gibson Swedlund Barfoot PLLC



**MONTROSE DISTRICT**  
**COMBINED EAST & WEST ZONES**

JUNE 2017  
BILLING AND COLLECTIONS SUMMARY

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2016	0.12500	\$2,441,153.46	\$1,889,343.88	\$551,809.58	77%
2015	0.12500	\$2,112,700.18	\$2,096,769.71	\$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:	2,026,191,895	Uncertified:	870,000
ASSESSED VALUE FOR 2015:	1,698,671,628	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  
June 2017  
BILLING AND COLLECTION SUMMARY  
FISCAL YEAR  
01/01/17 - 12/31/17**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2016	0.12500	\$708,961.90	\$644,466.75	\$64,495.15	91%
2015	0.12500	\$647,517.21	\$645,711.78	\$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	21,440.00	515,540.88
2015 Assessment Collected	-576.54	-952.38
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	2,919.69	6,489.26
Overpayments	1,453.84	4,979.59
CAD Lawsuits	611.85	1,356.28
CAD Corrections	0.00	0.00
Collection Fees	0.00	235.34
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
<b>Total Revenue</b>	<b>25,848.84</b>	<b>527,476.83</b>

Overpayments Presented for Refund	2,065.69	6,335.87
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2016:	575,331,871	Uncertified:	870,000
ASSESSED VALUE FOR 2015:	521,578,531	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	\$645,711.78	
2016	0.12500	403,344	383,177	\$644,466.75	
		3,695,531	3,510,754		369,553

The Projected Levy is based on the rate remaining at 0.12500

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

# MONTROSE DISTRICT EAST ZONE

June 2017

## TOP TEN ASSESSMENT PAYERS

PROPERTY OWNERS	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
PPF AMLI 2221 WEST DALLAS ST LL 200 W MONTROSE ST STE 2200 CHICAGO IL 60606-5070	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 MONTROSE BLVD 77006 4203 MONTROSE BLVD 77006	OFFICE BUILDINGS	16,669,146	20,836.43
UST REALTY COMPANY % UNIV OF ST THOMAS: ATTN PRES 3800 MONTROSE BLVD HOUSTON TX 77006-4626	02616400000027 02616300000021 02616300000001	4100 MONTROSE BLVD 77006 4203 YOAKUM BLVD 77006 4200 MONTROSE BLVD	OFFICE BUILDINGS	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 MONTROSE BLVD 77006	RETAIL PHARMACY	10,125,000	12,656.25
ARMSTRONG CHARLES 5000 MONTROSE 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

June 2017					
TOP TEN ASSESSMENT PAYERS					
01406800000009	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 BLVD LP 3815 MONTROSE BLVD 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**

June 2017						
TOP TEN DELINQUENTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
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	
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	
MACEY FAMILY PROPERTIES INC * 1717 SAINT JAMES PL STE 118 HOUSTON TX 77056-3409	92 014 148 000 0012	607 RICHMOND AVE 77006	SHOPPING CENTER	2016	1,945.83	
LOPEZ DAVID T & ROMELIA * 3900 MONTROSE BLVD HOUSTON TX 77006-4908	92 026 166 000 0001	3900 MONTROSE BLVD #1 77006	MIXED RETAIL	2016	1,864.25	
MT VERNON MONTROSE LOFTS LLC 1144 HEIGHTS BLVD HOUSTON TX 77008-6916	92 137 248 001 0001	0 MOUNT VERNON ST 77006	VACANT	2016	1,735.99	
TLP HAWTHORNE LLC 104 BRADBURY KING LAFAYETTE LA 70508-6639	92 037 031 000 0001	405 HAWTHORNE ST #24 77006	APARTMENT GARDEN	2016	1,577.44	

\* Pending HCAD Value Lawsuits

**Harris County Improvement District No. 6 / East Montrose  
Lawsuit and Arbitration Status Summary as of 6/9/2017**

Jur 930

**Summary**

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

**Settled**

950,469,690	Original value of <b>Settled</b> accounts as of 6/9/2017
291	Number of <b>Settled</b> accounts as of 6/9/2017
210,724,413	Reduction in value of <b>Settled</b> accounts
22.17%	Average % reduction in value of <b>Settled</b> accounts

**Unsettled**

179,210,728	Original value of <b>Unsettled</b> accounts as of 6/9/2017
61	Number of <b>Unsettled</b> accounts as of 6/9/2017

.125 Tax rate per \$100 valuation

<b>\$49,665</b>	Estimated reduction in assessment on 61 Unsettled accounts, based on 22.17% average
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**MONTROSE DISTRICT WEST ZONE  
ASSESSMENT COLLECTION REPORT  
June 2017  
BILLING AND COLLECTION SUMMARY  
FISCAL YEAR  
01/01/17 - 12/31/17**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2016	0.12500	\$1,732,191.56	\$1,244,877.13	\$487,314.43	72%
2015	0.12500	\$1,465,182.97	\$1,451,057.93	\$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:	Current Month	Year to Date
2016 Assessment Collected	-1,039.27	1,061,805.63
2015 Assessment Collected	-212.39	-1,037.81
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	1,112.76	5,370.51
Overpayments	53.90	4,882.34
CAD Lawsuits	9,280.54	16,848.75
CAD Corrections	0.00	250.56
Collection Fees	0.00	580.54
Estimated Payments	0.00	0.00
Court Fees	0.00	0.00
<b>Total Revenue</b>	<b>9,195.54</b>	<b>1,088,675.52</b>
Overpayments Presented for Refund	9,334.44	22,087.50
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2016:	<b>1,450,860,024</b>	Uncertified:	0
ASSESSED VALUE FOR 2015:	<b>1,177,093,097</b>	Uncertified:	0
ASSESSED VALUE FOR 2014:	<b>1,062,657,843</b>	Uncertified:	0
ASSESSED VALUE FOR 2013:	<b>905,339,131</b>	Uncertified:	0
ASSESSED VALUE FOR 2012:	<b>776,320,418</b>	Uncertified:	0
ASSESSED VALUE FOR 2011:	<b>705,155,443</b>	Uncertified:	0
ASSESSED VALUE FOR 2010:	<b>692,511,502</b>	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	\$1,451,057.93	
2016	0.12500	974,854	926,111	\$1,244,877.13	
		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**

June 2017

PROPERTY OWNER	ACCOUNT NOS	TOP TEN ASSESSMENT PAYERS		PROPERTY TYPE	VALUE	ASSESSMENT
		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

June 2017				
TOP TEN ASSESSMENT PAYERS				
MONTROSE REAL ESTATE PARTNERS LTD	1327190010001	0 W ALABAMA ST 77098	SUPERMARKET	44,181.49
C/O PROPERTY TAX DEPT	1327190010002	1701 W ALABAMA ST 77098		35,345.195
P O BOX 839999				
SAN ANTONIO TX 78283-3999				
4300 DUNLAVY DEVELOPMENT LLC	1286480010002	4310 DUNLAVY ST 77006	APARTMENT	38,846.82
101 BERKSHIRE ST				31,077.453
BELLAIRE TX 77401-5309				

MONTRONSE DISTRICT WEST ZONE

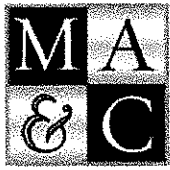
June 2017						
TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
FINGER FSC MONTRONSE LTD 99 DETERING ST STE 200 HOUSTON TX 77007-8259	94 121 519 001 0001	4899 MONTRONSE BLVD #187	APARTMENTS	2016	107,028.10	
FINGER-FSG DUNLAVY LTD % THE FINGER 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	49,437.50	
4300 DUNLAVY DEVELOPMENT LLC * 101 BERKSHIRE ST BELLAIRE TX 77401-5309	94 128 648 001 0002	4310 DUNLAVY ST #208 77006	APARTMENT	2016	36,859.01	
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 MONTRONSE BLVD FL 9 HOUSTON TX 77006-6550	94 036 024 000 0003	5020 MONTRONSE BLVD 77006	OFFICE BUILDINGS	2016	16,250.00	
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 6/9/2017**

Jur 939

<b>Summary</b>	
For Tax Years 2010-2015, for the period of September 2010 through May 2017	
Settled	
	Original value of <b>Settled</b> accounts as of 6/9/2017
1,894,315,644	Number of <b>Settled</b> accounts as of 6/9/2017
554	Reduction in value of <b>Settled</b> accounts
181,419,641	Average % reduction in value of <b>Settled</b> accounts
9.58%	
Unsettled	
	Original value of <b>Unsettled</b> accounts as of 6/9/2017
336,553,569	Number of <b>Unsettled</b> accounts as of 6/9/2017
144	
.125	Tax rate per \$100 valuation
	Estimated reduction in assessment on 144 Unsettled accounts, based on <b>9.58%</b> average
<b>\$40,290</b>	



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

## **Montrose Management District**

### **Bookkeeper's Report**

July 10, 2017

**Montrose Management District**  
**Cash Flow Report - Checking Account**  
As of July 10, 2017

Num	Name	Memo	Amount	Balance
<b>BALANCE AS OF 06/13/2017</b>				<b>\$7,547.20</b>
<b>Receipts</b>				
	Assessment Revenue		25,848.84	
	Assessment Revenue		9,195.54	
	Interest Earned on Checking		6.85	
	Assessment Revenue		3,357.11	
	Wire Transfer from Money Market		150,000.00	
<b>Total Receipts</b>				<b>188,408.34</b>
<b>Disbursements</b>				
6108	ALLY	Vehicle Lease	(939.98)	
6113	Reliant	Utility Expense	(1,554.30)	
6114	Reliant	Utility Expense	(16.47)	
6160	ALLY	Vehicle Lease	(986.96)	
6161	Bankcard Center	Credit Card Expenses	(2,205.34)	
6162	Comcast	Office Expenses	(199.09)	
6163	Comcast	Office Expenses	(210.80)	
6167	Verizon Wireless	Cell Phone Expense	(80.08)	
6168	Aaron M Day	Security Expense	(2,706.37)	
6169	Brian M Alms	Security Expense	(997.38)	
6170	Charles Starks	Security Expense	(760.15)	
6171	John E Obenhaus	Security Expense	(1,111.72)	
6172	Joseph C Mabasa	Security Expense	(4,464.70)	
6173	Juan Arroyo	Security Expense	(1,995.99)	
6174	Juan J Chavez-Resendiz	Security Expense	(3,396.52)	
6175	Juan Ramos	Security Expense	(1,050.50)	
6176	Lee T Jaquary	Security Expense	(2,017.22)	
6177	Leon Laureano	Security Expense	(1,336.51)	
6178	Richard J Bass	Security Expense	(813.15)	
6179	Theodore Villarreal	Security Expense	(1,143.61)	
6180	Todd L Thibodeaux	Security Expense	(2,622.02)	
6181	Victor Beserra	Security Expense / Coordinator Fee	(4,734.45)	
6182	1903 Commonwealth Apartments LLC	Assessment Refund	(95.73)	
6183	4506 Montrose Apartments LLC	Assessment Refund	(57.42)	
6184	Behringer Harvard Museum District Project	Assessment Refund	(8,437.50)	
6185	El Tiempo Cantina	Assessment Refund	(1,006.25)	
6186	Five Palms Developers LLC	Assessment Refund	(234.08)	
6187	Jules H Bohn	Assessment Refund	(29.47)	
6188	Kenneth T Ward	Assessment Refund	(205.95)	
6189	LHB Family LP	Assessment Refund	(66.56)	
6190	IJM Holdings LP	Assessment Refund	(52.59)	
6191	Memorial Trails Apartments Inc.	Assessment Refund	(183.44)	
6192	Random Interests LLC	Assessment Refund	(18.50)	
6193	Rudyard's British Pub	Assessment Refund	(6.63)	
6194	Siddiqui Sabrina	Assessment Refund	(251.84)	
6195	Southland Hardware Westheimer Inc.	Assessment Refund	(53.90)	
6196	Suong Nguyen	Assessment Refund	(171.75)	
6197	Texas Art Supply Co	Assessment Refund	(195.01)	
6198	Wertheim Thomas A Trustee	Assessment Refund	(333.51)	
6199	5020 Investments Ltd	Office Lease Expense	(1,200.00)	
6200	Blank Rome LLP	Legal Fees - Litigation	(32,259.72)	
6201	Bracewell & Giuliani LLP	Legal Fees - General Counsel	(2,659.50)	

Montrose Management District  
**Cash Flow Report - Checking Account**  
As of July 10, 2017

Num	Name	Memo	Amount	Balance
<b>Disbursements</b>				
6202	Busy Bee Creatives LLC	Website Maintenance	(350.00)	
6203	Cracked Fox	Graphic Design & Marketing Services	(2,062.50)	
6204	Dennis C. Beedon	Business Ambassador Program Services	(2,960.03)	
6205	e-Vision 1 Productions, LLC	MMD Photos & Video	(1,800.00)	
6206	Equi-Tax, Inc.	Tax Services	(2,053.04)	
6207	Gandy Squared Lighting Design	Bridge Lighting Design	(2,640.00)	
6208	Greater East End Management District	Graffiti Abatement	(5,760.00)	
6209	Hawes Hill Calderon, LLP	Consulting & Admin Fee	(30,108.82)	
6210	Kudela & Weinheimer	District Identity Marker	(133.43)	
6211	Lawrence & Associates	Economic Development	(1,250.00)	
6212	McCall, Gibson, Swedlund, Barfoot, PLLC	Audit Expense	(6,500.00)	
6213	Michael Hardy	Marketing	(500.00)	
6214	Montrose Car Care Center	Vehicle Maintenance	(1,720.23)	
6215	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(1,527.96)	
6216	Perdue Brandon, Fielder, Collins & Mott	Delinquent Tax Collection	(715.21)	
6217	SentriForce	Mobile Camera Program	(2,800.00)	
6218	Tawny Tidwell	Social Media Consulting Services	(3,500.00)	
6219	University of St. Thomas	Meeting Expenses	(225.00)	
6220	Yellowstone Landscape & Maintenance	Landscape Maintenance	(1,916.66)	
6221	ALLY	Vehicle Lease - Holding Check	0.00	
6222	Bankcard Center	Credit Card Expense - Holding Check	0.00	
6223	Comcast	Office Expense - Holding Check	0.00	
6224	Comcast	Office Expense - Holding Check	0.00	
6225	Reliant	Utility Expense - Holding Check	0.00	
6226	Reliant	Utility Expense - Holding Check	0.00	
6227	Verizon Wireless	Cell Phone Expense - Holding Check	0.00	
ACH	United States Treasury	Monthly Payroll Taxes	(9,755.42)	
ACH	Texas Workforce Commission	Quarterly SUTA Taxes	(28.98)	
Rtn Cks	Prosperity Bank	Customer Returned Check (1)	(1,293.96)	
<b>Total Disbursements</b>				(162,463.90)
<b>BALANCE AS OF 07/10/2017</b>				<b>\$33,491.64</b>

PROSPERITY BANK - #XXXX9069

**Montrose Management District**

**Account Balances**

As of July 10, 2017

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Fund: Operating</b>					
<b>Certificates of Deposit</b>					
PROSPERITY BANK (XXXX0219)	11/19/2016	11/19/2017	0.55 %	352,593.52	
<b>Money Market Funds</b>					
TEXAS CLASS (XXXX0001)	04/12/2016		1.13 %	113,094.82	
<b>Checking Account(s)</b>					
PROSPERITY BANK (XXXX9069)			0.05 %	33,491.64	Checking Account
<b>Totals for Operating Fund:</b>				<b>\$499,179.98</b>	
<b>Grand total for Montrose Management District:</b>				<b>\$499,179.98</b>	

**Montrose Management District**  
**Summary of Pledged Securities**  
**As of July 10, 2017**

<b>Financial Institution: PROSPERITY BANK (Depository Bank)</b>		
Total CDs, MM, and Checking Accounts:	\$386,085.16	Collateral Security Required: Yes
Less FDIC coverage:	\$250,000.00	Collateral Security Agreement On File: Yes
Total pledged securities:	\$2,097,464.82	Investment Policy Received: Yes
Ratio of pledged securities to investments:	1,541.28 %	
<b>Financial Institution: TEXAS CLASS</b>		
Total CDs, MM:	\$113,094.82	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**  
June 2017

Source of Funds	Jun 17	Budget	\$ Over Budget	% of Budget	Jan - Jun 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	22,476	22,475	1	100%	1,894,223	1,894,063	160	100%	2,378,660
14111 - PY Assessments	(789)	(750)	(39)	105%	(2,187)	(4,500)	2,313	49%	(9,000)
14112 - Assessment Refunds	(1,301)	(4,750)	3,449	27%	(21,753)	(28,500)	- 6,747	76%	(57,000)
14120 - Collection Fees	9,892	7,083	2,809	140%	19,021	42,500	(23,479)	45%	85,000
14310 - Penalties & Interest	4,032	2,083	1,949	194%	11,860	12,500	(640)	95%	25,000
14330 - Miscellaneous Income	0	417	(417)	0%	19,108	2,500	16,608	764%	5,000
14370 - Interest Earned on Temp. Invest	327	458	(131)	71%	2,492	2,750	(258)	91%	5,500
14380 - Interest	7	7	0	100%	94	40	54	235%	80
14390 - Prior Year Ending Fund Balance	0	0	0	0%	609,322	609,322	0	100%	609,322
Total Source of Funds	34,644	27,023	7,621	128%	2,179,586	2,178,081	1,505	100%	2,689,968
Use of Funds									
District and Project Management									
16150 - Staff Admin & Management	29,293	29,293	0	100%	175,757	175,757	0	100%	351,513
Total District and Project Management	29,293	29,293	0	100%	175,757	175,757	0	100%	351,513
Business Development									
16125 - Marketing & Public Relations									
16125-2 - Total Projects/Programs	0	2,500	(2,500)	0%	1,928	15,000	(13,072)	13%	30,000
16125-3 - Total Marketing Materials & Adv	2,205	6,492	(4,287)	34%	9,502	38,950	(29,448)	24%	77,900
16125-4 - Total Vendor Support of Project	8,863	17,850	(8,987)	50%	100,135	107,100	(6,965)	93%	214,200
16125 - Marketing & Public Relations - Other	0	0	0	0%	1,125	0	1,125	100%	0
Total 16125 - Marketing & Public Relations	11,068	26,842	(15,774)	41%	112,690	161,050	(48,360)	70%	322,100
16135 - Economic Development Services	0	1,667	(1,667)	0%	2,500	10,000	(7,500)	25%	20,000
16136 - Real Estate Consulting	1,250	1,250	0	100%	7,500	7,500	0	100%	15,000
16138 - Real Estate Forum	0	833	(833)	0%	0	5,000	(5,000)	0%	10,000
16140 - Web Site Maint./Host/I.T.	350	600	(250)	58%	2,100	3,600	(1,500)	58%	7,200
16141 - GIS Services	0	208	(208)	0%	183	1,250	(1,067)	15%	2,500
Total Business Development	12,668	31,400	(18,732)	40%	124,973	188,400	(63,427)	66%	376,800

**Montrose Management District**  
**Revenue & Expenditures Total Zone**  
June 2017

	Jun 17	Budget	\$ Over Budget	% of Budget	Jan - Jun 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Project Staffing &amp; Admin</b>									
16610 · Meeting Room	225	188	37	120%	1,150	1,125	25	102%	2,250
16550 · Service Charges	12	50	(38)	24%	170	300	(130)	57%	600
16160 · Reimbursable Expenses	120	533	(413)	23%	2,617	3,200	(583)	82%	6,400
16170 · Reimbursable Mileage	151	583	(432)	26%	2,631	3,500	(869)	75%	7,000
16180 · Postages, Deliveries	132	146	(14)	90%	628	875	(247)	72%	1,750
16190 · Printing & Reproduction	731	625	106	117%	4,416	3,750	666	118%	7,500
16200 · Public Notices, Advertising	9	92	(83)	10%	45	550	(505)	8%	1,100
<b>16220 · Legal Services</b>									
16220-4 · Legal Services - Litigation	0	12,500	(12,500)	0%	104,952	75,000	29,952	140%	150,000
16220-3 · Legal Services - Collections	0	1,583	(1,583)	0%	1,552	9,500	(7,948)	16%	19,000
16220-2 · Legal Services - General	0	2,729	(2,729)	0%	16,605	16,375	230	101%	32,750
<b>Total 16220 · Legal Services</b>	<b>0</b>	<b>16,812</b>	<b>(16,812)</b>	<b>0%</b>	<b>123,109</b>	<b>100,875</b>	<b>22,234</b>	<b>122%</b>	<b>201,750</b>
16250 · Bookkeeping	1,417	1,685	(268)	84%	12,328	10,110	2,218	122%	20,220
16260 · Assess Data Mgmt & Billing Svcs	2,053	2,500	(447)	82%	16,999	15,000	1,999	113%	30,000
16270 · Office Furniture & Supplies	24	208	(184)	12%	268	1,250	(982)	21%	2,500
16280 · Other	14	183	(169)	8%	15,218	1,100	14,118	1,383%	2,200
16290 · Office Lease Space	1,200	1,200	0	100%	7,200	7,200	0	100%	14,400
16291 · Office Equipment	410	250	160	164%	2,459	1,500	959	164%	3,000
16340 · Auditing Fees	6,500	6,500	0	100%	10,550	10,550	0	100%	13,500
16530 · Insurance & Surety Bond	0	0	0	0%	12,653	9,000	3,653	141%	9,000
<b>Total Project Staffing &amp; Admin</b>	<b>12,998</b>	<b>31,555</b>	<b>(18,557)</b>	<b>41%</b>	<b>212,441</b>	<b>169,885</b>	<b>42,556</b>	<b>125%</b>	<b>323,170</b>

**Montrose Management District**  
**Revenue & Expenditures Total Zone**  
June 2017

	Jun 17	Budget	\$ Over Budget	% of Budget	Jan - Jun 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Security and Public Safety</b>									
15460 · Meaningful Change Campaign	0	0	0	0%	6,000	0	6,000	100%	0
15415 · Vehicle Lease	987	1,880	(893)	53%	7,235	11,280	(4,045)	64%	22,560
15416-1 · Vehicle Maintenance.	2,270	750	1,520	303%	5,883	4,500	1,383	131%	9,000
15420 · Contract Public Safety Services	33,965	31,667	2,298	107%	204,645	100,000	14,645	108%	380,000
15421 · Payroll Expenses	2,607	2,667	(60)	98%	15,761	16,000	(239)	99%	32,000
15425 · Mobile Camera Program	2,800	2,500	300	112%	17,150	15,000	2,150	114%	30,000
15430 · Cell Phone	80	83	(3)	96%	480	500	(20)	96%	1,000
16102 · Public Safety Equipment	0	125	(125)	0%	0	750	(750)	0%	1,500
16110 · Graffiti Abatement	5,760	5,417	343	106%	31,680	32,500	(820)	97%	65,000
16115 · Nuisance Abatement	5,069	5,417	(348)	94%	30,417	32,500	(2,083)	94%	65,000
16116 · Street Lights	0	0	0	0%	1,750	1,400	350	125%	2,800
<b>Total Security and Public Safety</b>	<b>53,538</b>	<b>50,506</b>	<b>3,032</b>	<b>106%</b>	<b>321,001</b>	<b>304,430</b>	<b>16,571</b>	<b>105%</b>	<b>608,860</b>
<b>Visual Improvements &amp; Cultural</b>									
16205 · Utility Expense	1,592	1,333	259	119%	8,598	8,000	598	107%	16,000
16204 · Water Expense	0	833	(833)	0%	231	5,000	(4,769)	5%	10,000
16203 · Litter Abatement	0	8,750	(8,750)	0%	17,500	52,500	(35,000)	33%	105,000
16202 · Street Sweeping	0	0	0	0%	14,208	0	14,208	100%	0
16213 · Landscape Maintenance	1,917	2,917	(1,000)	66%	11,500	17,500	(6,000)	66%	35,000
<b>Total Visual Improvements &amp; Cultural</b>	<b>3,509</b>	<b>13,833</b>	<b>(10,324)</b>	<b>25%</b>	<b>52,037</b>	<b>83,000</b>	<b>(30,963)</b>	<b>63%</b>	<b>166,000</b>
16580 · Transfer to Capital Budget	0	0	0	0%	666,325	666,325	0	100%	666,325
<b>Total Use of Funds</b>	<b>112,006</b>	<b>156,387</b>	<b>(44,581)</b>	<b>72%</b>	<b>1,552,534</b>	<b>1,587,797</b>	<b>(35,263)</b>	<b>98%</b>	<b>2,492,668</b>
	<b>(77,362)</b>	<b>(129,564)</b>	<b>52,202</b>	<b>60%</b>	<b>627,052</b>	<b>590,284</b>	<b>36,768</b>	<b>106%</b>	<b>197,300</b>

**Montrose Management District**  
**Revenue & Expenditures Total Zone**  
June 2017

	Jun 17	Budget	\$ Over Budget	% of Budget	Jan - Jun 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	175,000	(175,000)	0%	350,000
Total Capital Improvements	0	29,167	(29,167)	0%	666,325	841,325	(175,000)	79%	1,016,325
Total Other Source of Funds	0	29,167	(29,167)	0%	666,325	841,325	(175,000)	79%	1,016,325
Other Use of Funds									
Capital Improvement									
Mobility & Transportation - CPF									
I7099 - B Cycle Station Project	0	0	0	0%	0	0	0	0%	5,000
I7003 - SPA ERelated Design/Update Serv	0	0	0	0%	17,336	17,336	0	100%	105,000
I7004 - Bike Pathway Eng Services	0	0	0	0%	0	0	0	0%	59,000
I7005 - General Engineering Services	0	0	0	0%	20,770	20,770	0	100%	30,000
I7006 - Bike Rack Installation Project	0	0	0	0%	0	0	0	0%	15,000
I7008 - Bridge Lighting Install Project	990	990	0	100%	19,305	19,305	0	100%	50,000
Total Mobility & Transportation - CPF	990	990	0	100%	57,411	57,411	0	100%	264,000
Visual Improve & Cultural - CPF									
I7105 - Bagby/Elgin Design Services	0	0	0	0%	0	0	0	0%	50,000
I7101 - Identity Marker Design Services	0	0	0	0%	292	292	0	100%	1,600
I7102 - Esplanade Design Services	0	0	0	0%	15,440	15,440	0	100%	52,710
I7103 - Identity Marker Installation	0	0	0	0%	182,991	182,991	0	100%	184,265
I7104 - Esplanade Installation	0	0	0	0%	64,858	64,858	0	100%	463,750
Total Visual Improve & Cultural - CPF	0	0	0	0%	263,581	263,581	0	100%	752,325
Total Capital Improvement	990	990	0	100%	320,992	320,992	0	100%	1,016,325
Total Other Use of Funds	990	990	0	100%	320,992	320,992	0	100%	1,016,325
Net Other Source/Use of Funds	(990)	28,177	(29,167)	(49%)	345,333	320,333	(175,000)	66%	0
Planned Reserves	(78,352)	(101,387)	23,035	77%	972,385	1,110,617	(138,232)	88%	197,300

**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)	1,925.94	X		X
ALLY	Personal Property Taxes			X	
Ann Harris Bennett	Vehicle Registration Fees		X		
Bankcard Center	Credit Card Expenses	2,205.34		X	X
Bike Houston	Bike Maps		X		
Blank Rome LLP	Legal Fees	32,259.72	X		X
Bracewell & Giuliani LLP	Legal Fees - General Counsel	2,659.50	X		X
Burton Accounting, PLLC	Accounting Fees		X		
Busy Bee Creatives LLC	Website Maintenance	350.00	X		X
Charles Nicholas Promotional Products	Promotion		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	2,062.50	X		X
Dennis C. Beedon	Business Ambassador Program Services	2,960.03	X		X
Dero Bike Rack Co.	Bike Racks		X		X
e-Vision 1 Productions, LLC	MMD Video Archive	1,800.00	X		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	2,640.00	X		X
Greater East End Management District	Graffiti Abatement Services	5,760.00	X		X
Harris County Treasurer	Legal Fees		X		
Hawes Hill Calderon, LLP	Consulting & Admin Fee	30,108.82	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	133.43	X		X
Landscape Art, Inc.	Esplanade Enhancements - Phase 1		X		
Lawrence & Associates	Economic Development	1,250.00	X		X
Magoo's Print Shop	Marketing Expenses		X		
McCall, Gibson, Swedlund, Barfoot, PLLC	Audit Expense	6,500.00	X		X
Michael Hardy	Marketing	500.00	X		X
Minuteman Press - Post Oak	Brochure		X		
Montrose Car Care Center	Vehicle Maintenance	1,720.23		X	X
Mr. Dirt of Texas	Street Sweeping Expense - 2 Months		X		
Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	1,527.96	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	715.21	X		X
River Oaks Chrysler Jeep	Vehicle Maintenance		X		
Reliant	Utility Expense	1,570.77		X	X
SentiForce	Mobile Camera Program	2,800.00	X		X
SMC Logistics	Litter Abatement & Street Lights		X		
South Main Alliance	SMA Membership Dues		X		
Steel Branding	Media Relations Outreach		X		
Tawny Tidwell	Social Media Consulting Services	3,500.00	X		X
TML Intergovernmental Risk Pool	Insurance Expense		X		
Texas State Comptroller	Unclaimed Property		X		
Texas Workforce Commission	Quarterly SUTA Taxes	28.98		X	X
Touch Thirty Three, Inc.	ID Markers		X		
TSG Reporting, Inc.	Public Hearing			X	
Twisted Mister Promotions	Yearly Storage Fee		X		
TXDOT	Bridge Lighting Project		X		
United Graphics	Postcards			X	
United States Treasury	Monthly Payroll Taxes	9,755.42		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 Blvd Median Mods		X		
Yellowstone Landscape & Maintenance	Landscape Maintenance	1,916.66	X		X



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an NRG company

**Account Information**

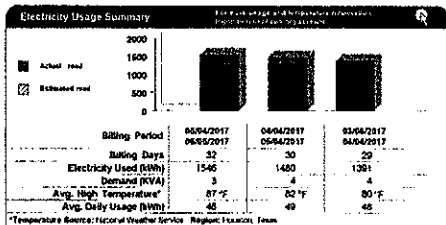
Account #: 72 518 804 - 9  
Invoice #: 143004050650

Customer Name: MONTROSE MANAGEMENT DISTRICT

Service Address:  
4555 1/2 GRAUSTARK ST  
HOUSTON TX 77066-5800

ESI ID: 100890102301186100115

Billing Date: Jun 8, 2017		
Reliant Account: 72 518 804 - 9 Referral ID: JPBX110U		
Date Due	Amount Due	After Due Date
06/26/2017	\$ 197.31	\$ 207.18
<b>Account Summary</b>		
Reliant Stay & Save 36 plan		
Previous Amount Due	\$189.17	
Payment 05/22/2017	-189.17	
Balance Forward	0.00	
Current Charges	197.31	
Amount Due	\$197.31	



**Questions or Comments**

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

713-207-5555 Mon-Fri 7am-7pm  
1-855-460-4900 Mon-Fri 7am-7pm  
TDD Device for Hearing Impaired  
1-855-467-3542

Reliant Energy Retail Services, LLC  
PUCT Certificate 10007

Payment Address  
RELIANT  
PO BOX 850475  
DALLAS TX 75285-0475

pd w/acc # 1613

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an NRG company

**Account Information**

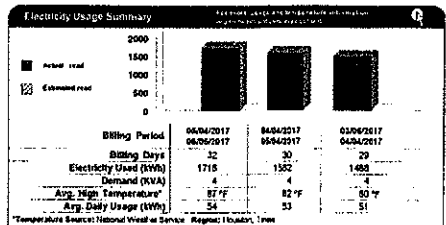
Account #: 72 597 505 - 6  
Invoice #: 184002733087

Customer Name: MONTROSE MANAGEMENT DISTRICT

Service Address:  
4555 1/2 GRAUSTARK ST  
HOUSTON TX 77066-5800

ESI ID: 100890102301186100115

Billing Date: Jun 8, 2017		
Reliant Account: 72 597 505 - 6 Referral ID: JPBX110U		
Date Due	Amount Due	After Due Date
06/26/2017	\$ 218.27	\$ 229.18
<b>Account Summary</b>		
Reliant Stay & Save 36 plan		
Previous Amount Due	\$201.74	
Payment 05/22/2017	-201.74	
Balance Forward	0.00	
Current Charges	218.27	
Amount Due	\$218.27	



**Questions or Comments**

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1-855-467-3542

Reliant Energy Retail Services, LLC  
PUCT Certificate 10007

Payment Address  
RELIANT  
PO BOX 850475  
DALLAS TX 75285-0475

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Account: 72 518 804 - 9

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

CARE  
Duration: \$1.55, \$10

Amount Enclosed \$ 197.31

Date Due	06/26/2017
Amount Due	\$ 197.31
After Due Date	\$ 207.18

Mail payment to:

MONTROSE MANAGEMENT DISTRICT  
PO BOX 22167  
HOUSTON TX 77227-2167

RELIANT  
PO BOX 850475  
DALLAS TX 75285-0475

40004549579260 032100007251880490000000197310000002073640

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

Account: 72 597 505 - 6

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

CARE  
Duration: \$1.55, \$10

Amount Enclosed \$ 218.27

Date Due	06/26/2017
Amount Due	\$ 218.27
After Due Date	\$ 229.18

Mail payment to:

MONTROSE MANAGEMENT DISTRICT  
PO BOX 22167  
HOUSTON TX 77227-2167

RELIANT  
PO BOX 850475  
DALLAS TX 75285-0475

0470082526047 0121000072597505640000002182700000020736800

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an NRG company

**Account Information**

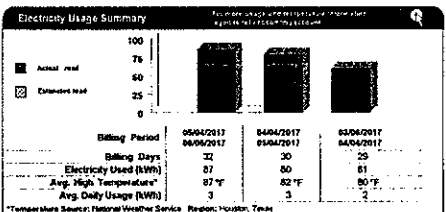
Account #: 72 674 234 - 9  
Invoice #: 136004206994

Customer Name: MONTROSE MANAGEMENT DISTRICT

Service Address:  
907 RICHMOND AVE  
HOUSTON TX 77006-5431

ESI ID: 1008901001901218130117

Billing Date: Jun 8, 2017		
Reliant Account: 72 674 234 - 9 Referral ID: JOPOVLE		
Date Due	Amount Due	After Due Date
06/26/2017	\$ 18.05	\$ 18.95
<b>Account Summary</b>		
Reliant Business Power Plus 60 plan		
Previous Amount Due	\$17.11	
Payment 05/22/2017	-17.11	
Balance Forward	0.00	
Current Charges	18.05	
Amount Due	\$18.05	



**Questions or Comments**

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713-207-5555 Mon-Fri 7am-7pm  
1-855-460-4900 Mon-Fri 7am-7pm  
TDD Device for Hearing Impaired  
1-855-467-3542

Reliant Energy Retail Services, LLC  
PUCT Certificate 10007

Payment Address  
RELIANT  
PO BOX 850475  
DALLAS TX 75285-0475

pd w/acc # 1613

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**Account Information**

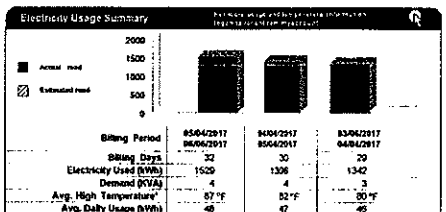
Account #: 72 588 112 - 2  
Invoice #: 171003217772

Customer Name: MONTROSE MANAGEMENT DISTRICT

Service Address:  
4555 1/2 GRAUSTARK ST  
HOUSTON TX 77066-5800

ESI ID: 10089010190120210116

Billing Date: Jun 8, 2017		
Reliant Account: 72 588 112 - 2 Referral ID: JPHWQ28		
Date Due	Amount Due	After Due Date
06/26/2017	\$ 195.21	\$ 204.97
<b>Account Summary</b>		
Reliant Stay & Save 36 plan		
Previous Amount Due	\$178.82	
Payment 05/22/2017	-178.82	
Balance Forward	0.00	
Current Charges	195.21	
Amount Due	\$195.21	



**Questions or Comments**

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1-855-467-3542

Reliant Energy Retail Services, LLC  
PUCT Certificate 10007

Payment Address  
RELIANT  
PO BOX 850475  
DALLAS TX 75285-0475

pd w/acc # 1613

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Account: 72 674 234 - 9

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

CARE  
Duration: \$1.55, \$10

Amount Enclosed \$ 18.05

Date Due	06/26/2017
Amount Due	\$ 18.05
After Due Date	\$ 18.95

Mail payment to:

MONTROSE MANAGEMENT DISTRICT  
PO BOX 22167  
HOUSTON TX 77227-2167

RELIANT  
PO BOX 850475  
DALLAS TX 75285-0475

0150067338015 032100007267423497000000018050000000189560

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

Account: 72 588 112 - 2

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

CARE  
Duration: \$1.55, \$10

Amount Enclosed \$ 195.21

Date Due	06/26/2017
Amount Due	\$ 195.21
After Due Date	\$ 204.97

Mail payment to:

MONTROSE MANAGEMENT DISTRICT  
PO BOX 22167  
HOUSTON TX 77227-2167

RELIANT  
PO BOX 850475  
DALLAS TX 75285-0475

0260064622053 012100007258811224000000195210000002049700



an NRG company

Account Information

Account #: 72 674 238 - 0

Invoice #: 154003785901

Customer Name: MONTROSE MANAGEMENT DISTRICT

Service Address:

308 W GRAY ST UNIT A

HOUSTON TX 77013

ESI ID: 1008901023901218200177

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

Billing Date:  
Jun 8, 2017

Date Due	Amount Due	After Due Date
06/22/2017	\$ 16.86	\$ 17.70

Account Summary

Reliant Business Power Plus 80 plan

Previous Amount Due

Payment 05/22/2017

Balance Forward

Current Charges

Amount Due

\$16.48

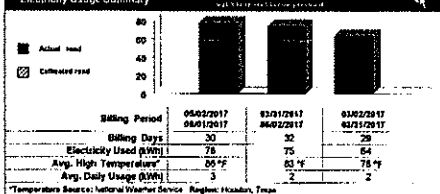
-16.48

0.00

16.86

\$16.86

Electricity Usage Summary



\*Temperature Source: National Weather Service Region: Houston, Texas

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 850475

DALLAS TX 75285-0475

pd w/cx #1413



an NRG company

Account Information

Account #: 72 674 237 - 2

Invoice #: 154003785990

Customer Name: MONTROSE MANAGEMENT DISTRICT

Service Address:

1510 TART ST

HOUSTON TX 77019-4508

ESI ID: 100890102460121670177

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

Billing Date:  
Jun 8, 2017

Date Due	Amount Due	After Due Date
06/22/2017	\$ 15.55	\$ 16.33

Account Summary

Reliant Business Power Plus 80 plan

Previous Amount Due

Payment 05/22/2017

Balance Forward

Current Charges

Amount Due

\$15.44

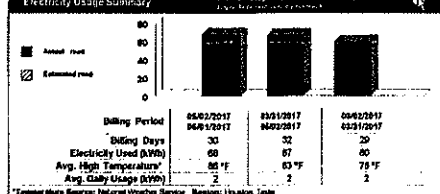
-15.44

0.00

15.55

\$15.55

Electricity Usage Summary



\*Temperature Source: National Weather Service Region: Houston, Texas

Questions or Comments

Customer Service

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TDD Device for Hearing Impaired

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Reliant Energy Retail Services, LLC

PUCT Certificate: 10007

Payment Address

RELIANT

PO BOX 850475

DALLAS TX 75285-0475

pd w/cx #1413



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Account Information

Account #: 72 674 238 - 0

Invoice #: 154003785901

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

TDD Device for Hearing Impaired

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Reliant Energy Retail Services, LLC

PUCT Certificate: 10007

Payment Address

RELIANT

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Account: 72 674 238 - 0

CARE  
Donation \$1.55 \$10  
Amount Enclosed \$ 17.70

Date Due 06/22/2017  
Amount Due \$ 16.86  
After Due Date \$ 17.70

Mail payment to:

MONTROSE MANAGEMENT DISTRICT  
PO BOX 22167  
HOUSTON TX 77227-2167

RELIANT  
PO BOX 850475  
DALLAS TX 75285-0475

0980061454446

0121000072674238060000001686000000377070



an NRG company

Account Information

Account #: 72 674 237 - 2

Invoice #: 154003785990

Customer Service

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

TDD Device for Hearing Impaired

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Reliant Energy Retail Services, LLC

PUCT Certificate: 10007

Payment Address

RELIANT

PO BOX 850475

DALLAS TX 75285-0475

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

Account: 72 674 237 - 2

CARE  
Donation \$1.55 \$10  
Amount Enclosed \$ 16.33

Date Due 06/22/2017  
Amount Due \$ 15.55  
After Due Date \$ 16.33

Mail payment to:

MONTROSE MANAGEMENT DISTRICT  
PO BOX 22167  
HOUSTON TX 77227-2167

RELIANT  
PO BOX 850475  
DALLAS TX 75285-0475

0980061454436

0121000072674237240000001555000000363300



an NRG company

Account Information

Account #: 72 674 183 - 8

Invoice #: 154003785989

Customer Name: MONTROSE MANAGEMENT DISTRICT

Service Address:

1008 MONTROSE BLVD

HOUSTON TX 77019-4214

ESI ID: 1008901011901217220177

Reliant Account: 72 674 183 - 8  
Referral ID: JPDGVK9

Billing Date:  
Jun 8, 2017

Date Due	Amount Due	After Due Date
06/22/2017	\$ 16.86	\$ 17.70

Account Summary

Reliant Business Power Plus 80 plan

Previous Amount Due

Payment 05/22/2017

Balance Forward

Current Charges

Amount Due

\$16.73

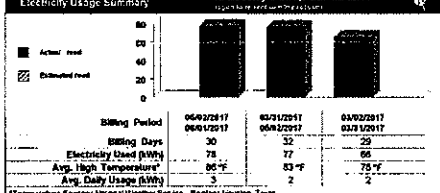
-16.73

0.00

16.86

\$16.86

Electricity Usage Summary



\*Temperature Source: National Weather Service Region: Houston, Texas

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 850475

DALLAS TX 75285-0475

pd w/cx #1413



an NRG company

Account Information

Account #: 72 674 129 - 1

Invoice #: 154003785988

Customer Name: MONTROSE MANAGEMENT DISTRICT

Service Address:

2053 W GRAY ST

HOUSTON TX 77019-3601

ESI ID: 1008901024301216670177

Reliant Account: 72 674 129 - 1  
Referral ID: JPDGVK9

Billing Date:  
Jun 8, 2017

Date Due	Amount Due	After Due Date
06/22/2017	\$ 15.80	\$ 16.39

Account Summary

Reliant Business Power Plus 80 plan

Previous Amount Due

Payment 05/22/2017

Balance Forward

Current Charges

Amount Due

\$15.80

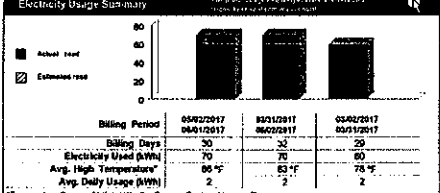
-15.80

0.00

15.80

\$15.80

Electricity Usage Summary



\*Temperature Source: National Weather Service Region: Houston, Texas

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 850475

DALLAS TX 75285-0475

pd w/cx #1413



an NRG company

Account Information

Account #: 72 674 183 - 8

Invoice #: 154003785989

Customer Service

reliant.com

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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 850475

DALLAS TX 75285-0475

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

Account: 72 674 183 - 8

CARE  
Donation \$1.55 \$10  
Amount Enclosed \$ 17.70

Date Due 06/22/2017  
Amount Due \$ 16.86  
After Due Date \$ 17.70

Mail payment to:

MONTROSE MANAGEMENT DISTRICT  
PO BOX 22167  
HOUSTON TX 77227-2167

RELIANT  
PO BOX 850475  
DALLAS TX 75285-0475

0980061454420

0121000072674183060000001686000000377070



an NRG company

Account Information

Account #: 72 674 129 - 1

Invoice #: 154003785988

Customer Service



**reliant.**

an NRG company

## Account Information

Account #: 72 674 087 - 1

Invoice #: 151003785007

Customer: MONTROSE

Name: MANAGEMENT DISTRICT

Service Address:

3655 W DALLAS ST

HOUSTON TX 77019-1703

ESI ID: 10089010290121750117

Reliant Account: 72 674 087 - 1

Referral ID: JPOVHAS

Billing Date:

Jun 6, 2017

Date Due	Amount Due	After Due Date
06/22/2017	\$ 6.85	\$ 6.85

## Account Summary

Reliant Business Power Plus 80 plan

Previous Amount Due

Payment 05/22/2017

Balance Forward

Current Charges

Amount Due

\$6.85

-6.85

0.00

6.85

\$6.85

**reliant.**

an NRG company

## Account Information

Account #: 72 674 232 - 3

Invoice #: 151003868806

Customer: MONTROSE

Name: MANAGEMENT DISTRICT

Service Address:

2713 MONTROSE BLVD

HOUSTON TX 77006-2722

ESI ID: 1008901022901217750117

Reliant Account: 72 674 232 - 3

Referral ID: JPS0VLC

Billing Date:

Jun 7, 2017

Date Due	Amount Due	After Due Date
06/23/2017	\$ 16.22	\$ 17.03

## Account Summary

Reliant Business Power Plus 80 plan

Previous Amount Due

Payment 05/22/2017

Balance Forward

Current Charges

Amount Due

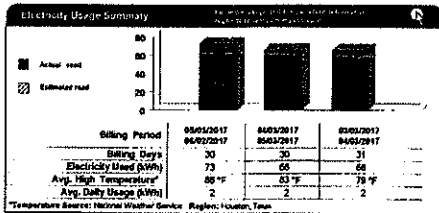
\$16.22

-16.22

0.00

16.22

\$16.22



## Questions or Comments

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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 850475

DALLAS TX 75285-0475

## Questions or Comments

Customer Service

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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 850475

DALLAS TX 75285-0475

pd w/ck #6113

pd w/ck #6113

**reliant.**

an NRG company

## Account Information

Account #: 72 674 087 - 1

Invoice #: 151003785007

Customer: MONTROSE

Name: MANAGEMENT DISTRICT

Service Address:

3655 W DALLAS ST

HOUSTON TX 77019-1703

ESI ID: 10089010290121750117

Account: 72 674 087 - 1

Invoice #: 151003785007

Customer: MONTROSE

Name: MANAGEMENT DISTRICT

Service Address:

3655 W DALLAS ST

HOUSTON TX 77019-1703

ESI ID: 10089010290121750117

Date Due 06/22/2017

Amount Due \$ 6.85

After Due Date \$ 6.85

Mail payment to:

MONTROSE MANAGEMENT DISTRICT  
PO BOX 22167  
HOUSTON TX 77227-2167RELIANT  
PO BOX 850475  
DALLAS TX 75285-0475

0780061345404

012300007267408717000000006650000000069860

**reliant.**

an NRG company

## Account Information

Account #: 72 674 232 - 3

Invoice #: 151003868806

Customer: MONTROSE

Name: MANAGEMENT DISTRICT

Service Address:

2713 MONTROSE BLVD

HOUSTON TX 77006-2722

ESI ID: 1008901022901217750117

Account: 72 674 232 - 3

Invoice #: 151003868806

Customer: MONTROSE

Name: MANAGEMENT DISTRICT

Service Address:

2713 MONTROSE BLVD

HOUSTON TX 77006-2722

ESI ID: 1008901022901217750117

Date Due 06/23/2017

Amount Due \$ 16.22

After Due Date \$ 17.03

Mail payment to:

MONTROSE MANAGEMENT DISTRICT  
PO BOX 22167  
HOUSTON TX 77227-2167RELIANT  
PO BOX 850475  
DALLAS TX 75285-0475

0730076190743

01210000726742323400000001622000000170300

**reliant.**

an NRG company

## Account Information

Account #: 72 674 202 - 6

Invoice #: 151003868806

Customer: MONTROSE

Name: MANAGEMENT DISTRICT

Service Address:

2711 MONTROSE BLVD

HOUSTON TX 77006-2722

ESI ID: 1008901011901217230117

Reliant Account: 72 674 202 - 6

Referral ID: JPOGVKN

Billing Date:

Jun 7, 2017

Date Due	Amount Due	After Due Date
06/23/2017	\$ 15.80	\$ 16.59

## Account Summary

Reliant Business Power Plus 80 plan

Previous Amount Due

Payment 05/22/2017

Balance Forward

Current Charges

Amount Due

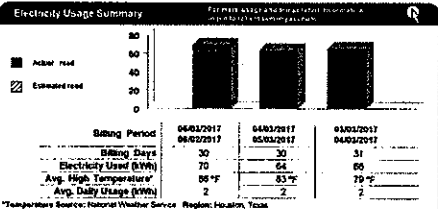
\$15.80

-15.80

0.00

15.80

\$15.80

**reliant.**

an NRG company

## Account Information

Account #: 72 674 189 - 5

Invoice #: 151003868806

Customer: MONTROSE

Name: MANAGEMENT DISTRICT

Service Address:

1805 MONTROSE BLVD

HOUSTON TX 77006-1230

ESI ID: 1008901024901216890117

Reliant Account: 72 674 189 - 5

Referral ID: JPOGVKN

Billing Date:

Jun 7, 2017

Date Due	Amount Due	After Due Date
06/23/2017	\$ 16.86	\$ 17.70

## Account Summary

Reliant Business Power Plus 80 plan

Previous Amount Due

Payment 05/22/2017

Balance Forward

Current Charges

Amount Due

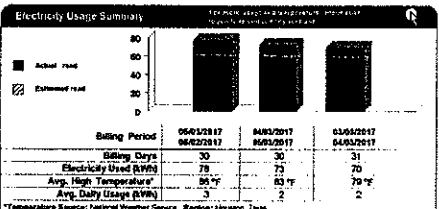
\$16.22

-16.22

0.00

16.86

\$16.86



## 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 850475

DALLAS TX 75285-0475

## Questions or Comments

Customer Service

reliant.com

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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 850475

DALLAS TX 75285-0475

pd w/ck #6113

pd w/ck #6113

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an NRG company

## Account Information

Account #: 72 674 202 - 6

Invoice #: 151003868806

Customer: MONTROSE

Name: MANAGEMENT DISTRICT

Service Address:

2711 MONTROSE BLVD

HOUSTON TX 77006-2722

ESI ID: 1008901011901217230117

Account: 72 674 202 - 6

Invoice #: 151003868806

Customer: MONTROSE

Name: MANAGEMENT DISTRICT

Service Address:

2711 MONTROSE BLVD

HOUSTON TX 77006-2722

ESI ID: 1008901011901217230117

Date Due 06/23/2017

Amount Due \$ 15.80

After Due Date \$ 16.59

Mail payment to:

MONTROSE MANAGEMENT DISTRICT  
PO BOX 22167  
HOUSTON TX 77227-2167RELIANT  
PO BOX 850475  
DALLAS TX 75285-0475

0730076190735

012100007267420260000000015800000000665950

**reliant.**

an NRG company

## Account Information

Account #: 72 674 189 - 5

Invoice #: 151003868806

Customer: MONTROSE

Name: MANAGEMENT DISTRICT

Service Address:

1805 MONTROSE BLVD

HOUSTON TX 77006-1230

ESI ID: 1008901024901216890117

Account: 72 674 189 - 5

Invoice #: 151003868806

Customer: MONTROSE

Name: MANAGEMENT DISTRICT

Service Address:

1805 MONTROSE BLVD

HOUSTON TX 77006-1230

ESI ID: 1008901024901216890117

Date Due 06/23/2017

Amount Due \$ 16.86

After Due Date \$ 17.70

Mail payment to:

MONTROSE MANAGEMENT DISTRICT  
PO BOX 22167  
HOUSTON TX 77227-2167RELIANT  
PO BOX 850475  
DALLAS TX 75285-0475

0730076190727

01210000726741895000000001680000000177070



an NRG company

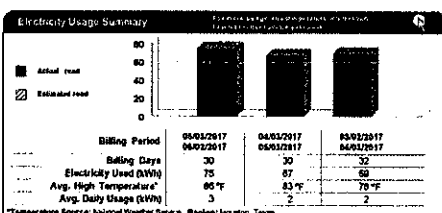
### Account Information

Account #: 72 674 131 - 7  
Invoice #: 15100385885  
Customer: MONTROSE  
Name: MANAGEMENT DISTRICT  
Service Address:  
2605 S SHEPHERD DR  
HOUSTON TX 77068-1533  
ESI ID: 100890102301217370117

Billing Date:  
Jun 7, 2017

Date Due	Amount Due	After Due Date
06/23/2017	\$ 18.48	\$ 17.30

Account Summary	
Reliant Business Power Plus 80 plan	
Previous Amount Due	\$18.44
Payment 05/22/2017	-15.44
Balance Forward	0.00
Current Charges	15.48
Amount Due	\$18.48



### Questions or Comments

Customer Service  
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713-207-5555 Mon-Fri 7am-7pm  
1-888-660-4900 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

pd w/ck # 6413



an NRG company

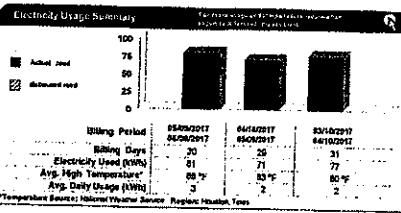
### Account Information

Account #: 72 674 238 - 4  
Invoice #: 180002071314  
Customer: MONTROSE  
Name: MANAGEMENT DISTRICT  
Service Address:  
1359 GRAY ST  
HOUSTON TX 77002-2215  
ESI ID: 100890102301217400117

Billing Date:  
Jun 13, 2017

Date Due	Amount Due	After Due Date
06/29/2017	\$ 17.28	\$ 18.14

Account Summary	
Reliant Business Power Plus 80 plan	
Previous Amount Due	\$16.80
Payment 05/22/2017	-10.80
Balance Forward	0.00
Current Charges	17.28
Amount Due	\$17.28



### Questions or Comments

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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

pd w/ck # 6413



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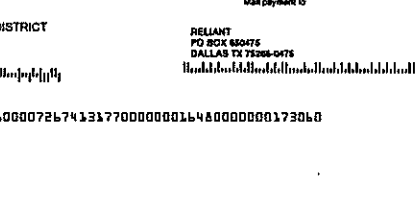
### Account Information

Account #: 72 674 241 - 4  
Invoice #: 13600420895  
Customer: MONTROSE  
Name: MANAGEMENT DISTRICT  
Service Address:  
5122 MONTROSE BLVD  
HOUSTON TX 77005-6535  
ESI ID: 1008901011901217360117

Billing Date:  
Jun 8, 2017

Date Due	Amount Due	After Due Date
06/26/2017	\$ 15.89	\$ 16.47

Account Summary	
Reliant Business Power Plus 80 plan	
Previous Amount Due	\$14.62
Payment 05/22/2017	-14.62
Balance Forward	0.00
Current Charges	15.89
Amount Due	\$15.89



### Questions or Comments

Customer Service  
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1-888-660-4900 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

pd w/ck # 6413



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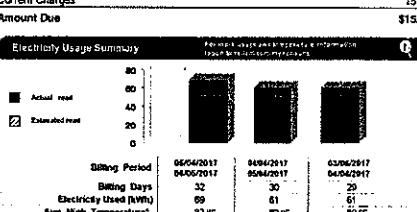
### Account Information

Account #: 72 674 241 - 4  
Invoice #: 13600420895  
Customer: MONTROSE  
Name: MANAGEMENT DISTRICT  
Service Address:  
5122 MONTROSE BLVD  
HOUSTON TX 77005-6535  
ESI ID: 1008901011901217360117

Billing Date:  
Jun 8, 2017

Date Due	Amount Due	After Due Date
06/26/2017	\$ 15.89	\$ 16.47

Account Summary	
Reliant Business Power Plus 80 plan	
Previous Amount Due	\$14.62
Payment 05/22/2017	-14.62
Balance Forward	0.00
Current Charges	15.89
Amount Due	\$15.89



### Questions or Comments

Customer Service  
reliant.com  
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1-888-660-4900 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

pd w/ck # 6413

RECEIVED  
JUN 22 2017  
Municipal Accounts  
& Consulting



an NRG company

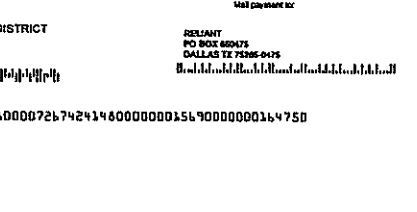
### Account Information

Account #: 72 674 241 - 4  
Invoice #: 13600420895  
Customer: MONTROSE  
Name: MANAGEMENT DISTRICT  
Service Address:  
5122 MONTROSE BLVD  
HOUSTON TX 77005-6535  
ESI ID: 1008901011901217360117

Billing Date:  
Jun 8, 2017

Date Due	Amount Due	After Due Date
06/26/2017	\$ 15.89	\$ 16.47

Account Summary	
Reliant Business Power Plus 80 plan	
Previous Amount Due	\$14.62
Payment 05/22/2017	-14.62
Balance Forward	0.00
Current Charges	15.89
Amount Due	\$15.89



### Questions or Comments

Customer Service  
reliant.com  
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713-207-5555 Mon-Fri 7am-7pm  
1-888-660-4900 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

pd w/ck # 6413



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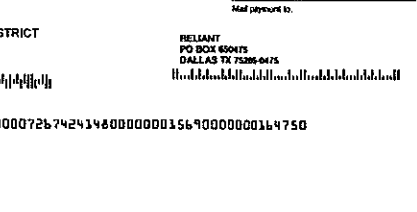
### Account Information

Account #: 72 674 241 - 4  
Invoice #: 13600420895  
Customer: MONTROSE  
Name: MANAGEMENT DISTRICT  
Service Address:  
5122 MONTROSE BLVD  
HOUSTON TX 77005-6535  
ESI ID: 1008901011901217360117

Billing Date:  
Jun 8, 2017

Date Due	Amount Due	After Due Date
06/26/2017	\$ 15.89	\$ 16.47

Account Summary	
Reliant Business Power Plus 80 plan	
Previous Amount Due	\$14.62
Payment 05/22/2017	-14.62
Balance Forward	0.00
Current Charges	15.89
Amount Due	\$15.89



### Questions or Comments

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

Reliant Energy Retail Services, LLC  
PUCT Certificate 10007

Payment Address  
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DALLAS TX 75265-0475

pd w/ck # 6413

RECEIVED  
JUN 22 2017  
Municipal Accounts  
& Consulting



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

Statement reflects payment(s) received through: 06/07/17

Account Summary			
Next Payment:		Past Due Payments	Other Unpaid Amounts:
Due Date:	05/25/17	Due Date:	Amount Due
Base Payment:	\$469.99	05/25/17	\$469.99
Sales/Use Tax:			Extension Fee
Per. Property Tax:			Summons
Other Scheduled:			Registration Fee
Total:	\$469.99	Total:	\$469.99
STATEMENT TOTAL:	\$853.47	Total:	\$23.49

Account Information		Important Account Message	
Account Number: 024925513822	Scheduled End Date: 11/27/19	THIS STATEMENT WAS ISSUED ON YOUR REQUEST.	
Make: 17 JEEP GRAND	Payments Remaining: 30		
VIN: 1C4RJEAQ3HC826301			

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\*Other fees may apply. Securities products and services by Ally Invest Securities LLC, Member FINRA/SIPC. Advisory products and services by Ally Invest Advisors Inc. an SEC registered investment advisor.

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  - Payments by phone or payments online by debit cards - To hear available options call 888-925-2559. A third party service provider fee may apply.

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

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BLOOMINGTON IN 46438-0802

ALLY  
PO BOX 9001948  
LOUISVILLE KY 40290-1948

THE MONTROSE MANAGEMENT  
PO BOX 22167  
HOUSTON TX 77227-2167

04 07 024 9255 13622 7 00096347 0 7 9



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

Statement reflects payment(s) received through: 06/07/17

Account Summary			
Next Payment:		Past Due Payments	Other Unpaid Amounts:
Due Date:	06/28/17	Due Date:	Amount Due
Base Payment:	\$469.99	05/25/17	\$469.99
Sales/Use Tax:			Extension Fee
Per. Property Tax:			Summons
Other Scheduled:			Registration Fee
Total:	\$469.99	Total:	\$469.99
STATEMENT TOTAL:	\$953.47	Total:	\$23.49

Account Information		Important Account Message	
Account Number: 024925911760	Scheduled End Date: 11/27/19	THIS STATEMENT WAS ISSUED ON YOUR REQUEST.	
Make: 17 JEEP GRAND	Payments Remaining: 30		
VIN: 1C4RJEAQ3HC834329			

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  - Payments by phone or payments online by debit cards - To hear available options call 888-925-2559. A third party service provider fee may apply.

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PO BOX 9001948  
LOUISVILLE KY 40290-1948

THE MONTROSE MANAGEMENT  
PO BOX 22167  
HOUSTON TX 77227-2167

04 07 024 9259 11760 7 00096347 0 7 9



CONTROL ACCOUNT  
MONTROSE MD  
Account Number: 1000 0000 1351



#### ACCOUNT SUMMARY

Account Number	1000 0000 1351	Previous Balance	\$2,853.30
Credit Limit	\$10,000.00	Payments	\$2,853.30
Available Credit	\$7,794.00	Credits	\$0.00
Statement Closing Date	June 14, 2017	Purchases	\$2,295.34
Payment Due Date	July 04, 2017	Other Charges	\$0.00
Amount Due	\$0.00	Cash Advances	\$0.00
Min Payment Due	\$55.00	Finance Charges	\$0.00
Days in Billing Cycle	35	New Balance	\$2,295.34

#### TRANSACTIONS

Trans Date	Post Date	Reference Number	Transaction Description	Amount
05/23	05/23	74768004GBKQ635Y	PAYMENT - THANK YOU	\$2,853.30
TOTAL 1000000000001351				\$2,853.30
CATCHEN LARSON				
05/23	05/23	3449215435167805	PAYPAL *CHARLESNICH 401-935-7733 CA	\$300.00
05/26	05/26	3449215435167805	SPROUT SOCIAL 866-878-4251 IL	\$59.00
05/31	05/31	34204254052776679	FACEBOOK *VCSGNCU 616-5434800 CA	\$465.34
06/01	06/01	3449215435167805	PAYPAL *CHARLESNICH 401-935-7733 CA	\$1,375.00
06/07	06/07	346921647063GL00Y	MAILCHIMP *MONTHLY MAILCHIMP.COM CA	\$25.00
TOTAL 1000000000001351				\$2,295.34

See Reverse Side for Important Information About Your Account.



P.O. BOX 30833  
SALT LAKE CITY UT 84131-0833

For prompt credit, mail payments to location shown below. Payments sent via any other location may delay crediting your account. Please detach this portion and return it with your payment in return for your credit.

Make Checks Payable to:

BANKCARD CENTER  
PO BOX 30833  
SALT LAKE CITY UT 84131-0833

CONTROL ACCOUNT  
MONTROSE MD  
PO BOX 22167  
HOUSTON TX 77227-2167

5066 0000153490000000121351\*

CONTROL ACCOUNT  
Account Number: 1000 0000 1351

Finance Charge Summary	Daily Periodic Rate (May Vary)	Total Finance Charge	Balance Subject to Finance Charge	Annual Percentage Rate
Purchases	0.02738%	\$0.00	\$0.00	10.00%
Cash Advances	0.03814%	\$0.00	\$0.00	14.00%

Questions:	Remit To:	Or Write:
Cardholder Services	1-866-749-7459	Bankcard Center
Lost or Stolen	1-866-749-7459	PO Box 30833
		Salt Lake City UT 84130

Visit us on the web at: www.amegybank.com

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5066 0001 0000 1351 0000 0000 0000 0000

# COMCAST BUSINESS

Montrose Management Distri

Account number  
8777 70 318 6641935

For service at:  
4853 1/2 HAZARD ST  
UPPER VAULT BOX NE  
HOUSTON TX 77066-4217

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call 1-800-391-3000

Ready to pay?  
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Bill date Jun 10, 2017  
Services from Jun 15, 2017 to Jul 14, 2017

Page 1 of 4

## Your monthly account summary

Previous balance	109.09
Payment - Thank You May 23, 2017	-109.09 or
New charges	
Comcast Business services	184.65
Other charges and credits	0.97
Taxes and fees	13.27

Amount due **\$199.09**  
Payment due Jun 30, 2017

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](http://business.comcast.com/myaccount).

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

pd w/ok #1612

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

9602 S 300 W, STE B SANDY UT 84070-3302  
9602 S 300 W, STE B SANDY UT 84070-3302

MONTROSE MANAGEMENT DISTRI  
ATTN: SUSAN HILL  
PO BOX 22167  
HOUSTON, TX 77227-2167

877770318664193500199091

Account number 8777 70 318 6641935  
Payment due Jun 30, 2017  
Please pay **\$199.09**

Amount enclosed \$ 199.09  
Make checks payable to Comcast  
Do not send cash

COMCAST  
PO BOX 660618  
DALLAS TX 75266-0618  
877770318664193500199091

# COMCAST BUSINESS

The Montrose District #

Account number  
8777 70 318 3578205

For service at:  
8020 MONTROSE (BLVD STE 511)  
HOUSTON TX 77005-6550

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call 1-800-391-3000

Ready to pay?  
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Bill date Jun 24, 2017  
Services from Jun 25, 2017 to Jul 24, 2017

Page 1 of 4

## Your monthly account summary

Previous balance	110.43
Payment - Thank You Jun 12, 2017	-110.43 or
New charges	
Comcast Business services	109.85
Other charges and credits	0.58

Amount due **\$110.43**  
Payment due Jul 14, 2017

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](http://business.comcast.com/myaccount).

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

pd w/ok #1613

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

9602 S 300 W, STE B SANDY UT 84070-3302  
9602 S 300 W, STE B SANDY UT 84070-3302

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

877770318664193500110437

Account number 8777 70 318 3578205  
Payment due Jul 14, 2017  
Please pay **\$110.43**

Amount enclosed \$ 110.43  
Make checks payable to Comcast  
Do not send cash

COMCAST  
PO BOX 660618  
DALLAS TX 75266-0618  
877770318664193500110437

Account number 8777 70 318 6641935  
Services from Jun 15, 2017 to Jul 14, 2017

Page 2 of 4

## Your new charges in detail

Comcast Business services \$184.65

Comcast Business Internet	
Equipment Fee	14.95
Static IP - 1	18.95
Deluxe 75 PKG	149.95
Business Internet	

Other charges and credits \$0.97

State Cost Recovery Charge 0.97  
\*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.

Taxes and Fees \$13.27

State And Local Sales Tax 13.27  
New charges **\$199.09**

## Additional information

Hearing/voice impaired call 711  
Your FCC Community Line is: 700878

pd w/ok #1612

8777 70 318 3578205

Page 2 of 4

## 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](http://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](http://business.comcast.com/myaccount).



## Need help? We're here for you.

Visit [business.comcast.com/help](http://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.

pd w/ok #1613

## Additional payment options

Automatic payment  
Sign up at [business.comcast.com/myaccount](http://business.comcast.com/myaccount)

Online  
Visit [business.comcast.com/myaccount](http://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



877770318664193500110437

Services from Jun 28, 2017 to Jul 26, 2017

Your new charges in detail

Comcast Business services \$109.89

Comcast Business Internet  
Equipment Fee 14.95  
Static IP - 5 24.95  
Starter PKG 69.95  
Business Internet

Other charges and credits \$0.58

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

Hearing/speech impaired call 711  
Your FCC Community Link is: TX0876

pdw/okt#u1u3

Services from Jun 28, 2017 to Jul 26, 2017

# YOUR BUSINESS IS GROWING.

## COMCAST BUSINESS INTERNET SPEEDS CAN KEEP YOU ON TRACK

Bandwidth is important 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

pdw/okt#u1u3

## COMCAST BUSINESS CAN DELIVER THE RIGHT SPEED FOR YOUR GROWING DATA DEMANDS

Get a free speed consultation to make sure you have all the bandwidth you need!



Call 855-869-7159  
or visit [comcastbusiness.com](http://comcastbusiness.com)

COMCAST BUSINESS  
**B4B**  
BUILT FOR BUSINESS™

Restrictions apply. Not available in all areas. Limited to Comcast Business Internet customers. Network Company Comcast Business 5Mbps and standard 10Mbps. Downloads only. Actual speeds vary and are not guaranteed. Pricing subject to change. Equipment, installation, taxes and other fees apply. Call for restrictions or complete details. © 2017 Comcast. All rights reserved.



Montrose Mgt Dist 2 Acct

Account number  
8777 70 318 5399279

For service at:  
602 WEST 11th AVE RD  
POLICE DIST OFFICE  
HOUSTON TX 77006-3918

Thanks for choosing XFINITY from Comcast

### Your monthly account summary

Previous balance 100.37  
Payment - Thank You Jun 12, 2017 -100.37 or  
New charges  
Services 59.85  
Other charges and credits 0.52

Amount due **\$100.37**  
Payment due Jul 13, 2017

Need help?  
Visit [xfinity.com/customersupport](http://xfinity.com/customersupport), or see page 2 for other ways to contact us

Ready to pay?  
Visit [xfinity.com/myaccount](http://xfinity.com/myaccount) or use the My Account app

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](http://xfinity.com/myaccount) or use the My Account app.

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

pdw/okt#u1u3

### Ready to change the way you WiFi?

Introducing XFINITY XFI. Get the most out of your home WiFi with easy to use tools across mobile devices, laptop, and X1.

- Know what devices are connected to your home WiFi.
- Pause WiFi to any connected device, any time.
- Troubleshoot any connected device easily.

Take control of your home WiFi.  
Visit [xfinity.com/xfi](http://xfinity.com/xfi) today.



### Safe TV choices for your kids

Say "Turn on Safe Browse" into your X1 Voice Remote to learn more about how to block adult titles and descriptions on your TV.

XFINITY X1 Parental Controls allow you to filter content by age, rating, channel and block accidental purchases before they happen.

Learn more about Parental Controls at [xfinity.com/help](http://xfinity.com/help)

### Need help? We're here for you.

Visit [xfinity.com/customersupport](http://xfinity.com/customersupport)  
Call 1-800-934-5489 (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](http://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](http://xfinity.com/storelocator).

pdw/okt#u1u3

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

Please write your account number on your check or money order



602 S 300 W, STE B SANDY UT 84070-3002  
8777 703 180 23 00342017 1000000000 01 01/2017 0003

MONTROSE MGT DIST 2 ACCT  
POLICE DIST OFFICE  
PO BOX 22187  
HOUSTON, TX 77221-2187

Account number  
8777 70 318 5399279

Payment due Jul 13, 2017

Please pay **\$100.37**

Amount enclosed \$ 100.37

Make checks payable to Comcast  
Do not send cash

COMCAST  
PO BOX 680818  
DALLAS TX 75286-0818

877770318539927900300370

### Additional payment options

✓ Automatic payment  
Sign up at [xfinity.com/myaccount](http://xfinity.com/myaccount)

Online  
Visit [xfinity.com/myaccount](http://xfinity.com/myaccount)

By app  
Use the My Account app

By phone  
Call 1-800-934-5489 (1-800-XFINITY)

### Moving?

Visit [xfinity.com/moving](http://xfinity.com/moving) today to help you stay connected to all of your XFINITY services.

MOVERS EDGE





**Summary for Bill Calderon: 713-205-9761**

## Your Plan

1GB/ \$10/GB  
10 monthly gigabyte allowance  
\$10.00 per GB after allowance

Have more questions about your charges?  
Get details for usage charges at  
[www.vzw.com](http://www.vzw.com). Sign into My Verizon.

### Monthly Charges

Mobile Broadband 1GB	06/22 - 07/21	\$0.00
		\$80.00
Surcharges Regulatory Charge Administrative Charge		.22 .06
		\$ .08
Total Current Charges for 7/12-205-8751		\$80.08

2010/06/11

### Need-to-Know Information

**Customer Proprietary Network Information (CPNI)**

CPI# 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 CPI#.

We may use and share your CPHI 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, Internet, high-speed Internet, video, and local and long distance services. Visit [Verizon.com](http://Verizon.com) for more information on our services and companies.

If you don't want your CPM used for the marketing purposes described above, please notify us by phone any time at 800.333.9956, online at [vme.com/privacy](http://vme.com/privacy) or through Customer Service at 800.922.0204 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 incur in providing government number administration and license (and, if 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 (ii) 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; charges we pay to our customers for our 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.

### Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy services. You should not pay pre-bankruptcy amounts; they are for your information only. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

pol w/ox # 10117



## Officer Payroll Report

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Print to PDF

Year	Month	Day	Amount	Amount	Amount	Amount	Amount
Jun-17							
Jun-17	Alms, Brian	24.00	\$45.00	\$1,080.00	\$0.00	\$1,080.00	
Jun-17	Armstrong, Juan	52.00	\$45.00	\$2,340.00	\$0.00	\$2,340.00	
Jun-17	Bass, Richard	20.00	\$45.00	\$900.00	\$0.00	\$900.00	
Jun-17	Beserra, Victor	47.00	\$45.00	\$1,115.00	\$3,900.00	\$5,615.00	
Jun-17	Chavez-Resendiz, Ju	96.00	\$45.00	\$4,320.00	\$0.00	\$4,320.00	
Jun-17	Day, Aaron	76.00	\$45.00	\$3,420.00	\$0.00	\$3,420.00	
Jun-17	Jaquezaya, Lee	56.00	\$45.00	\$2,520.00	\$0.00	\$2,520.00	
Jun-17	Laureano, Leon	35.00	\$45.00	\$1,575.00	\$0.00	\$1,575.00	
Jun-17	Mabasa, Joseph	134.00	\$45.00	\$6,030.00	\$0.00	\$6,030.00	
Jun-17	Oberhaus, John	36.00	\$45.00	\$1,350.00	\$0.00	\$1,350.00	
Jun-17	Ramos, Juan	30.00	\$45.00	\$1,370.00	\$0.00	\$1,370.00	
Jun-17	Starks, Chad	20.00	\$45.00	\$900.00	\$0.00	\$900.00	
Jun-17	Thibodeaux, Todd	70.00	\$45.00	\$3,150.00	\$0.00	\$3,150.00	
Jun-17	Villareal, Theodore	28.00	\$45.00	\$1,260.00	\$0.00	\$1,260.00	
	Period Total	14		\$32,130.00	\$3,500.00	\$35,630.00	
	Grand Total	14		\$32,130.00	\$3,500.00	\$35,630.00	

Grand Total)	14	\$32,130.00	\$3,500.00	\$35,630.00
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**Fresh food.  
Low prices.**

3300 MONTROSE BLVD.		
(713) 526-7865		
For Cashier was Elizabeth		
HR	SHELL GC	25.00
GB *****	1670	25.00 81mc
***** KIMBER PLYS CUSTMER		25.00
HR	SHELL GC	25.00
GB *****	7542	25.00 91mc
HR	SHELL GC	25.00
GB *****	7724	25.00 81mc
HR	SHELL GC	25.00
GB *****	7732	25.00 81mc
HR	SHELL GC	25.00
GB *****	7633	25.00 81mc
HR	SHELL GC	25.00
GB *****	1547	25.00 81mc
HR	SHELL GC	25.00
GB *****	1654	25.00 81mc
HR	SHELL GC	25.00
GB *****	1662	25.00 81mc
TAX		0.00
**** BALANCE		200.00

HOUSTON TX 77006  
 MASTERCARD Purchase  
 \*\*\*\*\*3576 - C  
 SE#: 453742 TOTA: 200.00  
 AID: A000000041010  
 TC: 0407C75C7D46109  
 MASTERCARD 200.00  
 DANCE 0.00  
 TOTAL NUMBER OF ITEMS SOLD = 0  
 06/21/12 05:18PM 247 30 104 469

V. Beserra



Fresh food.  
Low prices.

```

1938 W. GRAY
713-521-1099
Your Cashier was Jan
KROGER SUPER CUSTOMER *****$15
MR      SHEL GC                      25.00
GB      *****#*****7208        25.00 Brlnc
MR      SHEL GC                      25.00
GB      *****#*****7216        25.00 Brlnc
MR      SHEL GC                      25.00
GB      *****#*****7224        25.00 Brlnc
MR      SHEL GC                      25.00
GB      *****#*****7232        25.00 Brlnc
TAX                                           5.00
**** BALANCE                                100.00
HOUSTON TX 77019
MASTERCARD PURCHASE
*****CARD NO***** C
REF: 039362 TOTAL: 100.00
AID: A00000000401010

```

MMD security  
Victor Deserry  
Kin Ben \$550



**Fresh food  
Low prices**



CCNY  
Fresh food  
Low prices



Delivery  
Fresh to  
Low price



**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: 06/01/2017 LEGAL DESCRIPTION  
1903 COMMONWEALTH APARTMENTS LLC  
4500 MONTROSE BLVD STE B  
HOUSTON TX 77006-5842  
LTS 7 8 9 & 10 & TRS 4 5A &  
11A BLK 27  
HYDE PARK  
1903 COMMONWEALTH ST 50

MONTROSE MD WEST

ACCOUNT NUMBER: 94/018/027/000/0004 DATE PROCESSED: 06/01/2017  
YEAR: 2015 RECEIPT NUMBER: 94150045  
REF No.: 0897348 DEPOSIT BATCH No.: RF170601

**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.: 2015-70665

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$95.73.

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

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

pd w/ok #w8a



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

DATE: 06/01/2017 LEGAL DESCRIPTION  
4506 MONTROSE APARTMENTS LLC  
4500 MONTROSE BLVD STE B  
HOUSTON TX 77006-5842  
TRS 10 & 11A BLK 1  
ROSSMOYNE  
4500 MONTROSE BLVD B

MONTROSE MD EAST

ACCOUNT NUMBER: 92/030/245/000/0010 DATE PROCESSED: 06/01/2017  
YEAR: 2015 RECEIPT NUMBER: 92150311  
REF No.: 0897336 DEPOSIT BATCH No.: RF170601

**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.: 2015-70665

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$57.42.

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

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

pd w/ok #w8b



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

DATE: 06/13/2017 LEGAL DESCRIPTION  
BEHRINGER HARVARD MUSEUM  
DISTRICT PROJECT OWNER LP  
5800 GRANITE PKWY STE 1000  
PLANO TX 75024-6619  
RES A BLK 1  
ALEXAN MUSEUM DISTRICT  
1301 RICHMOND AVE 270

MONTROSE MD WEST

ACCOUNT NUMBER: 94/133/663/001/0001 DATE PROCESSED: 06/13/2017  
YEAR: 2016 RECEIPT NUMBER: 94160798  
REF No.: 0897814 DEPOSIT BATCH No.: RF170613

**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.: 2016-72365

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$8,437.50.

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

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

pd w/ok #w8d

DATE: 06/13/2017  
YEAR: 2016

DEPOSIT BATCH No.: 92-480  
RECEIPT NUMBER: 92160024

OWNER NAME: GAZEBO MANAGEMENT INC

CHECK NO.: 23954

ACCOUNT NUMBER: 92/004/141/000/0014

DATE OF PAYMENT: 06/13/2017

PAID BY: 435521

LEGAL DESCRIPTION

EL TIEMPO 1308 ANNEX LLC  
602 SANYER STREET STE 110  
HOUSTON TX 77007

17 14 & TR 15 BLK 10  
AVONDALE

223 WESTHEIMER RD

**SECOND PAYMENT**

DISTRICT NAME	OVERPAYMENT AMOUNT
MONTROSE MD EAST	\$1,006.25
Amount of Refund:	\$1,006.25

AMOUNT OF CHECK: \$1,006.25 CHECK NO: 23954

AMOUNT APPLIED: \$0.00 Ref No.:

DIFFERENCE: \$1,006.25

COMPLETED BY: C.C. DATE: 6-14-17

FIRST PAYMENT RECEIVED FROM: OWNER

DATE PAID: 06/06/2017 DEPOSIT# 92C17605 CHECK# SAV-8822

**DISPOSITION OF OVERPAYMENT**

REFUND TO: El Tiempo Carlinas DATE: 6-28-17

Address: 602 Sanyer St Ste 110

Address:

City: Houston State: TX Zip: 77007

APPLIED TO ACCT# DATE:

pd w/ok #w8e





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

MONTRORSE MD EAST  
DATE: 06/27/2017  
YEAR: 2016  
OWNER NAME: FIVE PALMS DEVELOPERS LLC  
CHECK NO.: 99250823  
ACCOUNT NUMBER: 92/014/072/000/0007  
DATE OF PAYMENT: 06/27/2017  
PAID BY: 201841  
LEGAL DESCRIPTION  
KONAR JR GEORGE O  
1902 ELMCREST DR  
HOUSTON TX 77008-7421  
LTS 7 & 8 BLK 20  
FAIRVIEW  
617 FAIRVIEW ST

**NOTICE OF OVERPAYMENT OF TAX**

DISTRICT NAME MONTRORSE MD EAST  
OVERPAYMENT AMOUNT \$234.08

REASON: paid July amount in June

AMOUNT OF CHECK: \$1,246.08 CHECK NO: 99250823  
AMOUNT APPLIED: \$1,012.00 Ref No.: PD JULY  
DIFFERENCE: \$234.08  
COMPLETED BY: [Signature] DATE: 6-27-17

Make refund payable to: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
If you need more information, call Customer Service at 281.444.3946.

pdw/ok#w86



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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: 06/13/2017  
LEGAL DESCRIPTION  
BOHNN JULES H  
1215 BARKDULL ST  
HOUSTON TX 77006-6403  
LTS 9 & 10 & TRS 8 BA & 11A  
BLK 21 TURNER N P  
1215 BARKDULL ST

MONTRORSE MD WEST

ACCOUNT NUMBER: 94/036/027/000/0009  
DATE PROCESSED: 06/13/2017  
RECEIPT NUMBER: 15109003  
REF No.: 0897813  
DEPOSIT BATCH No.: RFL70613

**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:

☐ Decrease in Appraised Value  
☐ Exemption(s) Added  
☐ Homestead  
☐ Over 65  
☐ Disabled Person  
☐ Disabled Veteran  
☐ Account Prorated  
☐ Account Deleted  
☐ Rendition Penalty Waived  
☐ Other:  
☒ Lawsuit Cause No.: 2016-09045

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$29.47.

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/ok#w87



**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: 06/01/2017  
LEGAL DESCRIPTION  
WARD KENNETH T  
3310 WICHITA ST  
HOUSTON TX 77004-6346  
LT 13 BLK 3 &  
TR 5B BLK 2 MACDONALD  
COLUMBUS  
1424 MONTRORSE BLVD

MONTRORSE MD WEST

ACCOUNT NUMBER: 94/010/167/000/0013  
DATE PROCESSED: 06/01/2017  
YEAR: 2016  
RECEIPT NUMBER: 94150009  
REF No.: 0897345  
DEPOSIT BATCH No.: RFL70601

**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:

☐ Decrease in Appraised Value  
☐ Exemption(s) Added  
☐ Homestead  
☐ Over 65  
☐ Disabled Person  
☐ Disabled Veteran  
☐ Account Prorated  
☐ Account Deleted  
☐ Rendition Penalty Waived  
☐ Other:  
☒ Lawsuit Cause No.: 2015-68264

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$86.56.

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/ok#w88



**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: 06/01/2017  
LEGAL DESCRIPTION  
WARD KENNETH T  
3310 WICHITA ST  
HOUSTON TX 77004-6346  
LT 13 BLK 3 &  
TR 5B BLK 2 MACDONALD  
COLUMBUS  
1424 MONTRORSE BLVD

MONTRORSE MD WEST

ACCOUNT NUMBER: 94/010/167/000/0013  
DATE PROCESSED: 06/01/2017  
YEAR: 2016  
RECEIPT NUMBER: 94160009  
REF No.: 0897346  
DEPOSIT BATCH No.: RFL70601

**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:

☐ Decrease in Appraised Value  
☐ Exemption(s) Added  
☐ Homestead  
☐ Over 65  
☐ Disabled Person  
☐ Disabled Veteran  
☐ Account Prorated  
☐ Account Deleted  
☐ Rendition Penalty Waived  
☐ Other:  
☒ Lawsuit Cause No.: 2015-68264

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$125.39.

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/ok#w88



**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: 06/13/2017

LEGAL DESCRIPTION

LHB FAMILY LP  
3019 DRAKE ST

TRS 7A & 8 BLK 1  
ROSSMOYNE

HOUSTON

TX 77005-1119

4515 YOKUM BLVD 1

MONTROSE MD EAST

ACCOUNT NUMBER: 92/030/245/000/0008  
YEAR: 2015  
REF No.: 0897895

DATE PROCESSED: 06/13/2017  
RECEIPT NUMBER: 92150310  
DEPOSIT BATCH No.: RP170613

**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:

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

☐ Account Prorated  
☐ Account Deleted  
☐ Rendition Penalty Waived  
☐ Other:

☒ Lawsuit Cause No.: 2015-70593

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.

pd w/ok # 4189



**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: 06/13/2017

LEGAL DESCRIPTION

LHB FAMILY LP  
3019 DRAKE ST

TRS 7A & 8 BLK 1  
ROSSMOYNE

HOUSTON

TX 77005-1119

4515 YOKUM BLVD 1

MONTROSE MD EAST

ACCOUNT NUMBER: 92/030/245/000/0008  
YEAR: 2016  
REF No.: 0897809

DATE PROCESSED: 06/13/2017  
RECEIPT NUMBER: 92160297  
DEPOSIT BATCH No.: RP170613

**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:

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

☐ Account Prorated  
☐ Account Deleted  
☐ Rendition Penalty Waived  
☐ Other:

☒ Lawsuit Cause No.: 2015-70593

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$35.31.

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

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

pd w/ok # 4189



**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: 06/13/2017

LEGAL DESCRIPTION

LJM HOLDINGS LP  
& JOSEPH MARTIN  
1918 TAFT ST  
HOUSTON

LTS 5 & 6 & TR 7A BLK 1  
CAVE E W

TX 77006-1455

1918 TAFT ST

MONTROSE MD EAST

ACCOUNT NUMBER: 92/009/097/000/0005  
YEAR: 2015  
REF No.: 0897806

DATE PROCESSED: 06/13/2017  
RECEIPT NUMBER: 92150052  
DEPOSIT BATCH No.: RP170613

**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:

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

☐ Account Prorated  
☐ Account Deleted  
☐ Rendition Penalty Waived  
☐ Other:

☒ Lawsuit Cause No.: 2015-70744

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$52.59.

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

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

pd w/ok # 4190



**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: 06/13/2017

LEGAL DESCRIPTION

Memorial Trails Apartments Inc  
9601 KATY FWY STE 475  
HOUSTON

LTS 1 2 & 11 & TRS 3A 8B 9 &  
10 BLK 20  
LOCKHART CORNER & BARZIZA

TX 77024-1347

3808 STANFORD ST 8

MONTROSE MD EAST

ACCOUNT NUMBER: 92/023/076/000/0001  
YEAR: 2015  
REF No.: 0897894

DATE PROCESSED: 06/13/2017  
RECEIPT NUMBER: 92150195  
DEPOSIT BATCH No.: RP170613

**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:

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

☐ Account Prorated  
☐ Account Deleted  
☐ Rendition Penalty Waived  
☐ Other:

☒ Lawsuit Cause No.: 2015-70757

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$183.44.

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

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

pd w/ok # 4191



**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

MONTEROSE MD EAST  
DATE: 06/01/2017  
YEAR: 2016  
OWNER NAME: RANDOM INTERESTS LLC  
ACCOUNT NUMBER: 92/026/141/000/0009  
PAID BY:  
RANDOM INTERESTS LLC  
C/O DAVID L & TERRELL JAMES  
5423 GIBSON ST  
HOUSTON TX 77007-7132  
OVERPAYMENT: \$18.50  
DEPOSIT BATCH NO.: 92-478  
RECEIPT NUMBER: 92160225  
CHECK NO.: 8035  
DATE OF PAYMENT: 05/31/2017  
LEGAL DESCRIPTION  
TRS 9 BLK 15 & TR 14 BLK 15  
MONTEROSE  
630 W ALABAMA ST 7

**NOTICE OF OVERPAYMENT OF TAX**

DISTRICT NAME: MONTEROSE MD EAST  
OVERPAYMENT AMOUNT: \$18.50

REASON: paid June amount with May postmark

AMOUNT OF CHECK: \$1,063.80  
AMOUNT APPLIED: \$1,045.30  
DIFFERENCE: \$18.50  
COMPLETED BY: [Signature] DATE: 6-1  
Make refund payable to:  
Address:  
City: State: Zip:

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

pd w/ok # 4192



**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: 06/01/2017  
RUDYARDS BRITISH PUB  
2010 WAUGH DR  
HOUSTON TX 77006-1106  
LEGAL DESCRIPTION  
LT 1 & TR 2A BLK 24  
HYDE PARK  
2010 WAUGH DR  
MONTEROSE MD WEST  
ACCOUNT NUMBER: 94/018/024/000/0001  
YEAR: 2015  
REF No.: 0897347  
DATE PROCESSED: 06/01/2017  
RECEIPT NUMBER: 94150039  
DEPOSIT BATCH NO.: RP170601

**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:

☐ Decrease in Appraised Value  
☐ Exemption(s) Added  
☐ Homestead  
☐ Over 65  
☐ Disabled Person  
☐ Disabled Veteran  
☐ Account Prorated  
☐ Account Deleted  
☐ Rendition Penalty Waived  
☐ Other:  
☒ Lawsuit Cause No.: 2815-7171

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$6.63.

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

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

pd w/ok # 4193



**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: 06/01/2017  
SIDDQUI SABRINA  
2736 RAINTREE DR  
SUGAR LAND TX 77478-4215  
LEGAL DESCRIPTION  
LTS 5 & 6 & TRS 4 & 7A BLK 9  
WESTMORELAND  
414 MARSHALL ST 27  
MONTEROSE MD EAST  
ACCOUNT NUMBER: 92/037/037/000/0004  
YEAR: 2015  
REF No.: 0897337  
DATE PROCESSED: 06/01/2017  
RECEIPT NUMBER: 92150358  
DEPOSIT BATCH NO.: RP170601

**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:

☐ Decrease in Appraised Value  
☐ Exemption(s) Added  
☐ Homestead  
☐ Over 65  
☐ Disabled Person  
☐ Disabled Veteran  
☐ Account Prorated  
☐ Account Deleted  
☐ Rendition Penalty Waived  
☐ Other:  
☒ Lawsuit Cause No.: 2815-7171

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$251.84.

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

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

pd w/ok # 4194



**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

MONTEROSE MD WEST  
DATE: 06/08/2017  
YEAR: 2016  
OVERPAYMENT: \$10.15  
DEPOSIT BATCH NO.: 94-420  
RECEIPT NUMBER: 94160198  
OWNER NAME: SOUTHLAND HARDWARE WESTHEIMER INC  
ACCOUNT NUMBER: 94/029/164/000/0002  
PAID BY:  
SOUTHLAND HARDWARE WESTHEIMER INC  
% VOSS A M  
1822 WESTHEIMER RD  
HOUSTON TX 77098-1625  
LEGAL DESCRIPTION  
LT 2 BLK 4  
PLAINVIEW SEC 1  
MORSE ST

**NOTICE OF OVERPAYMENT OF TAX**

DISTRICT NAME: MONTEROSE MD WEST  
OVERPAYMENT AMOUNT: \$10.15

REASON: paid June amount with May postmark

AMOUNT OF CHECK: \$583.91  
AMOUNT APPLIED: \$573.76  
DIFFERENCE: \$10.15  
COMPLETED BY: [Signature] DATE: 6-9-17  
Make refund payable to:  
Address:

City: State: Zip:  
If you need more information, call Customer Service at 281.444.3946.

pd w/ok # 4195



**Equi-Tax Inc.**  
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

MONTROSE MD WEST  
DATE: 06/08/2017  
YEAR: 2016  
OVERPAYMENT: \$10.15  
DEPOSIT BATCH NO.: 94-420  
RECEIPT NUMBER: 94160199  
OWNER NAME: SOUTHLAND HARDWARE WESTHRIMER INC CHECK NO.: 6454  
ACCOUNT NUMBER: 94/029/164/000/0003 DATE OF PAYMENT: 05/30/2017  
PAID BY: LEGAL DESCRIPTION  
SOUTHLAND HARDWARE WESTHEIMER INC LT 3 BLK 4  
& VOSS A M PLAINVIEW SEC 1  
1822 WESTHRIMER RD  
HOUSTON TX 77098-1625 MORSE ST

**NOTICE OF OVERPAYMENT OF TAX**

DISTRICT NAME OVERPAYMENT AMOUNT  
MONTROSE MD WEST \$10.15

REASON: paid June

AMOUNT OF CHECK: \$583.93 CHECK NO: 6454  
AMOUNT APPLIED: \$573.76 Ref No.: PAID JUNE  
DIFFERENCE: \$10.15  
COMPLETED BY: CC DATE: 6-9-17

Make refund payable to:

Address:

City: State: Zip:  
If you need more information, call Customer Service at 281.444.3946.

pd w/ok #495



**Equi-Tax Inc.**  
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

MONTROSE MD WEST  
DATE: 06/08/2017  
YEAR: 2016  
OVERPAYMENT: \$33.60  
DEPOSIT BATCH NO.: 94-420  
RECEIPT NUMBER: 94160200  
OWNER NAME: SOUTHLAND HARDWARE INC WESTHRIMER I CHECK NO.: 6454  
ACCOUNT NUMBER: 94/029/164/000/0004 DATE OF PAYMENT: 05/30/2017  
PAID BY: LEGAL DESCRIPTION  
SOUTHLAND HARDWARE INC WESTHEIMER I LTS 4 5 & 6 BLK 4  
1822 WESTHRIMER RD PLAINVIEW SEC 1  
HOUSTON TX 77098-1625 1822 WESTHRIMER RD

**NOTICE OF OVERPAYMENT OF TAX**

DISTRICT NAME OVERPAYMENT AMOUNT  
MONTROSE MD WEST \$33.60

REASON: paid June

AMOUNT OF CHECK: \$1,931.93 CHECK NO: 6454  
AMOUNT APPLIED: \$1,898.33 Ref No.: SOUTHLAND HARDWA  
DIFFERENCE: \$33.60  
COMPLETED BY: CC DATE: 6-9-17

Make refund payable to:

Address:

City: State: Zip:  
If you need more information, call Customer Service at 281.444.3946.

pd w/ok #495



**Equi-Tax Inc.**  
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 06/01/2017 LEGAL DESCRIPTION  
NGUYEN SUONG & HOANG RES A BLK 1  
PO BOX 55234 HIGHTECH  
HOUSTON TX 77255-5234 1952 MONTROSE BLVD  
MONTROSE MD WEST  
ACCOUNT NUMBER: 94/122/852/001/0001 DATE PROCESSED: 06/01/2017  
YEAR: 2016 RECEIPT NUMBER: 94160759  
REF No.: 0897350 DEPOSIT BATCH No.: RP170601

**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:

☐ Decrease in Appraised Value ☐ Account Prorated  
☐ Exemption(s) Added ☐ Account Deleted  
☐ Homestead ☐ Rendition Penalty Waived  
☐ Over 65 ☐ Other:  
☐ Disabled Person  
☐ Disabled Veteran ☒ Lawsuit Cause No.: 101-16-005,317

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$171.75.

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

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

pd w/ok #496



**Equi-Tax Inc.**  
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

MONTROSE MD EAST  
DATE: 06/01/2017  
YEAR: 2016  
OVERPAYMENT: \$107.98  
DEPOSIT BATCH NO.: 92-478  
RECEIPT NUMBER: 92160282  
OWNER NAME: TEXAS ART SUPPLY CO CHECK NO.: 10085  
ACCOUNT NUMBER: 92/030/143/000/0026 DATE OF PAYMENT: 05/31/2017  
PAID BY: LEGAL DESCRIPTION  
TEXAS ART SUPPLY CO LTS 23 24 25 & 26 &  
4899 MONTROSE BLVD STE 1312 LTS 99 100 101 & 102 WESTOVER  
HOUSTON TX 77006-6164 ROSEDALE  
2001 MONTROSE BLVD

**NOTICE OF OVERPAYMENT OF TAX**

DISTRICT NAME OVERPAYMENT AMOUNT  
MONTROSE MD EAST \$107.98

REASON: paid June amount with my postmark

AMOUNT OF CHECK: \$6,209.26 CHECK NO: 10085  
AMOUNT APPLIED: \$6,101.28 Ref No.: PD JUNE  
DIFFERENCE: \$107.98  
COMPLETED BY: CC DATE: 6-1

Make refund payable to:

Address:

City: State: Zip:  
If you need more information, call Customer Service at 281.444.3946.

pd w/ok #497



**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

MONTROSE MD EAST  
DATE: 06/01/2017  
YEAR: 2016  
OVERPAYMENT: \$11.52  
DEPOSIT BATCH NO.: 92-478  
RECEIPT NUMBER: 92160283  
OWNER NAME: TEXAS ART SUPPLY  
CHECK NO.: 10085  
ACCOUNT NUMBER: 92/030/146/000/0080  
DATE OF PAYMENT: 05/31/2017  
PAID BY:  
LEGAL DESCRIPTION  
TEXAS ART SUPPLY  
4899 MONTROSE BLVD STE 1312  
HOUSTON TX 77006-6164  
TR 103  
ROSEDALE  
WILLARD

**NOTICE OF OVERPAYMENT OF TAX**

DISTRICT NAME MONTROSE MD EAST  
OVERPAYMENT AMOUNT \$11.52

REASON: paid June amount with May postmark

AMOUNT OF CHECK: \$661.99  
CHECK NO.: 10085  
AMOUNT APPLIED: \$650.47  
Ref No.: PD JUNE  
DIFFERENCE: \$11.52  
COMPLETED BY: [Signature] DATE: 6-1  
Make refund payable to:  
Address:

City: State: Zip:  
If you need more information, call Customer Service at 281.444.3946.

pdw/ok #497



**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

MONTROSE MD EAST  
DATE: 06/01/2017  
YEAR: 2016  
OVERPAYMENT: \$10.89  
DEPOSIT BATCH NO.: 92-478  
RECEIPT NUMBER: 92160363  
OWNER NAME: TEXAS ART SUPPLY  
CHECK NO.: 10085  
ACCOUNT NUMBER: 92/052/153/000/0001  
DATE OF PAYMENT: 05/31/2017  
PAID BY:  
LEGAL DESCRIPTION  
TEXAS ART SUPPLY  
4899 MONTROSE BLVD STE 1312  
HOUSTON TX 77006-6164  
TR B  
GUSTIN  
2001 MONTROSE BLVD

**NOTICE OF OVERPAYMENT OF TAX**

DISTRICT NAME MONTROSE MD EAST  
OVERPAYMENT AMOUNT \$10.89

REASON: paid June amount

AMOUNT OF CHECK: \$626.22  
CHECK NO.: 10085  
AMOUNT APPLIED: \$615.33  
Ref No.: PD JUNE  
DIFFERENCE: \$10.89  
COMPLETED BY: [Signature] DATE: 6-1  
Make refund payable to:  
Address:

City: State: Zip:  
If you need more information, call Customer Service at 281.444.3946.

pdw/ok #497



**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

MONTROSE MD EAST  
DATE: 06/01/2017  
YEAR: 2016  
OVERPAYMENT: \$64.62  
DEPOSIT BATCH NO.: 92-478  
RECEIPT NUMBER: 92160419  
OWNER NAME: TEXAS ART SUPPLY  
CHECK NO.: 10085  
ACCOUNT NUMBER: 92/124/288/001/0001  
DATE OF PAYMENT: 05/31/2017  
PAID BY:  
LEGAL DESCRIPTION  
TEXAS ART SUPPLY  
4899 MONTROSE BLVD STE 1312  
HOUSTON TX 77006-6164  
RES A BLK 1  
TEXAS ART SUPPLY  
2101 MONTROSE BLVD

**NOTICE OF OVERPAYMENT OF TAX**

DISTRICT NAME MONTROSE MD EAST  
OVERPAYMENT AMOUNT \$64.62

REASON: paid June amount

AMOUNT OF CHECK: \$3,715.65  
CHECK NO.: 10085  
AMOUNT APPLIED: \$3,651.03  
Ref No.: PD JUNE  
DIFFERENCE: \$64.62  
COMPLETED BY: [Signature] DATE: 6-1  
Make refund payable to:  
Address:

City: State: Zip:  
If you need more information, call Customer Service at 281.444.3946.

pdw/ok #497



**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: 06/01/2017  
LEGAL DESCRIPTION  
WERTHEIM THOMAS A TRUSTEE  
9668 WESTHEIMER RD STE 220  
HOUSTON TX 77061-3241  
TR 7A & 8A & 9  
ARST 696 O SMITH  
2411 S SHEPHERD DR  
MONTROSE MD WEST  
ACCOUNT NUMBER: 94/044/255/000/0055  
DATE PROCESSED: 06/01/2017  
YEAR: 2016  
RECEIPT NUMBER: 94160403  
REF No.: 0897349  
DEPOSIT BATCH No.: RP170601

**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 Forfeited                               |
| <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>2016-55953</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$333.51.

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/ok #498

# BLANK ROME LLP

710 TEXAS AVENUE  
SUITE 1400  
HOUSTON, TEXAS 77001  
(713) 228-8801 FAX: (713) 228-8800  
FEDERAL TAX ID NO. 55-1111714

MONROSE MANAGEMENT DISTRICT  
C/O DAVID HAYES  
HAYES HILL CALDERON LLP  
9010 LONGPOINT, SUITE 130  
HOUSTON, TX 77055

INVOICE DATE: JUNE 07, 2017  
MATTER NO: 119014-00001 02712  
INVOICE NO: 1666108

REGARDING: MONROSE MANAGEMENT DISTRICT  
CAUSE NO. 2013-2096: 1638 HAWTHORNE LTD. VS. MONROSE  
MANAGEMENT DISTRICT, IN THE JUDICIAL DISTRICT  
COURT OF HARRIS COUNTY, TEXAS

DATE	INVOICE	AMOUNT	CREDITS	BALANCE
05/01/17	1659144	31,211.84	0.00	31,211.84
BALANCE FORWARD				\$ 31,211.84
FOR LITIGATION SERVICES RENDERED THROUGH 5/31/17				\$ 18,060.50
FOR DISBURSEMENTS ADVANCED THROUGH 5/31/17				4,199.21
CURRENT INVOICE TOTAL				\$ 31,258.72
TOTAL AMOUNT DUE				\$ 63,499.56

pd w/ ck #6200

## BRACEWELL

### Remittance Page

June 8, 2017  
051914  
INVOICE NO: 21683059  
04674

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

#### Billing Summary

Total Current Billing for this Matter

\$ 2,659.50

#### Please Return this Remittance Page with Your Payment

##### WIRE TRANSFER INFORMATION

Wire to: Bank of America, 901 Main Street, Dallas, Texas  
Name on Account: Bracewell LLP  
Bank Account No: 001390004197  
ABA Number (For Wire Transfers Only): 026009593; (For ACH's Only): 111000025  
For International Wires Also Include:  
Swift Code (U.S. Funds): BOFAUS33; Swift Code (Foreign Funds): BOFAUS65  
Please include the invoice number as a reference when sending the wire.  
TAX ID: 74-1024827

##### LOCKBOX FOR CHECKS

P. O. Box 848566  
Dallas, TX 75184-8566

##### CREDIT CARD INFORMATION

<https://www2.e-billexpress.com/ebao/Bracewell/>

pd w/ ck #6200

Bracewell LLP 711 Texas Ave Street, Suite 1330, Houston, Texas 77002 www.bwllp.com  
AUSTIN CONNECTICUT DALLAS DUBAI HOUSTON LONDON NEW YORK SAN ANTONIO SEATTLE WASHINGTON, DC



busy creatives

BILL TO  
Montrose Management District  
Gretchen Larson  
P.O. Box 22167  
Houston, Texas 77227  
United States  
7135951215  
glarson@hhclp.com

## INVOICE

Busy Bee Creatives LLC  
2502 Deer Forest Dr.  
Spring, Texas 77373  
United States  
281.558.0741  
BusyBeeCreatives.com

Invoice Number: 28  
Invoice Date: July 1, 2017  
Payment Due: July 15, 2017  
Amount Due (USD): \$350.00



hello! you have an invoice from:

Cracked Fox  
2815 Bermuda Dunes Dr. Missouri City, TX 77459  
Roan@CrackedFox.com | 832.364.4912 | www.CrackedFox.com

Date	Invoice No.	Terms
07/01/17	740	Net 30
Payments/Credits	Balance Due	
\$0.00	\$2,062.50	

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

Item	Description	Quantity	Rate	Amount
marketing	marketing, design, photography, research, meetings for June		0.00	0.00
Design	311 see something say something flyer	1.2	75.00	90.00
Design	write for meet & greet	5.9	75.00	442.50
Design	survey postcards	8	75.00	600.00
Design	July fourth tea flyer	1.2	75.00	90.00
1	Branding, Marketing, Research & Development	0.5	75.00	37.50
2	Editing, proofing, website/link integrity	1	75.00	75.00
3	Meetings, emails/calls, & invoicing	3.2	75.00	240.00
4	Photography edits/corrections, airbrushing, for use in web/print. Captioning and Keywording of pictures for district website/SM and SEO. Archival, licensing, stock, and partner/print requests.	2	75.00	150.00
5	Social media photo galleries posting, tagging & creation of images. Backup assistance.	2.5	75.00	187.50
6	Print and Web file creation for distro to printers, web dev, partners and staff.	2	75.00	150.00
Total				\$2,062.50

Thank you for your business

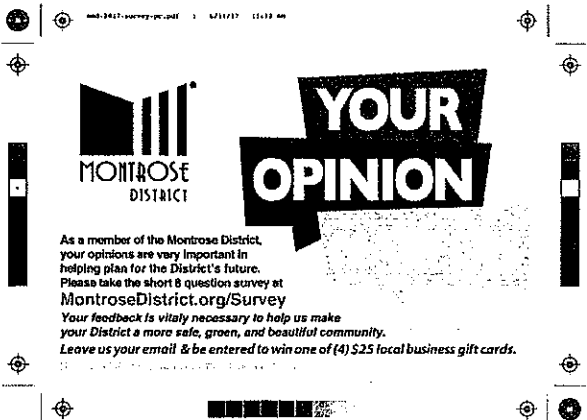
pd w/ ck #6203



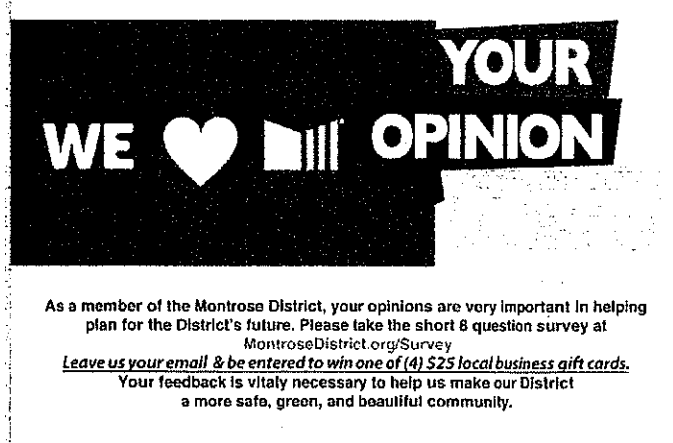
pdw/cx#6203



pdw/cx#6203



pdw/cx#6203



pdw/cx#6203

# YOUR OPINION



As a member of the Montrose District, your opinions are very important in helping plan for the District's future. Please take the short 8 question survey at

MontroseDistrict.org/Survey

Your feedback is vitally necessary to help us make our District a safer, greener, and more beautiful community.

pd w/ok #u203



## MEET & GREET

Please Join Us in Welcoming Our  
New Executive Director

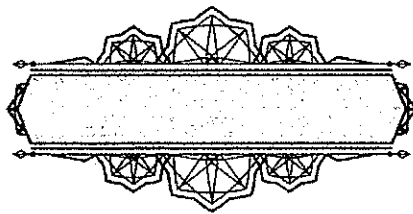
Ben E. Brewer III

JUNE  
22<sup>ND</sup>  
6pm

Thursday, June 22, 2017  
1 Courtland Place  
*Business Attire*

Graciously hosted by  
Claude & Deborah Wynn

pd w/ok #u203



— O F —

Ben E. Brewer III

You and a guest are invited to join in  
welcoming the new Executive Director for the  
Montrose Management District

THURSDAY  
22 JUNE  
2017

6:00 PM

at the home of  
Deborah &  
Claude Wynn  
1 Courtlandt Place

pd w/ok #u203



## WELCOME RECEPTION for

Ben E. Brewer III

You and a guest are invited to join in  
welcoming the new Executive Director for the  
Montrose Management District

THURSDAY  
22 JUNE  
6 PM

at the home of  
Deborah &  
Claude Wynn  
1 Courtlandt Place

pd w/ok #u203



# MEET & GREET

Please Join Us in Welcoming

Ben E. Brewer III

**JUNE**  
**22<sup>ND</sup>**  
**6pm**

Thursday, June 22, 2017  
1 Courtland Place  
*Business Attire*

Graciously hosted by  
**Claude & Deborah Wynn**

pd w/ok #u203

e-Vision 1 Productions  
2522 Palo Pinto Dr.  
Houston, TX 77080 US  
evipro@ev1pro.com  
ev1pro.com

**eVISION**  
productions

## INVOICE

**BILL TO**  
Gretchen Larson  
Montrose Management District  
PO Box 22167  
Houston, TX 77227-2167

INVOICE # 1056  
DATE 07/05/2017  
DUE DATE 07/05/2017  
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Photos - 8 roll MMD esplanade Phase 1	1	600.00	600.00
Photos and 8-roll Bridges/Pride lights June 8th.	1	600.00	600.00
Photos Bridges lights - R-W-B - July 4th.	1	600.00	600.00
<b>BALANCE DUE</b>			<b>\$1,800.00</b>

pd w/ok #u205

## Equi-Tax Inc.

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

## Invoice

DATE	INVOICE #
7/1/2017	51240

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/ok #u200	
<b>Total</b>	<b>\$2,053.04</b>

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



July 1, 2017

Invoice # M8RDG-40

Josh Hawes  
Montrose Management District  
5020 Montrose, Suite 311  
Houston 77006

Re: Montrose Management District Bridge Lighting Design

Lighting Design: Construction Administration	\$ 2,440.00
Outstanding Invoices: N/A	
Reimbursable Expenses: N/A	
<b>Total Amount Due:</b>	<b>\$ 2,440.00</b>

Please remit to:

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

Thank You!

pd w/ok #u207



Greater East End Management District  
P.O. Box 230099  
Houston, TX 77223-0099  
713-828-9916  
equizon@greatereastend.com

## INVOICE

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

**INVOICE #** 8-107  
**DATE** 05/30/2017  
**DUE DATE** 07/31/2017  
**TERMS** Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/01/2017	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 24	8	80.00	640.00
06/05/2017	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 26	8	80.00	640.00
06/08/2017	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 25	8	80.00	640.00
06/12/2017	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 17	8	80.00	640.00
06/15/2017	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 22	8	80.00	640.00
06/19/2017	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 32	8	80.00	640.00
06/21/2017	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 50	8	80.00	640.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/26/2017	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 38	8	80.00	640.00
06/29/2017	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 20	8	80.00	640.00

Total Sites Abated: 254

**BALANCE DUE** \$5,760.00

pdw/ok#u208

**WEINHEIMER**

## INVOICE

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

Project Description: Montrose District - District Identity Marker

INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE
21776	Jun 05, 2017	Jul 05, 2017	MON-251	\$133.43

Fee Summary		Previously Invoiced		Current Invoice		Remaining
%	Amount	% phase Completed	Amount Billed	% complete	Value of Completed	Amount remaining
20.00%	\$4,830.00	100.00%	\$4,830.00	0.00%	\$0.00	\$0.00
Design Development	0.00%	0.00%	\$0.00	0.00%	\$0.00	\$0.00
Construction Documentation	82.00%	100.00%	\$14,353.00	0.00%	\$0.00	\$0.00
Bidding	0.00%	0.00%	\$0.00	0.00%	\$0.00	\$0.00
Construction Administration	18.00%	100.00%	\$4,167.00	0.00%	\$0.00	\$0.00
100.00%	\$23,150.00	100.00%	\$23,150.00	0.00%	\$0.00	\$0.00

Expenses	Amount
Expense Item	\$133.43
Color Print	
<b>Expenses Total:</b>	<b>\$133.43</b>
<b>Invoice Total:</b>	<b>\$133.43</b>
<b>Previous Balance:</b>	<b>\$118.56</b>
<b>Payments Received:</b>	<b>\$168.54</b>
<b>Account Balance:</b>	<b>\$133.43</b>

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

pdw/ok#u2010

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

July 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 June, 2017	\$1,250.00
<b>Total amount due</b>	<b>\$1,250.00</b>

Thank you,

Ray C. Lawrence

pdw/ok#u2011

100 POST GAS BLVD • SUITE 1002 • HOUSTON, TX 77056 • PHONE 713/611-4119 • FAX 713/611-4119

INVOICE	IVC00035843
Type	
Date	6/13/2017
Page	1

Montrose Management District E(HCID 5)  
c/o Equi-Tax Inc.  
P.O. Box 73109  
Houston TX 77273

Description	Est. Price
<p>Professional Services rendered in the collection of delinquent taxes, penalties and interest</p> <p>May 2017</p> <p style="text-align: center;">pol w/ acct 4216</p>	<p>\$735.34</p>
<p>Total</p>	<p>\$235.34</p>

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
1960 JAN 1	OPENING BALANCE		100.00	100.00
1960 JAN 15	PAYROLL	50.00		50.00
1960 JAN 30	RECEIVED		25.00	75.00
1960 FEB 15	PAYROLL	50.00		25.00
1960 FEB 28	RECEIVED		25.00	50.00
1960 MAR 15	PAYROLL	50.00		0.00
1960 MAR 31	RECEIVED		50.00	50.00
1960 APR 15	PAYROLL	50.00		0.00
1960 APR 30	RECEIVED		50.00	50.00
1960 MAY 15	PAYROLL	50.00		0.00
1960 MAY 31	RECEIVED		50.00	50.00
1960 JUN 15	PAYROLL	50.00		0.00
1960 JUN 30	RECEIVED		50.00	50.00
1960 JUL 15	PAYROLL	50.00		0.00
1960 JUL 31	RECEIVED		50.00	50.00
1960 AUG 15	PAYROLL	50.00		0.00
1960 AUG 31	RECEIVED		50.00	50.00
1960 SEP 15	PAYROLL	50.00		0.00
1960 SEP 30	RECEIVED		50.00	50.00
1960 OCT 15	PAYROLL	50.00		0.00
1960 OCT 31	RECEIVED		50.00	50.00
1960 NOV 15	PAYROLL	50.00		0.00
1960 NOV 30	RECEIVED		50.00	50.00
1960 DEC 15	PAYROLL	50.00		0.00
1960 DEC 31	RECEIVED		50.00	50.00
1961 JAN 1	OPENING BALANCE		100.00	100.00

pd w/ ok the 21st

INVOICE	IVC00035841
Type	
Date	8/13/2017
Page	1

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

Description	Est. Price
<p>Professional Services rendered in the collection of delinquent taxes, penalties and interest May 2017</p> <p style="text-align: center;">pd w/ delinquent</p>	<p>\$479.97</p>
<p>Total</p>	<p>\$479.97</p>

[illegible]

pd w/ok #4216

# SENTRIFORCE

a view from above

## Invoice

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

### Billing Address

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

Date	Invoice #	Terms	Rep	Due Date	
7/1/2017	25180	NET 15	H	7/16/2017	
Item	Description	Qty	Rate	Serviced	Amount
RAVEN	RAVEN Video Recording System SITE: BISCUIT UNIT: MONTROSE1	1	\$50.00	7/1/2017	\$50.00
RAVEN	RAVEN Video Recording System. SITE: BLACKSMITH UNIT: MONTROSE2	1	\$50.00	7/1/2017	\$50.00
RAVEN	RAVEN Video Recording System. SITE: CUCIARA UNIT: MONTROSE3	1	\$50.00	7/1/2017	\$50.00
RAVEN	RAVEN Video Recording System. SITE: LILAVIER UNIT: MONTROSE4	1	\$50.00	7/1/2017	\$50.00
RAVEN	RAVEN Video Recording System. SITE: SPECS UNIT: MONTROSE5 / MONTROSE6	2	\$50.00	7/1/2017	\$100.00
RAVEN	RAVEN Video Recording System. SITE: POST 510 APN UNIT: MONTROSE7	1	\$50.00	7/1/2017	\$50.00
RAVEN	RAVEN Video Recording System. SITE: GYM BOWIE UNIT: MONTROSE8	1	\$50.00	7/1/2017	\$50.00
pd w/ok #219					
Monthly Security Invoice			Sales Tax (0.0%) \$0.00		
			Total \$2,800.00		
Make checks payable to Sentiforce			Payments/Credits \$0.00		
			Balance Due \$2,800.00		

Make checks payable to SentriForce



### INVOICE

July 6, 2017

Montrose Management District

Due Date: July 10, 2017

ATTENTION: Josh Hawes

MEETING NAME	DATE	START	END	ROOM
Montrose Management District Meeting	07/10/17	11:00 am	1:30 pm	Carol Talkon Boardroom

Room Rental Fee \$125.00  
Parking Tokens (20) \$100.00

Total Due \$225.00

Please remit to:

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

*pd w/ok #219*

dhBooks - Invoice 0000100

Page 1

Tewny Tidwell 4333 Harby St.  
8166380052 Houston, Texas  
77023  
United States

Billed To: Gretchen Larson  
Montrose Management District  
6020 Montrose Blvd. #300  
Houston, Texas 77006  
United States

Date of Issue: 07/03/2017  
Invoice Number: 0000100  
Amount Due (USD): \$3,500.00  
Due Date: 09/02/2017

Description	Rate	Qty	Line Total
General	\$25.00	128	\$3,150.00
Social Media Posting, Monitoring, Scheduling, emails, instant messages, lets 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, altering comments, responding to messages, adding events			
Writing	\$25.00	6	\$150.00
Editing Michael's work, writing reports, 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

<http://my.freshbooks.com/>

7/3/2



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

### Invoice

Invoice: INV-0000168596  
Invoice Date: July 1, 2017

Customer Number: 19712  
PO Number:

BILL TO:  
Montrose Management District  
PO Box 22167  
Houston, TX 77227

Remit To:  
Yellowstone Landscapes  
PO Box 20342  
Dallas, TX 75220-5142

Branch Code: 01.04.020.010  
Project Number: 10201143.101  
Project Name: Montrose Management District  
Property Address:

Invoice Due Date: July 31, 2017  
Invoice Amount: \$1,916.66  
Month of Service: July 2017

Item	Description	Qty	Rate	Amount
Monthly Landscape Maintenance		1	1,916.66	1,916.66

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

*pd w/ok #219*

Yellowstone Landscapes - Control Inc. is licensed by the Structural Pest Control Board of Texas (S.C. #7218) for chemical applications. The board has jurisdiction over individuals licensed under the Structural Pest Control Act, Structural Pest Control Board, 1106 Clayton Ln. #100  
CPI Austin, Texas 78723 (512) 451-7200

Irrigation in Texas is regulated by the Texas National Commission on Environmental Quality (TCEQ) (5407) P.O. Box 13007, Austin, Texas 78711-3007 TCEQ's website is: [www.tceq.state.tx.us](http://www.tceq.state.tx.us)

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

Dennis C. Beedon  
39 Justice Park Drive  
# 801  
Houston, Texas 77092  
713.320.9747  
E:dennisc.beedon@yahoo.com

Number 1007  
Date 7/1/2017

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

Description	Amount
Business Ambassador Contract Services	\$2,800.00

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

pd w/ ck # 6204

**EXPENSE REPORT**6/30/2017

pdw/ok #6204

HAWES HILL & ASSOCIATES  
LLP



7/6/2017

Invoice #: 43015703

Bill To:

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

Invoice

Balance Due: \$30,108.82

Description	Amount
Professional consulting, administration, project management and related services, June 2017	\$29,292.75
In-house postage, photocopies, binding, etc., June 2017	\$702.35
Agenda posting, Harris County Clerk, 6/7/2017	\$9.00
Delivery, HourMessenger, 6/22/2017	\$8.33
Verizon cell phone, 06/20-07/19	\$23.90
Verizon cell phone, J. Hawes, 06/20-07/19, 50% of shared costs	\$17.27
Verizon cell phone, G. Larson, 06/20-07/19, 50% of shared costs	\$28.47
Reimbursable mileage, parking, tolls, related expenses, as follows:	
L. Clayton, June 2017	\$13.91
R. Hill, June 2017	\$12.84

Terms: C.O.D.

Total Amount: \$30,108.82

Owed As Of: 7/6/2017

30 DAYS	90 DAYS	90+ DAYS	Total Owed
			\$30,108.82

Hawes Hill & Associates LLP, PO Box 22167, Houston TX 77227-2167  
713-595-1200

EIN 76-0565638

pd w/ok #6209



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

**Postage**

<u>Date</u>	<u>Amount</u>
-------------	---------------

Total	\$ -
-------	------

**Photocopies @ \$0.15**

<u>Date</u>	<u>Pages</u>	<u>Amount</u>
6/9/2017	3886	\$ 582.90
6/12/2017	26	\$ 3.90
6/27/2017	7	\$ 1.05

Total	\$ 587.85
-------	-----------

**Color Photocopies @ \$0.50**

6/5/2017	171	\$ 85.50
----------	-----	----------

Total	\$ 85.50
-------	----------

**Binding sets @ \$1.00**

<u>Date</u>	<u>Sets</u>	<u>Amount</u>
6/9/2017	29	\$ 29.00
Total		\$ 29.00

**Total, all Items**

Postage	\$ -
Photocopies	\$ 587.85
Color Photocopies	\$ 85.50
Binding sets	\$ 29.00
	<u>\$ 702.35</u>

pd w/ck #6209

**MONTROSE MANAGEMENT DISTRICT  
NOTICE OF MEETING**

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

Notice is hereby given that a meeting of the Board of Directors of the Montrose Management District will be held at 12:00 pm on Monday, June 12, 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. Introduction of Ben Brewer, III, Executive Director of Montrose Management District.
4. Approve minutes of regular meeting held May 8, 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
6. Receive update and recommendations from Public Safety Committee.
  - a. Approve proposal from Montrose Car Care for security vehicle repair.
7. Receive update and recommendations from Mobility and Visual Improvements Committee.
  - a. Consider Pay Application No. 8 (Final) from NEC Signs for ID markers in the amount of \$33,131.00;
  - b. Consider Pay Application No. 11 from Landscape Art for esplanade enhancements in the amount of \$3,984.33; and
  - c. Consider proposal from Touch Thirty Three for locks on bridge light control boxes.
8. Receive update and recommendations from Marketing and Business Development Committee.
  - a. Consider an agreement with Ambrose Communications LLC for professional writing services for District communications outreach.
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.

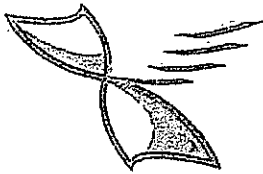


*pd w/ox #6209*  
  
Executive Director

Stan Stankovic  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

2017 JUN -7 PM 4:00

FILED

**HOURLMESSENGER.COM**Payments also accepted by  
Credit Card and  
ACH Direct Deposit

281-497-2218

*mmD*CUSTOMER  
ACCOUNT NO.

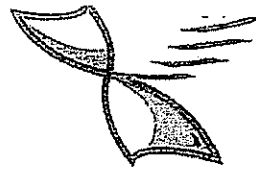
102750

INVOICE  
NUMBER

112922

INVOICE  
DATE

06/28/17

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

112922

INVOICE  
DATE

06/28/17

HAWES HILL CALDERON  
9610 LONG POINT STE 150BALANCE DUE UPON RECEIPT.  
AFTER 07/13/17, PAY \$109.76

DELIVERY DATE	TICKET NUMBER	AMOUNT
06/08/17	312004 ADMIN	14.35
06/13/17	312115 EAST ALDINE,	52.88
06/21/17	312376 EAST ALDINE	18.38
06/22/17	312400 BRAYS OAKS, M	16.65

DELIVERY DATE	TICKET NUMBER	AMOUNT
06/08/17	312004 ADMIN	14.35
06/13/17	312115 EAST ALDINE,	52.88
06/21/17	312376 EAST ALDINE	18.38
06/22/17	312400 BRAYS OAKS, M	16.65

$$16.65 \div 2 = 8.33$$

*pdw/oc#6209*Payable Upon Receipt  
Past Due  
After 15 Days11767 Katy Frwy.  
Suite 630  
Houston TX 77079**TOTAL DUE**

102.26

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

102.26

Date: 6/22/2017 8:21:20 AM  
Tracking Number: 312400  
Business Name & Account #: Hawes Hill Calderon, 102750  
Job/PO #: BRAYS OAKS, MONTROSE  
Contact Name: ROY  
PICKUP FROM  
Address, City, Zip: 9610 Long Point, #150, Houston, TX., 77055  
Phone: 713-595-1200  
Email: rhill@hhclp.com  
Business Hours: 9:00am to 5:00pm  
Type of Service: Economy  
Return Service: None  
# of Pieces / Description: 1  
Delivery Instructions:

**DELIVER TO**

Business Name: Caryn Adams, Municipal Accounts  
Contact Name: Caryn Adams  
Address, City, Zip: 1300 Post Oak Blvd. #1600, Houston, 77056  
Phone: 713-623-4539  
Business Hours: to

**3rd PARTY BILLING**

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

For hourmessenger.com Use Only	
Cosignee Signature:	
Driver #:	15
Cosignee Signature:	<i>C. Acker</i>
Waiting Time In:	
Waiting Time Out:	

pd w/ok #6209



Invoice Number	Account Number	Date Due	Page
9787811372	919181047-00006	Past Due	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](http://www.vzw.com/mybusinessaccount)

### Monthly Charges

Smartphone Line Access	06/20 - 07/19	20.00
		<u>\$20.00</u>

### Usage and Purchase Charges

Voice	Allowance	Used	Billable	Cost
Shared <i>minutes</i>	unlimited	88	—	—
Mobile to Mobile <i>minutes</i>	unlimited	11	—	—
Night/Weekend <i>minutes</i>	unlimited	77	—	—
Total Voice				\$ 0.00

## Data

Gigabyte Usage	<i>gigabytes</i>	unlimited	1.190	—	—
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
	<u>\$2.21</u>

**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
	<b>\$1.69</b>

<b>Total Current Charges for 832-370-9191</b>	<b>\$23.90</b>
---	----------------

†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 #4209

# 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](http://www.vzw.com/mybusinessaccount).

## Monthly Charges

Smartphone Line Access	06/20 - 07/19	20.00
Total Equipment Coverage -- Asurion	06/20 - 07/19	9.00
		<b>\$29.00</b>

## Usage and Purchase Charges

Voice	Allowance	Used	Billable	Cost
Shared	minutes unlimited	47	---	---
Mobile to Mobile	minutes unlimited	70	---	---
Night/Weekend	minutes unlimited	27	---	---
Total Voice				<b>\$0.00</b>

### Messaging

Text, Picture & Video	messages unlimited	89	---	---
Total Messaging				<b>\$0.00</b>

### Data

Gigabyte Usage	gigabytes unlimited	2.135	---	---
Total Data				<b>\$0.00</b>

Total Usage and Purchase Charges **\$0.00**

## Monthly Charges, continued

<b>Surcharges+</b>	
Fed Universal Service Charge	.35
Regulatory Charge	.21
Administrative Charge	1.23
TX Franchise Surchg	.04
Texas Universal Service	.38
	<b>\$2.21</b>

### 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
	<b>\$3.32</b>

Total Current Charges for 713-724-3862 **\$34.53**

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

50% = \$17.27

pd w/ox #6209



Invoice Number Account Number Date Due Page  
9787811372 919181047-00006 Past Due 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](http://www.vzw.com/mybusinessaccount)

50% of shared  
costs =  
\$28.47

### Monthly Charges

Smartphone Line Access	06/20 - 07/19	40.00
Total Equipment Coverage - Asurion	06/20 - 07/19	9.00
		\$49.00

### Usage and Purchase Charges

Voice	Allowance	Used	Billable	Cost
Shared	minutes unlimited	1006	---	---
Mobile to Mobile	minutes unlimited	249	---	---
Night/Weekend	minutes unlimited	100	---	---
Total Voice				\$0.00

#### Messaging

Text, Picture & Video	messages unlimited	341	---	---
Total Messaging				\$0.00

#### Data

Gigabyte Usage	gigabytes unlimited	.931	---	---
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 \$56.93

+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/ox #6209

[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
5/2/2017	MONTMD	Posting of board meeting agenda	24	0.535	\$12.84	YES
				TOTAL	\$12.84	

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

*Roy Hill*

Roy Hill

per w/ok #6209

**MONTROSE MANAGEMENT DISTRICT**

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**DECEMBER 31, 2016**

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# McCALL GIBSON SWEDLUND BARFOOT PLLC

*Certified Public Accountants*

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Houston, Texas 77065-5610  
(713) 462-0341  
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9600 Great Hills Trail  
Suite 150W  
Austin, Texas 78759  
(512) 610-2209  
[www.mgsbpllc.com](http://www.mgsbpllc.com)

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Montrose Management District  
Harris County, Texas

We have audited the accompanying financial statements of the governmental activities and each major fund of Montrose Management District (the "District"), as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2016, and the respective changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 3 through 7 and the Schedules of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds on pages 25 through 27 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information, excluding that portion marked "Unaudited" on which we express no opinion or provide any assurance, has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

July 10, 2017

# **MONTROSE MANAGEMENT DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED DECEMBER 31, 2016**

Management's discussion and analysis of the Montrose Management District's (the "District") financial performance provides an overview of the District's financial activities for the fiscal year ended December 31, 2016. Please read it in conjunction with the District's financial statements, which begin on page 8.

## **USING THIS ANNUAL REPORT**

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

## **GOVERNMENT-WIDE FINANCIAL STATEMENTS**

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

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

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

## **FUND FINANCIAL STATEMENTS**

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

**MONTROSE MANAGEMENT DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2016**

**FUND FINANCIAL STATEMENTS (Continued)**

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

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

**NOTES TO THE FINANCIAL STATEMENTS**

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

**OTHER INFORMATION**

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

**MONTROSE MANAGEMENT DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2016**

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

The District's assets exceeded liabilities and deferred inflows of resources by \$270,558 as of December 31, 2016. A portion of the District's net position reflects its net investment in capital assets (e.g., signage, a vehicle and related equipment), less any debt used to acquire those assets that is still outstanding. The District uses these assets to provide security services.

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

	Summary of Changes in the Statement of Net Position		
	2016	2015	Change Positive (Negative)
Current and Other Assets	\$ 2,800,968	\$ 3,382,757	\$ (581,789)
Capital Assets (Net of Accumulated Depreciation)	<u>484,372</u>	<u>8,147</u>	<u>476,225</u>
Total Assets	<u>\$ 3,285,340</u>	<u>\$ 3,390,904</u>	<u>\$ (105,564)</u>
Total Liabilities	<u>\$ 551,137</u>	<u>\$ 109,216</u>	<u>\$ (441,921)</u>
Deferred Inflows of Resources	<u>\$ 2,463,645</u>	<u>\$ 2,154,761</u>	<u>\$ (308,884)</u>
Net Position:			
Net Investment in Capital Assets	\$ 484,372	\$ 8,147	\$ 476,225
Unrestricted	<u>(213,814)</u>	<u>1,118,780</u>	<u>(1,332,594)</u>
Total Net Position	<u>\$ 270,558</u>	<u>\$ 1,126,927</u>	<u>\$ (856,369)</u>



**MONTROSE MANAGEMENT DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2016**

**GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)**

The following table provides a summary of the District's operations for the years ended December 31, 2016 and December 31, 2015. The District's net position decreased by \$856,369

	Summary of Changes in the Statement of Activities		
	2016	2015	Change Positive (Negative)
Revenues:			
Property Assessments	\$ 2,080,093	\$ 1,934,021	\$ 146,072
Other Revenues	<u>55,048</u>	<u>52,180</u>	<u>2,868</u>
Total Revenues	\$ 2,135,141	\$ 1,986,201	\$ 148,940
Expenses for Services	<u>2,991,510</u>	<u>1,712,866</u>	<u>(1,278,644)</u>
Change in Net Position	\$ (856,369)	\$ 273,335	\$ (1,129,704)
Net Position, Beginning of Year	<u>1,126,927</u>	<u>853,592</u>	<u>273,335</u>
Net Position, End of Year	<u>\$ 270,558</u>	<u>\$ 1,126,927</u>	<u>\$ (856,369)</u>

**FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS**

The General Fund balance for the East Zone decreased by \$450,839 due to current year expenditures exceeding assessment revenues. The General Fund balance for the West Zone decreased by \$872,016 due to current year expenditures exceeding assessment revenues.

**GENERAL FUNDS BUDGETARY HIGHLIGHTS**

The Board of Directors did not amend the General Fund budgets during the current fiscal year. Governmental funds total revenues were \$10,339 less than budgeted and governmental funds total expenditures were \$614,229 less than budgeted. See the budget to actual comparisons on page 25.

**MONTROSE MANAGEMENT DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2016**

**CAPITAL ASSETS**

The District's capital assets as of December 31, 2016, amount to \$484,372 (net of accumulated depreciation). These capital assets include one vehicle, related equipment and signage.

Capital Assets At Year-End, Net of Accumulated Depreciation

Construction in Progress:

Signage \$ 436,355

Capital Assets Subject to Depreciation:

Automobiles, Equipment and Signage \$ 48,017

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

**LONG-TERM DEBT ACTIVITY**

The District does not have any long-term debt as of December 31, 2016.

**CONTACTING THE DISTRICT'S MANAGEMENT**

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

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**MONTROSE MANAGEMENT DISTRICT**  
**STATEMENT OF NET POSITION AND**  
**GOVERNMENTAL FUNDS BALANCE SHEET**  
**DECEMBER 31, 2016**

	East Zone General Fund	West Zone General Fund	Governmental Funds Total
<b>ASSETS</b>			
Cash, Note 3	\$ 118,736	\$ 37,992	\$ 156,728
Investments, Note 3	100,000	352,594	452,594
Receivables:			
Assessments	583,168	1,591,236	2,174,404
Penalty and Interest	611	6,089	6,700
Accrued Interest	223	360	583
Due From Tax Payer	544		544
Due From Other	1,314	1,907	3,221
Prepaid Costs	1,982	4,212	6,194
Capital Assets (Net of Accumulated Depreciation), Note 4			
<b>TOTAL ASSETS</b>	<u>\$ 806,578</u>	<u>\$ 1,994,390</u>	<u>\$ 2,800,968</u>
<b>LIABILITIES</b>			
Accounts Payable	\$ 172,380	\$ 373,352	\$ 545,732
Payroll Liabilities	26	55	81
Due to Taxpayers	4,606	718	5,324
<b>TOTAL LIABILITIES</b>	<u>\$ 177,012</u>	<u>\$ 374,125</u>	<u>\$ 551,137</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Assessments	<u>\$ 712,705</u>	<u>\$ 1,780,397</u>	<u>\$ 2,493,102</u>
<b>FUND BALANCES</b>			
Nonspendable Prepaid Costs	\$ 1,982	\$ 4,212	\$ 6,194
Unassigned	<u>(85,121)</u>	<u>(164,344)</u>	<u>(249,465)</u>
<b>TOTAL FUND BALANCES</b>	<u>\$ (83,139)</u>	<u>\$ (160,132)</u>	<u>\$ (243,271)</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<u>\$ 806,578</u>	<u>\$ 1,994,390</u>	<u>\$ 2,800,968</u>
<b>NET POSITION</b>			
Net Investment in Capital Assets			
Unrestricted			
<b>TOTAL NET POSITION</b>			

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

<u>Adjustments</u>	<u>Statement of Net Position</u>
\$	\$ 156,728
	452,594
	2,174,404
	6,700
	583
	544
	3,221
	6,194
<u>484,372</u>	<u>\$ 484,372</u>
<u>\$ 484,372</u>	<u>\$ 3,285,340</u>
\$	\$ 545,732
	81
	<u>5,324</u>
<u>\$</u>	<u>\$ 551,137</u>
\$ (29,457)	\$ 2,463,645
\$ (6,194)	\$
<u>249,465</u>	
<u>\$ 243,271</u>	<u>\$ -0-</u>
\$ 484,372	\$ 484,372
<u>(213,814)</u>	<u>(213,814)</u>
<u>\$ 270,558</u>	<u>\$ 270,558</u>

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

**MONTROSE MANAGEMENT DISTRICT  
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET  
TO THE STATEMENT OF NET POSITION  
DECEMBER 31, 2016**

Total Fund Balances - Governmental Funds	\$ (243,271)
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in the governmental funds.	484,372
Deferred assessment and penalty and interest revenues for the 2015 and prior levies became part of recognized revenues in the governmental activities of the District.	<u>29,457</u>
Total Net Position - Governmental Activities	<u>\$ 270,558</u>

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

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**MONTROSE MANAGEMENT DISTRICT**  
**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

	East Zone General Fund	West Zone General Fund
<b>REVENUES</b>		
Assessment Revenues	\$ 641,676	\$ 1,445,042
Penalty and Interest	7,703	21,072
Investment Revenues	1,741	4,253
Miscellaneous Revenues	<u>7,759</u>	<u>15,633</u>
<b>TOTAL REVENUES</b>	<u>\$ 658,879</u>	<u>\$ 1,486,000</u>
<b>EXPENDITURES/EXPENSES</b>		
Service Operations:		
Security and Public Safety	\$ 217,497	\$ 462,180
Mobility and Transportation	326,203	693,183
Visual Improvements and Cultural	372,210	790,952
Business Development	90,811	192,971
Administrative Expenditures	36,701	77,849
Legal Expenditures	66,296	140,881
Depreciation		
<b>TOTAL EXPENDITURES/EXPENSES</b>	<u>\$ 1,109,718</u>	<u>\$ 2,358,016</u>
<b>NET CHANGE IN FUND BALANCES</b>	\$ (450,839)	\$ (872,016)
<b>CHANGE IN NET POSITION</b>		
<b>FUND BALANCES/NET POSITION – JANUARY 1, 2016</b>	<u>367,700</u>	<u>711,884</u>
<b>FUND BALANCES/NET POSITION – DECEMBER 31, 2016</b>	<u>\$ (83,139)</u>	<u>\$ (160,132)</u>

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



Governmental Funds Total	Adjustments	Statement of Activities
\$ 2,086,718	\$ (6,625)	\$ 2,080,093
28,775	(3,113)	25,662
5,994		5,994
<u>23,392</u>		<u>23,392</u>
\$ <u>2,144,879</u>	\$ <u>(9,738)</u>	\$ <u>2,135,141</u>
\$ 679,677	\$	\$ 679,677
1,019,386		1,019,386
1,163,162	(477,783)	685,379
283,782		283,782
114,550		114,550
207,177		207,177
	1,559	1,559
\$ <u>3,467,734</u>	\$ <u>(476,224)</u>	\$ <u>2,991,510</u>
\$ (1,322,855)	\$ 1,322,855	\$
	(856,369)	(856,369)
<u>1,079,584</u>	<u>47,343</u>	<u>1,126,927</u>
\$ <u>(243,271)</u>	\$ <u>513,829</u>	\$ <u>270,558</u>

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

**MONTROSE MANAGEMENT DISTRICT  
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2016**

Net Change in Fund Balances - Governmental Funds	\$ (1,322,855)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in the governmental funds.	477,783
Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.	(1,559)
Governmental funds report assessment and penalty and interest revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the assessments and penalty and interest are levied.	<u>(9,738)</u>
Change in Net Position - Governmental Activities	<u>\$ (856,369)</u>

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

**MONTROSE MANAGEMENT DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2016**

**NOTE 1. CREATION OF DISTRICT**

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

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES**

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

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

**MONTROSE MANAGEMENT DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2016**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Financial Statement Presentation

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

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

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

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

Government-Wide Financial Statements

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

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

**MONTROSE MANAGEMENT DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2016**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Government-Wide Financial Statements (Continued)

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

Fund Financial Statements

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

Governmental Funds

The District has two major governmental funds.

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

Basis of Accounting

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

Annual assessments considered available by the District and included in revenue include the 2015 assessments collected during the period October 1, 2015 to December 31, 2016. In addition, assessments collected from January 1, 2016, to December 31, 2016, for the 2014 and prior assessment levies are included in revenues. The 2016 annual assessments for the District have been fully deferred to meet the operating expenditures for the 2017 fiscal year.

**MONTROSE MANAGEMENT DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2016**

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Basis of Accounting (Continued)

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

Capital Assets

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

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

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

Budgeting

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

Pensions

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

**MONTROSE MANAGEMENT DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2016**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Measurement Focus

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

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

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

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

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

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

*Unassigned:* all other spendable amounts in the General Fund.

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

**MONTROSE MANAGEMENT DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2016**

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Accounting Estimates

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

**NOTE 3. DEPOSITS AND INVESTMENTS**

Deposits

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

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the Authority of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year end, the carrying amount of the District's deposits was \$609,322 and the bank balance was \$649,982. Of the bank balance, \$350,000 was covered by federal depository insurance and \$258,719 was covered by collateral pledged in the name of the District and held in a third party depository.

The carrying values of the deposits are included in the Governmental Funds Balance Sheets and the Statement of Net Position at December 31, 2016, as listed below:

	<u>CASH</u>	<u>CERTIFICATES OF DEPOSIT</u>	<u>TOTAL</u>
EAST ZONE GENERAL FUND	\$ 118,736	\$ 100,000	\$ 218,736
WEST ZONE GENERAL FUND	<u>37,992</u>	<u>352,594</u>	<u>390,586</u>
TOTAL DEPOSITS	<u>\$ 156,728</u>	<u>\$ 452,594</u>	<u>\$ 609,322</u>



**MONTROSE MANAGEMENT DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2016**

**NOTE 3. DEPOSITS AND INVESTMENTS (Continued)**

Investments

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

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

**MONTROSE MANAGEMENT DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2016**

**NOTE 3. DEPOSITS AND INVESTMENTS (Continued)**

Investments (Continued)

As of December 31, 2016, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities in Years			
		Less Than 1	1-5	6-10	More Than 10
<u>EAST ZONE GENERAL</u>					
<u>FUND -</u>					
Certificates of Deposit	\$ 100,000	\$ 100,000	\$	\$	\$
<u>WEST ZONE GENERAL</u>					
<u>FUND -</u>					
Certificates of Deposit	352,594	352,594			
Total Investments	<u>\$ 452,594</u>	<u>\$ 452,594</u>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>

**NOTE 4. CAPITAL ASSETS**

Capital assets activity for the year ended December 31, 2016:

	January 1, 2016	Additions/Deductions	December 31, 2016
<b>Construction In Progress</b>			
Signage	\$	\$ 436,355	\$ 436,355
<b>Capital Assets Subject to Depreciation</b>			
Automobiles, Equipment and Signage	\$ 39,087	\$ 41,429	\$ 80,516
<b>Less Accumulated Depreciation</b>			
Automobiles, Equipment and Signage	\$ 30,940	\$ (1,559)	\$ 32,499
<b>Total Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 8,147</u>	<u>\$ 476,225</u>	<u>\$ 484,372</u>

**NOTE 5. ANNUAL ASSESSMENTS**

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

**MONTROSE MANAGEMENT DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2016**

**NOTE 5. ANNUAL ASSESSMENTS (Continued)**

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

During the year ended December 31, 2016, the East Zone levied an assessment of \$0.125 per \$100 of assessed valuation of taxable real property, which resulted in an assessment of \$710,020 for the 2016 assessment year. Total revenue of \$641,676 has been recorded in the current year.

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

During the year ended December 31, 2016, the West Zone levied an assessment of \$0.125 per \$100 of assessed valuation of taxable real property, which resulted in an assessment of \$1,753,623 for the 2016 assessment year. Total revenue of \$1,445,042 has been recorded in the current year.

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

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

**NOTE 6. RISK MANAGEMENT**

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

**MONTROSE MANAGEMENT DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2016**

**NOTE 6. RISK MANAGEMENT (Continued)**

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

**NOTE 7. PROMISSORY NOTE**

On November 19, 2015, the District signed a promissory note agreement with Tradition Bank for a principal amount of \$2,200,000 with interest accruing at 3.5% per annum. The maturity of the note will be on March 1, 2017, of which the District will repay the principal and interest on the loan. The purpose of the note is to help proceed with the development of the District's capital improvements prior to the time that the District can issue its bonds or otherwise borrow funds to pay the costs of such improvements. The District will periodically request for loan proceeds which are to be advanced in connection with the contracted capital improvements. As of the fiscal year end of 2016, the District has not requested any draws on the loan.

**NOTE 8. DEFICIT NET POSITION/FUND BALANCES**

A deficit unassigned fund balance of \$243,271 exists in the general operating fund. The deficit results from capital project expenditures that exceeded the current year revenues. The district opted not to use the funding from other sources and as a result ended with a negative fund balance.

**MONTROSE MANAGEMENT DISTRICT**

**REQUIRED SUPPLEMENTARY INFORMATION**

**DECEMBER 31, 2016**

**MONTROSE MANAGEMENT DISTRICT**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE - BUDGET AND ACTUAL – GOVERNMENTAL FUNDS TOTAL**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>REVENUES</b>			
Assessment Revenues	\$ 2,129,643	\$ 2,086,718	\$ (42,925)
Penalty and Interest	30,000	28,775	(1,225)
Investment Revenues	3,535	5,994	2,459
Miscellaneous Revenues	40	23,392	23,352
<b>TOTAL REVENUES</b>	<u>\$ 2,163,218</u>	<u>\$ 2,144,879</u>	<u>\$ (18,339)</u>
<b>EXPENDITURES</b>			
Service Operations:			
Security and Public Safety	\$ 645,771	\$ 679,677	\$ (33,906)
Mobility and Transportation	1,569,182	1,019,386	549,796
Visual Improvements and Cultural	1,249,868	1,163,162	86,706
Business Development	413,277	283,782	129,495
Administrative Expenditures	143,865	114,550	29,315
Legal Expenditures	60,000	207,177	(147,177)
<b>TOTAL EXPENDITURES</b>	<u>\$ 4,081,963</u>	<u>\$ 3,467,734</u>	<u>\$ 614,229</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ (1,918,745)</u>	<u>\$ (1,322,855)</u>	<u>\$ 595,890</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Note	1,557,802	0	(1,557,802)
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ (360,943)</u>	<u>\$ (1,322,855)</u>	<u>\$ (961,912)</u>
<b>FUND BALANCE – JANUARY 1, 2016</b>	<u>1,079,584</u>	<u>1,079,584</u>	
<b>FUND BALANCE – DECEMBER 31, 2016</b>	<u>\$ 718,641</u>	<u>\$ (243,271)</u>	<u>\$ (961,912)</u>

See accompanying independent auditor's report.

**MONTROSE MANAGEMENT DISTRICT**  
**SUPPLEMENTARY INFORMATION – REQUIRED BY THE**  
**WATER DISTRICT FINANCIAL MANAGEMENT GUIDE**  
**DECEMBER 31, 2016**

**MONTROSE MANAGEMENT DISTRICT**  
**GENERAL FUND EXPENDITURES – GOVERNMENTAL FUNDS TOTAL**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

**PURCHASED SERVICES FOR RESALE:**

Security and Public Safety	\$ 679,677
Mobility and Transportation	1,019,386
Visual Improvements and Cultural	1,163,162
Business Development	283,782
Administrative Expenditures	114,550
Legal Expenditures	<u>207,177</u>

**TOTAL EXPENDITURES**

**\$ 3,467,734**

See accompanying independent auditor's report.



**MONTROSE MANAGEMENT DISTRICT**  
**GENERAL FUND EXPENDITURES – EAST ZONE**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

**PURCHASED SERVICES FOR RESALE:**

Security and Public Safety	\$ 217,497
Mobility and Transportation	326,203
Visual Improvements and Cultural	372,210
Business Development	90,811
Administrative Expenditures	36,701
Legal Expenditures	<u>66,296</u>

<b>TOTAL EXPENDITURES</b>	<b><u>\$ 1,109,718</u></b>
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See accompanying independent auditor's report.

**MONTROSE MANAGEMENT DISTRICT  
GENERAL FUND EXPENDITURES – WEST ZONE  
FOR THE YEAR ENDED DECEMBER 31, 2016**

**PURCHASED SERVICES FOR RESALE:**

Security and Public Safety	\$ 462,180
Mobility and Transportation	693,183
Visual Improvements and Cultural	790,952
Business Development	192,971
Administrative Expenditures	77,849
Legal Expenditures	<u>140,881</u>

**TOTAL EXPENDITURES**

**\$ 2,358,016**

See accompanying independent auditor's report.

**MONTROSE MANAGEMENT DISTRICT  
INVESTMENTS  
DECEMBER 31, 2016**

<u>Funds</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at End of Year</u>
<b><u>EAST ZONE</u></b>					
Certificate of Deposit	xxxxxxxx29	.45%	02/21/2017	\$ 50,000	\$ 188
Certificate of Deposit	xxxxxxxx07	.45%	01/19/2017	50,000	171
<b>TOTAL EAST ZONE</b>				<b><u>\$ 100,000</u></b>	<b><u>\$ 359</u></b>
<b><u>WEST ZONE</u></b>					
Certificate of Deposit	xxxxxxxx19	.40%	11/19/2017	\$ 352,594	\$ 223
<b>TOTAL WEST ZONE</b>				<b><u>\$ 352,594</u></b>	<b><u>\$ 223</u></b>
<b>GRAND TOTAL</b>				<b><u>\$ 452,594</u></b>	<b><u>\$ 582</u></b>

See accompanying independent auditor's report.

**MONTROSE MANAGEMENT DISTRICT**  
**CHANGE IN ASSESSMENTS RECEIVABLE – GOVERNMENTAL FUNDS TOTAL**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

	<u>Assessments</u>	
ASSESSMENTS RECEIVABLE –		
JANUARY 1, 2016	\$ 1,761,812	
Adjustments to Beginning Balance	<u>(74,668)</u>	\$ 1,687,144
Original 2016 Assessments Roll	\$ 2,463,643	
Adjustment to 2016 Assessments Roll	<u>                    </u>	<u>2,463,643</u>
TOTAL TO BE ACCOUNTED FOR		\$ 4,150,787
ASSESSMENT COLLECTIONS:		
Prior Year	\$ 1,664,385	
Current Year	<u>311,998</u>	<u>1,976,383</u>
ASSESSMENTS RECEIVABLE – DECEMBER 31, 2016		<u>\$ 2,174,404</u>
ASSESSMENTS RECEIVABLE BY YEAR:		
2016		\$ 2,151,646
2015		16,330
2014		2,843
2013		2,222
2012		1,206
2011		38
2010		38
2009		<u>81</u>
		<u>\$ 2,174,404</u>

See accompanying independent auditor's report.

**MONTROSE MANAGEMENT DISTRICT**  
**CHANGE IN ASSESSMENTS RECEIVABLE – EAST ZONE**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

	<u>Assessments</u>	
ASSESSMENTS RECEIVABLE –		
JANUARY 1, 2016	\$ 471,854	
Adjustments to Beginning Balance	<u>(12,017)</u>	\$ 459,837
Original 2016 Assessments Roll	\$ 710,020	
Adjustment to 2016 Assessments Roll	<u>                    </u>	<u>710,020</u>
TOTAL TO BE ACCOUNTED FOR		\$ 1,169,857
ASSESSMENT COLLECTIONS:		
Prior Year	\$ 457,763	
Current Year	<u>128,926</u>	<u>586,689</u>
ASSESSMENTS RECEIVABLE – DECEMBER 31, 2016		<u>\$ 583,168</u>
ASSESSMENTS RECEIVABLE BY YEAR:		
2016		\$ 581,094
2015		1,805
2014		37
2013		37
2012		38
2011		38
2010		38
2009 and prior		<u>81</u>
		<u>\$ 583,168</u>

See accompanying independent auditor's report.

**MONTROSE MANAGEMENT DISTRICT**  
**CHANGE IN ASSESSMENTS RECEIVABLE – WEST ZONE**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

	<u>Assessments</u>	
ASSESSMENTS RECEIVABLE –		
JANUARY 1, 2016	\$ 1,289,958	
Adjustments to Beginning Balance	<u>(62,651)</u>	\$ 1,227,307
Original 2016 Assessments Roll	\$ 1,753,623	
Adjustment to 2016 Assessments Roll	<u>                    </u>	<u>1,753,623</u>
TOTAL TO BE ACCOUNTED FOR		\$ 2,980,930
ASSESSMENT COLLECTIONS:		
Prior Year	\$ 1,206,622	
Current Year	<u>183,072</u>	<u>1,389,694</u>
ASSESSMENTS RECEIVABLE – DECEMBER 31, 2016		<u>\$ 1,591,236</u>
ASSESSMENTS RECEIVABLE BY YEAR:		
2016		\$ 1,570,552
2015		14,525
2014		2,806
2013		2,185
2012 and prior		<u>1,168</u>
		<u>\$ 1,591,236</u>

See accompanying independent auditor's report.

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

	<u>Amounts</u>		
	<u>2016</u>	<u>2015</u>	<u>2014</u>
<b>REVENUES</b>			
Assessment Revenues	\$ 2,086,718	\$ 1,946,018	\$ 1,616,864
Penalty and Interest	28,775	26,602	22,479
Investment Revenues	5,994	3,877	3,302
Miscellaneous Revenues	<u>23,392</u>	<u>23,497</u>	<u>28,775</u>
<b>TOTAL REVENUES</b>	<u>\$ 2,144,879</u>	<u>\$ 1,999,994</u>	<u>\$ 1,671,420</u>
<b>EXPENDITURES</b>			
Service Operations:			
Security and Public Safety	\$ 679,677	\$ 433,434	\$ 476,017
Mobility and Transportation	1,019,386	217,421	148,451
Visual Improvements and Cultural	1,163,162	111,248	99,618
Business Development	283,782	469,730	385,796
Administrative Expenditures	114,550	321,290	306,837
Legal Expenditures	207,177	159,110	123,242
Creation and Petition Services			
<b>TOTAL EXPENDITURES</b>	<u>\$ 3,467,734</u>	<u>\$ 1,712,233</u>	<u>\$ 1,539,961</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>\$ (1,322,855)</u>	<u>\$ 287,761</u>	<u>\$ 131,459</u>
<b>FUND BALANCE – Beginning of the Year</b>	<u>1,079,584</u>	<u>791,823</u>	<u>660,364</u>
<b>FUND BALANCE – End of the Year</b>	<u>\$ (243,271)</u>	<u>\$ 1,079,584</u>	<u>\$ 791,823</u>

See accompanying independent auditor's report.



		Percent of Total Revenues				
<u>2013</u>	<u>2012</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
\$ 1,406,939	\$ 1,299,077	97.3%	97.3%	96.7%	96.7%	97.3%
23,846	20,122	1.3	1.3	1.4	1.6	1.5
3,216	3,108	0.3	0.2	0.2	0.2	0.2
<u>21,433</u>	<u>13,702</u>	<u>1.1</u>	<u>1.2</u>	<u>1.7</u>	<u>1.5</u>	<u>1.0</u>
\$ 1,455,434	\$ 1,336,009	100.0%	100.0%	100.0%	100.0%	100.0%
\$ 470,533	\$ 474,394	31.7%	21.7%	28.4%	32.3%	35.5%
40,136	41,307	47.5	10.9	8.9	2.8	3.1
95,660	82,610	54.2	5.6	6.0	6.6	6.2
322,499	250,982	13.2	23.5	23.1	22.2	18.8
293,950	288,746	5.3	16.1	18.3	20.2	21.6
157,610	91,411	9.7	7.9	7.4	10.8	6.8
	<u>40,950</u>					<u>3.1</u>
\$ 1,380,388	\$ 1,270,400	161.6%	85.7%	92.1%	94.9%	95.1%
\$ 75,046	\$ 65,609	(61.6)%	14.3%	7.9%	5.1%	4.9%
<u>585,318</u>	<u>519,709</u>					
\$ 660,364	\$ 585,318					

See accompanying independent auditor's report.

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

	<u>Amounts</u>		
	<u>2016</u>	<u>2015</u>	<u>2014</u>
<b>REVENUES</b>			
Assessment Revenues	\$ 641,676	\$ 610,991	\$ 494,038
Penalty and Interest	7,703	9,065	9,886
Investment Revenues	1,741	1,709	1,456
Miscellaneous Revenues	<u>7,759</u>	<u>6,417</u>	<u>22,245</u>
<b>TOTAL REVENUES</b>	<u>\$ 658,879</u>	<u>\$ 628,182</u>	<u>\$ 527,625</u>
<b>EXPENDITURES</b>			
Service Operations:			
Security and Public Safety	\$ 217,497	\$ 140,496	\$ 153,718
Mobility and Transportation	326,203	70,143	47,504
Visual Improvements and Cultural	372,210	51,239	44,551
Business Development	90,811	150,598	123,874
Administrative Expenditures	36,701	101,889	122,008
Legal Expenditures	66,296	50,915	39,488
Creation and Petition Services	<u>          </u>	<u>          </u>	<u>          </u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 1,109,718</u>	<u>\$ 565,280</u>	<u>\$ 531,143</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ (450,839)	\$ 62,902	\$ (3,518)
<b>FUND BALANCE – Beginning of the Year</b>	<u>367,700</u>	<u>304,798</u>	<u>308,316</u>
<b>FUND BALANCE – End of the Year</b>	<u>\$ (83,139)</u>	<u>\$ 367,700</u>	<u>\$ 304,798</u>

See accompanying independent auditor's report.

		Percent of Total Revenues				
<u>2013</u>	<u>2012</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
\$ 426,034	\$ 418,367	97.4%	97.3%	93.6%	95.1%	96.4%
8,844	8,316	1.2	1.4	1.9	2.0	1.9
1,607	1,663	0.3	0.3	0.3	0.4	0.4
<u>11,275</u>	<u>5,536</u>	<u>1.1</u>	<u>1.0</u>	<u>4.2</u>	<u>2.5</u>	<u>1.3</u>
<u>\$ 447,760</u>	<u>\$ 433,882</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>
\$ 151,680	\$ 153,360	33.0%	22.4%	29.1%	33.9%	35.3%
12,879	13,255	49.5	11.2	9.0	2.9	3.1
39,257	35,092	56.4	8.2	8.4	8.8	8.1
103,876	82,156	13.8	24.0	23.5	23.2	18.9
114,507	111,658	5.6	16.2	23.1	25.6	25.7
51,075	29,334	10.1	8.1	7.5	11.4	6.8
	<u>13,141</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>3.0</u>
<u>\$ 473,274</u>	<u>\$ 437,996</u>	<u>168.4%</u>	<u>90.1%</u>	<u>100.6%</u>	<u>105.8%</u>	<u>100.9%</u>
\$ (25,514)	\$ (4,114)	<u>(68.4)%</u>	<u>9.9%</u>	<u>(0.6)%</u>	<u>(5.8)%</u>	<u>(0.9)%</u>
<u>333,830</u>	<u>337,944</u>					
<u>\$ 308,316</u>	<u>\$ 333,830</u>					

See accompanying independent auditor's report.

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

	<u>Amounts</u>		
	<u>2016</u>	<u>2015</u>	<u>2014</u>
<b>REVENUES</b>			
Assessment Revenues	\$ 1,445,042	\$ 1,335,027	\$ 1,122,826
Penalty and Interest	21,072	17,537	12,593
Investment Revenues	4,253	2,168	1,846
Miscellaneous Revenues	<u>15,633</u>	<u>17,080</u>	<u>6,530</u>
<b>TOTAL REVENUES</b>	<u>\$ 1,486,000</u>	<u>\$ 1,371,812</u>	<u>\$ 1,143,795</u>
<b>EXPENDITURES</b>			
Service Operations:			
Security and Public Safety	\$ 462,180	\$ 292,938	\$ 322,299
Mobility and Transportation	693,183	147,278	100,947
Visual Improvements and Cultural	790,952	60,009	55,067
Business Development	192,971	319,132	261,922
Administrative Expenditures	77,849	219,401	184,829
Legal Expenditures	140,881	108,195	83,754
Creation and Petition Services			
<b>TOTAL EXPENDITURES</b>	<u>\$ 2,358,016</u>	<u>\$ 1,146,953</u>	<u>\$ 1,008,818</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ (872,016)	\$ 224,859	\$ 134,977
<b>FUND BALANCE – Beginning of the Year</b>	<u>711,884</u>	<u>487,025</u>	<u>352,048</u>
<b>FUND BALANCE – End of the Year</b>	<u>\$ (160,132)</u>	<u>\$ 711,884</u>	<u>\$ 487,025</u>

See accompanying independent auditor's report.

		Percent of Total Revenues				
<u>2013</u>	<u>2011</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2011</u>
\$ 980,905	\$ 880,710	97.2%	97.3%	98.2%	97.3%	97.6%
15,002	11,806	1.4	1.3	1.1	1.5	1.3
1,609	1,445	0.3	0.2	0.2	0.2	0.2
<u>10,158</u>	<u>8,166</u>	<u>1.1</u>	<u>1.2</u>	<u>0.5</u>	<u>1.0</u>	<u>0.9</u>
<u>\$ 1,007,674</u>	<u>\$ 902,127</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>
\$ 318,853	\$ 321,034	31.1%	21.4%	28.2%	31.6%	35.6%
27,257	28,052	46.6	10.7	8.8	2.7	3.1
56,403	47,518	53.2	4.4	4.8	5.6	5.3
218,623	168,826	13.0	23.3	22.9	21.7	18.7
179,443	177,088	5.2	16.0	16.2	17.8	19.6
106,535	62,077	9.5	7.9	7.3	10.6	6.9
<u>27,809</u>	<u>27,809</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>3.1</u>
<u>\$ 907,114</u>	<u>\$ 832,404</u>	<u>158.6%</u>	<u>83.7%</u>	<u>88.2%</u>	<u>90.0%</u>	<u>92.3%</u>
\$ 100,560	\$ 69,723	(58.6)%	16.3%	11.8%	10.0%	7.7%
<u>251,488</u>	<u>181,765</u>					
<u>\$ 352,048</u>	<u>\$ 251,488</u>					

See accompanying independent auditor's report.

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

<b>Board Members</b>	<b>Term of Office (Appointed)</b>	<b>Fees of office for the year ended December 31, 2016</b>	<b>Expense reimbursements for the year ended December 31, 2016</b>	<b>Position</b>
Claude Wynn	07/13 06/17 (Appointed)	\$ -0-	\$ -0-	1 – Chairman
Tammi Wallace	08/15 06/17 (Appointed)	\$ -0-	\$ -0-	2
Vacant	07/13 06/17 (Appointed)	\$ -0-	\$ -0-	3
Vacant	07/13 06/17 (Appointed)	\$ -0-	\$ -0-	4
Vacant	07/13 06/17 (Appointed)	\$ -0-	\$ -0-	5
Robert Jara	07/11 06/15 (Appointed)	\$ -0-	\$ -0-	6
Ryan Haley	07/14 06/15 (Appointed)	\$ -0-	\$ -0-	7
Stephen Madden	07/14 06/15 (Appointed)	\$ -0-	\$ -0-	8
Kathy Hubbard	07/13 06/17 (Appointed)	\$ -0-	\$ -0-	9 – Treasurer
Michael Grover	07/13 06/17 (Appointed)	\$ -0-	\$ -0-	10

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**MONTROSE MANAGEMENT DISTRICT**  
**BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS**  
**DECEMBER 31, 2016**

<b>Board Members (Continued)</b>	<b>Term of Office (Appointed)</b>	<b>Fees of office for the year ended December 31, 2016</b>	<b>Expense reimbursements for the year ended December 31, 2016</b>	<b>Position</b>
Vacant	12/15 06/17 (Appointed)	\$ -0-	\$ -0-	11
Vacant	07/13 06/17 (Appointed)	\$ -0-	\$ -0-	12
Vacant	07/14 06/15 (Appointed)	\$ -0-	\$ -0-	13
Vacant	07/15 06/17 (Appointed)	\$ -0-	\$ -0-	14
Vacant	07/14 06/15 (Appointed)	\$ -0-	\$ -0-	15

See accompanying independent auditor's report.

**MONTROSE MANAGEMENT DISTRICT**  
**BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS**  
**DECEMBER 31, 2016**

<b>Consultants:</b>	<b>Date Hired</b>	<b>Fees for the year ended December 31, 2016</b>	<b>Title</b>
Bracewell & Giuliani	03/01/13	\$ 32,705	General Counsel
McCall Gibson Swedlund Barfoot PLLC	02/18/09	\$ 9,250	Auditor
Equi-Tax Inc.	02/20/08	\$ 26,986	Assessment Collector and Database Management
Municipal Accounts and Consulting LP	08/20/08	\$ 22,553	Bookkeeper
Hawes Hill Calderon LLP	01/31/07	\$ 351,283	Administrator
Greater East End Management District	07/16/08	\$ 64,640	Graffiti Abatement
Burton Accounting PLLC	11/01/09	\$ 4,020	Annual Financial Report
Blank Rome LLP	06/11/12	\$ 122,512	Attorney

See accompanying independent auditor's report.



MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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AGENDA MEMORANDUM

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

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5. Receive an update from the Public Safety Committee.

Shift Period: Jun-17

Total Hours Worked: 714:00

Total Miles Driven 2,253

## Crime Arrest Activity

Felony Arrests:	8
Misdemeanor Arrests:	28
Charges Filed:	15
Suspects in Jail:	41

## Patrol Activity

Calls for Service:	213
Self-Initiated:	232
Incident Reports:	24
Accident Reports	0
Locations Checked:	1711

## Field Activity

Parking Tickets:	0
Citations:	1
BMV Report Cards:	1905
Crime Prevention:	2541
311 Calls	5

## Warrants

Felony Warrants:	1
Misdemeanor Warrants:	0
City Warrants:	16
SETCIC Warrants:	0

## Arrest Summary

Shift Period Jun-17

Charge	# of Arrests
Aggravated Assault	2
Aggravated Robbery	2
Assault Warrant	1
BMV	1
City Warrants	4
Criminal Trespass	3
Evading Arrest	1
Felony Theft Warrant	1
Indecent Exposure	1
Public Intoxication	23
Retaliation	1
Robbery	1
<b>Total Arrests</b>	<b>41</b>

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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AGENDA MEMORANDUM

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

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6. Receive an update and recommendations from the Mobility and Visual Improvements Committee.
  - a. Consider the purchase of bike racks
  - b. Review and Consider proposal from Walter P Moore to conduct independent inspections of bridge lights prior to issuing final acceptance letter to TxDOT and subsequent maintenance obligations

# WALTER P MOORE

July 6, 2017

Mr. Don Huml  
Senior Project Manager  
Montrose District  
5020 Montrose Blvd., Suite 311  
Houston, TX 77006

Re: Proposal for Professional Services  
Montrose Bridge LED Lighting QAQC, Houston, TX  
Walter P Moore Proposal No. 17-1617

Dear Don:

Walter P Moore is pleased to submit this proposal to provide professional services for the referenced project. This proposal is presented in order to establish a basis for the commencement of our scope of services for the Project. We anticipate that this Proposal and Agreement for Professional Services and attachments, when signed, will serve as our entire Agreement unless superseded by another document signed by both parties.

## Basis of Proposal

This proposal is based on the quality and functionality concerns expressed by Montrose District prior to accepting the above reference project from TxDOT and as further discussed in our meeting that took place on Wednesday June 28, 2017

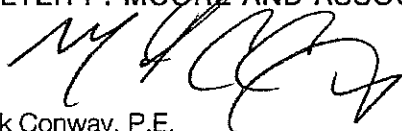
## Agreement

If this proposal is acceptable, please sign the attached Proposal and Agreement for Professional Services where indicated and return the signed copy to us. This proposal is valid for 60 days.

We very much appreciate the opportunity to provide these services and look forward to working with you on this Project.

Sincerely,

WALTER P. MOORE AND ASSOCIATES, INC.



Mark Conway, P.E.  
Principal  
Director, Intelligent Transportation Systems

Attachments:  
Agreement for Services

# WALTER P MOORE

## PROPOSAL AND AGREEMENT FOR PROFESSIONAL SERVICES – Terms Attached

Project: Montrose Bridge LED Lighting QAQC  
Client: Montrose Management District  
Client Contact: Don Huml  
Proposal Date: 7/6/2017  
Proposal Number: 17-1617

Walter P. Moore and Associates, Inc. (Walter P Moore) shall provide services to Client for the Project as defined below and in accordance with the attachments listed below:

**Project Description:** It is our understanding that the project consists of working with the Montrose District, TxDOT, and third parties to inspect the workmanship, installation, and functionality of decorative LED lighting on existing bridges over IH-69. Our proposal is based on the project as described. If our understanding of the project scope is inaccurate or the project scope materially changes, we understand that our compensation will be equitably adjusted.

**Scope of Services:** As defined in the attached Schedule SD04 and ST18 and this Agreement.

**Compensation:** Walter P Moore proposes to provide the defined Scope of Services on a Time and Material Fee basis as follows:

Structural Review	20%	\$7,500
Electrical Review	07%	\$2,500
Communication & Systems Review	14%	\$5,000
Technical Report	07%	\$2,500
System Review Support (Touch33)	20%	\$7,500
Preliminary Investigation & Discovery Work	25%	\$9,200
Travel Expenses	07%	\$2,500
Total	100%	\$36,700

Traffic control and rent of lift devices for a close up inspection will be considered a reimbursable expense.

Traffic Control and Lift Vehicle allowance	\$9,000 per day	\$18,000
		total for two days

Compensation shall be equitably adjusted for changes in the scope of the project as described in the Project Description or changes in the scope of service as described in the Scope of Service.

Miscellaneous out-of-pocket project related expenses including, without limitation; printing, postage, courier costs, lodging, travel expenses, etc., shall be invoiced and paid at the incurred cost. Mileage shall be charged at IRS Standard Business Mileage Rate in effect at the time of travel. Sales tax, if applicable, will be paid by the Client.

### Additional Services

Walter P Moore proposes to provide Additional Services not included in the Scope of Services as requested and approved by the Client in writing. Additional Services shall be provided without invalidating this Agreement. Additional Services shall be compensated on either a negotiated Lump Sum Fee or on a Time and Expense Fee basis in accordance with the attached Billing Rate Schedule.

#### Architect's Responsibilities

The Architect shall provide overall management and coordination of the design of the Project. Walter P Moore agrees to participate in the coordination effort, to be led by the Architect, in order that our Portion of the Project is coordinated with the designs and deliverables of the other members of the Project design team.

The Architect shall provide to Walter P Moore in a timely manner full information of which the Architect is aware regarding any special conditions, design criteria, reports, or special services needed, and to make available any existing data or drawings concerning the Project and Project Site. Walter P Moore shall be entitled to rely upon the accuracy and completeness of any such information provided.

#### Project Schedule

Walter P Moore will endeavor to achieve the requirements of a reasonable design schedule determined appropriate for the Project. Walter P Moore's fee for the defined Scope of Services is based, in part, upon the Project being executed in a timely manner without significant delays or interruptions.

In order for Walter P Moore to proceed with its services toward the accomplishment of the Project Schedule, the following information shall be provided by the Client in a timely manner:

- An executed copy of the Agreement for Professional Services

Payment: As defined in the attached Schedule T2

#### Limitation of Liability

To the maximum extent permitted by law, Client agrees to limit Consultant's liability for claims arising from the Agreement to the Sum of \$100,000 or Walter P Moore's paid fee, whichever is greater. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

#### Terms of Agreement

In accordance with the attached Schedule T2.

#### Attachments:

The following attachments are incorporated by reference as if set forth at length. In the event of a direct conflict between this Agreement and the content of any of the Attachments, this Agreement shall govern.

Schedule SD04: Scope of Basic Services – Structural Review

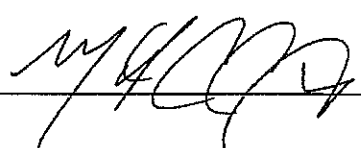
Schedule ST18: Scope of Basic Services – LED Lighting System Review

Schedule RD1: Billing Rates Schedule – Diagnostics Group – 2017

Schedule RC1: Billing Rates Schedule – Infrastructure Services Group – 2017

Schedule T2: Terms of Agreement

Executed on this 6th day of July, 2017 by:

Client: Montrose Management District Print Name:	Walter P. Moore and Associates, Inc.: Mark Conway, P.E.
	

# WALTER P MOORE

## Schedule T2 TERMS OF AGREEMENT

### I. Compensation & Expenses

- A. Walter P. Moore and Associates, Inc., "WALTER P MOORE", shall be paid as stated in the Agreement for Professional Services.
  - 1. Time and Expense Fee - The periodic fee payable shall be the cumulative sum of the mathematical products of the actual hours worked by individuals assigned to and providing services on the Project multiplied by the category billing rate for each respective individual as indicated in the Hourly Billing Rate Schedule attached to this Agreement for Professional Services.
- B. WALTER P MOORE shall be compensated for all services provided regardless of whether the improvements designed are built, in whole or in part.
- C. Additional Services: Additional Services shall be paid monthly in proportion to the percentage of the Additional Services completed for Fixed Fee compensation, or for the number of hours spent for Time and Expense Fee compensation, as of the invoice date.
- D. Reimbursable Expenses: Miscellaneous out-of-pocket project related expenses including, without limitation; printing, postage, courier costs, lodging, travel expenses, etc., shall be charged at the incurred cost. Mileage shall be charged at IRS Standard Business Mileage Rate in effect at the time of travel.
- E. Reimbursable Services: Third Party services retained by WALTER P MOORE on behalf of Owner shall be charged at the incurred cost plus 10%.
- F. Sales taxes, if applicable, are not included and shall be paid by the Client.

### II. Invoices and Payments

- A. WALTER P MOORE will prepare and present invoices in WALTER P MOORE's standard format on a monthly basis, unless other arrangements are stated in the Agreement for Professional Services.
- B. Client shall pay WALTER P MOORE for approved invoices within thirty (30) days after receipt of invoice from WALTER P MOORE.
- C. If the Client fails to make any payment due WALTER P MOORE for services and expenses within thirty (30) days after receipt of invoice from WALTER P MOORE may charge interest on the amounts due but unpaid at the lesser of the highest legal rate or twelve percent (12%) per annum.
- D. Final payment for all fees and expenses is due to WALTER P MOORE no later than completion of the construction of This Part of the Project.
- E. Any costs incurred by WALTER P MOORE in collecting delinquent amounts including, without limitation, reasonable attorney's fees shall be reimbursed by the Client. If any portion of WALTER P MOORE's invoice is disputed, the undisputed portion shall be paid by the Client by the due date, and Client shall contemporaneously advise WALTER P MOORE in writing of the basis for any disputed portion of any invoice.
- F. WALTER P MOORE reserves the right to declare a substantial breach of this Agreement upon the Client's failure to make payment for services performed or Reimbursable Expenses incurred within ninety (90) days after Client's receipt of invoice from WALTER P MOORE.

- G. No deductions shall be made from WALTER P MOORE's compensation on account of penalty, liquidated damages, or on account of the cost of changes in the Work except to the extent such costs are found by a court of competent jurisdiction to be caused by WALTER P MOORE.
- H. WALTER P MOORE reserves the right to declare a substantial breach of this Agreement upon the Client's failure to make payment for services performed or Reimbursable Expenses incurred within seven (7) days after Client's receipt of payment from the Owner of the Project.

### III. Responsibilities of the Client

- A. The Client shall, with reasonable promptness, perform normal administrative and management tasks to facilitate the design process, including, without limitation, the following:
  - 1. Verify that the contemplated Project will be financed adequately, including provisions for contingencies, to accomplish stated goals and commitments.
  - 2. Define the Project in writing and list the intended functions and needs and enumerate any special design criteria, for This Part of the Project, such as high water usage, heavy equipment loads, clear space requirements and other special structural or civil criteria.
  - 3. Provide all available information regarding requirements for This Part of the Project. WALTER P MOORE shall have the right to rely on the accuracy and completeness of any information provided by Client.
  - 4. When requested in writing by WALTER P MOORE, the Client shall furnish the services of other reasonably required consultants including, without limitation; surveyor, wind-tunnel studies, geotechnical and testing laboratory. These services shall be furnished at no charge to WALTER P MOORE which shall be entitled to rely upon the accuracy and completeness of any such consultants' work.
  - 5. Advise WALTER P MOORE of the identity and scope of services of other consultants participating in the Project.
  - 6. Review WALTER P MOORE's work for compliance with Client's programmatic requirements and for overall coordination with the work of the Client's other consultants.
  - 7. Notify WALTER P MOORE promptly if Client becomes aware of any fault with This Part of the Project or WALTER P MOORE's Services.
  - 8. The Client or other professional consultant retained by the Client shall prepare and assemble specifications for the General Conditions, Supplementary Conditions and all components of the Project, and coordinate assembly of WALTER P MOORE's specification sections into the proper format.
  - 9. Furnish to WALTER P MOORE copies of preliminary or detailed estimates of Total Project Construction Cost, bidding documents, change orders, and construction change directives, to the extent that they pertain to This Part of the Project.
  - 10. Furnish to WALTER P MOORE for review and recommendation all construction phase submittals

that pertain, directly or indirectly, to This Part of the Project.

11. Confer with WALTER P MOORE before issuing any interpretations or clarifications of documents prepared by WALTER P MOORE.
12. Endeavor to protect the interests of WALTER P MOORE in any dealings with Owner during the course of the Project to same extent as Client protects its interests.

B. If a signed certificate is to be provided as a deliverable of WALTER P MOORE, the Client shall provide WALTER P MOORE with the exact requested wording no later than five (5) days prior to the anticipated execution date of the Agreement for Professional Services. To the extent such wording is currently available; it shall be attached to the Agreement for Professional Services as an exhibit and made part of the Agreement for Professional Services. Under no circumstances shall WALTER P MOORE be required to execute a certificate that requires WALTER P MOORE to accept duties or have knowledge beyond that required by the Agreement.

C. If a Certificate of Merit against a design professional is executed by WALTER P MOORE as part of this project, and a professional complaint is filed by or on the behalf of such design professional with the Texas Board of Professional Engineers against WALTER P MOORE, all time and expense, including attorney's fees associated with preparing and delivering a defense against such a professional complaint will be paid by CLIENT.

#### IV. Instruments of Service

A. Drawings, specifications and other documents prepared by WALTER P MOORE pursuant to the Agreement are Instruments of WALTER P MOORE's professional services ("Instruments of Service"). WALTER P MOORE shall be deemed the author of these documents and shall retain all common law, statutory, and other reserved rights, including the copyrights. Provided that Client is not in breach of the Agreement, Client is granted a limited, non-exclusive license to use WALTER P MOORE's Instruments of Service for the construction, use, replacement, and maintenance of the Project. The Client shall be permitted to retain copies, including reproducible copies, of the Instruments of Service for the purposes permitted by the non-exclusive license. The Instruments of Service shall not be used on any other project, or for completion of the Project by others, except as permitted by law in the event WALTER P MOORE has been adjudged in default under the Agreement or except by separate written agreement of the parties with appropriate compensation to WALTER P MOORE. Third parties such as the Contractor shall be permitted to obtain a copy of the Instruments of Service in electronic format in connection with the construction of the Project by executing WALTER P MOORE's standard agreement for such use.

B. The Client or WALTER P MOORE shall not make changes in each other's Drawings, Specifications and other documents without written permission of the other party.

#### V. Insurance

A. WALTER P MOORE shall endeavor to maintain professional liability insurance covering claims arising out of the performance of professional services under the

Agreement or the Project or caused by negligent errors, omissions or acts for which each may be liable. This insurance, as reflected in the parties' certificates of insurance, shall be maintained in force for a period of One (1) year after the date of Substantial Completion of the Project, if reasonably available and commercially affordable, or as otherwise agreed to and documented by Client and WALTER P MOORE.

B. If insurance is required, and an Architect or other professional consultants are part of the design team, the Architect and any other consultants shall be required by the Client to obtain and maintain insurance coverage of similar nature to cover errors, omissions, or negligent acts for which the Architect or consultant are legally liable.

C. Unless otherwise agreed, WALTER P MOORE, Client, Architect, and other professional consultants shall each provide insurance to protect themselves from: 1) claims under workers' or workmen's compensation acts; 2) from general liability claims for damages because of bodily injury, including personal injury, sickness, disease, or death of any employees or of any other person and from claims for damages because of destruction of property including loss of valuable papers and records coverage and including loss of use resulting therefrom; and 3) employment practices liability.

D. The insurance coverage required by the above paragraphs shall be in not less than the limits required by law and as otherwise agreed.

E. If Client enters into a construction contract based in whole or in part upon design services performed or deliverables prepared by WALTER P MOORE under the Agreement, Client shall use its best efforts to require in the Contract Documents that the Contractor shall: 1) provide liability insurance appropriate and adequate for the size and complexity of the Project; 2) agree to hold harmless, defend and indemnify Client and WALTER P MOORE against claims and lawsuits by Contractor or its subcontractors or suppliers of any tier for economic loss; and 3a) name WALTER P MOORE as an additional insured party, and 3b) waive any right of subrogation against WALTER P MOORE, under any commercial general liability or builders' risk policy providing coverage with respect to the construction of the Project; provided, however, that Client shall use its best efforts to have Client name WALTER P MOORE as an additional insured on, and waive subrogation against WALTER P MOORE under, any such policies Client provides with respect to the Project.

#### VI. Controlling Law and Disputes

A. The Agreement, and its interpretation and performance, shall to be governed by the laws of the United States of America and State of Texas notwithstanding any choice of law principles. Exclusive venue for any dispute arising out of the interpretation or performance of the Agreement shall be a court of competent jurisdiction where the Project is located.

#### VII. Standard of Care

A. WALTER P MOORE shall provide services under the Agreement in a manner consistent with that degree of care and skill customarily exercised by members of the same profession currently practicing under similar circumstances.



VIII. Time for Performance

- A. WALTER P MOORE shall perform its services as expeditiously as is consistent with the Standard of Care as defined herein and the orderly progress of the Project.

IX. Indemnity, Limitations of Liabilities, Warranty and Remedies

- A. WALTER P MOORE shall not be responsible or held liable for any acts or omissions of Client, Client's other consultants, Contractor or any of its subcontractors or suppliers of any tier or any other persons or entity performing any of the Work.
- B. WALTER P MOORE agrees, to the fullest extent permitted by law, to hold harmless and indemnify Client from and against any and all claims, damages, fines, penalties, assessments, requirements or liabilities including, without limitation, claims for injury to persons or property, death, or economic loss, and costs including, without limitation, reasonable attorney's fees and defense and response costs that arise under the Agreement for Professional Services to the extent such damages are caused by the negligence of WALTER P MOORE.
- C. Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify WALTER P MOORE from and against any and all claims, damages, fines, penalties, assessments, requirements or liabilities including, without limitation, claims for injury to persons or property, death, or economic loss, and costs including, without limitation, reasonable attorney's fees and defense and response costs that arise under the Agreement for Professional Services to the extent such damages are caused by the negligence of the Client.
- D. If WALTER P MOORE's construction contract administration services are limited or excluded from WALTER P MOORE's scope of services, it is agreed that WALTER P MOORE's professional services shall not extend to or include any review or site observation of Contractor's work or performance, and Client shall in such circumstances, to the fullest extent permitted by law, hold harmless and indemnify WALTER P MOORE from and against any and all claims, damages, liabilities including without limitation, claims for injury to persons or property, death, or economic loss, or costs including without limitation reasonable attorney's fees and defense costs arising out of, or alleged to arise out of, designs or deliverables of WALTER P MOORE regardless of whether any such claims, damages, liabilities, or costs were, or were alleged to be, caused in part by the negligence or negligent misrepresentation of WALTER P MOORE or someone for whom WALTER P MOORE is legally responsible.
- E. Because remodeling and/or rehabilitation of an existing structure and/or related infrastructure requires that certain assumptions be made regarding existing conditions, and because these assumptions may not be verifiable without expending inordinate amounts of time and money, or damaging otherwise adequate and serviceable portions of the structure, Client agrees, to the fullest extent permitted by law to hold harmless and indemnify WALTER P MOORE from and against any and all claims, damages or liabilities including, without limitation, claims for injury to persons or property, death, or economic loss, and costs including, without limitation,

reasonable attorney's fees and defense costs arising out of any designs or deliverables of WALTER P MOORE based in whole or in part upon any assumptions made by WALTER P MOORE regarding existing conditions, excepting only those claims, damages, liabilities or costs to extent caused by the negligence or willful misconduct by WALTER P MOORE.

To the maximum extent permitted by law, Client agrees to limit WALTER P MOORE's liability for claims arising from the Agreement to the Sum of \$100,000 or Walter P Moore's paid fee, whichever is greater. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

- F. Other than as expressly stated herein, WALTER P MOORE makes no other express or implied warranties regarding the performance or result of these services.

X. Successors and Assigns

- A. Client and WALTER P MOORE, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the other party to the Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of the Agreement.
- B. Neither party to the Agreement shall transfer, sublet or assign any rights under or interest in the Agreement (including, without limitation, monies that are due or monies that may be due) without the prior written consent of the other party. Subcontracting by WALTER P MOORE shall not be considered an assignment for purposes of the Agreement, and nothing contained in this paragraph shall prevent WALTER P MOORE from employing such independent professional associates and consultants as WALTER P MOORE may deem appropriate to assist in the performance of services hereunder.
- C. Nothing under the Agreement shall be construed to confer any rights or benefits in the Agreement to anyone other than Client and WALTER P MOORE, and all duties and responsibilities undertaken pursuant to the Agreement shall be for the sole and exclusive benefit of Client and WALTER P MOORE and not for the benefit of any other party.

XI. Hazardous Material

- A. WALTER P MOORE shall have no responsibility for the detection, presence, removal, encapsulation, treatment, abatement, storage, transportation, disposal, or any other form of identification or handling of any asbestos, asbestos containing products materials or substances, polychlorinated biphenyl (PCB), or any other materials, constituents or substances that are, or are deemed to be, hazardous under the Resource Conservation and Recovery Act of 1976 as amended or any other similar federal, state or local regulation or law ("Hazardous Material"). Client shall use its best efforts to have Client furnish any tests for Hazardous Materials and other laboratory and environmental tests, inspections, reports, mitigation or removal as necessary or required by law since no such test shall be provided by or through WALTER P MOORE.
- B. Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify WALTER P MOORE from and against any and all claims, damages, fines, penalties, assessments, requirements or liabilities

Including, without limitation, claims for injury to persons or property, death, or economic loss, and costs including, without limitation, reasonable attorney's fees and defense and response costs arising out of any claims related to Hazardous Materials.

**XII. Termination and Suspension**

- A. The Agreement may be terminated by either party upon not less than Seven (7) days' written notice should the other party fail substantially to perform in accordance with the terms of the Agreement through no fault of the party initiating the termination, and such failure to perform is not cured within such Seven (7) days.
- B. After the Project or WALTER P MOORE's services are interrupted or suspended for any cause other than the fault of WALTER P MOORE for more than Forty-Five (45) calendar days in the aggregate over the term of the Agreement, WALTER P MOORE may, at its option at any time thereafter, without waiving any other right or remedy, and without incurring any liability to Client or any other party, terminate the Agreement upon seven days written notice without cure or suspend its services, and WALTER P MOORE shall be compensated for all its services performed and reimbursable expenses incurred prior to the termination or commencement of suspension of services by WALTER P MOORE. WALTER P MOORE shall have no liability to Client or otherwise for such suspension, and Client covenants not to make any claim for any delay or damage alleged to have resulted from such suspension. If WALTER P MOORE elects to suspend its services, Client shall, upon WALTER P MOORE's resumption of services, compensate WALTER P MOORE for expenses incurred as a result of the suspension and resumption of its services, and WALTER P MOORE's schedule and fees for the remainder of WALTER P MOORE's Project services shall be equitably adjusted.
- C. If Client is in breach of the Agreement, WALTER P MOORE may at any time thereafter, without waiving any other right or remedy, and without incurring any liability to Client or any other party, upon Seven (7) calendar days' written notice suspend its services to Client. WALTER P MOORE shall have no liability to Client or otherwise for such suspension, and Client covenants not to make any claim for any delay or damage alleged to have resulted from such suspension. If WALTER P MOORE elects to resume its services, provided that WALTER P MOORE has not previously terminated the Agreement, and upon receipt of payment in full to WALTER P MOORE of all outstanding sums due from Client, or curing of such other breach by Client which caused WALTER P MOORE to suspend services, Client shall as Additional Services compensate WALTER P MOORE for expenses incurred as a result of the suspension and resumption of its services, and WALTER P MOORE's schedule and fees for the remainder of WALTER P MOORE's Project services shall be equitably adjusted.

**XIII. Force Majeure**

- A. In the event that WALTER P MOORE is prevented, directly or indirectly, from completing performance of any of its obligations under the Agreement by adverse weather, war, attack, labor unrest or shortage, civil unrest or other occurrence beyond the control of

WALTER P MOORE, then WALTER P MOORE shall be excused from any further performance of its obligations under the Agreement. In the event of a force majeure delay which does not result in termination of the Agreement, the Project schedule shall be equitably adjusted before resumption of services.

**XIV. Waiver**

- A. The failure on the part of either party, at any time, to require full performance by the other party of any portion of the Agreement, shall not be deemed a waiver of, or in any way affect, that party's rights to enforce such provisions or any other provision at a later time. Any waiver by any party of any provision or on any occasion shall not be taken or held to be a waiver of any other provision or on any other occasion.

**XV. Severability and Survival of Terms**

- A. If any one or more provisions of the Agreement, any portion thereof, or the application thereof to any person or circumstance, shall for any reason be held invalid, illegal or unenforceable in any respect, any such invalidity, illegality or unenforceability shall be deemed stricken and shall not affect any other provision of the Agreement or the application of such provisions to other persons or circumstances, and the balance of the Agreement shall be enforced to the greatest extent permitted by law. Limitations of liability and remedies and all indemnity obligations shall survive termination of the Agreement for any cause.

**XVI. Dispute Resolution**

If a dispute arises out of or relates to this contract or the breach thereof, and if the dispute cannot be settled through negotiation, the parties agree first to try to settle the dispute by mediation administered by the American Arbitration Association under its Construction Industry Mediation Procedures before resorting to arbitration or litigation.

**XVII. Meaning of Terms**

- A. **Client** - The party, with which WALTER P MOORE has entered into the Agreement, responsible for managing the overall design including, without limitation, the design and deliverables of WALTER P MOORE as a consultant to the Client.
- B. **Construction Cost of This Portion of the Project** - The total cost incurred by, or if the project is not built, the estimated construction cost to, Client of all elements of the Project designed or specified by WALTER P MOORE. Such Cost shall include the cost (at current market rates if estimated) of all labor and materials furnished including the overhead, fee or profit contingency for This Part of the Project.
- C. **Contractor** - A third party, if any, engaged to provide construction services to Client based in part upon designs and deliverables of WALTER P MOORE.
- D. **WALTER P MOORE** - Walter P. Moore and Associates, Inc. and WALTER P MOORE's independent professional associate or consultant engineering firms.
- E. **Project** - As defined in the Agreement for Professional Services.
- F. **Services** - As defined in the Agreement for Professional Services.
- G. **This Part of the Project** - All elements of the Project design within WALTER P MOORE's engineering discipline designed or specified by WALTER P MOORE.

- H. **Total Project Construction Cost** - The total cost incurred by, or if the project is not built, the estimated construction cost to, Client of all elements of the Project designed or specified by Client and its Consultants. Such Cost shall include the cost at current market rates of all labor and materials furnished including the overhead, fee or profit contingency, plus the cost of equipment specifically specified by Client and its Consultants.

# WALTER P MOORE

## Schedule SD4

### SCOPE OF BASIC SERVICES

#### Structural Review

#### I. Basic Services – Project Coordination

- A. Walter P Moore will participate in project team meetings to coordinate site review tasks, as required.
- B. Walter P Moore will participate in project meetings with the CLIENT and/or bridge OWNER to facilitate the project submittal, as required

#### II. Basic Services - Structural Review

- A. Walter P Moore will review the drawings of the existing bridges and as-built lighting attachments as required to become generally familiar with the structural systems of the bridges as described in the engagement letter.
- B. Walter P Moore will visit the project site to review the as-built construction of representative lighting fixtures on the bridges. An up-close review will be performed using a boom lift in a lane closure. Two (2) site days are budgeted for the structural review.
- C. Walter P Moore will issue a letter of conformance for the lighting fixture structural attachments. Items of non-conformance (if any) will also be documented for subsequent correction.

# WALTER P MOORE

## Schedule ST18

### SCOPE OF BASIC SERVICES

#### LED Lighting System Review

- A. Walter P Moore will perform the following scope tasks for the following project:
  - Montrose decorative LED lighting.
- II. Electrical Review
  - A. Walter P Moore will review shop drawings provided by TxDOT.
  - B. Walter P Moore will review as-built documentation provided by TxDOT.
  - C. Walter P Moore will perform a field visit and review hardware installation. Review will consist of:
    - 1. Verifying equipment, cables, and connectors installed matches the shop drawings.
    - 2. Verifying equipment, cables, and connectors installed matches the as-builts.
    - 3. Verifying equipment, cables, and connectors installed matches the plan sheets.
- III. Communication System Review
  - A. Walter P Moore will perform a field visit and review hardware installation. Review will consist of:
    - 1. Verifying equipment, cables, and connectors installed matches the shop drawings.
    - 2. Verifying equipment, cables, and connectors installed matches the as-builts.
    - 3. Verifying equipment, cables, and connectors installed matches the plan sheets.
- IV. System Functionality Review
  - A. Walter P Moore will review software manual provided by the system integrator.
  - B. Walter P Moore will develop a testing plan.
  - C. Walter P Moore will witness the operations test and record the results.
  - D. Walter P Moore will develop a non-conformance report for items that did not perform.
- V. Walter P Moore will issue a letter of conformance for the electrical, communications and systems components. Items of non-conformance (if any) will also be documented for subsequent correction.

# WALTER P MOORE

## Schedule RD1

### BILLING RATE SCHEDULE

Diagnostics Group  
2017 Standard

<u>Category</u>	<u>Rate</u>
Senior Principal.....	\$315.00
Principal.....	\$295.00
Senior Project Manager .....	\$260.00
Senior Building Enclosure Consultant .....	\$260.00
Project Manager .....	\$205.00
Senior Engineer .....	\$195.00
Engineer .....	\$180.00
Building Enclosure Consultant .....	\$180.00
Graduate Engineer.....	\$165.00
Graduate Building Enclosure Consultant .....	\$165.00
CAD Designer.....	\$165.00
Senior CAD Technician .....	\$135.00
CAD Technician.....	\$105.00
Senior Field Representative .....	\$140.00
Field Representative .....	\$120.00
Materials Conservator.....	\$185.00
Technician .....	\$105.00
Project Accountant.....	\$110.00
Administrative Assistant.....	\$100.00
Senior Consultant.....	\$300.00

#### Notes:

1. These billing rates are effective January 1, 2017 through December 31, 2017.
2. Rates after December 31, 2017 may be adjusted by 4% annually.

# WALTER P MOORE

## Schedule RC1

### BILLING RATE SCHEDULE

Infrastructure Services

2017 Standard

<u>Category</u>	<u>Rate</u>
Senior Principal.....	\$ 300.00
Principal.....	\$ 250.00
Chief Hydrologist .....	\$ 225.00
Managing Director .....	\$ 225.00
Team Director.....	\$ 220.00
Senior Project Manager .....	\$ 220.00
Project Manager .....	\$ 170.00
Senior Engineer .....	\$ 170.00
Engineer .....	\$ 145.00
Graduate Engineer.....	\$ 125.00
Senior Transportation Planner.....	\$ 175.00
Transportation Planner.....	\$ 145.00
Graduate Transportation Planner.....	\$ 110.00
Senior GIS Specialist .....	\$ 160.00
GIS Specialist .....	\$ 135.00
Senior Hydrologist .....	\$ 160.00
Hydrologist .....	\$ 120.00
Senior Designer .....	\$ 170.00
Designer .....	\$ 125.00
CAD Manager.....	\$ 165.00
Senior CAD Technician .....	\$ 115.00
CAD Technician.....	\$ 95.00
Senior Field Representative .....	\$ 140.00
Field Representative .....	\$ 120.00
Engineering Intern.....	\$ 70.00
Project Accountant .....	\$ 110.00
Senior Administrative Assistant.....	\$ 105.00
Administrative Assistant .....	\$ 90.00

#### Notes:

1. These billing rates are effective January 1, 2017 through December 31, 2017.
2. Rates after December 31, 2017 may be adjusted by 4% annually.

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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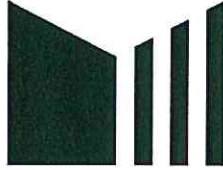
AGENDA MEMORANDUM

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

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7. Receive an update and recommendations from the Marketing and Business Development Committee.
  - a. Consider bridge and identification marker lighting protocols





## JUNE 2017 MONTHLY PR AND MARKETING REPORT

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TO: Committee Chair, Steve Madden  
FROM: Communications Director, Gretchen Larson  
DATE: July 10, 2017

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The PR and marketing committee meets as needed. On-going activities included:

1. Monthly e-newsletter and weekly board updates of social media posts.
2. Wrote articles and created posts to update the community on Pride activities and on the rainbow crosswalk which was installed at the intersection of Taft and Westheimer. See attached media coverage of the installation.
3. The district services survey will remain open and online for 60 days (end date of August 1 estimated). The results of the survey will be shared with the public upon conclusion of the survey period.
4. The visual identity system (VID) has been completed and approved by the committee as well as the new tag line "We're All In". The team at Steel met with the creative team on June 15 to go over the VID and tag line and begin incorporating them into the new messaging and rebrand. We now need to complete the brand book and guidelines and then full implementation of new messaging will begin.
5. The bridge lighting and ID marker protocols have been completed and are included in the July board book for review and consideration. Staff has a standing list of requestors who will be notified once the on line request forms have been completed.

### **Business Ambassador Program**

The BA made 45 visits during June with 3 new businesses visited, Aesop, LeLabo and Lovely Bride. Staff is working with the Executive Director on review and possible changes to the program.

### **Pride Crosswalk**

On Saturday, June 17th UP Art Studio completed the first Pride Crosswalk in Texas. The following is a small selection of media coverage of the project.

KHOU:

<http://www.khou.com/news/local/works-starts-on-houstons-first-pride-crosswalk-in-mont-rose/449945417>

## HOUSTON PRESS:

<http://www.houstonpress.com/arts/montrose-gets-colorful-memorial-just-in-time-for-lgbtq-pride-9535885>

## SWAMPLOT:

<http://swamplot.com/your-best-views-of-the-new-crosswalks-at-westheimer-and-taft-st/2017-06-20/>

## OUTSMART MAGAZINE:

<http://www.outsmartmagazine.com/2017/06/houston-gets-texas-first-lgbtq-pride-crosswalks/>

## Social Media Stats

### TWITTER:

Number of total tweets from June 01-June 30:	72
Increase in Followers for June:	159
Total Followers:	9,616

 <b>66,047</b> Organic Impressions	 <b>1,890</b> Total Engagements	 <b>624</b> Link Clicks
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### FACEBOOK:

Total number of 'likes' in June: (Up from 23,990 in May)	24,447
Total page views this month:	446,058

 <b>446,058</b> Impressions	 <b>15,712</b> Post Engagements	 <b>4,577</b> Link Clicks
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### Top 5 Posts:

Houston Gets Texas' First LGBTQ Pride Crosswalks	101,896
Share of OutSmart's rainbow crosswalks photo	24,041
Montrose Bridges Glow Rainbow	
For Pulse Nightclub & Pride Week	21,831
MMD Rainbow Crosswalks Photos	14,221
Press Release Re: Rainbow Bridge Lights	10,298

## Twitter

Our top mention for June 2017 is to the right. People were very happy to see us honor the victims of the Pulse shooting with the bridge lights on June 12th. This is an original photo from the user (@TylerJFrye) who tagged us and used popular hashtags. Our tweets on the bridge lighting change also received significant traction.

As you can see, the rainbow bridge lights and crosswalks for Pride Month helped us garner significant engagement for June on Twitter. 1,851 profile visits is especially good, because it helps us pick up followers and increase awareness of the District website and services.

### JUN 2017 SUMMARY

Tweets

75

Tweet impressions

69.3K

Profile visits

1,851

Mentions

78

## Top mention earned 332 engagements



**Tyler**

@TylerJFrye · Jun 13

So proud @MontroseHTX you did an amazing thing tonight. #PulseOrlando #StandWithOrlando  
[pic.twitter.com/uvl71Uqv4r](https://pic.twitter.com/uvl71Uqv4r)



1 27 59



**The Montrose District**

Published by Tawny Tidwell (?) · June 16 at 2:16pm ·

Just in time for Pride! We are happy to be able to provide in-kind assistance as the crossings are being painted this weekend, and maintenance once they are completed. #HoustonPrideWeek UP Art Studio



**Houston Gets Texas' First LGBTQ Pride Crosswalks**

Crosswalks to be installed this weekend at Westheimer and Taft in Montrose.

[OUTSMARTMAGAZINE.COM](http://OUTSMARTMAGAZINE.COM)



**Get More Likes, Comments and Shares**

Boost this post for \$20 to reach up to 8,500 people.

101,896 people reached

**Boost Post**

1.9K

83 Comments 766 Shares

Like

Comment

Share

**101,896** People Reached

**9,819** Reactions, Comments & Shares

**5,703**

Like

**1,213**

On Post

**4,490**

On Shares

**1,143**

Love

**282**

On Post

**861**

On Shares

**393**

Pride

**393**

On Post

**0**

On Shares

**43**

Haha

**7**

On Post

**36**

On Shares

**61**

Wow

**11**

On Post

**50**

On Shares

**15**

Sad

**2**

On Post

**13**

On Shares

**21**

Angry

**3**

On Post

**18**

On Shares

**705**

Comments

**201**

On Post

**504**

On Shares

**786**

Shares

**766**

On Post

**20**

On Shares

**7,472** Post Clicks

**3** Photo Views

**2,367** Link Clicks

**5,102** Other Clicks

## Facebook

Above is our most popular post for June. It reached 101,896 people, and received 9,819 reactions, comments, and shares, as well as 7,472 post clicks. This is far and away the most popular thing we have posted in recent time. We received the opportunity to positively engage our audience and spread the word that MMD will be maintaining the crosswalks, as well as demonstrate our inclusive and welcoming brand.

You can also see the "Pride" react for June (393), a special reaction that Facebook rolled out for LGBT Pride Month.

### Statistics:

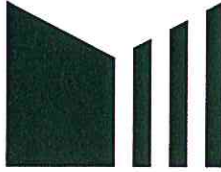
Key Article	Facebook Reach	Twitter Reach	Clicks (Total)
Rainbow Crosswalks Article	101,896	24,100	7,600
PR for Rainbow Bridge Lights	10,298	180,000	450

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

Newsletter Open Rate: 30.6% (Compare to industry average: 23%)

✓	Weekly Update 06-30 Regular · Weekly Board Update List Sent on Fri, Jun 30, 2017 3:30 pm	16 Subscribers	50.0% Opens	6.3% Clicks
✓	Weekly Update 06-23 Regular · Weekly Board Update List Sent on Fri, Jun 23, 2017 3:30 pm	14 Subscribers	42.9% Opens	0.0% Clicks
✓	Weekly Update 06-16 Regular · Weekly Board Update List Sent on Fri, Jun 16, 2017 3:30 pm	14 Subscribers	42.9% Opens	7.1% Clicks
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## MONTROSE DISTRICT AGENDA MEMORANDUM

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TO: Montrose Management District Board of Directors  
FROM: Ben Brewer, Executive Director  
DATE: July 10, 2017  
ITEM XXX: Bridge and ID Marker Lighting Protocol

---

Attached for your review and approval is the Bridge and ID Marker Lighting Protocol. The protocols have been developed to facilitate requests from the community to have the lights changed to represent good causes and events. All applicants must fill out an on line form at [www.MontroseDistrict.org/Lights](http://www.MontroseDistrict.org/Lights).

The marketing committee, in conjunction with the Executive Director, will consider requests as they are submitted. Requests will be evaluated based on: nature of cause; history and background or organization, cause or event; how the lighting will benefit the cause/event; current staff workload to create the lighting program; the relation of the lighting to the event/cause; and relevance to Montrose.

Applicants will receive a written response stating whether or not the request has been approved. Not all requests can be accommodated. If an application is declined, this is not a reflection of the merits or importance of the request.

### **Fiscal Notes:**

Funds have been budgeted in the marketing budget to implement tasks associated with the protocols such as media alerts, articles, social media posts, photography and website updates.

Staff notes that the maintenance and lighting of the markers and bridges is still be developed and reviewed with TxDOT and the contractors. A full report will be provided to the board in advance of the district acceptance of the bridges from TxDOT which is anticipated to be before the end of the year.



**Montrose Management District**  
**Bridge and ID Markers Lighting Program Protocol**

**Purpose:** To visually demonstrate our support as well as to promote awareness of various initiatives that impact our diverse community.

**Eligibility:** Non-denominational, non-profits and charitable events or causes (501(C) (3)). Lighting will not be considered for personal occasions or religious observances.

**To be considered:** Nominations must be received a minimum of 60 days in advance of the lighting date(s) requested. Lightings in honor of holidays, historical events, and extraordinary events/occurrences of City, State, National or International significance, and/or City and Montrose initiatives will be considered. The application must be submitted by a management representative of the official organization making the request. Special themed lighting is at the sole discretion of the district and not subject to appeals or negotiation.

Requests will be evaluated based on: nature of cause; history and background or organization, cause or event; how the lighting will benefit the cause/event; current staff workload to create the lighting program; the relation of the lighting to the event/cause; and relevance to Montrose. Lighting requests must be made through [www.MontroseDistrict.org/Lights](http://www.MontroseDistrict.org/Lights)

Applicants will receive a written response stating whether or not the request has been approved. Not all requests can be accommodated. If an application is declined, this is not a reflection of the merits or importance of the request.

**EXHIBITS**

Exhibit A - Changing of the Lights Request Form and Instructions

Exhibit B - Official District Holidays and Select Community and Sporting Events

Exhibit C - PR and Implementation Strategy

Exhibit A

Bridge and ID Marker Lighting Change Request Form

Organization Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Name and Title: \_\_\_\_\_

Email/Telephone: \_\_\_\_\_

Organization Website: \_\_\_\_\_

Color(s) Requested: \_\_\_\_\_

NOTE: No more than six colors may be requested.

Start/End Date (or range) Requested: \_\_\_\_\_

NOTE: Request time cannot be for more than 7 consecutive days.

Please describe your organization's cause and how the lighting will be used to benefit the case/event:

\_\_\_\_\_

\_\_\_\_\_ Have you previously submitted a request to change the lights?

\_\_\_\_\_ Have you approached others with a lighting request for this cause?

\_\_\_\_\_ Are other events associated with this request?

\_\_\_\_\_ If lighting is approved, how will you promote the lighting?

\_\_\_\_\_ Advertisement

\_\_\_\_\_ Newsletter

\_\_\_\_\_ Email and e-blasts

\_\_\_\_\_ News Media

\_\_\_\_\_ Event

\_\_\_\_\_ Social media and website

\_\_\_\_\_ Brochures/Flyers

\_\_\_\_\_ Organization Brochure

**This form must be accompanied by the organizations tax designation. [Click here to upload.](#)**

Please - **NOTE** - all requests for changing of the lights **MUST** be submitted sixty (60) days in advance of the event/cause that is being requested. Any exceptions to this requirement will be considered on a case by case basis and the decision of the District is final. Special themed lighting is at the sole discretion of the MMD and not subject to appeals or negotiation. Approved lightings may be re-scheduled due to priority requests. There is no automatic renewal agreement, and past lighting partners must reapply each year.

## **Exhibit B**

### **Holiday Lighting Schedule and Colors:**

Martin Luther King Jr. (MLK) Day	-	red, white, and blue
President's Day	-	red, white and blue
St. Patrick's Day	-	green
Earth Day	-	green and blue
Cinco de Mayo	-	red, green, and white
Memorial Day	-	red, white, and blue
Pride Week	-	rainbow colors
4 <sup>th</sup> of July	-	red, white, and blue
Italian Festival	-	green white and red
Greek Festival	-	white and blue
September 11	-	red, white, blue
Halloween	-	orange and black
Veteran's Day	-	red, white, blue
World Aids Day	-	red
Hanukkah	-	blue and white
Christmas	-	red and green
Kwanza	-	red, black, green
New Year's Eve	-	bright white or gold

### **Sports Teams: Dates TBD based on playoffs etc. Includes:**

- Texans and other possible NFL events
- Dynamo, Rockets, and Astros
- Rice University, St. Thomas University, and University of Houston

### **NOTES:**

1. ID Markers have been incorporated into this Protocol to create more brand solidarity.
2. No organization may have the lights changed to a supporting color for more than seven (7) consecutive days. The length of time for each change of lights is however, entirely at the discretion of the Montrose District.



## **Exhibit C**

### **PR and Implementation Strategy**

- Leverage this program as an opportunity to bring continued media coverage and interest to the bridge and ID marker lights and the District.
- Develop a Media Alert and do a PR push around the first non-profit that we are going to represent with the lights. This will include visuals and an interview with a spokesperson from the District as well as the Executive Director of the non-profit organization.
- Host a reception on a bridge, similar to the Super Bowl lighting and invite media. Invite someone touched by the organization (i.e. breast cancer survivor) as another spokesperson for the organization to be interviewed as well as the Chairman, Vice Chairman or Executive Director.
- Organizations or events with direct ties to the Montrose Community will have dedicated PR put toward their cause (media alert or press release).
- Encourage and collaborate with non-profits who are chosen to do their own PR push around the lighting to increase exposure for the District.

#### **Montrose Bridge and ID Marker Lighting Organization Nomination (PR and Media Outreach):**

The Montrose Management District is pleased to announce the 2017 Montrose Bridge and ID Marker Lighting Series. We would also like to give non-profit organizations in the Houston area a chance to spread awareness of their cause by choosing to light our bridges and ID markers in the color(s) of the organization's choice. This is a unique opportunity to bring attention to your cause and to spread light in the Montrose area.

Nominations will be taken on a first come, first served basis. If you are interested in having the bridges lit for your organization's cause, please fill out the form found at [www.MontroseDistrict.org/Lights](http://www.MontroseDistrict.org/Lights). Our lighting committee will review all nominations and consider your request beyond our pre-determined lighting schedule.

#### **Other tasks and tactics:**

The information will be placed at the District website in the newsfeed shared via Facebook and Twitter. It will also be emailed to the community stakeholders, mailed to businesses via a postcard and discussed during visits of the Business Ambassador, and shared with elected officials and area business leaders via personal emails and visits from the 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

---

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

## Memorandum

---

TO: Montrose Management District Board of Directors  
FROM: District Executive Director  
DATE: June 28, 2017  
SUBJECT: Business & Economic Development Committee Meeting

---

The Business & Economic Development Committee of the Montrose Management District held its June meeting on June 28, 2017, at Prosperity Bank, 5020 Montrose Blvd. Members attending were Ryan Haley, Larry Zomper and Steve Madden. Staff present was Ray Lawrence. Rachel Davis with PETROS PLACE Finance attended as a guest. The meeting was called to order at 11:35 AM.

### **Presentation by Rachel Davis, PETROS PACE**

Rachel Davis is the Houston representative for PETROS PACE Finance, based in Austin, which offers long term 100% financing for energy saving retrofit equipment and systems for commercial properties. The PACE program offers many advantages to commercial building owners who qualify, including enhanced property values and the fact that loan repayments are typically covered by energy savings. Project costs must exceed \$500,000. Information about the program is attached. Rachel can be reached at 832-489-2788.

### **Approval of April Minutes**

The minutes of the April 26 meeting were approved as written. The May meeting of the committee was supplanted by the breakfast meeting for district apartment managers held on May 24.

### **Results of the May Breakfast Meeting**

The results of the breakfast meeting for apartment managers (attached) were reviewed. The number of managers attending (4) was disappointing, considering the fact that 10 had confirmed that they would attend. The committee was surprised that only 1 in 4 seemed to be familiar with the District and only 1 in 4 had met Victor Baserra. Thus, there appears to be a need to make a better connection to this group. Ray Lawrence will check back with Josh Hawes and Don Huml to confirm that the actions agreed to to address the managers' various concerns have been addressed.

The request by Delaney Taylor – manager of the Museum Tower – for help in marketing to the Texas Medical Center suggests that the District should take advantage of its location to market itself – including its apartments, offices, restaurants and amenities - to the Medical Center, especially the professionals, staff and students that are relocating to Houston. Print advertising in Medical Center publications such as TMC was suggested as one vehicle for doing this.

## **Planning for Second Half 2017 Breakfast and Possible Luncheon Meeting**

Prior to doing any planning for another breakfast meeting, the committee agreed that the results of the current Steel district survey should be studied to determine the objectives, group to be invited, format and topics to be discussed. Ray Lawrence will contact Gretchen Larson to obtain the survey results as they become available and make appropriate recommendations to the committee.

A possible fifth annual real estate forum luncheon this fall was also discussed. At its January meeting, the committee did not recommend that such an event be included in the committee's program for the year for a number of reasons. Ray Lawrence will confer with Claude Wynn and David Hawes on this subject.

## **New Retail Development on Westheimer**

Ray Lawrence described the following development and redevelopment projects taking place on Westheimer:

- The 25,000 SF property at 120 Westheimer at Helena is being developed into a 7,654 SF retail shopping center with up to 2,500 SF of restaurant space. The site plan calls for 40 parking spaces. The estimated completion date is January 2018. The lease rate being quoted by Davis Commercial is \$50.00/SF NNN.
- The former Avondale Italian Restaurant and Michaelangelo's site at 307 Westheimer has been purchased by Lower Westheimer Center LP. A 2-story cantilever design retail center is being built on the site. SPENGA, a Chicago based boutique fitness studio, has already leased 4,011 SF on the second floor.
- Mark Davis is planning to develop a 5,000 SF retail center at 1731 Westheimer, immediately west of Brasil and replacing the flea market at the site. The building will feature high ceilings, 1930s style construction and a 500 SF patio area. Restaurant use is targeted for up to 4,200 SF based on the parking spaces that are planned. The lease rate being quoted by Davis Commercial is \$75.00/SF NNN plus \$10/SF expenses.

## **Adjournment**

The meeting was adjourned at 12:41 PM.



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for projects from  
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—  
team has 60+ years and  
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experience in lending  
and structured  
finance

## NATIONAL COVERAGE

—  
including structuring and  
financing the first commercial PACE transactions in  
three states to date

## INDUSTRY LEADER

—  
significant contributor to start  
up of state PACE programs  
and educational forums  
nationwide

---

## PROVEN PERFORMANCE: REPRESENTATIVE PROJECTS



### COMMERCIAL

- ◆ 660,000-ft<sup>2</sup> Class A historic office building
- ◆ Where: St. Paul, Minnesota
- ◆ Scope: HVAC, lighting systems and controls
- ◆ Financed: \$5,000,000
- ◆ Savings: 43% annually
- ◆ Partners: Ramsey County and Saint Paul Port Authority



### INDUSTRIAL

- ◆ Manufacturing
- ◆ Where: Troy, Michigan
- ◆ Scope: HVAC, lighting systems and controls, and heated air reclaim
- ◆ Financed: \$988,000
- ◆ Savings: 30% annually
- ◆ Partners: City of Troy and Lean & Green Michigan



### MEDICAL

- ◆ Hospital
- ◆ Where: San Mateo County, CA
- ◆ Scope: Seismic retrofit
- ◆ Financed: \$20,000,000
- ◆ Partners: California Statewide Communities Development Authority

---

## CONTACT PETROS PACE FINANCE TODAY

## Report

### **MONTROSE DISTRICT BREAKFAST MEETING WITH APARTMENT MANAGERS**

**May 24, 2017**

This report summarizes the principal findings resulting from discussions with four apartment managers at a breakfast meeting held on Wednesday, May 24, 2017 at Canopy Restaurant. The agenda for the meeting is attached. Those attending were Amy Satcher (Post 510), Lannya Batiste (Broadstone Skyline), Shannon Kerley (Villas at River Oaks) and Delaney Taylor (The Museum Tower).

#### **Familiarity with District**

Only one manager – Amy Satcher with Post 510 – was familiar with the District. The others had only heard about it and thus were totally unfamiliar with the services (attached) performed by the District on behalf of commercial property

#### **Contact with Security Officers**

Only one – Amy again – stated that she knew or had had contact with a member of the District's security patrol. **(Josh Hawes will ask Victor Baserra to make calls on the other two located in the District.)**

#### **Reaction to Recent Enhancement Projects**

All four managers were enthusiastic about and favorably impressed by the District's recent enhancement projects – bridge lighting, marker signs and esplanade improvements. In particular, they were intrigued that the colors illuminated in the marker signs and bridge lights will be able to be coordinated.

#### **Problems Faced by the Managers**

Following are the problems or issues the attending managers said they would like to have District help with:

- Amy Satcher (Post 510) said she wanted to promote biking and walkability around her property. She has a site that would be an ideal location for a bike share station. **(She was asked to submit the location to Josh Hawes at the District who will submit it to BCycle, Houston Bike Share.)**
- Amy stated that the same panhandlers had been frequenting the Richmond & Spur 527 intersection for some time and that they were a definite negative for her property. **(Claude Wynn informed her that the District was strongly supporting the Mayor's program to reduce panhandling in Houston, but that it will likely take time to see results. Meanwhile, Josh Hawes will ask Victor Baserra to talk to her about the problem to see if anything can be done.)**

- Amy further stated that the space beneath the Spur 527 overpass was very dark and needed illumination to provide a safer environment for tenants walking to and from the light-rail station. **(Don Huml will contact TxDOT regarding this issue.)**
- Lannya Batiste (Broadstone Skyline) was particularly concerned about future mobility in the District in view of increasing traffic within and through the District. She inquired about the possibility of getting high capacity transit in the District. **(Claude Wynn informed her about the District's previous advocacy of light rail and the possibility of BRT Transit in the Richmond Corridor, but that timing was very uncertain and problematic. However, improvement in mobility is expected from METRO's current implementation of its Reimagining Plan and through future improvements that will become feasible as the Montrose TIRZ begins implementing its infrastructure plans and the City initiates street improvements on Lower Westheimer.)**
- Shannon Kerley (Villas at River Oaks) complained that the intersection of Lamar & Rochow at the east end of her property was very dark and unsafe. She had called COH but they have been no help. **(No action by District staff is required as this complex is just outside of the District. Nevertheless, Don Huml will try to assist her with the name of someone she should contact.)**
- Delaney Taylor (The Museum Tower) complained about the heavy gauge metal plate that has been laid on Montrose in conjunction with on-going construction. Tenants are complaining about the noise. She had even talked to one of the contractor's workers at the site who said they had done the best they could. **(Don Huml will contact the contractor to see what can be done.)**
- Delaney also complained about lights flickering from time to time in her building. This is very irritating to her tenants. **(Claude Wynn explained that this was due to the virtually obsolete 3-phase power that exists in certain parts of the District. Nothing is likely to be done to correct this problem in the foreseeable future).**
- Delaney is interested in marketing her property to more doctors and other professionals in the Medical Center. She asked if there was a chamber that she should be involved in. **(Since the Museum District Business Alliance is no longer active, the South Main Alliance was mentioned. Gretchen Larson will contact Delaney to offer her support and pass along any marketing suggestions she may have.)**

Both the District's economic development brochure and service, improvement and assessment brochure were given to each manager. The managers were also advised that if they wanted to stay in touch with what's going on in the District for the benefit of their tenants – they should check the District website on a regular basis. Meeting dates and times for all committees of the District are also posted on the website.



**CITY OF HOUSTON PERMIT ACTIVITY REPORT  
MONTROSE MANAGEMENT DISTRICT  
June 2017**

<b>Address</b>	<b>Project</b>
506 Fargo	Single family residence w/attached garage
720 W. Alabama	Site work & convert residence to office
1635 W. Main	Single family residence w/attached garage
1714 Driscoll	Single family residence w/attached garage
1625 W. Main	Single family residence w/attached garage
516 Peden	Single family residence w/attached garage
518 Peden	Single family residence w/attached garage

MONTROSE MANAGEMENT DISTRICT  
CITY OF HOUSTON  
HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

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

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9. Receive the Executive Director's Monthly Report.

# MONTROSE MANAGEMENT DISTRICT

## SERVICE PLAN

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## MONTHLY REPORT

June 12 – July 10, 2017

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## COMMITTEE ACTIVITY

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## STAFF ACTIVITY

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## COMMITTEE ACTIVITY

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### **Mobility and Visual Improvements Committee**

The committee did not meet in July.

### **Finance Committee**

The committee met on July 10.

### **Public Safety Committee**

The committee did not meet in July.

### **PR, Marketing and Business Relations Committee**

The committee did not meet in July.

### **Business and Economic Development Committee**

The committee met on June 28.

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## STAFF ACTIVITY

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June 12 – July 10, 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 (45) business visits during June (3) of which were new business contacts at Aesop, LeLabo and Lovely Bride.

### **Civic and HOA Meetings and Other News**

Staff attended the June Neartown Association meeting.

### **PR, Marketing, Web and Social Media**

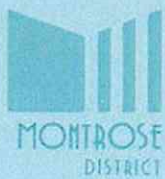
See attached report in the monthly PR, Marketing and Business Relations report.

### **Finance Committee**

The committee met on July 10<sup>th</sup> 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.

**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](http://houstontx.gov/planning/transportation/CMP/LowerWestheimer)

[MontroseDistrict.org](http://MontroseDistrict.org)  
 fb/MontroseDistrict  
 @MontroseDistrict



## Roy Hill

---

**From:** Montrose Management District  
**Sent:** Thursday, June 15, 2017 3:05 PM  
**To:** rhill@hhcllp.com  
**Subject:** Our Interview with Dr. Kheli Willetts of Art League Houston, Bridge Lights Go Rainbow for Pride Week

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



### MY MONTROSE: DR. KHELI WILLETTS, EXECUTIVE DIRECTOR, ART LEAGUE HOUSTON

We sat down with the new Executive Director of Art League Houston, Dr. Kheli Willetts, to talk about what she loves about Montrose and what she sees for the future of the organization.

[READ MORE »](#)

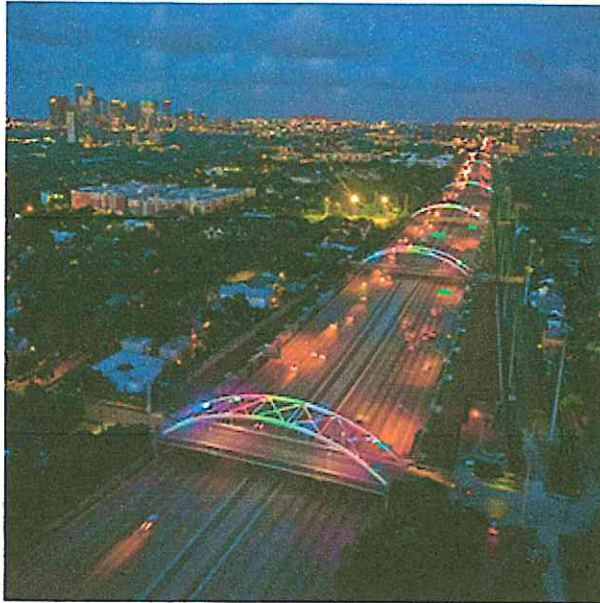


**Club Never**  
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**Common Bond**  
**1706 Westheimer**  
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## Bridge Lights Turn Rainbow for Remembrance of Pulse Nightclub Shooting and Return for Pride Week

The bridge lights were changed to rainbow colors to commemorate the anniversary of the Pulse nightclub shooting on June 12th, and will return to rainbow colors for Pride Week, June 18th-June 25th.

[READ MORE »](#)

## UPCOMING EVENTS

- 06.17 **Lowbrow's Colors of Pride Drag Brunch**  
Houston LGBTQ Pride Month is here! Come check out Lowbrow for our 3rd anniversary of our awesome drag pride brunch! Hosted by Chloe T. Crawford with performances by Blackberri, Mia Opulent Love, Richard Long, Gio Whitney, and Deyjah Opulent Mirage. Beats provided by DJ Melle Mel. [Learn More](#)
- 06.21 **The Rothko Chapel presents Sunrise and Sunset Observations for the Summer Solstice**  
The Rothko Chapel is set to mark the spiritual significance of the summer solstice, with observations at sunrise and sunset. The solstice celebration at the Chapel will end with an observation of sunset, feat. a performance by Kaminari Taiko of Houston. [Learn More](#)
- 06.24 **CAMH: Public Trust**  
Public Trust is an interactive artwork by artist Paul Ramírez Jonas that asks museum visitors to examine the value of their word by declaring a promise. [Learn More](#)

## #montrose

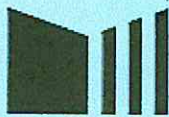


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Attorneys

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