



# HOBBY AREA DISTRICT

**TO: THE BOARD OF DIRECTORS OF THE HOBBY AREA DISTRICT AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that a regular meeting of the Board of Directors of the Hobby Area Management District will be held on **Saturday, August 11, at 9:00 a.m.** in the Houstonian Hotel, 111 North Post Oak Lane, Houston, TX 77024, outside 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. General Business**
  - a. Call to Order;
  - b. Determine Quorum;
  - c. Welcome and Introductions
  - d. Receive Public Comments (Limited to three minutes per person)
- 2. Consent Agenda** – *Items may be removed and discussed separately at a board member's request; otherwise, all, or remaining, items will be voted on as a group.*
  - a. Adopt Agenda
  - b. Approve Minutes of Board Meeting June 14, 2018
  - c. Accept Treasurer Report
    - i. Bookkeeper Report
    - ii. Assessor Collection and Delinquency Reports
  - d. Receive Executive Director Report
- 3. Receive an Update and Recommendation from the Audit Committee**
  - a. Director Brown to present 2017 Audit Report for boards review and approval
- 4. Receive an Update and Recommendations from the Executive Committee**
  - a. Appoint Hearing Examiner to conduct hearing on the Supplemental Assessment Roll.
  - b. Authorize the Executive Director to schedule a public hearing on the Supplemental Assessment Roll.
  - c. Approve first class method for mailing notice of public hearing to consider advisability of supplementing assessment roll.
- 5. Receive an Update and Recommendation from the Economic and/or Community Development Committees and authorize staff as appropriate**
  - a. Strategic Plan Recommendations
  - b. Bellfort Station
- 6. Chairman's Report/Board Member or Staff Announcements**
- 7. Next Meeting – November 8, 2018**
- 8. Adjourn**

Executive Director





**HOBBY AREA DISTRICT**  
**(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE)**  
**CITY OF HOUSTON HARRIS COUNTY, TEXAS**

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**AGENDA MEMORANDUM**

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**TO:** Hobby Area District Board of Directors

**FROM:** Executive Director

**SUBJECT:** Agenda Item Materials

2. Consent Agenda
  - a. Adopt Agenda
  - b. Approve Minutes of Board Meeting June 14, 2018
  - c. Accept Treasurer Report
    - i. Bookkeeper Report
    - ii. Assessor Collection and Delinquency Reports
  - d. Receive Executive Director Report

**MINUTES OF THE MEETING OF THE  
HOBBY AREA DISTRICT  
BOARD OF DIRECTORS**

**June 14, 2018**

**DETERMINE QUORUM; CALL TO ORDER.**

The Board of Directors of the Harris County Improvement District #9 held a regular meeting on Thursday, June 14, 2018 at 1:00 p.m. at the Hobby Airport DoubleTree located at 8181 Airport Boulevard, Houston, Texas 77061, inside the boundaries of the District, open to the public, and the roll was called of duly appointed members of the Board, to-wit:

Position 1 -	Danny Perkins, <i>Chairman</i>	Position 7 -	Keyur Amin
Position 2 -	Helen Bonsall, <i>Vice-Chair</i>	Position 8 -	Joe Edd Nelson
Position 3 -	<i>Reduced</i>	Position 9 -	Darryl Bailey
Position 4 -	Jesus H. Saenz, Jr.	Position 10 -	Vic J. Zachary
Position 5 -	Ann Collum	Position 11 -	James Brown
Position 6 -	Sue De Haven, <i>Secretary</i>		

Chairman Perkins called the meeting to order at 1:01 pm

**RECEIVE PUBLIC COMMENTS.**

There were no public comments.

**CONSENT AGENDA:**

- a. Adopt Agenda
- b. Approve Minutes of Board Meeting April 12, 2018
- c. Accept Treasurer Report
  - i. Bookkeeper Report
  - ii. Assessor Collection and Delinquency Reports
- d. Accept resignation of Todd Szilagyi from the Hobby Area Board of Directors
- e. Conduct annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy and Adoption of Amended Investment Policy
- f. Review, revise, and adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transaction.
- g. Receive Executive Director Report

Director DeHaven made a motion to adopt the Consent Agenda as presented. Director Brown seconded the motion, which passed by unanimous vote.

**RECEIVE AN UPDATE AND RECOMMENDATIONS FROM THE EXECUTIVE COMMITTEE:**

**A. RESOLUTION DECREASING THE NUMBER OF DIRECTORS ON THE BOARD**



The Board considered reducing the size of the Board from 11 members to 10 members by abolishing Position 3. Mr. Austin reviewed a Resolution Decreasing the Number of Directors on the Board. Following review and discussion, Director Bonsall made a motion (1) to adopt the Resolution Decreasing the Number of Directors on the Board and direct that the Resolution be filed appropriately and retained in the District's official records; and (2) that the Directors serve in the following positions on the Board:

Position 1 - Danny Perkins, Chairman  
 Position 2 - Helen Bonsall, Vice-Chair  
 Position 3 - Jesus H. Saenz, Jr.  
 Position 4 - Ann Collum  
 Position 5 - Sue De Haven, Secretary  
 Position 6 - Keyur Amin  
 Position 7 - Joe Ed Nelson  
 Position 8 - Darryl Bailey  
 Position 9 - Vic J. Zachary  
 Position 10 - James Brown

Director Collum seconded the motion, which passed by unanimous vote.

#### **B. LIST OF LOCAL GOVERNMENT OFFICERS**

Mr. Austin reported that pursuant to Chapter 176 of the Texas Local Government Code, the District will maintain a List of Local Government Officers. Mr. Austin reviewed the List of Local Government Officers. After review and discussion, Director Collum made a motion to approve and authorize execution of the List of Local Government Officers and direct that the List be filed appropriately and retained in the District's official records. Director Bonsall seconded the motion, which passed by unanimous vote.

#### **C. DISTRICT REGISTRATION FORM**

The Board then considered authorizing execution of a District Registration Form reflecting the new positions of the Board of Directors to be filed with the Texas Commission on Environmental Quality ("TCEQ"). After review and discussion, Director Collum made a motion to authorize filing of the District Registration Form with the TCEQ. Director Bonsall seconded the motion, which carried unanimously.

#### **D. CONSIDER A RESOLUTION APPROVING AN ORGANIZATIONAL STRUCTURE AND AUTHORIZE EXECUTIVE DIRECTOR TO RECRUIT AND HIRE A FIELD SERVICES MANAGER**

Mr. Lowry presented the Hobby Area District organizational chart highlighting the Field Services Manager position under Community and Economic Development. After review and discussion, Director Collum made a motion to approve an organizational structure and authorize Executive Director Lowry to recruit and hire a Field Services Manager. Director Bailey seconded the motion, which carried unanimously.

**E. OFFICIAL SEAL**

Mr. Austin presented the proposed seal for the District, an imprint of which follows:



Director Brown moved that the seal be adopted as the official seal of the District. Director DeHaven seconded the motion, which passed unanimously.

**F. AUTHORIZE STAFF TO ENTER INTO AN INTERLOCAL PARTICIPATION AGREEMENT WITH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE**

The Board discussed The Texas Buy Board, a government purchasing cooperative which passes on discounts to its members. To become a member, the Board must pass a resolution authorizing staff to enter into the Local Participation Agreement with the Local Government Purchasing Cooperative. After review and discussion, Director Collum moved that staff enter into an Interlocal Participation Agreement with the Local Government Purchasing Cooperative. Director Nelson seconded the motion, which passed by unanimous vote.

**ADOPT RESOLUTION ESTABLISHING OUT-OF-DISTRICT MEETING PLACES**

The Board discussed adopting an additional out-of-District meeting place at The Houstonian and at the offices of Allen Boone Humphries Robinson. Mr. Austin noted that, upon adoption, a notice is required to be published in a local newspaper. After review and discussion, Director DeHaven moved to adopt the Resolution Establishing an Additional Out-of-District Meeting Places reflecting the establishment of additional out-of-District meeting places at The Houstonian, 111 N. Post Oak Lane, Houston, Texas and at the offices of Allen Boone Humphries Robinson, 3200 Southwest Freeway, Houston, Texas and direct that the Resolution be filed appropriately and retained in the District's official records. Director Nelson seconded the motion, which carried unanimously.

**EXECUTIVE SESSION**

The Board did not convene in Executive Session.

**CHAIRMAN'S REPORT/BOARD MEMBER OR STAFF ANNOUNCEMENTS**

No reports or announcements presented.

**ADJOURN.**

There being no further business to come before the Board, Chairman Perkins adjourned the meeting at 1:50 p.m. upon a motion made by Director Collum and second by Director Bonsall.

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Chair, Vice Chair or Secretary

# HOBBY AREA MANAGEMENT DISTRICT

## MONTHLY FINANCIAL REPORT

**May 31, 2018**

*G*overnmental  
*F*inancial  
*R*eporting, LLC

**Hobby Area Management District**  
**Statement of Sources & Uses - Budget vs Actual**  
**May 31, 2018**

	May 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Amegy Bank	71,182.42
1020 · Wells Fargo Bank	58,957.14
1030 · Plains State Bank - CD	249,166.61
1032 · Plus4 Credit Union - CD	247,989.93
1040 · TexSTAR-Operating	2,048,134.65
Total Checking/Savings	2,675,430.75
Other Current Assets	
1200 · Assessment Receivable	81,113.48
1200 · Prepaid Expense	2,486.00
Total Other Current Assets	83,599.48
Total Current Assets	2,759,030.23
<b>TOTAL ASSETS</b>	2,759,030.23
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	114,456.58
Total Accounts Payable	114,456.58
Other Current Liabilities	
2100 · Assessment Refunds Payable	1,265.40
2200 · Deferred Assessment Revenue	1,086,549.19
2300 · Retainage Payable	4,396.35
Total Other Current Liabilities	1,092,210.94
Total Current Liabilities	1,206,667.52
Total Liabilities	1,206,667.52
Equity	
3000 · Retained Earnings	1,324,099.83
Net Income	228,262.88
Total Equity	1,552,362.71
<b>TOTAL LIABILITIES &amp; EQUITY</b>	2,759,030.23

**Hobby Area Management District**  
**Statement of Sources & Uses - Budget vs Actual**  
**May 2018**

	May 18	Budget	Jan - May 18	YTD Budget	Annual Budget
<b>MAINTENANCE &amp; OPERATIONS FUND</b>					
<b>M&amp;O SOURCES OF FUNDS</b>					
4000 · District Assessments	152,194.15	156,867.00	761,757.31	784,335.00	1,882,401.00
4010 · Penalty & Interest Revenue	1,826.23	3,000.00	11,638.29	15,000.00	36,000.00
4020 · Overpayments	1,265.40	5,500.00	40,815.73	27,500.00	66,000.00
4030 · Assessment Refunds	-1,265.40	-5,542.00	-40,763.94	-27,710.00	-66,500.00
4050 · Grants & Donations	0.00	0.00	0.00	0.00	0.00
4060 · Interest Revenue	2,658.18	375.00	9,516.75	1,875.00	4,500.00
4065 · Non-Income Funds	0.00	46,453.00	201,959.00	232,265.00	557,432.00
<b>TOTAL M&amp;O SOURCES OF FUNDS</b>	<b>156,678.56</b>	<b>206,653.00</b>	<b>984,923.14</b>	<b>1,033,265.00</b>	<b>2,479,833.00</b>
<b>M&amp;O USES OF FUNDS</b>					
<b>Public Safety</b>					
6010 · Contract Public Safety	16,014.38	19,167.00	86,653.18	95,835.00	230,000.00
6012 · Specific Sites High Density Patrol	0.00	8,333.00	3,000.00	41,665.00	100,000.00
6014 · Special Operations	992.86	833.00	5,201.90	4,165.00	10,000.00
6015 · Apartment Life Initiatives	1,696.50	1,667.00	8,482.50	8,335.00	20,000.00
6020 · Mobile Cameras	7,155.00	6,953.00	35,775.00	34,765.00	83,430.00
6025 · Nuisance Abatement Program	0.00	1,250.00	0.00	6,250.00	15,000.00
6035 · Graffiti Abatement	3,200.00	2,917.00	14,080.00	14,585.00	35,000.00
6037 · Public Safety Programs	0.00	208.00	0.00	1,040.00	2,500.00
6040 · Staff Allocation	6,771.29	9,004.00	33,856.45	45,020.00	108,045.00
<b>Total Public Safety</b>	<b>35,830.03</b>	<b>50,332.00</b>	<b>187,049.03</b>	<b>251,660.00</b>	<b>603,975.00</b>
<b>Community Development</b>					
6050 · Porter Service	13,621.22	13,583.00	53,780.33	67,915.00	163,000.00
6051 · Community Enhancement Programs	0.00	13,000.00	0.00	65,000.00	156,000.00
6052 · Corridor & ROW Maintenance	9,637.63	26,250.00	63,105.44	131,250.00	315,000.00
6054 · Street Sweeping	6,046.50	6,250.00	29,954.50	31,250.00	75,000.00
6055 · Staff Allocation	4,192.49	6,600.00	20,962.45	33,000.00	79,205.00
8014 · Metro Engineering Design	148.00	0.00	148.00	0.00	0.00
8055 · Project/Contract Management	4,250.00	10,417.00	21,250.00	52,085.00	125,000.00
8063 · Esplanade Enhancement	0.00	4,167.00	0.00	20,835.00	50,000.00
8065 · METRO Bus Shelter Enhancement	457.24	47,441.00	53,340.67	237,205.00	569,287.00
8074 · Streetscape Assessories	0.00	533.00	0.00	2,665.00	6,400.00
<b>Total Community Development</b>	<b>38,353.08</b>	<b>128,241.00</b>	<b>242,541.39</b>	<b>641,205.00</b>	<b>1,538,892.00</b>
<b>Economic Development</b>					
6060 · Economic Developmt Programs	3,500.00	7,500.00	23,604.85	37,500.00	90,000.00
6062 · Staff Allocation	8,865.92	8,999.00	44,329.60	44,995.00	107,985.00
8050 · Eco Development Strategic Plan	29,000.00	6,042.00	58,879.92	30,210.00	72,500.00
8052 · Placemaking Study (Retail)	0.00	1,000.00	0.00	5,000.00	12,000.00
8053 · Market Feasibility Study	10,177.60	25,000.00	10,177.60	125,000.00	300,000.00
<b>Total Economic Development</b>	<b>51,543.52</b>	<b>48,541.00</b>	<b>136,991.97</b>	<b>242,705.00</b>	<b>582,485.00</b>
<b>Communication, Public Affairs, Marketing</b>					
6065 · Events	170.38	2,958.00	1,170.38	14,790.00	35,500.00
6068 · CPA&M Programs	0.00	1,833.00	845.96	9,165.00	22,000.00
6070 · Creative Support	3,771.83	4,375.00	16,807.38	21,875.00	52,500.00
6075 · Marketing Mtls & Promo Items	0.00	4,167.00	25.00	20,835.00	50,000.00
6078 · Advertisement	66.79	4,167.00	106.79	20,835.00	50,000.00
6080 · Staff Allocation	9,029.89	9,207.00	45,149.45	46,035.00	110,479.00
6235 · Hobby Area Improvement Corp.	0.00	4,167.00	-989.71	20,835.00	50,000.00
<b>Total Comm., Public Affairs, Marketing</b>	<b>13,038.89</b>	<b>30,874.00</b>	<b>63,115.25</b>	<b>154,370.00</b>	<b>370,479.00</b>

**Hobby Area Management District**  
**Statement of Sources & Uses - Budget vs Actual**

**May 2018**

	May 18	Budget	Jan - May 18	YTD Budget	Annual Budget
Administration					
6110 · Staff Allocation	11,127.54	9,778.00	38,551.24	48,890.00	117,333.00
6112 · Administration Programs	0.00	1,333.00	0.00	6,665.00	15,990.00
6115 · Meeting Expense	1,309.31	1,792.00	6,219.30	8,960.00	21,500.00
6120 · Reimbursable Expenses	555.32	1,250.00	2,413.84	6,250.00	15,000.00
6125 · Postage	51.42	23.00	200.55	115.00	280.00
6130 · Office Supplies	786.39	625.00	1,804.95	3,125.00	7,500.00
6135 · Public Notices, Advertising	0.00	125.00	9.00	625.00	1,500.00
6140 · Legal Services	2,331.66	3,958.00	14,607.09	19,790.00	47,500.00
6145 · Audit Services	11,500.00	1,042.00	15,100.00	5,210.00	12,500.00
6150 · Bookkeeping	850.00	875.00	4,250.00	4,375.00	10,500.00
6155 · Assessment Billing	2,287.75	2,917.00	15,534.17	14,585.00	35,000.00
6160 · Assessment Database Mgmt.	300.00	333.00	1,500.00	1,665.00	4,000.00
6165 · Office Equipment	489.86	1,250.00	5,575.74	6,250.00	15,000.00
6170 · Insurance	0.00	1,667.00	0.00	8,335.00	20,000.00
6072 · Office Lease	2,450.00	2,500.00	12,250.00	12,500.00	30,000.00
6073 · Communication & Technologies	1,133.21	2,079.00	8,904.74	10,395.00	24,950.00
6175 · Other	14.00	63.00	42.00	315.00	750.00
Total Administration	<u>35,186.46</u>	<u>31,610.00</u>	<u>126,962.62</u>	<u>158,050.00</u>	<u>379,303.00</u>
TOTAL M&O USES OF FUNDS	<u>173,951.98</u>	<u>289,598.00</u>	<u>756,660.26</u>	<u>1,447,990.00</u>	<u>3,475,134.00</u>
EXCESS (DEFICIT) OF SOURCES OVER USES	<u>-17,273.42</u>	<u>-82,945.00</u>	<u>228,262.88</u>	<u>-414,725.00</u>	<u>-995,301.00</u>

Total Projected Revenue & Reimbursements	2,479,833
Total Projected Uses of Funds	3,475,134
Prior Year Reserves	1,511,104
Projected Year End Cash Reserves	<u>515,803</u>

# HOBBY AREA MANAGEMENT DISTRICT

## MONTHLY FINANCIAL REPORT

**June 30, 2018**

*G*overnmental  
*F*inancial  
*R*eporting, LLC



**Hobby Area Management District**  
**Statement of Sources & Uses - Budget vs Actual**  
**June 30, 2018**

	June 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Amegy Bank	65,001.51
1020 · Wells Fargo Bank	85,921.63
1030 · Plains State Bank - CD	249,166.61
1032 · Plus4 Credit Union - CD	248,490.48
1040 · TexSTAR-Operating	1,801,059.87
Total Checking/Savings	2,449,640.10
Other Current Assets	
1200 · Assessment Receivable	59,793.97
1200 · Prepaid Expense	2,486.00
Total Other Current Assets	62,279.97
Total Current Assets	2,511,920.07
<b>TOTAL ASSETS</b>	2,511,920.07
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	96,932.19
Total Accounts Payable	96,932.19
Other Current Liabilities	
2100 · Assessment Refunds Payable	3,033.67
2200 · Deferred Assessment Revenue	933,113.43
2300 · Retainage Payable	29,083.40
Total Other Current Liabilities	965,230.50
Total Current Liabilities	1,062,162.69
Total Liabilities	1,062,162.69
Equity	
3000 · Retained Earnings	1,324,099.83
Net Income	125,657.55
Total Equity	1,449,757.38
<b>TOTAL LIABILITIES &amp; EQUITY</b>	2,511,920.07

**Hobby Area Management District**  
**Statement of Sources & Uses - Budget vs Actual**  
**June 2018**

	June 18	Budget	Jan - June 18	YTD Budget	Annual Budget
<b>MAINTENANCE &amp; OPERATIONS FUND</b>					
<b>M&amp;O SOURCES OF FUNDS</b>					
4000 · District Assessments	152,037.50	156,867.00	913,794.81	941,202.00	1,882,401.00
4010 · Penalty & Interest Revenue	3,195.43	3,000.00	14,833.72	18,000.00	36,000.00
4020 · Overpayments	3,844.97	5,500.00	44,660.70	33,000.00	66,000.00
4030 · Assessment Refunds	-3,033.67	-5,542.00	-43,797.61	-33,252.00	-66,500.00
4050 · Grants & Donations	0.00	0.00	0.00	0.00	0.00
4060 · Interest Revenue	3,428.61	375.00	12,945.36	2,250.00	4,500.00
4065 · Non-Income Funds	157,829.00	46,453.00	359,788.00	278,718.00	557,432.00
<b>TOTAL M&amp;O SOURCES OF FUNDS</b>	<b>317,301.84</b>	<b>206,653.00</b>	<b>1,302,224.98</b>	<b>1,239,918.00</b>	<b>2,479,833.00</b>
<b>M&amp;O USES OF FUNDS</b>					
<b>Public Safety</b>					
6010 · Contract Public Safety	18,091.27	19,167.00	104,744.45	115,002.00	230,000.00
6012 · Specific Sites High Density Patrol	300.00	8,333.00	3,300.00	49,998.00	100,000.00
6014 · Special Operations	948.31	833.00	6,150.21	4,998.00	10,000.00
6015 · Apartment Life Initiatives	1,696.50	1,667.00	10,179.00	10,002.00	20,000.00
6020 · Mobile Cameras	6,640.00	6,953.00	42,415.00	41,718.00	83,430.00
6025 · Nuisance Abatement Program	0.00	1,250.00	0.00	7,500.00	15,000.00
6035 · Graffiti Abatement	2,560.00	2,917.00	16,640.00	17,502.00	35,000.00
6037 · Public Safety Programs	0.00	208.00	0.00	1,248.00	2,500.00
6040 · Staff Allocation	6,771.29	9,004.00	40,627.74	54,024.00	108,045.00
<b>Total Public Safety</b>	<b>37,007.37</b>	<b>50,332.00</b>	<b>224,056.40</b>	<b>301,992.00</b>	<b>603,975.00</b>
<b>Community Development</b>					
6050 · Porter Service	13,621.22	13,583.00	67,401.55	81,498.00	163,000.00
6051 · Community Enhancement Programs	0.00	13,000.00	0.00	78,000.00	156,000.00
6052 · Corridor & ROW Maintenance	9,637.63	26,250.00	72,743.07	157,500.00	315,000.00
6054 · Street Sweeping	6,046.50	6,250.00	36,001.00	37,500.00	75,000.00
6055 · Staff Allocation	4,192.49	6,600.00	25,154.94	39,600.00	79,205.00
8014 · Metro Engineering Design	0.00	0.00	148.00	0.00	0.00
8055 · Project/Contract Management	4,250.00	10,417.00	25,500.00	62,502.00	125,000.00
8063 · Esplanade Enhancement	0.00	4,167.00	0.00	25,002.00	50,000.00
8065 · METRO Bus Shelter Enhancement	247,451.49	47,441.00	300,792.16	284,646.00	569,287.00
8074 · Streetscape Assessories	0.00	533.00	0.00	3,198.00	6,400.00
<b>Total Community Development</b>	<b>285,199.33</b>	<b>128,241.00</b>	<b>527,740.72</b>	<b>769,446.00</b>	<b>1,538,892.00</b>
<b>Economic Development</b>					
6060 · Economic Developmt Programs	2,300.00	7,500.00	25,904.85	45,000.00	90,000.00
6062 · Staff Allocation	8,865.92	8,999.00	53,195.52	53,994.00	107,985.00
8050 · Eco Development Strategic Plan	0.00	6,042.00	58,879.92	36,252.00	72,500.00
8052 · Placemaking Study (Retail)	0.00	1,000.00	0.00	6,000.00	12,000.00
8053 · Market Feasibility Study	40,713.04	25,000.00	50,890.64	150,000.00	300,000.00
<b>Total Economic Development</b>	<b>51,878.96</b>	<b>48,541.00</b>	<b>188,870.93</b>	<b>291,246.00</b>	<b>582,485.00</b>
<b>Communication, Public Affairs, Marketing</b>					
6065 · Events	1,264.00	2,958.00	2,434.38	17,748.00	35,500.00
6068 · CPA&M Programs	0.00	1,833.00	845.96	10,998.00	22,000.00
6070 · Creative Support	4,705.71	4,375.00	21,513.09	26,250.00	52,500.00
6075 · Marketing Mtls & Promo Items	0.00	4,167.00	25.00	25,002.00	50,000.00
6078 · Advertisement	0.00	4,167.00	106.79	25,002.00	50,000.00
6080 · Staff Allocation	9,029.89	9,207.00	54,179.34	55,242.00	110,479.00
6235 · Hobby Area Improvement Corp.	0.00	4,167.00	-989.71	25,002.00	50,000.00
<b>Total Comm., Public Affairs, Marketing</b>	<b>14,999.60</b>	<b>30,874.00</b>	<b>78,114.85</b>	<b>185,244.00</b>	<b>370,479.00</b>

**Hobby Area Management District**  
**Statement of Sources & Uses - Budget vs Actual**

**June 2018**

	June 18	Budget	Jan - June 18	YTD Budget	Annual Budget
Administration					
6110 · Staff Allocation	14,081.24	9,778.00	52,632.48	58,668.00	117,333.00
6112 · Administration Programs	0.00	1,333.00	0.00	7,998.00	15,990.00
6115 · Meeting Expense	2,090.76	1,792.00	8,310.06	10,752.00	21,500.00
6120 · Reimbursable Expenses	427.38	1,250.00	2,841.22	7,500.00	15,000.00
6125 · Postage	0.00	23.00	200.55	138.00	280.00
6130 · Office Supplies	1,151.18	625.00	2,956.13	3,750.00	7,500.00
6135 · Public Notices, Advertising	0.00	125.00	9.00	750.00	1,500.00
6140 · Legal Services	5,598.15	3,958.00	20,205.24	23,748.00	47,500.00
6145 · Audit Services	0.00	1,042.00	15,100.00	6,252.00	12,500.00
6150 · Bookkeeping	850.00	875.00	5,100.00	5,250.00	10,500.00
6155 · Assessment Billing	2,287.75	2,917.00	17,821.92	17,502.00	35,000.00
6160 · Assessment Database Mgmt.	300.00	333.00	1,800.00	1,998.00	4,000.00
6165 · Office Equipment	629.03	1,250.00	6,204.77	7,500.00	15,000.00
6170 · Insurance	0.00	1,667.00	0.00	10,002.00	20,000.00
6072 · Office Lease	2,450.00	2,500.00	14,700.00	15,000.00	30,000.00
6073 · Communication & Technologies	956.42	2,079.00	9,861.16	12,474.00	24,950.00
6175 · Other	0.00	63.00	42.00	378.00	750.00
Total Administration	<u>30,821.91</u>	<u>31,610.00</u>	<u>157,784.53</u>	<u>189,660.00</u>	<u>379,303.00</u>
TOTAL M&O USES OF FUNDS	<u>419,907.17</u>	<u>289,598.00</u>	<u>1,176,567.43</u>	<u>1,737,588.00</u>	<u>3,475,134.00</u>
EXCESS (DEFICIT) OF SOURCES OVER USES	<u>-102,605.33</u>	<u>-82,945.00</u>	<u>125,657.55</u>	<u>-497,670.00</u>	<u>-995,301.00</u>

Total Projected Revenue & Reimbursements	2,479,833
Total Projected Uses of Funds	3,475,134
Prior Year Reserves	1,511,104
Projected Year End Cash Reserves	<u>515,803</u>

# HOBBY AREA MANAGEMENT DISTRICT

## MONTHLY FINANCIAL REPORT

**July 31, 2018**

*G*overnmental  
*F*inancial  
*R*eporting, LLC

**Hobby Area Management District**  
**Statement of Sources & Uses - Budget vs Actual**  
**July 31, 2018**

	July 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Amegy Bank	161,696.00
1020 · Wells Fargo Bank	85,921.63
1030 · Plains State Bank - CD	249,166.61
1032 · Plus4 Credit Union - CD	248,490.48
1040 · TexSTAR-Operating	1,601,059.87
Total Checking/Savings	2,346,334.59
Other Current Assets	
1200 · Assessment Receivable	53,390.69
1200 · Prepaid Expense	2,131.00
Total Other Current Assets	55,521.69
Total Current Assets	2,401,856.28
<b>TOTAL ASSETS</b>	2,401,856.28
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	137,702.78
Total Accounts Payable	137,702.78
Other Current Liabilities	
2100 · Assessment Refunds Payable	7,032.67
2200 · Deferred Assessment Revenue	767,358.25
2300 · Retainage Payable	29,083.40
Total Other Current Liabilities	803,474.32
Total Current Liabilities	941,177.10
Total Liabilities	941,177.10
Equity	
3000 · Retained Earnings	1,324,099.83
Net Income	136,579.35
Total Equity	1,460,679.18
<b>TOTAL LIABILITIES &amp; EQUITY</b>	2,401,856.28

**Hobby Area Management District**  
**Statement of Sources & Uses - Budget vs Actual**  
**July 2018**

	July 18	Budget	Jan - July 18	YTD Budget	Annual Budget
<b>MAINTENANCE &amp; OPERATIONS FUND</b>					
<b>M&amp;O SOURCES OF FUNDS</b>					
4000 · District Assessments	151,612.12	156,867.00	1,065,406.93	1,098,069.00	1,882,401.00
4010 · Penalty & Interest Revenue	1,516.38	3,000.00	16,350.10	21,000.00	36,000.00
4020 · Overpayments	6,223.40	5,500.00	50,884.10	38,500.00	66,000.00
4030 · Assessment Refunds	-7,032.67	-5,542.00	-50,830.28	-38,794.00	-66,500.00
4050 · Grants & Donations	0.00	0.00	0.00	0.00	0.00
4060 · Interest Revenue	0.00	375.00	12,945.36	2,625.00	4,500.00
4065 · Non-Income Funds	0.00	46,453.00	359,788.00	325,171.00	557,432.00
<b>TOTAL M&amp;O SOURCES OF FUNDS</b>	<b>152,319.23</b>	<b>206,653.00</b>	<b>1,454,544.21</b>	<b>1,446,571.00</b>	<b>2,479,833.00</b>
<b>M&amp;O USES OF FUNDS</b>					
<b>Public Safety</b>					
6010 · Contract Public Safety	15,897.55	19,167.00	120,642.00	134,169.00	230,000.00
6012 · Specific Sites High Density Patrol	0.00	8,333.00	3,300.00	58,331.00	100,000.00
6014 · Special Operations	1,155.44	833.00	7,305.65	5,831.00	10,000.00
6015 · Apartment Life Initiatives	1,696.50	1,667.00	11,875.50	11,669.00	20,000.00
6020 · Mobile Cameras	4,285.00	6,952.00	46,700.00	48,670.00	83,430.00
6025 · Nuisance Abatement Program	0.00	1,250.00	0.00	8,750.00	15,000.00
6035 · Graffiti Abatement	3,200.00	2,917.00	19,840.00	20,419.00	35,000.00
6037 · Public Safety Programs	0.00	208.00	0.00	1,456.00	2,500.00
6040 · Staff Allocation	6,771.29	9,004.00	47,399.03	63,028.00	108,045.00
<b>Total Public Safety</b>	<b>33,005.78</b>	<b>50,331.00</b>	<b>257,062.18</b>	<b>352,323.00</b>	<b>603,975.00</b>
<b>Community Development</b>					
6050 · Porter Service	13,621.22	13,583.00	81,022.77	95,081.00	163,000.00
6051 · Community Enhancement Programs	-675.00	13,000.00	-675.00	91,000.00	156,000.00
6052 · Corridor & ROW Maintenance	27,471.88	26,250.00	100,214.95	183,750.00	315,000.00
6054 · Street Sweeping	6,046.50	6,250.00	42,047.50	43,750.00	75,000.00
6055 · Staff Allocation	8,062.46	6,600.00	33,217.40	46,200.00	79,205.00
8014 · Metro Engineering Design	0.00	0.00	148.00	0.00	0.00
8055 · Project/Contract Management	4,250.00	10,417.00	29,750.00	72,919.00	125,000.00
8063 · Esplanade Enhancement	0.00	4,167.00	0.00	29,169.00	50,000.00
8065 · METRO Bus Shelter Enhancement	0.00	47,441.00	300,792.16	332,087.00	569,287.00
8074 · Streetscape Assessories	0.00	533.00	0.00	3,731.00	6,400.00
<b>Total Community Development</b>	<b>58,777.06</b>	<b>128,241.00</b>	<b>586,517.78</b>	<b>897,687.00</b>	<b>1,538,892.00</b>
<b>Economic Development</b>					
6060 · Economic Developmt Programs	1,370.00	7,500.00	27,274.85	52,500.00	90,000.00
6062 · Staff Allocation	8,865.92	8,999.00	62,061.44	62,993.00	107,985.00
8050 · Eco Development Strategic Plan	0.00	6,042.00	58,879.92	42,294.00	72,500.00
8052 · Placemaking Study (Retail)	0.00	1,000.00	0.00	7,000.00	12,000.00
8053 · Market Feasibility Study	0.00	25,000.00	50,890.64	175,000.00	300,000.00
<b>Total Economic Development</b>	<b>10,235.92</b>	<b>48,541.00</b>	<b>199,106.85</b>	<b>339,787.00</b>	<b>582,485.00</b>
<b>Communication, Public Affairs, Marketing</b>					
6065 · Events	1,811.88	2,958.00	4,246.26	20,706.00	35,500.00
6068 · CPA&M Programs	0.00	1,833.00	845.96	12,831.00	22,000.00
6070 · Creative Support	3,429.00	4,375.00	23,064.55	30,625.00	52,500.00
6075 · Marketing Mtls & Promo Items	15.00	4,167.00	1,917.54	29,169.00	50,000.00
6078 · Advertisement	0.00	4,167.00	106.79	29,169.00	50,000.00
6080 · Staff Allocation	9,029.89	9,207.00	63,209.23	64,449.00	110,479.00
6235 · Hobby Area Improvement Corp.	0.00	4,167.00	-989.71	29,169.00	50,000.00
<b>Total Comm., Public Affairs, Marketing</b>	<b>14,285.77</b>	<b>30,874.00</b>	<b>92,400.62</b>	<b>216,118.00</b>	<b>370,479.00</b>

**Hobby Area Management District**  
**Statement of Sources & Uses - Budget vs Actual**

**July 2018**

	July 18	Budget	Jan - July 18	YTD Budget	Annual Budget
Administration					
6110 · Staff Allocation	14,789.36	9,778.00	67,421.84	68,446.00	117,333.00
6112 · Administration Programs	0.00	1,332.00	0.00	9,330.00	15,990.00
6115 · Meeting Expense	407.52	1,792.00	8,717.58	12,544.00	21,500.00
6120 · Reimbursable Expenses	667.47	1,250.00	3,508.69	8,750.00	15,000.00
6125 · Postage	90.52	23.00	291.07	161.00	280.00
6130 · Office Supplies	197.20	625.00	3,153.33	4,375.00	7,500.00
6135 · Public Notices, Advertising	0.00	125.00	9.00	875.00	1,500.00
6140 · Legal Services	1,284.89	3,958.00	21,490.13	27,706.00	47,500.00
6145 · Audit Services	0.00	1,042.00	15,100.00	7,294.00	12,500.00
6150 · Bookkeeping	850.00	875.00	5,950.00	6,125.00	10,500.00
6155 · Assessment Billing	2,287.75	2,917.00	20,109.67	20,419.00	35,000.00
6160 · Assessment Database Mgmt.	300.00	333.00	2,100.00	2,331.00	4,000.00
6165 · Office Equipment	391.66	1,250.00	6,596.43	8,750.00	15,000.00
6170 · Insurance	229.32	1,667.00	229.32	11,669.00	20,000.00
6072 · Office Lease	2,450.00	2,500.00	17,150.00	17,500.00	30,000.00
6073 · Communication & Technologies	1,133.21	2,079.00	10,994.37	14,553.00	24,950.00
6175 · Other	14.00	62.00	56.00	440.00	750.00
Total Administration	<u>25,092.90</u>	<u>31,608.00</u>	<u>182,877.43</u>	<u>221,268.00</u>	<u>379,303.00</u>
TOTAL M&O USES OF FUNDS	<u>141,397.43</u>	<u>289,595.00</u>	<u>1,317,964.86</u>	<u>2,027,183.00</u>	<u>3,475,134.00</u>
EXCESS (DEFICIT) OF SOURCES OVER USES	<u>10,921.80</u>	<u>-82,942.00</u>	<u>136,579.35</u>	<u>-580,612.00</u>	<u>-995,301.00</u>

Total Projected Revenue & Reimbursements	2,479,833
Total Projected Uses of Funds	3,475,134
Prior Year Reserves	1,511,104
Projected Year End Cash Reserves	<u>515,803</u>

**Hobby Area Management District  
Bank Account Registers  
As of August 11, 2018**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
<b>Amegy Bank</b>						<b>93,656.12</b>
General Journal	05/15/2018	Payroll	Paychex	Payroll	-1,726.69	91,929.43
Debit	05/15/2018	Debit	Amegy	Wire Fee	-14.00	91,915.43
Bill Pmt -Check	05/17/2018	Online	Amegy Visa Credit Card	Visa Credit Card	-8,946.03	82,969.40
General Journal	05/31/2018	Payroll	Paychex	Payroll	-2,349.91	80,619.49
Bill Pmt -Check	05/31/2018	ACH	BlueCross BlueShield of Texas	Health Insurance	-5,550.02	75,069.47
Bill Pmt -Check	06/07/2018	Online	Ambrose Communications, LLC	Social Media Management	-3,300.00	71,769.47
General Journal	06/15/2018	Payroll	Paychex	Payroll	-11,730.17	60,039.30
General Journal	06/15/2018	Payroll	Paychex	Payroll Taxes	-4,164.62	55,874.68
General Journal	06/15/2018	Payroll	Paychex	Walter	-2,599.13	53,275.55
Bill Pmt -Check	06/21/2018	2250	Houston East End Chamber	Membership dues	-300.00	52,975.55
Bill Pmt -Check	06/21/2018	2251	Houston East End Chamber	Port of Houston Apprec. Day	-650.00	52,325.55
Check	06/21/2018	2252	ARCP MT Houston TX LLC	Tax Refund	-176.19	52,149.36
Check	06/21/2018	2253	Cidema Three Ltd Partnership	Tax Refund	-678.43	51,470.93
Check	06/21/2018	2254	Deborah Guillory	Tax Refund	-7.62	51,463.31
Check	06/21/2018	2255	Moers Street Partnership	Tax Refund	-307.50	51,155.81
Check	06/21/2018	2256	TPS Hobby Cannif LLC	Tax Refund	-95.66	51,060.15
Bill Pmt -Check	06/21/2018	2257	Clark Condon Associates, Inc	Bus Shelters	-457.24	50,602.91
Bill Pmt -Check	06/21/2018	2258	Equi-tax Inc.	Monthly Assessor Services	-2,587.75	48,015.16
Bill Pmt -Check	06/21/2018	2259	Office Systems of Texas	Konica Minolta/C458	-280.61	47,734.55
Bill Pmt -Check	06/21/2018	2260	Perdue, Brandon, Fielder, Collins	Delinquent collections - April	-809.53	46,925.02
Bill Pmt -Check	06/21/2018	2261	SEAL Security Solutions LLC	Security	-17,243.02	29,682.00
Bill Pmt -Check	06/21/2018	2262	SMC Logistics	Liter abatement of right-of-way	-23,258.85	6,423.15
Transfer	06/25/2018	Trf.	TexSTAR	Transfer from TexSTAR	150,000.00	156,423.15
Bill Pmt -Check	06/25/2018	2263	Mister Sweeper LP	Street Sweeping	-3,023.25	153,399.90
Bill Pmt -Check	06/26/2018	2264	NEC - Neon Electric Corporation	Bus Shelters	-222,183.45	-68,783.55
Deposit	06/30/2018	Dep.	Scenic Houstonn	Scenic Houston-Final payment	157,829.00	89,045.45
General Journal	06/30/2018	Payroll	Paychex	Payroll	-11,730.17	77,315.28
General Journal	06/30/2018	Payroll	Paychex	Payroll Taxes	-4,164.62	73,150.66
General Journal	06/30/2018	Payroll	Paychex	Walter	-2,599.13	70,551.53
Bill Pmt -Check	06/30/2018	Online	BlueCross BlueShield of Texas	Health Insurance	-5,550.02	65,001.51
Check	07/01/2018	ACH	Guardian	Insurance (Dental, Life, Vision)	-750.45	64,251.06
Bill Pmt -Check	07/03/2018	Online	8121 Broadway Interests LLC	Office Rent	-2,450.00	61,801.06
Check	07/10/2018	2265	Autozone Texas LP	Tax Refund	-100.08	61,700.98
Check	07/10/2018	2266	Continental Airlines Inc.	Tax Refund	-5.98	61,695.00
Check	07/10/2018	2267	Medallion Investment IV	Tax Refund	-970.50	60,724.50
Check	07/10/2018	2268	N2IT Containers	Tax Refund	-1,951.11	58,773.39
Check	07/10/2018	2269	Excello Cleaners	Tax Refund	-6.00	58,767.39
Bill Pmt -Check	07/10/2018	2270	Allen Boone Humphries Robinson	Legal Services	-4,500.55	54,266.84
Bill Pmt -Check	07/10/2018	2271	Amegy Visa Credit Card	Visa Credit Card	-3,997.28	50,269.56
Bill Pmt -Check	07/10/2018	2272	Clark Condon Associates, Inc	Bus Shelters	-580.99	49,688.57
Bill Pmt -Check	07/10/2018	2273	Comcast	Internet	-178.21	49,510.36
Bill Pmt -Check	07/10/2018	2274	Core Logic Safe Rent	Apartment Life Initiatives	-1,696.50	47,813.86
Bill Pmt -Check	07/10/2018	2275	Equi-tax Inc.	Monthly Assessor Services	-2,587.75	45,226.11
Bill Pmt -Check	07/10/2018	2276	Gabrielle Dirden	June Expense Report	-178.89	45,047.22
Bill Pmt -Check	07/10/2018	2277	Governmental Financial Reporting	Bookkeeping	-850.00	44,197.22
Bill Pmt -Check	07/10/2018	2278	Great America Financial Services	Copier - # 013-1245091-000	-348.42	43,848.80
Bill Pmt -Check	07/10/2018	2279	Greater East End Management	Graffiti Abatement	-3,508.31	40,340.49
Bill Pmt -Check	07/10/2018	2280	Jerry Lowry	Expense Report - June	-313.84	40,026.65
Bill Pmt -Check	07/10/2018	2281	Magoo's Print Shop	Mugs & Coasters	-1,405.71	38,620.94
Bill Pmt -Check	07/10/2018	2282	Mario N. Ramirez	Business Ambassador	-1,774.30	36,846.64
Bill Pmt -Check	07/10/2018	2283	Mister Sweeper LP	Street Sweeping	-3,023.25	33,823.39
Bill Pmt -Check	07/10/2018	2284	SEAL Security Solutions LLC	Security	-5,955.00	27,868.39
Bill Pmt -Check	07/10/2018	2285	SWA Group	Bellfort Station - May	-15,403.38	12,465.01
Bill Pmt -Check	07/10/2018	2286	TML Intergovernmental Risk Pool	Insurance	-229.32	12,235.69
Bill Pmt -Check	07/10/2018	2287	Toby Stephens	June Expense Report	-247.65	11,988.04
Bill Pmt -Check	07/10/2018	2288	Transportation Advocacy Group -	Annual Membership	-600.00	11,388.04



**Hobby Area Management District  
Bank Account Registers  
As of August 11, 2018**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Bill Pmt -Check	07/10/2018	2289	Walter Funes	June Expense Report	-249.57	11,138.47
General Journal	07/15/2018	Payroll	Paychex	Payroll	-11,730.17	-591.70
General Journal	07/15/2018	Payroll	Paychex	Payroll Taxes	-4,164.62	-4,756.32
General Journal	07/15/2018	Payroll	Paychex	Payroll	-2,959.77	-7,716.09
Transfer	07/15/2018	Trf.	TexSTAR	Transfer from TexSTAR	200,000.00	192,283.91
Transfer	07/18/2018	Dep.	Tourist Promotion & Thai Xuan	Trash/Cleanup work	675.00	192,958.91
Bill Pmt -Check	07/25/2018	Online	Ambrose Communications, LLC	Social Media Management	-3,300.00	189,658.91
General Journal	07/31/2018	Payroll	Paychex	Payroll	-11,730.17	177,928.74
General Journal	07/31/2018	Payroll	Paychex	Payroll Taxes	-4,164.62	173,764.12
General Journal	07/31/2018	Payroll	Paychex	Payroll	-6,469.10	167,295.02
Bill Pmt -Check	07/31/2018	Online	BlueCross BlueShield of Texas	Health Insurance	-5,550.02	161,745.00
Check	07/31/2018	Debit	Amegy	Service Charge	-49.00	161,696.00
Check	08/01/2018	ACH	Guardian	Insurance (Dental, Life, Vision)	-750.45	160,945.55
Bill Pmt -Check	08/01/2018	Online	Ambrose Communications, LLC	Social Media Management	-3,300.00	157,645.55
Bill Pmt -Check	08/02/2018	Online	8121 Broadway Interests LLC	Office Rent	-2,450.00	155,195.55
Bill Pmt -Check	08/03/2018	2290	Houstonian Hotel	District Retreat - August 9-11	-14,457.06	140,738.49
Check	08/09/2018	2291	Capview Income & Value Fund IV I	Tax Refund	-86.94	140,651.55
Check	08/09/2018	2292	CFS 2907 Houston LLC	Tax Refund	-809.36	139,842.19
Check	08/09/2018	2293	HWC Wire & Cable Company	Tax Refund	-862.15	138,980.04
Check	08/09/2018	2294	Mambo Holdings LP	Tax Refund	-931.08	138,048.96
Check	08/09/2018	2295	OReilly Auto Enterprises LLC	Tax Refund	-2,786.04	135,262.92
Check	08/09/2018	2296	TPS Hobby LLC	Tax Refund	-1,557.10	133,705.82
Bill Pmt -Check	08/09/2018	2297	Allen Boone Humphries Robinson	Legal Services	-1,284.89	132,420.93
Bill Pmt -Check	08/09/2018	2298	Amegy Visa Credit Card	Visa Credit Card	-2,201.14	130,219.79
Bill Pmt -Check	08/09/2018	2299	Core Logic Safe Rent	Apartment Life Initiatives	-1,631.25	128,588.54
Bill Pmt -Check	08/09/2018	2300	Equi-tax Inc.	Monthly Assessor Services	-2,587.75	126,000.79
Bill Pmt -Check	08/09/2018	2301	Governmental Financial Reportin	Bookkeeping	-898.95	125,101.84
Bill Pmt -Check	08/09/2018	2302	Great America Financial Services	Copier	-348.42	124,753.42
Bill Pmt -Check	08/09/2018	2303	Greater East End Management	Graffiti Abatement	-4,355.44	120,397.98
Bill Pmt -Check	08/09/2018	2304	Hawes Hill & Associates LLC	Professional Services	-8,500.00	111,897.98
Bill Pmt -Check	08/09/2018	2305	Jerry Lowry	Expense Report - July	-441.55	111,456.43
Bill Pmt -Check	08/09/2018	2306	Magoo's Print Shop	Business Cards	-129.00	111,327.43
Bill Pmt -Check	08/09/2018	2307	Mario N. Ramirez	Business Ambassador	-3,250.00	108,077.43
Bill Pmt -Check	08/09/2018	2308	Mister Sweeper LP	Street Sweeping	-6,046.50	102,030.93
Bill Pmt -Check	08/09/2018	2309	Perdue, Brandon, Fielder, Collins	Delinquent Tax Collections	-1,097.60	100,933.33
Bill Pmt -Check	08/09/2018	2310	SEAL Security Solutions LLC	Security	-25,418.30	75,515.03
Bill Pmt -Check	08/09/2018	2311	SWA Group	Bellfort Station - June	-25,309.66	50,205.37
Bill Pmt -Check	08/09/2018	2312	Walter Funes	July Expense Report	-263.50	49,941.87
Bill Pmt -Check	08/10/2018	2313	Coalition for the Homeless	Meaningful Change Campaign	-6,000.00	43,941.87
Bill Pmt -Check	08/10/2018	2314	Gabrielle Dirden	July Expense Report	-268.81	43,673.06
Bill Pmt -Check	08/10/2018	2315	Toby Stephens	July Expense Report	-472.09	43,200.97
<b>Total Amegy Bank</b>					<b>-50,455.15</b>	<b>43,200.97</b>
<b>Wells Fargo Bank</b>						<b>32,164.02</b>
Deposit	04/30/2018	Dep.	Interest	April interest	26.16	32,190.18
Deposit	04/30/2018	Dep.	Tax Revenue	April Tax Revenue	11,898.39	44,088.57
Deposit	05/31/2018	Dep.	Interest	May interest	14.58	44,103.15
Deposit	05/31/2018	Dep.	Tax Revenue	May Tax Revenue	14,853.99	58,957.14
Deposit	06/30/2018	Dep.	Interest	June interest	2.84	58,959.98
Deposit	06/30/2018	Dep.	Tax Revenue	June Tax Revenue	26,961.65	85,921.63
<b>Total Wells Fargo Bank</b>					<b>53,757.61</b>	<b>85,921.63</b>
<b>Plains State Bank - CD</b>						<b>249,166.61</b>
					0.00	<b>249,166.61</b>
<b>Plus4 Credit Union - CD</b>						<b>247,989.93</b>
Deposit	06/30/2018	Dep.	Interest	Qrtly. Interest	500.55	248,490.48
<b>Total Plus4 Credit Union</b>					<b>500.55</b>	<b>248,490.48</b>

**Hobby Area Management District  
Bank Account Registers  
As of August 11, 2018**

<i>Type</i>	<i>Date</i>	<i>Num</i>	<i>Name</i>	<i>Memo</i>	<i>Amount</i>	<i>Balance</i>
<b>TexSTAR-Operating</b>						<b>1,945,491.05</b>
Deposit	05/31/2018	Dep.	Interest	May interest	2,643.60	1,948,134.65
Transfer	06/25/2018	Trf.	Amegy	Transfer to Amegy	-150,000.00	1,798,134.65
Deposit	06/30/2018	Dep.	Interest	June interest	2,925.22	1,801,059.87
Transfer	07/15/2018	Trf.	Amegy	Transfer to Amegy	-200,000.00	1,601,059.87
Total TexSTAR-Operating					-344,431.18	<b>1,601,059.87</b>
<b>TOTAL</b>					<b>-341,128.72</b>	<b>2,227,839.56</b>



**Ambrose Communications, LLC**  
 2309 Ann St.  
 Houston, TX 77003  
 361-813-6681  
 amber@ambrose-communications.com

# INVOICE

**BILL TO**

Gabrielle Dirden  
 Hobby Area Management  
 District  
 8121 Broadway, Suite  
 199  
 Houston, TX 77061

**INVOICE # 1094**

**DATE 06/30/2018**  
**DUE DATE 07/30/2018**  
**TERMS Net 30**

ACTIVITY	QTY	RATE	AMOUNT
<b>Marketing:Social Media Management</b> Managing, maintaining of District's Facebook, Twitter and Instagram accounts	1	1,500.00	1,500.00
<b>Communications:Content Management &amp; Creation</b> Original content creation (blog posts, written communication materials, etc.)	1	1,000.00	1,000.00
<b>Communications:Project Management</b> Helping facilitate and coordinate the creation of various creative projects for the District	1	500.00	500.00
<b>Special Project</b> Graphic Design: Logo creation	1	300.00	300.00

For June services rendered

**BALANCE DUE**

**\$3,300.00**

*Paid Online 7/25  
 Conf. # aj2b5b3r*





THE HOUSTONIAN  
HOTEL, CLUB & SPA

**Invoice**  
**for**  
**Hobby Area District August 9-11**

	Description of Menu Selections, Items and Service Style	Unit Price	Guests	Total
<i>Meeting</i>	Friday, Aug 10 Meeting with Breakfast and Lunch	\$ 129.00	18	\$ 2,322.00
	Saturday, Aug 11 Meeting with Breakfast and Lunch	\$ 125.00	18	\$ 2,250.00
	Spouse Lunch Only	\$ 59.00	2	\$ 118.00
				\$ -
	<i>Subtotal of Catering Charges</i>			<b>\$ 4,690.00</b>
<i>Food</i>	Manor House Dinner Estimate	\$ 75.00	23	\$ 1,725.00
				\$ -
	<i>Subtotal of Catering Charges</i>			<b>\$ 1,725.00</b>
<i>Beverage</i>	Hotel Lobby Reception /Manor House	\$ 30.00	23	\$ 690.00
				\$ -
	<i>Subtotal of Beverage Service</i>			<b>\$ 690.00</b>
<i>Electrical &amp; Audio Visual Support</i>				\$ -
				\$ -
	<i>Subtotal of Electrical and Audio Visual Support</i>			<b>\$ -</b>
<i>Guest Rooms</i>	Single Guest Rooms Aug 8 and 9 (Room, tax, overnight parking)	\$ 157.00	30	\$ 4,710.00
				\$ 80.00
	<i>Subtotal of Guest Room Charges</i>			<b>\$ 4,790.00</b>
<i>MISC</i>	Room Drops prior to check in	\$ 4.00	20	\$ 80.00
	Security Lock/Key for Office	\$ 25.00	2	\$ 50.00
				\$ -
				\$ -
<b>ABA # 121000248</b>				<i>Subtotal</i> \$ 12,025.00
<b>Account # 412402-1254</b>				8.25% State Sales Tax
<b>Swift code is : WFBIUS6S</b>				8.25% Mix Bev. Tax \$ 142.31
<b>WELS FARGO</b>				17% Occupancy Tax \$ 814.30
<b>420 Montgomery St</b>				23% Service Charge \$ 1,475.45
<b>San Francisco, CA 94104</b>				<b>Total \$ 14,457.06</b>

**8121 Broadway Interests LLC**  
 2429 Bissonnet  
 Suite 498  
 Houston, TX 77005  
 (832) 693-3865  
 Kellie@8121BroadwayInterestsLLC.com

# INVOICE

**BILL TO**

Harris County Improvement  
 District No. 9  
 8121 Broadway  
 Suite 135 & 135S  
 Houston, TX 77061

**INVOICE # 1042**

**DATE 07/17/2018**

**DUE DATE 08/01/2018**

**INVOICE  
 AUGUST**

DATE	ACCOUNT SUMMARY	AMOUNT
06/16/2018	Balance Forward	\$2,450.00
	Payments and credits between 06/16/2018 and 07/17/2018	-2,450.00
	New charges (details below)	2,450.00
	<b>Total Amount Due</b>	<b>\$2,450.00</b>

ACTIVITY	AMOUNT
<b>Services</b> August 2018 - Suite 135/135S	2,450.00

Unless paid via ACH, all payments must be mailed to:  
 8121 Broadway Interests LLC  
 2429 Bissonnet, Suite 498  
 Houston, TX 77005  
 Payments received after the 5th are subject to a 15% late fee.

**TOTAL OF NEW CHARGES** 2,450.00  
**BALANCE DUE** **\$2,450.00**

*Paid Online 8/1/18  
 Conf. # aj2eewjv*





**Ambrose Communications, LLC**  
 2309 Ann St.  
 Houston, TX 77003  
 361-813-6681  
 amber@ambrose-communications.com

## INVOICE

### BILL TO

Gabrielle Dirden  
 Hobby Area Management  
 District  
 8121 Broadway, Suite  
 199  
 Houston, TX 77061

**INVOICE # 1102**

**DATE 07/31/2018**  
**DUE DATE 08/30/2018**  
**TERMS Net 30**

ACTIVITY	QTY	RATE	AMOUNT
<b>Marketing:Social Media Management</b> Managing, maintaining of District's Facebook, Twitter and Instagram accounts	1	1,500.00	1,500.00
<b>Communications:Content Management &amp; Creation</b> Original content creation (blog posts, written communication materials, etc.)	1	1,000.00	1,000.00
<b>Communications:Project Management</b> Helping facilitate and coordinate the creation of various creative projects for the District	1	500.00	500.00
<b>Special Project</b> Graphic Design: Infographic	1	300.00	300.00

For July services rendered

**BALANCE DUE**

**\$3,300.00**

*Paid Online \$1  
 Conf. # aj2efabe*



# Equi-Tax Inc.

*Ad Valorem Tax Assessors / Collectors*

www.equitaxinc.com

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

DATE: 07/16/2018

LEGAL DESCRIPTION

CAPVIEW INCOME & VALUE FUND IV LP  
C/O RYAN PROPERTY TAX SERVICES  
PO BOX 460189  
HOUSTON TX 77056

RES A-1 BLK 1  
ROWLETT AT GULF FREEWAY

11408 GULF FWY

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/129/578/001/0002  
YEAR: 2017  
REF No.: 0906400

DATE PROCESSED: 07/16/2018  
RECEIPT NUMBER: 91171406  
DEPOSIT BATCH No.: RF180716

### 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 2017 year.

The explanation of the change is:

- |  |  |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                 |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                        |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                    |
| <input type="checkbox"/> Disabled Person             |  |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2017-60879</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$86.94.

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

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



# 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: 06/26/2018

LEGAL DESCRIPTION

CFS 2907 HOUSTON LLC  
200 W MONROE ST STE 1500  
CHICAGO IL 60606

TR 5A-2  
ABST 324 D W C HARRIS

7601 AIRPORT BLVD

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/042/195/000/0050  
YEAR: 2017  
REF No.: 0905624

DATE PROCESSED: 06/26/2018  
RECEIPT NUMBER: 91170404  
DEPOSIT BATCH No.: RF180626

### 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 2017 year.

The explanation of the change is:

- |  |   |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                 |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                  |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                         |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                     |
| <input type="checkbox"/> Disabled Person             |   |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>101-17-0717</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$66.89.

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.





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: 06/26/2018

LEGAL DESCRIPTION

CFS 2907 HOUSTON LLC  
 200 W MONROE ST STE 1500  
 CHICAGO IL 60606

TRS 22H & 22L &  
 TR 5 ABST 324 D W C HARRIS  
 ABST 27 J R HARRIS

7601 AIRPORT BLVD 1618

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/040/239/000/0051  
 YEAR: 2017  
 REF No.: 0905678

DATE PROCESSED: 06/26/2018  
 RECEIPT NUMBER: 91170293  
 DEPOSIT BATCH No.: RF180626

**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 2017 year.

The explanation of the change is:

- |  |   |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                 |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                  |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                         |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                     |
| <input type="checkbox"/> Disabled Person             |   |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>101-17-0717</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$628.50.

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.



# 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: 06/26/2018

LEGAL DESCRIPTION

CFS 2907 HOUSTON LLC  
ATTN: PROPERTY TAX DEPT  
840 S WAUKEGAN RD STE 222  
LAKE FOREST IL 60045

TR 22G  
ABST 27 J R HARRIS

00000 WYNLEA

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/040/239/000/0169  
YEAR: 2017  
REF No.: 0905679

DATE PROCESSED: 06/26/2018  
RECEIPT NUMBER: 91170333  
DEPOSIT BATCH No.: RF180626

### 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 2017 year.

The explanation of the change is:

- |  |   |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                 |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                  |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                         |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                     |
| <input type="checkbox"/> Disabled Person             |   |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>101-17-0717</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$113.97.

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.



www.equitaxinc.com

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

DATE: 07/16/2018

LEGAL DESCRIPTION

HWC WIRE & CABLE COMPANY  
 10201 NORTH LOOP E  
 HOUSTON TX 77029

RES A BLK 1  
 SOUTHWEST WIRE ROPE

08641 MOERS RD

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/136/207/001/0001  
 YEAR: 2017  
 REF No.: 0906401

DATE PROCESSED: 07/16/2018  
 RECEIPT NUMBER: 91171457  
 DEPOSIT BATCH No.: RF180716

**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 2017 year.

The explanation of the change is:

- |  |  |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                 |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                        |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                    |
| <input type="checkbox"/> Disabled Person             |  |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2017-57238</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$862.15.

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

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





www.equitaxinc.com

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

DATE: 07/16/2018

LEGAL DESCRIPTION

MAMBO HOLDINGS LP  
 6101 AIRLINE DR # B  
 HOUSTON TX 77076

RES A BLK 1  
 ACADEMY ALMEDA MALL AMENDED

10402 GULF FWY

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/120/681/001/0001  
 YEAR: 2017  
 REF No.: 0906398

DATE PROCESSED: 07/16/2018  
 RECEIPT NUMBER: 91171326  
 DEPOSIT BATCH No.: RF180716

**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 2017 year.

The explanation of the change is:

- |  |  |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                 |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                        |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                    |
| <input type="checkbox"/> Disabled Person             |  |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>101-174532</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$931.08.

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.



www.equitaxinc.com

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

DATE: 07/16/2018

LEGAL DESCRIPTION

OREILLY AUTO ENTERPRISES LLC  
 233 S PATTERSON AVE  
 SPRINGFIELD MO 65802

TRS 5 5A 6 & 6A BLK 12  
 SOUTH HOUSTON GARDENS SEC 8

8601 TAVENOR LN

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/034/207/012/0005  
 YEAR: 2017  
 REF No.: 0906397

DATE PROCESSED: 07/16/2018  
 RECEIPT NUMBER: 91170252  
 DEPOSIT BATCH No.: RF180716

**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 2017 year.

The explanation of the change is:

- |  |  |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                 |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                        |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                    |
| <input type="checkbox"/> Disabled Person             |  |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2017-59774</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$2,183.66.

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.



www.equitaxinc.com

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

DATE: 07/16/2018

LEGAL DESCRIPTION

OREILLY AUTO ENTERPRISES LLC  
 233 S PATTERSON AVE  
 SPRINGFIELD MO 65802

RES A BLK 1  
 OREILLY HOUSTON DC

8910 TAVENOR LN

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/125/038/001/0001  
 YEAR: 2017  
 REF No.: 0906399

DATE PROCESSED: 07/16/2018  
 RECEIPT NUMBER: 91171366  
 DEPOSIT BATCH No.: RF180716

**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 2017 year.

The explanation of the change is:

- |  |  |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                 |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                        |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                    |
| <input type="checkbox"/> Disabled Person             |  |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>2017-59774</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$602.38.

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

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





www.equitaxinc.com

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

DATE: 07/16/2018

LEGAL DESCRIPTION

TPS HOBBY LLC  
 200 W MONROE ST #1500  
 CHICAGO IL 60606

TR 48B  
 SOUTH HOUSTON GARDENS SEC 6

08707 AIRPORT BL

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/034/203/001/0312  
 YEAR: 2017  
 REF No.: 0906463

DATE PROCESSED: 07/16/2018  
 RECEIPT NUMBER: 91170091  
 DEPOSIT BATCH No.: RF180716

**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 2017 year.

The explanation of the change is:

- |  |   |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                 |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                  |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                         |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                     |
| <input type="checkbox"/> Disabled Person             |   |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>101-17-5303</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$152.82.

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.



www.equitaxinc.com

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

DATE: 07/16/2018

LEGAL DESCRIPTION

TPS HOBBY LLC  
 840 S WAUKEGAN RD STE 222  
 LAKE FOREST IL 60045

.20 U/D INT IN LTS 79 & 80  
 (8.9199 AC)  
 SOUTH HOUSTON GARDENS SEC 6  
 00000 HANSEN RD

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/034/203/002/0079  
 YEAR: 2017  
 REF No.: 0906464

DATE PROCESSED: 07/16/2018  
 RECEIPT NUMBER: 91170111  
 DEPOSIT BATCH No.: RF180716

**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 2017 year.

The explanation of the change is:

- |  |   |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                 |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                  |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                         |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                     |
| <input type="checkbox"/> Disabled Person             |   |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>101-17-5303</u> |

This action has resulted in a decrease in the amount you owe.  
 Accordingly, we are issuing you a refund in the amount of \$280.83. ✓

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.





www.equitaxinc.com

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

DATE: 07/16/2018

LEGAL DESCRIPTION

TPS HOBBY LLC  
 840 S WAUKEGAN RD STE 222  
 LAKE FOREST IL 60045

.20 U/D INT IN LTS 79 & 80  
 (8.9199 AC)  
 SOUTH HOUSTON GARDENS SEC 6  
 00000 HANSEN RD

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/034/203/002/0085  
 YEAR: 2017  
 REF No.: 0906465

DATE PROCESSED: 07/16/2018  
 RECEIPT NUMBER: 91170114  
 DEPOSIT BATCH No.: RF180716

**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 2017 year.

The explanation of the change is:

- |  |   |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                 |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                  |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                         |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                     |
| <input type="checkbox"/> Disabled Person             |   |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>101-17-5303</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$280.83. ✓

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.



www.equitaxinc.com

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

DATE: 07/16/2018

LEGAL DESCRIPTION

TPS HOBBY LLC  
 840 S WAUKEGAN RD STE 222  
 LAKE FOREST IL 60045

.20 U/D INT IN LTS 79 & 80  
 (8.9199 AC)  
 SOUTH HOUSTON GARDENS SEC 6  
 00000 HANSEN RD

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/034/203/002/0086  
 YEAR: 2017  
 REF No.: 0906466

DATE PROCESSED: 07/16/2018  
 RECEIPT NUMBER: 91170115  
 DEPOSIT BATCH No.: RF180716

**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 2017 year.

The explanation of the change is:

- |  |   |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                 |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                  |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                         |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                     |
| <input type="checkbox"/> Disabled Person             |   |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>101-17-5303</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$280.83. ✓

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DATE: 07/16/2018

LEGAL DESCRIPTION

TPS HOBBY LLC  
 840 S WAUKEGAN RD STE 222  
 LAKE FOREST IL 60045

.20 U/D INT IN LTS 79 & 80  
 (8.9199 AC)  
 SOUTH HOUSTON GARDENS SEC 6  
 00000 HANSEN RD

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/034/203/002/0158  
 YEAR: 2017  
 REF No.: 0906467

DATE PROCESSED: 07/16/2018  
 RECEIPT NUMBER: 91170153  
 DEPOSIT BATCH No.: RF180716

**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 2017 year.

The explanation of the change is:

- |  |   |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                 |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                  |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                         |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                     |
| <input type="checkbox"/> Disabled Person             |   |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>101-17-5303</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$280.83. ✓

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

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www.equitaxinc.com

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

DATE: 07/16/2018

LEGAL DESCRIPTION

TPS HOBBY LLC  
 840 S WAUKEGAN RD STE 222  
 LAKE FOREST IL 60045

.0334 U/D INT IN LTS 79 7 80  
 (8.9199 AC)  
 SOUTH HOUSTON GARDENS SEC 6

00000 HANSEN RD

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/034/203/002/0159  
 YEAR: 2017  
 REF No.: 0906468

DATE PROCESSED: 07/16/2018  
 RECEIPT NUMBER: 91170154  
 DEPOSIT BATCH No.: RF180716

**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 2017 year.

The explanation of the change is:

- |  |  |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                 |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                        |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                    |
| <input type="checkbox"/> Disabled Person             |  |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>10J-175303</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$46.90.

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.



www.equitaxinc.com

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

DATE: 07/16/2018

LEGAL DESCRIPTION

TPS HOBBY LLC  
 840 S WAUKEGAN RD STE 222  
 LAKE FOREST IL 60045

.10 U/D INT IN LTS 79 & 80  
 (8.9199 AC)  
 SOUTH HOUSTON GARDENS SEC 6

00000 HANSEN RD

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/034/203/002/0160  
 YEAR: 2017  
 REF No.: 0906469

DATE PROCESSED: 07/16/2018  
 RECEIPT NUMBER: 91170155  
 DEPOSIT BATCH No.: RF180716

**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 2017 year.

The explanation of the change is:

- |  |  |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                 |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                        |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                    |
| <input type="checkbox"/> Disabled Person             |  |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>01-17-5303</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$140.41. ✓

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

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



www.equitaxinc.com

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

DATE: 07/16/2018

LEGAL DESCRIPTION

TPS HOBBY LLC  
 840 S WAUKEGAN RD STE 222  
 LAKE FOREST IL 60045

.0333 U/D INT IN LTS 79 & 80  
 (8.9199 AC)  
 SOUTH HOUSTON GARDENS SEC 6

00000 HANSEN RD

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/034/203/002/0184  
 YEAR: 2017  
 REF No.: 0906470

DATE PROCESSED: 07/16/2018  
 RECEIPT NUMBER: 91170168  
 DEPOSIT BATCH No.: RF180716

**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 2017 year.

The explanation of the change is:

- |  |   |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                 |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                  |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                         |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                     |
| <input type="checkbox"/> Disabled Person             |   |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>101-17-5303</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$46.75. ✓

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

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www.equitaxinc.com

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 Customer Service 281.444.3946 fax 281.440.8304

DATE: 07/16/2018

LEGAL DESCRIPTION

TPS HOBBY LLC  
 840 S WAUKEGAN RD  
 LAKE FOREST IL 60045

.0334 U/D INT IN LTS 79 & 80  
 (8.9199 AC)  
 SOUTH HOUSTON GARDENS SEC 6

00000 HANSEN RD

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/034/203/002/0189  
 YEAR: 2017  
 REF No.: 0906471

DATE PROCESSED: 07/16/2018  
 RECEIPT NUMBER: 91170170  
 DEPOSIT BATCH No.: RF180716

**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 2017 year.

The explanation of the change is:

- |  |   |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                                 |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                                  |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                         |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                     |
| <input type="checkbox"/> Disabled Person             |   |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: <u>101-17-5303</u> |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of **\$46.90.** ✓

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.

# ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

July 25, 2018

## HOBBY AREA DISTRICT

Mr. Jerry Lowry  
8121 Broadway St., Suite 199  
Houston, TX 77061

Client/Matter: HOB000-01  
Statement Number: 96885  
Billing Attorney: Timothy Austin

### General

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#### Professional Fees

Fees for services posted through July 20, 2018, as follows:

<u>Date</u>	<u>Professional</u>		<u>Hours</u>
06/25/18	Cheryl Panozzo	Review and revise letter to the City of Houston regarding reappointment of directors with expired terms	0.25
06/26/18	Cheryl Panozzo	Review and revise letter to the City of Houston regarding reappointment of directors with expired terms and send to Executive Director	0.25
07/01/18	SHARED FEES	All work, conferences, drafting, approvals, distributions, and coordination with office of the State Comptroller related to training, SB625 regarding filing of required information with the State Comptroller.	0.25
07/02/18	SHARED FEES	Public Funds Investment Act and Public Funds Collateral Act Compliance and coordination	0.25
07/03/18	SHARED FEES	Work on matters regarding major updates of construction contract forms for contracts under \$25,000 and contracts over \$75,000, including legislative changes, insurance updates, indemnification updates, substantial completion, and payment and performance bond requirements; prepare summary reports of update revisions for public and individual meetings with engineers, lawyers, and legal assistants; ongoing consultation regarding implementation of new forms	0.50
07/05/18	Beth King	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy	0.25
07/05/18	Cheryl Panozzo	Review documents approved by the Board of Directors at the June 14, 2018 meeting and disburse documents as appropriate; prepare letter to the Texas Commission on Environmental Quality forwarding District Registration Form and Resolutions approved by the Board; prepare Notice of Establishment of Additional Out-of-District Meeting Places	1.75



and send to Houston Business Journal for publication;  
prepare sample minute language and send to District staff  
for preparation of the draft minutes to the Board of Directors  
meeting on June 14, 2018

07/13/18	Timothy Austin	Review and revise mural agreement.	0.50
07/18/18	Cheryl Panozzo	Open and review mail from the Texas Commission on Environmental Quality and send to Gabby Dirden for the District's files	0.25
07/19/18	Kelsie Wade	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy.	0.25

Total Fees: 1,284.89

---

Total Fees:	\$	1,284.89
Total Expenses and Other Items:	\$	0.00
<b>Total Amount Due:</b>	<b>\$</b>	<b>1,284.89</b>

### ACCOUNT SUMMARY

Account Number	XXXX XXXX XXXX 0536	Previous Balance	\$3,997.28
Credit Limit	\$10,000.00	Payments	\$3,997.28
Available Credit	\$7,402.00	Credits	\$430.00
Statement Closing Date	July 23, 2018	Purchases	\$2,631.14
Payment Due Date	August 12, 2018	Other Charges	\$0.00
Amount Past Due	\$0.00	Cash Advances	\$0.00
Min Payment Due	\$55.00	Finance Charges	\$0.00
Days in Billing Cycle	31	New Balance	\$2,201.14

YOUR 0% INTRO APR ON PURCHASES EXPIRES ON 08/22/18. UPON EXPIRATION FOR ANY OUTSTANDING BALANCES THE NEW VARIABLE APR WILL BE 13.000% AND MAY CHANGE BASED ON PRIME RATE.

### REWARDS SUMMARY

BEGINNING REWARDS BALANCE	59,457
1X CATEGORY EARNED THIS STATEMENT	1,902
2X CATEGORY EARNED THIS STATEMENT	0
3X CATEGORY EARNED THIS STATEMENT	899
TOTAL REWARDS EARNED THIS STATEMENT	2,801
REWARDS REDEEMED THIS STATEMENT	0
ENDING REWARDS BALANCE	62,258

Log into internet banking [www.amegybank.com](http://www.amegybank.com) to redeem your AmaZing Rewards points or call 1-855-662-9200.

### TRANSACTIONS

Trans Date	Post Date	Reference Number	Transaction Description	Amount
07/11	07/11	7476800JHBKDRV0XH	PAYMENT - THANK YOU	-\$3,997.28
TOTAL XXXXXXXXXXXXXXX0536			\$3,997.28-	

See Reverse Side for Important Information About Your Account.

5543 0001 BAH 3 7 16 180723 0 PAGE 1 of 2 12 5398 0000 TBAR 01AA5543 1478



P O BOX 30833  
SALT LAKE CITY UT 84130-0835

For prompt credit, mail payment to location shown below.  
Payment sent to any other location may delay crediting your account.  
Please detach this portion and return it with your payment to ensure proper credit.

Make Checks Payable to:

BANKCARD CENTER  
PO BOX 30833  
SALT LAKE CTY UT 84130-0833



### PAYMENT INFORMATION

Account Number	XXXX XXXX XXXX 0536
Payment Due Date	08/12/18
*New Balance	\$2,201.14
Minimum Payment Due	\$55.00
Past Due Amount	\$0.00
Cash Enclosed	
Total Payment Amount	\$

CONTROL ACCOUNT  
HOBBY AREA DISTRICT  
8121 BROADWAY ST STE 199  
HOUSTON TX 77061-1340





TRANSACTIONS (Continued)

Trans Date	Post Date	Reference Number	Transaction Description	Amount
GABRIELLE DIRDEN				
06/26	06/26	2422638J22LR648RJ	WAL-MART #3425 HOUSTON TX 6130	\$28.88 ✓
06/26	06/26	2444574J2EHXWP2G8	OFFICE DEPOT #12 HOUSTON TX 6130	\$90.35 ✓
06/27	06/27	2444500J300EL4QST	USPS PO 4801240047 HOUSTON TX 6125	\$25.07 ✓
06/28	06/28	2413829J40EWVQRAH	AVENIDA SOUTH GARAGE 3 HOUSTON TX 6115	\$13.00 ✓
06/30	06/30	2424760J75SQLVDXJ	DOUBLETREE HOBBY HOUSTON TX 6065	\$811.88 ✓
07/02	07/02	2449398J811N5X5JL	HOUSTONIAN HOTEL FD HOUSTON TX 6065-dep.	\$1,000.00 ✓
07/03	07/03	7475542JE3STNQ1ZY	IEDC ONLINE 202-9429 CREDIT	-\$430.00 ✓
07/12	07/12	2420429JH001DP3V8	FACEBK 7ZPS5NJQ22 650-5434800 CA } 6075	\$9.07 ✓
07/12	07/12	2420429JH001D6YQ7	FACEBK DZPS5NJQ22 650-5434800 CA }	\$5.93 ✓
07/12	07/12	2422443JJ2ZY3NK48	ZOE'S KITCHEN RICE 205-141-9920 TX 6115	\$139.28 ✓
07/12	07/12	2424760JJ8PXARXKY	DOUBLETREE HOBBY FB HOUSTON TX 6115	\$120.00 ✓
TOTAL XXXXXXXXXXXXX0619			\$1,813.46	

TOBY STEPHENS				
06/23	06/23	2469216HY2Y07FX30	LOWES #00651* WEBSTER TX 6165	\$43.24 ✓
06/28	06/28	2413829J40EWVQRA9	AVENIDA SOUTH GARAGE 3 HOUSTON TX - 6115	\$13.00 ✓
06/28	06/28	2413829J40EWVQRBB	AVENIDA SOUTH GARAGE 3 HOUSTON TX - 6115	\$13.00 ✓
06/28	06/28	2444574J4EHYK9P7Q	OFFICE DEPOT #12 HOUSTON TX - 6130	\$30.99 ✓
07/03	07/03	2469216J82Y09JGLW	OOMA, INC 888-711-6662 CA - 6173	\$178.25 ✓
07/19	07/19	2405523JRBL56A742	GEORGES PIZZERIA HOUSTON TX - 6115	\$109.20 ✓
TOTAL XXXXXXXXXXXXX0627			\$387.68	

Finance Charge Summary	Daily Periodic Rate (May Vary)	Total Finance Charge	Balance Subject to Finance Charge	Annual Percentage Rate
Purchase	0.00000%	\$0.00	\$0.00	0.00%
Cash Advances	0.04931%	\$0.00	\$0.00	18.00%

Questions:	Remit To:	Or Write:
Cardholder Services 1-866-749-7459	Bankcard Center	Bankcard Center
Lost or Stolen 1-866-749-7459	PO Box 30833	PO Box 25787
	Salt Lake City UT 84130	Salt Lake City UT 84125-0787

Visit us on the web at: [www.amegybank.com](http://www.amegybank.com)

Change of address? Please call 1-866-749-7459 or visit your local branch.

IMPORTANT MESSAGES

Help reduce fraud by receiving timely alerts about your credit or debit card purchases with Amegy Purchase Alerts(TM) powered by Visa(R). Visit [www.amegybank.com](http://www.amegybank.com) for more details.

# Hobby Area District - Business Expense Report

*450.007 credit*  
1813.46

June- July  
FOR PERIOD

Gabrielle Dirden  
EMPLOYEE NAME (PRINT or TYPE)

DATE	ADDRESS & LOCATION NAME; PURPOSE (Meeting, Supplies, Training, etc.); EXPLANATION THAT INCLUDES INDIVIDUAL & COMPANY NAMES AND SUPPORTING REASON FOR EXPENSE	ACCOUNT CODE	COMMERCIAL TRANSPORT	HOTEL CHARGES (EXCL. MEALS)	MEALS	PHONE	SUPPLIES	PARKING & TOLLS	OTHER	Personal Auto # of Miles	2018 Total @ .545	TOTAL	
6/26/2018	Walmart	6130					\$28.88				\$0.00	\$28.88	
6/26/2018	Office Depot	6130					\$90.35				\$0.00	\$90.35	
6/27/2018	Post Office -USPS	6125							\$25.07		\$0.00	\$25.07	
6/28/2018	Avenida South	6115						\$13.00			\$0.00	\$13.00	
6/30/2018	DoubleTree	6065		\$811.88							\$0.00	\$811.88	
7/2/2018	The Houstonian/Board Retreat	6065		\$1,000.00							\$0.00	\$1,000.00	
7/12/2018	Facebook	6075							\$9.07		\$0.00	\$9.07	
7/12/2018	Facebook	6075							\$5.93		\$0.00	\$5.93	
7/13/2018	Zoe's Klichen	6115			\$139.28						\$0.00	\$139.28	
7/12/2018	DoubleTree	6115		\$120.00							\$0.00	\$120.00	
<i>Gabrielle Dirden</i>		SUBTOTAL		\$0.00	\$1,931.88	\$139.28	\$119.23	\$13.00	\$40.07	0	\$0.00	\$2,243.46	
												TOTAL EXPENSES	\$2,243.46
												<Less Personal Expenses>	
												<Less Advance>	
												AMOUNT DUE EMPLOYEE	\$2,243.46

Approved by \_\_\_\_\_

EMPLOYEE SIGNATURE *Gabrielle Dirden* DATE June- July





Ledger: August 2018

Hobby Area Management District  
 P.O. Box 22167  
 Houston, TX 77227

Make check payable to:  
 Core Logic Safe Rent  
 P.O. Box 402453  
 Atlanta, GA 30384-2453

Invoice Date	Parent #	Acct #	Hobby Area Apartments	Management Company	HAA	Units	RCR Sub Fees
8/1/2018	T6412	T6607	Alta Verde	First Choice Management	Yes	1430	\$357.50
8/1/2018	T6412	T6452	Bellestone Villas	Atlas Equity Management	Yes	60	\$15.00
8/1/2018	T6412	T1152	Bellfort East	Captain Investment Corp	Yes	58	\$14.50
8/1/2018	T6412	T3294	Bellfort Plaza	Andy Hernandez	Yes	154	\$38.50
8/1/2018	T6412	T6064	Broadway Casa	Gatesco	Yes	150	\$37.50
8/1/2018	T6412	T5099	Broadway Village	Gatesco	Yes	210	\$52.50
8/1/2018	T6412	T6454	Cabo San Lucas	Nova Property Management	Yes	1066	\$266.50
8/1/2018	T6412	T6462	Casa Anita	Haroks Management	Yes	24	\$6.00
8/1/2018	T6412	T6461	Casa Cruz	Indus Management Group	Yes	262	\$65.50
8/1/2018	T6412	T6451	Casa Grande	Northline Management	Yes	63	\$15.75
8/1/2018	T6412	T3376	7065 Bellfort	Boyce Group Investments	Yes	23	\$5.75
8/1/2018	T6412	T2631	Clearwood Villas Apts	Picerne Development	Yes	276	\$69.00
8/1/2018	T6412	T5778	Crescent City	GPI Real Estate Management	Yes	328	\$82.00
8/1/2018	T6412	T1068	Del Lago	GWR Interests	Yes	162	\$40.50
8/1/2018	T6412	T2604	Dover Place Apts	TAZRock Asset Management	Yes	32	\$8.00
8/1/2018	T6412	T6450	Esperanza	CKR Property Management LLC	Yes	29	\$7.25
8/1/2018	T6412	T6453	Grahamcrest Manor	Foteh & Shanar Properties	Yes	50	\$12.50
8/1/2018	T6412	T6459	Las Palmas	Heritage Gulf Coast Properties	Yes	140	\$35.00
8/1/2018	T6412	T1150	Lennox	Captain Investment Corp	Yes	41	\$10.25
8/1/2018	T6412	T6460	Leonora	Infinitem Property Management	No	62	\$15.50
8/1/2018	T6412	T5759	Leonora Square	Infinitem Property Management	No	38	\$9.50
8/1/2018	T6412	T6480	Los Arcos	T&N Enterprises	Yes	66	\$16.50
8/1/2018	T6412	T6590	Morley Street Apts	Palm Villa Investments	Yes	6	\$1.50
8/1/2018	T6412	T1403	Pebble Walk	Gatesco	Yes	228	\$57.00
8/1/2018	T6412	T6683	Pecan Villa Apts	Pecan Villa Apts, LLC	Yes	20	\$5.00
8/1/2018	T6412	T4966	Redford Square	Condesa Property Group	Yes	61	\$15.25
8/1/2018	T6412	T6371	Savannah Apts	8800 Broadway LLC	Yes	306	\$76.50
8/1/2018	T6412	T6458	Sterling Court Apt Homes	Greater Coastal Management Co	Yes	140	\$35.00
8/1/2018	T6412	T6463	Vista Verde	First Choice Management	Yes	1040	\$260.00
<b>REMIT THIS STATEMENT WITH PAYMENT</b>							<b>6525 \$1,631.25</b>



# Equi-Tax Inc.

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

DATE	INVOICE #
8/1/2018	52782

BILL TO
HCID No. 9 / Hobby Area c/o Bracewell LLP Suite 2300 711 Louisiana Street Houston TX 77002-2770

DESCRIPTION	AMOUNT
Monthly Assessor Services fee per Contract	2,287.75
Roll Management	300.00

<b>Total</b>	<b>\$2,587.75</b>
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# Governmental Financial Reporting, LLC

1525 Lakeville Drive, Suite 121  
Kingwood, TX 77339  
(281) 348-9151  
FAX (281) 348-9199

---

8/5/2018

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

For Professional Services Rendered

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Bookkeeping services provided during July 2018 for the month of June 2018	850.00
Postage and Deliveries	48.95
Mileage - No longer go to Board Meetings	0.00

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**\$898.95**

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50513495YNNNN



GreatAmerica Financial Svcs.  
PO Box 660831  
Dallas, TX 75266-0831

Page 53 of 180  
Invoice Number: 23096987  
Agreement Number: 013-1245091-000  
Invoice Print Date: 07/30/2018  
Due Date: 08/24/2018  
Total Due: \$348.42

Return Service Requested

Check here for change of address (see reverse for details)

Use enclosed envelope and make check payable to:

ATTN: ACCOUNTS PAYABLE  
HOBBY AREA DISTRICT  
8121 BROADWAY ST # 199  
HOUSTON TX 77061-1340

GreatAmerica Financial Svcs.  
PO Box 660831  
Dallas, TX 75266-0831



0000131245091000000000002309698700000000000348427

Keep lower portion for your records - Please return upper portion with your payment



GreatAmerica Financial Svcs.  
PO Box 660831  
Dallas, TX 75266-0831

Invoice Number: 23096987  
Due Date: 08/24/2018  
Total Due: \$348.42

Important Messages

We appreciate your business!  
We are glad you chose GreatAmerica Financial Services Corporation. Please remove the remittance portion of this invoice and include it with your payment.



Invoice Detail

Agreement 013-1245091-000: Konica Minolta C458 with PC-415 Paper Feed Cabinet		Amount	Tax	Total
1	Standard Payment	348.42	0.00	348.42
				<b>\$348.42</b>

For questions about these charges, please call 866-339-9781 or visit [www.AccountServicing.com](http://www.AccountServicing.com). (Para Español, pida la extensión 2344.)

**Total Due \$348.42**

Dishonored Checks, Drafts Or Orders Shall Be Subject To A Surcharge Of \$30



**GREATER EAST END DISTRICT**

THE PEOPLE BEHIND THE PROGRESS

**Greater East End Management District**

P.O. Box 230099

Houston, TX 77223-0099

713-928-9916

equiroz@greatereastend.com

# INVOICE

**BILL TO**

Jerry W Lowry  
Hobby Area Management  
District  
8121 Broadway, Ste. 199  
Houston, Texas 77061

**INVOICE # 23-53**

**DATE 07/31/2018**

**DUE DATE 08/31/2018**

**TERMS Net 30**

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/03/2018	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 4	8	80.00	640.00
07/10/2018	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 6	8	80.00	640.00
07/17/2018	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 3	8	80.00	640.00
07/24/2018	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 4	8	80.00	640.00
07/31/2018	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 2	8	80.00	640.00

Total Sites Abated: 19

**BALANCE DUE**

**\$3,200.00**



**GREATER  
EAST END  
DISTRICT**

THE PEOPLE BEHIND  
THE PROGRESS

**Greater East End Management District**

P.O. Box 230099

Houston, TX 77223-0099

713-928-9916

equiroz@greatereastend.com

# INVOICE

**BILL TO**

Jerry W Lowry  
Hobby Area Management  
District  
8121 Broadway, Ste. 199  
Houston, Texas 77061

**INVOICE # 28-16**

**DATE 07/31/2018**

**DUE DATE 08/31/2018**

**TERMS Net 30**

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/02/2018	<b>Field Services</b> Inspections, surveying, and follow-ups	4	35.00	140.00
07/02/2018	<b>Reporting - Field Services</b> Reporting and follow-up.	2	35.00	70.00
07/02/2018	<b>Mileage Reimbursement</b> 76.5 Miles	76.50	0.53	40.55
07/09/2018	<b>Field Services</b> Inspections, surveying, and follow-ups	4	35.00	140.00
07/09/2018	<b>Reporting - Field Services</b> Reporting and follow-up.	2	35.00	70.00
07/09/2018	<b>Mileage Reimbursement</b> 42.5 Miles	42.50	0.53	22.53
07/16/2018	<b>Field Services</b> Inspections, surveying, and follow-ups	4	35.00	140.00
07/16/2018	<b>Reporting - Field Services</b> Reporting and follow-up.	2	35.00	70.00
07/16/2018	<b>Mileage Reimbursement</b> 74.4 Miles	74.40	0.53	39.43
07/23/2018	<b>Field Services</b> Inspections, surveying, and follow-ups	4	35.00	140.00
07/23/2018	<b>Reporting - Field Services</b> Reporting and follow-up.	1	35.00	35.00
07/23/2018	<b>Mileage Reimbursement</b> 67.1 Miles	67.10	0.53	35.56
07/30/2018	<b>Field Services</b> Inspections, surveying, and follow-ups	4	35.00	140.00
07/30/2018	<b>Reporting - Field Services</b>	1	35.00	35.00



DATE	ACTIVITY	QTY	RATE	AMOUNT
07/30/2018	Reporting and follow-up. <b>Mileage Reimbursement</b> 70.5 Miles	70.50	0.53	37.37

---

BALANCE DUE

**\$1,155.44**



**7/10/2018**

**Invoice #: 43015469**

**Bill To:**

MD-Hobby Area Management District (HCID #9)  
8121 Broadway, Suite 199  
Houston, TX 77061

**Invoice** **Balance Due: \$4,250.00**

Description	Amount
Professional consulting services, June 2018	\$4,250.00

**Total Amount: \$4,250.00**

**Terms: DUE ON RECEIPT**



HAWES HILL & ASSOCIATES  
LLP



PO Box 22167  
Houston TX 77227-2167

8/3/2018

Invoice #: 43015501

**Bill To:**

MD-Hobby Area Management District (HCID #9)  
8121 Broadway, Suite 199  
Houston, TX 77061

**Invoice** **Balance Due: \$4,250.00**

Description	Amount
Professional consulting services, per contract, July 2018	\$4,250.00

**Total Amount: \$4,250.00**

**Terms: DUE ON RECEIPT**



# Hobby Area District - Business Expense Report

7/31/2019  
FOR PERIOD

Jerry Lowry

EMPLOYEE NAME (PRINT or TYPE)

DATE	ADDRESS & LOCATION NAME; PURPOSE (Meeting, Supplies, Training, etc.); EXPLANATION THAT INCLUDES INDIVIDUAL & COMPANY NAMES AND SUPPORTING REASON FOR EXPENSE	ACCOUNT CODE	COMMERCIAL TRANSPORT	HOTEL CHARGES (EXCL. MEALS)	MEALS	PHONE	SUPPLIES	PARKING & TOLLS	OTHER	Personal Auto # of Miles	2018 Total @ .545	TOTAL
7/1/2019	Communication Allowance	6120				\$150.00					\$0.00	\$150.00
7/3/2018	7006 Gulf Freeway, Dots Diner, Meeting w/Tony Allender, discussed community development projects				\$20.00					5	\$2.73	\$22.73
7/9/2018	Inspect Metro Shelters on Broadway	6120								4	\$2.18	\$2.18
7/10/2018	6502 Dixie, Dixie Grill, Lt. McFadden, SEAL, patrol update. w/Walter Funes, HAD	6120			\$33.83					10	\$5.45	\$39.28
7/11/2018	Broadway Post Office and Amegy Bank	6120			\$33.83					5	\$2.73	\$36.56
7/17/2018	8385 Broadway, Networking Brkfst; 7050 Gulf Freeway, Pappa's Seafood, interview of Regina by Danny and Ann	6120			\$83.00					6	\$3.27	\$86.27
7/18/2018	10900 Kingspoint RD, Thai Jasmine, Gabby's 1-year HAD anniversary, discussed goals, accomplishments, performance.	6120			\$31.00					12	\$6.54	\$37.54
6/7/2018	Failed to Claim. Meeting @ GRBrown w/Danny P. and Robert Belt, District Auditor, discuss Audit and Dist business	6120			\$61.00						\$0.00	\$61.00
7/24/2018	7525 Fauna, Airport HPD PIP meeting	6120								5	\$2.73	\$2.73
7/25/2018	9100 Gulf Freeway, Marriott Hotel, EECOC Port of Houston Appreciation event	6120								6	\$3.27	\$3.27
<b>SUBTOTAL</b>			\$0.00	\$0.00	\$262.66	\$150.00	\$0.00	\$0.00	\$0.00	53	\$28.89	\$441.55
											<b>TOTAL EXPENSES</b>	\$441.55
											<Less Personal Expense>	
											<Less Advance>	
											<b>AMOUNT DUE EMPLOYEE</b>	\$441.55

Approved by



7/31/2019

DATE

EMPLOYEE SIGNATURE







**Mario N. Ramirez**  
 8111 Colgate St.  
 Houston, Tx. 77061  
 281-685-2810

**Invoice**  
**July & August-2018**

**Invoice Number: 7 & 8**  
**Date: 07/31/2018**

**Bill To:**  
 Hobby Area Management District  
 8121 Broaddway , Ste. 199  
 Houston, Tx. 77061

**Ship To:**  
 Hobby Area Management District  
 8121 Broadway St. Ste. 199  
 Houston, Tx. 77061

Description: Business Ambassador Contract  
 Monthly duties required as Business Ambassador along with other duties as assigned. Mileage for July & August 2018 = \$0.00

July & August - billing 2018- \$3200.00 Total = \$3200.00

Amount Paid: 0.00  
 Amount Due: \$3250.00

Shipping:  
 Sub Total:  
 Total: \$3250.00

0-30 days	31-60 days	61-90 days	>90 days	Total
July \$1600.00				
August \$1600.00				\$3250.00





Balance Due: \$3,023.25

Cust ID: 10331-13734-WO

Amount Enclosed: \$ \_\_\_\_\_

Bill To Information:  
 Hobby Area Management District  
 8121 Broadway St. Ste 199  
 HOUSTON, TX 77061

**Please Return To:**  
 Mister Sweeper LP  
 P. O. Box 560048  
 Dallas, TX 75356-0048

**PLEASE TEAR OFF TOP PORTION AND RETURN WITH PAYMENT.**

**Mister Sweeper LP**  
**P. O. Box 560048**  
**Dallas, TX 75356-0048**  
**(214) 688-4444 phone**  
**(214) 638-2833 fax**

Invoice No: 277869  
 Cust ID: 10331-13734-WO

\*\*\*\*\*  
**\*\* INVOICE \*\***  
 \*\*\*\*\*

Bill To:  
 Hobby Area Management District  
 8121 Broadway St. Ste 199  
 HOUSTON, TX 77061

Ship To:  
 Hobby Area Mgmt. District  
 Various Streets  
 HOUSTON, TX 77001

Date	P.O. No.	Terms	Due Date
7/18/2018		Net 30	8/17/2018

Hrs	Description	Unit Price	Amount
3.5	Telephone Rd from Dixie Rd to Almeda Genoa Rd	139.00	486.50
3.5	Broadway from Park Place Ave to Airport Blvd	139.00	486.50
3.5	Monroe from Gulf Frwy to Almeda Genoa Rd	139.00	486.50
3	Bellfort from Gulf Frwy to Mykawa	139.00	417.00
4.5	Almeda Genoa from Gulf Frwy to Mykawa	139.00	625.50
2.25	Airport Blvd from Gulf Frwy to Monroe and from Telephone Rd to Mykawa	139.00	312.75
1.5	Reveille from Dixie Rd to Telephone Rd	139.00	208.50

70707 Job done on July 03-06, 2018

**Subtotal** \$3,023.25  
**Sales Tax (8.25%)** \$0.00  
**Invoice Total** \$3,023.25  
**Payments/Credits** \$0.00

Invoice No: 277869  
 Cust ID: 10331-13734-WO

**Balance Due \$3,023.25**

Balance Due: \$3,023.25

Cust ID: 10331-13734-WO

Amount Enclosed: \$ \_\_\_\_\_

Bill To Information:  
 Hobby Area Management District  
 8121 Broadway St. Ste 199  
 HOUSTON, TX 77061

**Please Return To:**

Mister Sweeper LP  
 P. O. Box 560048  
 Dallas, TX 75356-0048

**PLEASE TEAR OFF TOP PORTION AND RETURN WITH PAYMENT.**

**Mister Sweeper LP**  
**P. O. Box 560048**  
**Dallas, TX 75356-0048**  
**(214) 688-4444 phone**  
**(214) 638-2833 fax**

Invoice No: 278401  
 Cust ID: 10331-13734-WO

\*\*\*\*\*  
**\*\* INVOICE \*\***  
 \*\*\*\*\*

Bill To:  
 Hobby Area Management District  
 8121 Broadway St. Ste 199  
 HOUSTON, TX 77061

Ship To:  
 Hobby Area Mgmt. District  
 Various Streets  
 HOUSTON, TX 77001

Date	P.O. No.	Terms	Due Date
7/26/2018		Net 30	8/25/2018

Hrs	Description	Unit Price	Amount
3.5	Telephone Rd from Dixie Rd to Almeda Genoa Rd	139.00	486.50
3.5	Broadway from Park Place Ave to Airport Blvd	139.00	486.50
3.5	Monroe from Gulf Frwy to Almeda Genoa Rd	139.00	486.50
3	Bellfort from Gulf Frwy to Mykawa	139.00	417.00
4.5	Almeda Genoa from Gulf Frwy to Mykawa	139.00	625.50
2.25	Airport Blvd from Gulf Frwy to Monroe and from Telephone Rd to Mykawa	139.00	312.75
1.5	Reveille from Dixie Rd to Telephone Rd	139.00	208.50

70753 Job done on July 16, 17 and 19, 2018

**Subtotal** \$3,023.25  
**Sales Tax (8.25%)** \$0.00  
**Invoice Total** \$3,023.25  
**Payments/Credits** \$0.00

Invoice No: 278401  
 Cust ID: 10331-13734-WO

**Balance Due** **\$3,023.25**



<b>INVOICE</b>	IVC00041098
<b>Type</b>	Page 66 of 180
<b>Date</b>	7/2/2018
<b>Page</b>	1

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

**Bill to:**

Harris County ID #9 (Hobby Area Management Dis c/o Equi-Tax, Inc. PO Box 73109 Houston, TX 77273
---

Description	Ext. Price
Professional Services rendered in the collection of delinquent taxes, penalties and interest June 2018	\$527.39
<b>Total</b>	<b>\$527.39</b>





# SEAL Security Solutions LLC

1525 Blalock Road  
 Houston, TX 77080-7318  
 www.SEALSecurity.com  
 713-979-2388  
 TX DPS Lic. #C15942

Date	Invoice #
6/25/2018	37845

<b>Bill To</b>
Hobby Management District 8121 Broadway, Suite 199 Houston, TX 77061

<b>Terms</b>
Net 30

Description	Hours	Rate/ Hour	Amount
Commissioned Security Officer with Vehicle and K-9  Patrol Period 06/18/2018 through 06/24/2018  Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.  This invoice is Monday through Sunday inclusive.	179	29.25	5,235.75
		Sales Tax (8.25%)	\$0.00
<b>Thank you for allowing us to earn your business.</b>	<b>Total</b>	<b>\$5,235.75</b>	

NOTE: A 3% convenience fee will be charged on all payments made by credit card.



# SEAL Security Solutions LLC

1525 Blalock Road  
 Houston, TX 77080-7318  
**www.SEALSecurity.com**  
 713-979-2388  
 TX DPS Lic. #C15942

# Invoice

Date	Invoice #
7/9/2018	38028

<b>Bill To</b>
Hobby Management District 8121 Broadway, Suite 199 Houston, TX 77061

<b>Terms</b>
Net 30

Description	Hours	Rate/ Hour	Amount
Commissioned Security Officer with Vehicle and K-9 **Independence Day is billed at the Holiday Rate**  Patrol Period 07/02/2018 through 07/08/2018  Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.  This invoice is Monday through Sunday inclusive.	102	29.25	2,983.50
	33	43.88	1,448.04
		Sales Tax (8.25%)	\$0.00
<b>Thank you for allowing us to earn your business.</b>	<b>Total</b>	<b>\$4,431.54</b>	

NOTE: A 3% convenience fee will be charged on all payments made by credit card.



# SEAL Security Solutions LLC

1525 Blalock Road  
 Houston, TX 77080-7318  
**www.SEALSecurity.com**  
 713-979-2388  
 TX DPS Lic. #C15942

# Invoice

Date	Invoice #
7/16/2018	38082

<b>Bill To</b>
Hobby Management District 8121 Broadway, Suite 199 Houston, TX 77061

<b>Terms</b>
Net 30

Description	Hours	Rate/ Hour	Amount
Commissioned Security Officer with Vehicle and K-9  Patrol Period 07/09/2018 through 07/15/2018  Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.  This invoice is Monday through Sunday inclusive.	126.5	29.25	3,700.13
		Sales Tax (8.25%)	\$0.00
<b>Thank you for allowing us to earn your business.</b>	<b>Total</b>		<b>\$3,700.13</b>

NOTE: A 3% convenience fee will be charged on all payments made by credit card.



# SEAL Security Solutions LLC

1525 Blalock Road  
 Houston, TX 77080-7318  
[www.SEALSecurity.com](http://www.SEALSecurity.com)  
 713-979-2388  
 TX DPS Lic. #C15942

# Invoice

Date	Invoice #
7/30/2018	38192

### Bill To

Hobby Management District  
 8121 Broadway, Suite 199  
 Houston, TX 77061

Terms

Net 30

Description	Hours	Rate/ Hour	Amount
Commissioned Security Officer with Vehicle and K-9  Patrol Period 07/23/2018 through 07/29/2018  Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.  This invoice is Monday through Sunday inclusive.	129.5	29.25	3,787.88
		Sales Tax (8.25%)	\$0.00
<b>Thank you for allowing us to earn your business.</b>	<b>Total</b>		<b>\$3,787.88</b>

NOTE: A 3% convenience fee will be charged on all payments made by credit card.





# SEAL Security Solutions LLC

1525 Blalock Road  
 Houston, TX 77080-7318  
[www.SEALSecurity.com](http://www.SEALSecurity.com)  
 713-979-2388  
 TX DPS Lic. #C15942

# Invoice

Date	Invoice #
7/30/2018	38193

<b>Bill To</b>
Hobby Management District 8121 Broadway, Suite 199 Houston, TX 77061

<b>Terms</b>
Net 30

Description	Hours	Rate/ Hour	Amount
Commissioned Security Officer with Vehicles and K-9 *****"Hobby District Surge"*****  Patrol Period 07/23/2018 through 07/29/2018  Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.  This invoice is Monday through Sunday inclusive.	136	29.25	3,978.00
		Sales Tax (8.25%)	\$0.00
<b>Thank you for allowing us to earn your business.</b>	<b>Total</b>	<b>\$3,978.00</b>	

NOTE: A 3% convenience fee will be charged on all payments made by credit card.



# SEAL Security Solutions LLC

1525 Blalock Road  
Houston, TX 77080  
[www.SEALSecurity.com](http://www.SEALSecurity.com)

713-979-2388  
TX DPS Lic. # C15942

## Invoice

Date	Invoice #
7/23/2018	38164

Bill To
Hobby Management District 8121 Broadway, Suite 199 Houston, TX 77061

Camera Location
Jarco Steel 6105 Nunn St. Houston, TX

Terms
Net 30

Description	Amount
Mobile Security Unit - 1080 P HD Camera "Plug and Play" Electric System -4 Ptz Cameras -4 Weeks Video Storage	1,500.00
Discount	-300.00
Monitoring Period from 07/01/2018 through 07/31/2018	
Monitoring Invoices are billed at the beginning of every month for the entire month. The Invoice is billed in advance for the month.	
Trailer # 1671	
	<b>Sales Tax (8.25%)</b> \$0.00
	<b>Balance Due</b> \$1,200.00
	<b>Payments/Credits</b> \$0.00
<b>NOTE: A 3% convenience fee will be charged on all payments made by credit card.</b>	
	<b>Total</b> \$1,200.00



# SEAL Security Solutions LLC

1525 Blalock Road  
Houston, TX 77080  
[www.SEALSecurity.com](http://www.SEALSecurity.com)

713-979-2388  
TX DPS Lic. # C15942

## Invoice

Date	Invoice #
7/22/2018	38165

Bill To
Hobby Management District 8121 Broadway, Suite 199 Houston, TX 77061

Camera Location
Texan Auto 8160 Gulf Freeway Houston, Texas

Terms
Net 30

Description	Amount
Mobile Security Unit - 1080 P HD Camera "Plug and Play" Electric System -4 Ptz Cameras -2 Week Video Storage -Emergency Armed Response	1,500.00
Discount	-300.00
Monitoring Period from 07/11/2018 through 08/10/2018 Monitoring Invoices are billed at the beginning of every month for the entire month. The Invoice is billed in advance for the month.  Unit 1696	
<b>Sales Tax (8.25%)</b>	\$0.00
<b>Balance Due</b>	\$1,200.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$1,200.00

NOTE: A 3% convenience fee will be charged on all payments made by credit card.



# SEAL Security Solutions LLC

1525 Blalock Road  
Houston, TX 77080  
[www.SEALSecurity.com](http://www.SEALSecurity.com)

713-979-2388  
TX DPS Lic. # C15942

## Invoice

Date	Invoice #
7/21/2018	38123

Bill To
Hobby Management District 8121 Broadway, Suite 199 Houston, TX 77061

Camera Location
Broadway Center 8300 Broadway Houston, Texas

Terms
Net 30

Description	Amount
Mobile Security Unit - 1080 P HD Camera "Plug and Play" Electric System -4 Ptz Cameras -4 Weeks Video Storage	1,500.00
Discount	-300.00
Monitoring Period from 07/21/2018 through 08/20/2018	
Monitoring Invoices are billed at the beginning of every month for the entire month. The Invoice is billed in advance for the month.	
MSU 1663	
<b>NOTE: A 3% convenience fee will be charged on all payments made by credit card.</b>	
	<b>Sales Tax (8.25%)</b> \$0.00
	<b>Balance Due</b> \$1,200.00
	<b>Payments/Credits</b> \$0.00
	<b>Total</b> \$1,200.00





# SEAL Security Solutions LLC

1525 Blalock Road  
Houston, TX 77080  
[www.SEALSecurity.com](http://www.SEALSecurity.com)

713-979-2388  
TX DPS Lic. # C15942

## Invoice

Date	Invoice #
7/21/2018	38163

Bill To
Hobby Management District 8121 Broadway, Suite 199 Houston, TX 77061

Camera Location
Ace Hardware 6860 Telephone Rd. Houston, Texas

Terms
Net 30

Description	Amount
Pole Mounted Security System with Battery Backup  -Contains 2 Fixed/2PTZ Cameras  Unit #ZP003  -Monitoring Period from 07/21/2018 through 08/20/2018  -Monitoring Invoices are billed every month for the entire month -This invoice is billed in advance for the month.	685.00
	Sales Tax (8.25%) \$0.00
	<b>Balance Due \$685.00</b>
	Payments/Credits \$0.00
<b>NOTE: A 3% convenience fee will be charged on all payments made by credit card.</b>	
	<b>Total \$685.00</b>

**swa**

To: Hobby Area Management District  
 Attn: Jerry Lowry  
 8121 Broadway, Suite 199  
 Houston, TX 77061

Date: July 12, 2018  
 Invoice No: 173854  
 For Period: June  
 Project No: HADS801  
 Project Manager: Michael Robinson

Project Belfort Station

**WORK PERFORMED:**  
 Task 1: Conditions Assessment; Task 2: Preliminary Concepts; Task 5: Stakeholder and Public Engagement.  
Professional Services from June 1, 2018 to June 30, 2018

<b>Fee</b>	
Total Fee	168,350.00
Percent Complete	30.00
Total Earned	50,505.00
Previous Fee Billing	25,252.50
Current Fee Billing	25,252.50
<b>Total Fee</b>	<b>25,252.50</b>

**Reimbursable Expenses**

Reimbursable Misc.		
June Plots		51.96
<b>Total Reimbursables</b>	<b>1.1 times</b>	<b>57.16</b>
	<b>Total Due this Invoice</b>	<b>\$25,309.66</b>

*OK to  
 Acc'd  
 # 8053*

<b>Total Contract:</b>	<b>\$ 168,350.00</b>
<b>Billed to Date:</b>	<b>\$ 50,890.64</b>
<b>Contract Balance:</b>	<b>\$ 117,459.36</b>

Remit to:  
 SWA Group  
 PO Box 5904  
 Sausalito, CA 94966  
 +1.415.332.5100

Please refer to our invoice number and Project number when making payment.  
 A discount of 1% on current charges allowed if paid in full in thirty days.  
 A service charge will be assessed on all past due accounts.









W. FONES  
PRICE  
130



1032 3916 0708 1812 4100 579

CAFE OLE 100% COLOMBIAN S  
2 Ea. @ 1/ 5.99 F 11.98

\*\*\*\*\* Total Sale\*\*\* 11.98  
\*\*\* DEBIT 11.98

ITEMS PURCHASED: 2  
ON SALE SAVINGS : \$1.00

**YOU SAVED  
\$1.00**

US DEBIT  
\*\*\*\*\*1217  
Card Read USD\$ 11.98  
Acct No : 026830 Ref No : 429547  
Card : Issuer Verified By Pin  
AID : A0000000980840  
TID : 8000048000  
LAD : 06010A03A02000  
TSI : 6800 ARC : 00

RECEIPT EXPIRES ON 10-06-18



H-E-B Food-Drugs #02/579  
599 Six Pines Road  
Woodlands, TX 77380  
Phone: (281) 292-2080  
Pharmacy: (281) 292-3962  
Fax: (281) 292-8473  
Store Hours: 6 a.m. to Midnight  
Your Cashier: CHRIS J  
323916 07 08 18 1:34P 292/04/00579

M. Funes  
Office Postage  
6/25

BROADWAY  
4020 BROADWAY ST  
HOUSTON  
TX

77087-4800  
4801240047

07/31/2018 (800)275-8777 4:01 PM

Product Description	Sale Qty	Final Price
First-Class Mail Large Envelope (Domestic) (HOUSTON, TX 77039) (Weight:0 Lb 5.90 Oz) (Estimated Delivery Date) (Thursday 08/02/2018)	1	\$2.05
Certified (@USPS Certified Mail #) (70180360000171323813)	1	\$3.45
Return Receipt (@USPS Return Receipt #) (9590940234447275745307)	1	\$2.75
First-Class Mail Large Envelope (Domestic) (HOUSTON, TX 77025) (Weight:0 Lb 5.90 Oz) (Estimated Delivery Date) (Thursday 08/02/2018)	1	\$2.05
Certified (@USPS Certified Mail #) (70180360000171323806)	1	\$3.45
Return Receipt (@USPS Return Receipt #) (9590940234447275745291)	1	\$2.75

Total \$16.50

Debit Card Remit'd \$16.50

(Card Name:VISA)  
(Account #:XXXXXXXXXXXX7045)  
(Approval #:  
(Transaction #:654)  
(Receipt #:014644)  
(Debit Card Purchase:\$16.50)  
(Cash Back:\$0.00)  
(Entry Mode:Chip)  
(AID:A0000000980840)  
(Application Label:US DEBIT)  
(PIN:Verified by PIN)  
(Cryptogram:79CEFF86CE33A450)  
(ARC:00)  
(CVR:420000)  
(IAD:06010A03602000)  
(TSI:6800)  
(TVR:8000048000)

Text your tracking number to 28777  
(2USPS) to get the latest status.  
Standard Message and Data rates may  
apply. You may also visit [www.usps.com](http://www.usps.com)  
USPS Tracking or call 1-800-222-1811.

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# INVOICE

**INVOICE NUMBER:** 18080201  
**INVOICE DATE:** August 2, 2018  
**AMOUNT DUE:** \$ 6,000.00  
**DUE DATE:** Upon Receipt

**Bill To:**

Jerry Lowry  
 Executive Director  
 Hobby Area District  
 8121 Broadway, Suite 199  
 Houston, TX 77061  
[jlowry@hadistrict.org](mailto:jlowry@hadistrict.org)

DESCRIPTION	AMOUNT
Services to deliver 2018 and 2019 Meaningful Change Campaign	\$ 6,000.00

Payable to and mail to our new address.

Coalition for the Homeless of Houston/Harris County  
 Attn: Accounts Receivable  
 2000 Crawford, Suite 700  
 Houston, TX 77002

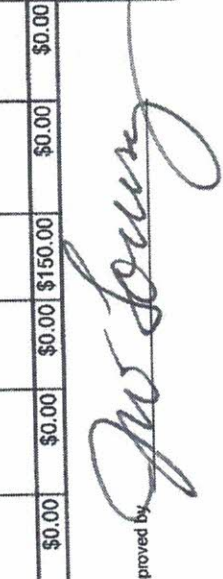
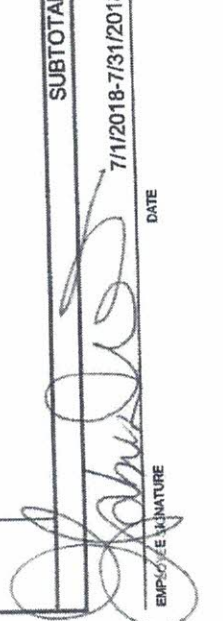
**Thank you for your support.**

# Hobby Area District - Business Expense Report

7/1/2018-7/31/2018  
FOR PERIOD

Gabrielle Dirden  
EMPLOYEE NAME (PRINT or TYPE)

DATE	ADDRESS & LOCATION NAME; PURPOSE (Meeting, Supplies, Training, etc.); EXPLANATION THAT INCLUDES INDIVIDUAL & COMPANY NAMES AND SUPPORTING REASON FOR EXPENSE	ACCOUNT CODE	COMMERCIAL TRANSPORT	HOTEL CHARGES (EXCL. MEALS)	MEALS	PHONE	SUPPLIES	PARKING & TOLLS	OTHER	Personal Auto # of Miles	2018 Total @ .545	TOTAL										
7/1/2018	Phone Allowance	6173				\$150.00					\$0.00	\$150.00										
7/3/2018	Lunch Meeting w/David Sanders. 8121 Broadway to 8181 Airport (RT).	6120								8	\$4.36	\$4.36										
7/10/2018	HREDA Meeting: Lonestar College Conroe-777 Conroe Park North Drive, Conroe, TX 77303. (RT)	6120								114	\$62.13	\$62.13										
7/12/2018	Committee meetings: 8121 Broadway to 8181 Airport Blvd (RT)	6120								8	\$4.36	\$4.36										
7/17/2018	8121 Broadway to 8915 Broadway. (RT) Apartment PIP	6120								8	\$4.36	\$4.36										
7/19/2018	Belfort Station Committee meetings: 8121 Broadway to 8181 Airport Blvd (RT)	6120								23	\$12.54	\$12.54										
7/26/2018	Ambrose-McDowell Communications Meeting. 2525 S Voss to 2001 Commerce to 8121 Broadway.	6120								49	\$26.71	\$26.71										
7/27/2018	Magoo's Printshop-New Thread review. 2525 S. Voss to 16637 W Hardy to 8121 Broadway.	6120									\$0.00	\$0.00										
SUBTOTAL											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENSES											\$118.81	\$118.81	\$268.81	\$268.81	\$268.81	\$268.81	\$268.81					
<Less Personal Expenses>																						
<Less Advance>																						
AMOUNT DUE EMPLOYEE																						\$268.81

Approved by:   
 EMPLOYEE SIGNATURE:  DATE: 7/1/2018-7/31/2018

0.545 IRS Mileage Reimbursement Rate









Printed from Chase Personal Online

Toby Checking (██████)

Available balance

Present balance

Overdraft protection

Debit card coverage

██████████

██████████

Off

Off

SHOWING Search

Filtered by: All transactions Jul 15, 2018 to Jul 18, 2018

Date	Description	Type	Amount	Balance
Jul 18, 2018	<del>SONIC DRIVE IN 40170 WEDGEMAR TX 07/18 (...0692) Card</del>	<del>Card</del>	<del>██████████</del>	<del>██████████</del>
Jul 17, 2018	<del>SONIC DRIVE IN 40170 WEDGEMAR TX 07/18 (...0692) Card</del>	<del>Card</del>	<del>██████████</del>	<del>██████████</del>
	<del>ADI HIFI 2222 07/17 (...0692) Card</del>	<del>Card</del>	<del>██████████</del>	<del>██████████</del>
	STARBUCKS 800-782-7282 WA 07/17 (...0692) Card	Card	(1) -\$100.00	██████████
	STARBUCKS 800-782-7282 WA 07/17 (...0692) Card	Card	(2) -\$100.00	██████████

You've reached the end of your account activity.



**HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9**  
**ASSESSMENT COLLECTION REPORT**  
**July 2018**  
**BILLING AND COLLECTION SUMMARY**  
**FISCAL YEAR**  
**01/01/18 - 12/31/18**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2017	0.15000	\$1,819,345.52	\$1,780,626.25	\$38,719.27	98%
2016	0.15000	\$1,740,418.00	\$1,734,068.08	\$6,349.92	100%
2015	0.15000	\$1,685,910.78	\$1,682,720.68	\$3,190.10	100%
2014	0.15000	\$1,524,784.44	\$1,522,330.67	\$2,453.77	99%
2013	0.15000	\$1,358,121.73	\$1,355,444.10	\$2,677.63	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2017 Assessment Collected	48.86	1,675,175.11
2016 Assessment Collected	1,090.77	3,551.01
2015 Assessment Collected	154.27	311.15
2014 Assessment Collected	4.90	518.43
2013 Assessment Collected	0.00	88.85
Penalty & Interest	1,516.38	16,350.10
Overpayments	0.09	33,537.76
CAD Lawsuits	6,223.31	17,346.34
CAD Corrections	0.00	0.00
Collection Fees	1,754.03	4,930.23
Court Fees	0.00	570.21
Estimated Payments	0.00	0.00
<b>Total Revenue</b>	<b>10,792.61</b>	<b>1,752,379.19</b>
Overpayments Presented for Refund	7,032.67	50,830.28
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2017:	<b>1,239,632,945</b>	Uncertified:	<b>654,390</b>
ASSESSED VALUE FOR 2016:	<b>1,180,847,199</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2015:	<b>1,137,542,865</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2014:	<b>1,029,864,792</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2013:	<b>919,950,929</b>	Uncertified:	<b>0</b>

Assessment Collection Account: Wells Fargo, Account No. 3402018257

**ASSESSMENT PLAN PROJECTIONS**

YEAR	CURRENT RATE	PROJECTED LEVY	COLLECTIONS	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
		2%	@ 95%		
2013	0.15000	1,358,122	1,290,216	\$1,355,444.10	
2014	0.15000	1,385,284	1,316,020	\$1,522,330.67	
2015	0.15000	1,412,990	1,342,340	\$1,682,720.68	
2016	0.15000	1,441,250	1,369,187	\$1,734,068.08	
2017	0.15000	1,470,075	1,396,571	\$1,780,626.25	
2018	0.15000	1,499,476	1,424,502		
2019	0.15000	1,529,466	1,452,992		
2020	0.15000	1,560,055	1,482,052		
2021	0.15000	1,591,256	1,511,693		
2022	0.15000	1,623,081	1,541,927		
		14,871,054	22,202,691		1,487,105

The Projected Levy is based on the rate remaining at 0.15000

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



HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

July 2018

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
ACQUISITION BROADWAY SQUARE LLC 500 SKOKIE BLVD STE 200 NORTHBROOK IL 60062-2862	1097860000001 1097860000002 1097860000003 1097890000008 0402390000108 1141750000001 0402390000101 1097870000007 1141690000001 0402390000100	8751 BROADWAY ST #213 77061 7900 MORLEY ST #292 77061 8801 GLENCREST ST #322 77061 8950 GLENCREST ST #200 77061 8750 BROADWAY ST #222 77061 8955 BROADWAY ST #208 77061 8200 BROADWAY ST #224 77061 8900 GLENCREST ST #208 77061 8915 BROADWAY ST #200 77061 8601 BROADWAY ST #380 77061	MULTI-FAMILY	64,305,688	96,458.53
ARCP MT HOUSTON TX LLC 2325 E CAMELBACK RD STE 1100 PHOENIX AZ 85016-9078	1258210010001 1260630010012 1260630010005 1260630010006 1260630010010 1260630010011	0 MELDRUM 77075 0 ROWLETT ST 77075 10013 ALMEDA GENOA RD 77075 10025 ALMEDA GENOA RD 77075 10009 ALMEDA GENOA RD 77075 0 MELDRUM 77075	WAREHOUSE STORE	32,654,354	48,981.53
INLAND DIVERSIFIED HOUSTON OREM LLC ATTN PM DEPT 4714 11995 EL CAMINO REAL SAN DIEGO CA 92130-2539	1307400010001 1296790010001	6905 E OREM DR 77075 6903 E OREM DR 77075	WAREHOUSE	21,980,812	22,536.75
1859 HISTORIC HOTELS LTD 2302 POST OFFICE ST GALVESTON TX 77550-1935	0963850000001 0963850000003	8181 AIRPORT BLVD #303 77061 0 RUTHBY 77061	HOTEL	19,705,115	29,557.67
VIVA PROPERTIES LLC P O BOX 405 LOLITA TX 77971-0405	0971580000001 1199160010001 0971580000002	0 VILLA DR 77061 0 NEUHAUS AVE 77061 8300 TEWANTIN DR	WAREHOUSE	19,664,451	29,496.68
CENTER AMERICA PROPERTY TRUST LP 3901 BELLAIRE BLVD HOUSTON TX 77025-1100	1254930010002 1254930010001	10235 ALMEDA GENOA RD 77034 10225 ALMEDA GENOA RD 77034	RETAIL CENTER	18,717,505	28,076.26

July 2018		TOP TEN ASSESSMENT PAYERS				
C G 7600 LP	04219100000006	7600 S SANTA FE DR	77061	WAREHOUSE	18,134,825	27,202.24
% GARVER	0421910000117	7600 S SANTA FE DR	77061			
1901 LEXINGTON ST						
HOUSTON TX 77098-4219						
POWELL ELECTRICAL SYSTEMS LLC	1193970010001	7232 AIRPORT BLVD	77061	MANUFACTURING	17,422,106	26,133.16
8550 MOSLEY RD						
HOUSTON TX 77075-1116						
RAMA INDIGO FALLS LLC	1048270000002	10910 GULF FWY #1062	77075	MULTI-FAMILY	16,920,774	11,454.26
1200 BLALOCK RD STE 210						
HOUSTON TX 77055-6441						
ATRIUM FINANCE II LP	0342030040003	9100 GULF FWY	77061	HOTEL	16,760,206	25,140.31
MARRIOTT HOBBY	0342030020130	9100 GULF FWY	77061			
4243 HUNT RD	0342030020118	9100 GULF FWY #287	77017			
BLUE ASH OH 45242-6645						

HARRIS COUNTY IMPROVEMENT DISTRICT 9

July 2018

TOP TEN DELINQUENT ACCOUNTS

PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
MANNING FAMILY PARTNERSHIP 820 S FRIENDSWOOD DR STE 203A FRIENDSWOOD TX 77546-4665	91 034 203 001 0045	8777 TALLYHO RD 77061	WAREHOUSE	2017	3,864.06
HAMS AVIATION MAINTENANCE SRV INC 7766 BRANIFF ST HOUSTON TX 77061-5120	91 043 228 000 0031	8703 TELEPHONE RD 77061	STORAGE HANGAR	2013 - 2017	3,738.61
8400 VILLA LLC 60 E RIO SALADO PKWY STE 1103 TEMPE AZ 85281-9533	91 103 355 000 0003	8400 VILLA DR 77061	WAREHOUSE	2017	3,326.73
INDUSTRIAL SURPLUS INC 6532 RUPLEY CIR HOUSTON TX 77087-3442	91 048 001 000 0195	9200 TELEPHONE RD 77075	INDUSTRIAL	2017	2,273.87
NUTEK ENTERPRISES INC 11003 VAN UFFELEN DR LOMA LINDA CA 92354-6523	91 060 077 005 0010	6711 BELLFORT ST 77087	SCHOOL	2017	2,205.45
IGLESIA HISPANA NUEVA VIDA HOUSTON C/O CYRIL WHITE 4124 TELEPHONE RD HOUSTON TX 77087-1348	91 040 239 000 0018	0 MORLEY 77061	COMMUNITY CENTER	2017	2,062.61
H L ALBRIGHT CO INC 8560 FREELAND ST HOUSTON TX 77075-1560	91 123 643 001 0001	8560 FREELAND ST 77061	WAREHOUSE	2016 - 2017	1,942.90
ZEENAT FOUNDATION 2600 S GESSNER RD STE 504 HOUSTON TX 77063-3214	91 123 643 001 0001	0 MONROE RD 77075	VACANT	2013 - 2016	1,897.48
DUFFY GREGORY T 8102 BRANIFF ST HOUSTON TX 77061-5202	91 069 003 009 0001	8102 BRANIFF ST 77061	WAREHOUSE	2013 - 2017	1,640.06
CURRENT OWNER P O BOX 131454 HOUSTON TX 77219-1454	91 065 050 003 0014	8244 TRAVELAIR ST 77061	WAREHOUSE	2013 - 2017	1,439.35

\* Pending HCAD Value Lawsuits

**PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.**  
**DELINQUENT ASSESSMENT REPORT**  
**HARRIS COUNTY IMPROVEMENT DISTRICT #9**  
**August 9, 2018**

Amounts shown are 2017 base assessment amounts unless indicated.

**Suit pending:**

Manning Family Partnership \$3,873.44, 8777 Tallyho Rd. & Tract 1C Block 15 Sec 4 on Villa Dr.-0342030010045, 1033550000009

Suit filed; a trial date is being set for 9/20/18. This suit was filed in 2015; the assessments in the suit were paid through 2016 but the court costs were never paid so the suit remained open; we are proceeding with the suit to collect the 2017 assessments.

H L Albright Co. Inc. 16-17 assessments \$1,942.90, 8560 Freeland St.-0342030010036

We have intervened in a suit filed by Pasadena ISD. Judgment was submitted on 3/31/17 but a ruling was never made. Pasadena ISD filed a second suit; we have intervened on behalf of the District. We are monitoring both cases.

Apartments at 4114 Broadway LLC 15-17 assessments \$1,892.73, 4114 Broadway St.-0283010000016

We have intervened in a suit filed by Harris County; the account has been **paid in full**.

Zeenat Foundation 13-15 assessments \$1,344.05, Reserve A Block 1 on Monroe Rd – 1236430010001

We have intervened in a suit filed by Pasadena ISD; judgment was signed on 4/19/18. The judgment is final; a judgment letter has been sent but there has been no response. Pasadena ISD is not setting the property for tax sale because their taxes have been paid in full. On 5/30/18, we spoke to a company representative who asked some questions about the account; she did not make a commitment to pay. We have received an order of sale and plan to set the property for tax sale in October, November or December. The 2017 assessments are paid in full.

Juventino M. Berlanga 16-17 assessments \$982.49, Tract 37 A Section 6 South Houston Gardens on Monroe Rd.-0342030010037

We have intervened in a suit filed by Pasadena ISD. The ISD taxes were recently paid; we are reviewing the case to see if we will take the lead.

Kenneth Narinesingh 16-17 assessments \$394.94, 8243 Telephone Rd.-0650500040007

We have intervened in a suit filed by Harris County; judgment was signed on 5/14/18. The judgment is final; we will send a judgment letter. The county has received an order of sale but a sale date has not been set at this time.

Michael F. Bradley 14-16 assessments \$374.30, 8724 Easthaven Blvd.-0630330250001

We have intervened in a suit filed by Pasadena ISD; judgment was signed on 1/30/18. The judgment is final; a judgment letter has been sent. Pasadena ISD set the property for tax sale on 6/5/18 but the sale was cancelled when the ISD taxes were paid in full. On 6/9/17, a title company requested a payoff balance, which was sent.

Jessica M. Maldonado 13-17 assessments \$230.09, Lot 7 Block 5 on Heffernan St.-0600770050045

We have intervened in a suit filed by Harris County; we will monitor the case.

Isiah Hunt 13-17 assessments \$164.98, 6611 Bellfort St.– 0600770090016

We have intervened in a suit filed by Harris County; we will monitor the case.

Isiah Hunt 13-16 assessments \$126.00, Lot 18, Block 9 on Northdale St – 0600770090018

We have intervened in a suit filed by Harris County. Judgment was signed on 5/9/17; the judgment is final. A judgment letter has been sent but there has been no response; an abstract of judgment has been filed. The county set the property for tax sale on 9/5/17



but the sale was cancelled due to Hurricane Harvey. A new sale date was set for 11/7/17 but the county taxes were paid so the sale was cancelled.

R. L. Cate 16-17 assessments \$87.76, 7550 Morley St.-0740390070009

We have intervened in a suit filed by Harris County; we will monitor the case.

Isiah Hunt 13-14 assessments \$63.00, Lot 17, Block 9 on Northdale St – 0600770090017

We have intervened in a suit filed by Harris County. A judgment that includes the 2013 and 2014 assessments was signed on 11/17/15. The judgment is final; a judgment letter has been sent but there has been no response. The county set the property for tax sale but the sale was cancelled because the county taxes were paid in full.

**Paid in full:**

Roller Bearing Company of America \$4,678.68, 7441 E. Orem Dr.-1299880010003

Standard Morgan Partners Ltd. \$2,475.00, 9333 Bryant St.-1290960010001

Rudolfo Ybarra 16-17 assessments \$402.57, 9403 Meldrum Ln.-0630320130014

Anthony B. & Shanuta S. Thomas 14-17 assessments \$179.31, 6629 Bellfort St. & adjacent lot on Hogue St.-0600770090013, 0600770090011

**2017 accounts:**

8400 Villa LLC \$3,326.73, 8400 Villa Dr.-1033550000003

We have received **payment in full** and we have forwarded the payment to the assessment office.

Industrial Surplus Inc. \$2,273.87, 9200 Telephone Rd.-0480010000195

They made a partial payment and filed a correction request with the appraisal district; HCAD confirms that a correction is pending.

Nutek Enterprises Inc. \$2,205.45, 6711 Bellfort St.-0600770050010

A statement has been sent to the lienholder, East West Bank.

Iglesia Hispana Nueva Vida \$2,062.61, Tract 8F on Morley St.-0420390000018

We are intervening in a suit filed by the county.

- The 2017 delinquent assessment accounts were turned over to us for collection last month; the above accounts are new delinquencies. In addition to the accounts listed above, there are 49 accounts with 2016 base assessments ranging from \$1 to \$1,222; 32 of these accounts have base assessments of less than \$400. Initial demand letters have been sent, we are trying to reach each owner by phone and we are contacting lienholders, where appropriate. Where we have received responses, they are noted above; we will provide more information on these accounts in our next report.

**Other accounts:**

Ham's Aviation Maintenance Service Inc. 13-17 assessments \$3738.61, improvements only account at 8703 Telephone Rd – 0432280000031

We have spoken to Carla Ham who said they left Houston many years ago and that Million Air is now the owner of this location. This is a building on City owned land at Hobby Airport. We have told HCAD what we know and we have asked them twice to let us know what they know about this account and they have not replied, the County tax office has over \$219,000 due on this account, it is odd that HCAD is unresponsive and nothing seems to have been done on this. A tax service contacted us on 5/18/17 and again on 6/23/17 for a payoff balance.

Katherine Milliken \$1,439.35, 8244 Travelair-0650500030014

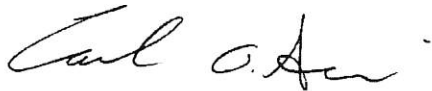
There has been no response to phone calls or demand letters.

Gregory T. Duffy 13-16 assessments \$1,298.60, 8102 Braniff St.-0690030090001

Our demand letters have been returned by the post office; we have not been able to find a good mailing address. The county filed suit and a judgment was signed in 2007. The county set the property for tax sale on 7/3/18; **no one bid and the property was struck off to the county.**

- In addition to the accounts listed above, there are 37 accounts with base assessments between \$15 and \$143; 28 of the accounts are less than \$300. Demand letters have been sent, we are trying to reach each owner by phone and we are contacting lienholders, where appropriate. Due to the size of the accounts, further action is not recommended at this time.

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



Carl O. Sandin



Email: [csandin@pbfem.com](mailto:csandin@pbfem.com)

Office: 713-802-6965 (Direct Line)

Mobile: 713-824-1290

Fax: 713-862-1429

**Harris County Improvement District No. 9 / Hobby Area  
Lawsuit and Arbitration Status Detail as of 7/06/2018**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blkpr
<b>Tax Year 2015</b>											
<b>Unsettled</b>											
Tax Year 2015	062-031-003-0001	6614 Dixie Properties LLC	223,146		2015-72506						
Tax Year 2015	062-031-003-0002	6614 Dixie Properties LLC	275,034		2015-72506						
Tax Year 2015	062-031-003-0013	6614 Dixie Properties LLC	750,700		2015-72506						
Tax Year 2015	062-031-003-0003	R Pennington Investments LP	1,098,000		2015-72506						
Tax Year 2015	062-031-003-0007	R Pennington Investments LP	550,000		2015-72506						
Tax Year 2015	062-031-003-0012	R Pennington Investments LP	126,351		2015-72506						
<b>Tax Year 2015</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>3,023,231</b>								
<b>Tax Year 2015</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>6</b>								

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blkpr
<b>Tax Year 2016</b>											
<b>Settled</b>											
Tax Year 2016	040-239-000-0099	KCP RE LLC	350,000	\$525.00	2016-72792	2/8/2018	344,000	\$9.00	1.71%	2/13/2018	3/1/2018
Tax Year 2016	062-031-005-0011	American Sanitation Serv	310,000	no change	101-16-006683	3/8/2018	310,000	na	na	na	na
Tax Year 2016	040-239-000-0040	JMD Apartments LLC	3,994,141	\$4,837.30	2016-73528	3/8/2018	3,700,000	\$337.30	6.97%	3/14/2018	3/29/2018
Tax Year 2016	040-239-000-0067	JMD Apartments LLC	3,224,868	\$5,991.21	2016-73528	3/8/2018	3,000,000	\$441.21	7.36%	3/14/2018	3/29/2018
Tax Year 2016	034-205-000-0038	Pappas Restaurants Inc	1,200,000	\$1,800.00	2016-64852	4/5/2018	1,125,000	\$112.50	6.25%	4/12/2018	5/2/2018
Tax Year 2016	123-174-001-0001	Lauren Holdings	2,647,028	\$3,970.54	2016-69020	4/5/2018	2,300,000	\$520.54	13.11%	Received	5/2/2018
			289,173,366				254,729,436				
			83								

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blkpr
<b>Tax Year 2016</b>											
<b>Unsettled</b>											
Tax Year 2016	119-227-001-0005	HTD Corp	761,000		101-16-006152						
Tax Year 2016	034-203-001-0075	Incline Development Inc	475,520		101-16-007356						
Tax Year 2016	128-433-001-0001	Cosart Joseph L	471,247		101-16-007399						
Tax Year 2016	034-203-003-0123	Comercia Bank	1,970,965		2016-61261						
Tax Year 2016	034-203-002-0101	Macey Family Properties Ltd	2,985,175		2016-65700						
Tax Year 2016	034-203-002-0100	Sexton Interests Ltd	2,035,314		2016-67130						
Tax Year 2016	040-239-000-0041	2ML Real Estate Interest Inc	1,916,976		2016-71498						
Tax Year 2016	064-215-000-0053	CG Gulf Freeway LLC	1,350,019		2016-71724						
Tax Year 2016	129-987-001-0001	FPA Pinpoint Hobby LLC & FLT Equity LLC	750,296		2016-72450						
Tax Year 2016	132-329-001-0001	FLT Equity LLC	5,421,173		2016-72450						
Tax Year 2016	132-331-001-0001	FLT Equity LLC	768,490		2016-72450						
Tax Year 2016	132-838-001-0001	Cosart Joseph	3,256,488		2016-72791						
Tax Year 2016	062-031-005-0005	Kainer Expt Crating Inc	1,118,957		2016-80596						
Tax Year 2016	034-203-003-0127	MPT Interest LLC	1,158,000		2016-80783						
<b>Tax Year 2016</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>24,439,620</b>								
<b>Tax Year 2016</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>14</b>								

**Harris County Improvement District No. 9 / Hobby Area  
Lawsuit and Arbitration Status Detail as of 7/06/2018**

Jur 943

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
<b>Tax Year 2017</b>											
<b>Settled</b>											
Tax Year 2017	034-203-001-0050	Best Western Plus Hobby Airport	4,098,000	\$6,147.00	2017-08583	1/3/2018	3,500,000	\$897.00	14.59%	1/4/2018	1/31/2018
Tax Year 2017	040-239-000-0040	JMD Apartments LLC	7,398,811	\$11,098.22	2016-73528	3/8/2018	6,750,000	\$973.22	8.77%	3/14/2018	3/29/2018
Tax Year 2017	062-031-002-0011	Maraldo Mike	647,000	\$970.50	101-17-005630	4/5/2018	624,524	\$33.71	3.47%	4/12/2018	5/2/2018
Tax Year 2017	123-174-001-0001	Lauren Holdings	2,430,200	\$3,645.30	2016-69020	4/5/2018	2,112,500	\$476.55	13.07%	4/12/2018	5/2/2018
Tax Year 2017	064-215-000-0016	MNC Realty LP	1,302,980	\$1,954.47	2017-54661	4/5/2018	1,120,000	\$274.47	14.04%	4/12/2018	5/2/2018
Tax Year 2017	034-203-002-0073	TPS Hobby Cannif LLC	652,774	\$979.16	101-17-000716	5/1/2018	589,000	\$95.66	9.77%	5/3/2018	6/7/2018
Tax Year 2017	034-203-002-0081	Cidema Three Limited Partnership	2,302,287	\$3,453.43	101-17-003615	5/1/2018	1,850,000	\$678.43	19.65%	5/3/2018	6/7/2018
Tax Year 2017	034-203-002-0173	Moers Street Partnership	1,155,000	\$1,732.50	101-17-004300	5/1/2018	950,000	\$307.50	17.75%	5/3/2018	6/7/2018
Tax Year 2017	126-063-001-0010	ARCP Mt Houston TX LLC	1,215,592	\$1,823.39	2017-58524	5/1/2018	1,098,131	\$176.19	9.66%	Received	6/7/2018
Tax Year 2017	040-239-000-0051	CFS 2907 Houston LLC	1,514,000	\$2,271.00	101-17-000717	6/8/2018	1,095,000	\$628.50	27.68%	6/26/2018	8/2/2018
Tax Year 2017	040-239-000-0169	CFS 2907 Houston LLC	350,000	\$525.00	101-17-000717	6/8/2018	274,021	\$113.97	21.71%	6/26/2018	8/2/2018
Tax Year 2017	042-195-000-0050	CFS 2907 Houston LLC	169,527	\$254.29	101-17-000717	6/8/2018	124,932	\$66.89	26.30%	6/26/2018	8/2/2018
Tax Year 2017	057-259-000-0046	Autozone Texas LP	935,280	\$1,402.92	2017-57064	6/8/2018	868,560	\$100.08	7.13%	Received	7/3/2018
Tax Year 2017	034-203-001-0324	Medallion Investment IV	4,372,000	\$6,558.00	2017-59430	6/8/2018	3,725,000	\$970.50	14.80%	Received	7/3/2018
Tax Year 2017	120-681-001-0001	Mambo Holdings LP	1,817,880	\$2,726.82	101-17-001532	7/1/2018	1,197,163	\$931.08	34.15%	7/18/2018	8/2/2018
Tax Year 2017	034-203-001-0047	TPS Hobby LLC	997,998	no change	101-17-005303	7/1/2018	997,998	na	na	na	na
Tax Year 2017	034-203-001-0048	TPS Hobby LLC	98,357	no change	101-17-005303	7/1/2018	98,357	na	na	na	na
Tax Year 2017	034-203-001-0049	TPS Hobby LLC	579,173	no change	101-17-005303	7/1/2018	579,173	na	na	na	na
Tax Year 2017	034-203-001-0312	TPS Hobby LLC	2,000,000	\$3,000.00	101-17-005303	7/1/2018	1,898,121	\$152.82	5.09%	7/18/2018	8/2/2018
Tax Year 2017	034-203-002-0079	TPS Hobby LLC	420,351	\$630.53	101-17-005303	7/1/2018	233,130	\$280.83	44.54%	7/18/2018	8/2/2018
Tax Year 2017	034-203-002-0085	TPS Hobby LLC	420,351	\$630.53	101-17-005303	7/1/2018	233,130	\$280.83	44.54%	7/18/2018	8/2/2018
Tax Year 2017	034-203-002-0086	TPS Hobby LLC	420,351	\$630.53	101-17-005303	7/1/2018	233,130	\$280.83	44.54%	7/18/2018	8/2/2018
Tax Year 2017	034-203-002-0158	TPS Hobby LLC	420,351	\$630.53	101-17-005303	7/1/2018	233,130	\$280.83	44.54%	7/18/2018	8/2/2018
Tax Year 2017	034-203-002-0159	TPS Hobby LLC	70,198	\$105.30	101-17-005303	7/1/2018	38,934	\$46.90	44.54%	7/18/2018	8/2/2018
Tax Year 2017	034-203-002-0160	TPS Hobby LLC	210,175	\$315.26	101-17-005303	7/1/2018	116,565	\$140.41	44.54%	7/18/2018	8/2/2018
Tax Year 2017	034-203-002-0184	TPS Hobby LLC	69,988	\$104.98	101-17-005303	7/1/2018	38,817	\$46.75	44.53%	7/18/2018	8/2/2018
Tax Year 2017	034-203-002-0189	TPS Hobby LLC	70,198	\$105.30	101-17-005303	7/1/2018	38,934	\$46.90	44.54%	7/18/2018	8/2/2018
Tax Year 2017	136-207-001-0001	HWC Wire & Cable Company	4,000,000	\$6,000.00	2017-57238	7/1/2018	3,425,235	\$862.15	14.37%	Received	8/2/2018
Tax Year 2017	034-207-012-0005	O'Reilly Auto Enterprises LLC	13,455,775	\$20,183.66	2017-59774	7/1/2018	12,000,000	\$2,183.66	10.82%	7/18/2018	8/2/2018
Tax Year 2017	125-038-001-0001	O'Reilly Auto Enterprises LLC	3,151,584	\$4,727.38	2017-59774	7/1/2018	2,750,000	\$602.38	12.74%	7/18/2018	8/2/2018
Tax Year 2017	129-578-001-0002	Capview Income & Value Fund IV LP	1,052,961	\$1,579.44	2017-60879	7/1/2018	995,000	\$86.94	5.50%	7/18/2018	8/2/2018
Tax Year 2017	096-319-000-0004	Icon Owner Pool 6 West Southwest LLC	5,370,870		2017-61371		4,635,769				
Tax Year 2017	040-239-001-0010	TPS Texas Holdings Ltd	11,856,927		2017-62844		10,350,000				
Tax Year 2017	129-096-001-0001	2ML Real Estate Interests Inc	1,650,000		2017-70470		1,550,000				
			76,676,939				66,324,254				
			34								
<b>Unsettled</b>											
Tax Year 2017	119-227-001-0005	HTD Corp	517,708		101-17-005517						
Tax Year 2017	034-203-003-0304	Sun Technology Corp	675,000		101-17-006452						
Tax Year 2017	034-203-002-0101	Macey Family Properties Ltd	2,855,128		2016-65700						
Tax Year 2017	034-203-002-0100	Sexton Interests Ltd	2,539,658		2016-67130						
Tax Year 2017	118-422-001-0002	W2005 New Century Hotel Portfolio	7,964,200		2017-55487						
Tax Year 2017	040-239-000-0100	Broadway Post Partners LLC	8,074,399		2017-57233						
Tax Year 2017	040-239-000-0101	Broadway Post Partners LLC	5,905,400		2017-57233						
Tax Year 2017	040-239-000-0108	Broadway Post Partners LLC	5,905,400		2017-57233						

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**Harris County Improvement District No. 9 / Hobby Area  
Lawsuit and Arbitration Status Detail as of 7/06/2018**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blpr
Tax Year 2017	109-786-000-0001	Acquisition Broadway Square LLC	5,776,139		2017-57233						
Tax Year 2017	109-786-000-0002	Acquisition Broadway Square LLC	7,351,900		2017-57233						
Tax Year 2017	109-786-000-0003	Acquisition Broadway Square LLC	7,896,500		2017-57233						
Tax Year 2017	109-787-000-0007	Broadway Post Partners LLC	6,065,750		2017-57233						
Tax Year 2017	109-787-000-0008	Acquisition Broadway Square LLC	5,991,800		2017-57233						
Tax Year 2017	114-169-000-0001	Broadway Post Partners LLC	5,747,800		2017-57233						
Tax Year 2017	114-175-000-0001	Broadway Post Partners LLC	5,590,600		2017-57233						
Tax Year 2017	126-063-001-0005	ARCP MT Houston TX LLC	14,336,168		2017-57752						
Tax Year 2017	126-063-001-0006	ARCP MT Houston TX LLC	16,813,832		2017-57752						
Tax Year 2017	126-063-001-0011	ARCP MT Houston TX LLC	249,599		2017-57752						
Tax Year 2017	119-800-001-0001	Ghormley Cecil D	2,488,512		2017-59406						
Tax Year 2017	042-191-000-0006	C G 7600 LP	13,260,000		2017-59479						
Tax Year 2017	042-191-000-0117	C G 7600 LP	4,874,825		2017-59479						
Tax Year 2017	040-239-001-0038	Smith Jim R	742,630		2017-60577						
Tax Year 2017	128-049-001-0001	Almeda Center 45 LP	6,462,819		2017-60704						
Tax Year 2017	078-051-001-0007	Grace Business Investments LLC	4,858,307		2017-60722						
Tax Year 2017	104-827-000-0001	Grace Business Investments LLC	1,749,000		2017-60722						
Tax Year 2017	034-203-002-0108	Northden Holdings Ltd	1,281,954		2017-61021						
Tax Year 2017	034-203-002-0145	Northden Holdings Ltd	336,861		2017-61021						
Tax Year 2017	070-072-028-0001	Triangle Shopping Ctr LP	1,874,000		2017-64202						
Tax Year 2017	118-450-001-0001	ARC Hospitality Portfolio I	6,640,861		2017-64893						
Tax Year 2017	040-239-000-0061	APTBD LLC	4,200,009		2017-66481						
Tax Year 2017	040-239-000-0073	AFTPW Ltd	3,452,227		2017-66790						
Tax Year 2017	119-602-001-0001	Syndex Corporation	5,973,469		2017-68281						
Tax Year 2017	129-876-001-0001	Gulf T688 LP	892,346		2017-68989						
Tax Year 2017	096-294-000-0001	Heritage Gulf Coast LLC	3,602,464		2017-69192						
Tax Year 2017	034-203-001-0010	Clarke Distributing LLC	881,762		2017-69461						
Tax Year 2017	096-249-000-0001	Standard Morgan Partners Ltd	4,000,000		2017-69904						
Tax Year 2017	096-321-000-0004	Pingree 2000 Real Estate Holdings	3,533,041		2017-69951						
Tax Year 2017	132-838-001-0001	Cosart Joseph Incline Development Inc	3,313,300		2017-70298						
Tax Year 2017	040-239-000-0004	2ML Real Estate Interests Inc	2,467,416		2017-71214						
Tax Year 2017	043-228-000-0073	Friedkin Realty Hobby Airport	3,505,684		2017-71542						
Tax Year 2017	060-077-009-0004	CWD Interests LLC	1,225,000		2017-77662						
Tax Year 2017	098-435-000-0001	DDC Hotels Inc	5,370,434		2017-77664					Received	
Tax Year 2017	034-203-003-0170	Hobby Warehouse Center LLC	2,229,714		2017-78321						
Tax Year 2017	096-294-000-0003	Heritage Gulf Coast LLC	12,606		2017-78745						
Tax Year 2017	132-245-001-0001	Heritage Gulf Coast LLC	843,386		2017-78745						
<b>Tax Year 2017</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>200,349,608</b>								
<b>Tax Year 2017</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>45</b>								

**Harris County Improvement District No. 9 / Hobby Area**  
**Lawsuit and Arbitration Status Detail as of 7/06/2018**

Jur 943

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blkpr
<b>Cumulative</b>											
		Unsettled Accounts, original value	1,946,463,367				1,672,403,110				
		Grand Total	629								
		Unsettled Accounts, number of accounts									
		Grand Total									
		Unsettled Accounts, original value	227,812,459								
		Grand Total	65								
		Unsettled Accounts, number of accounts									
		Grand Total									

**Color Legend**

Light Gray	Settled previously
Yellow	Settled as of this report
White	Unsettled
Pink	Unsettled and new since previous report

**Harris County Improvement District No. 9 / Hobby Area  
Lawsuit and Arbitration Status Detail as of 7/06/2018**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
<b>Tax Year 2015</b>											
<b>Unsettled</b>											
Tax Year 2015	062-031-003-0001	6614 Dixie Properties LLC	223,146		2015-72506						
Tax Year 2015	062-031-003-0002	6614 Dixie Properties LLC	275,034		2015-72506						
Tax Year 2015	062-031-003-0013	6614 Dixie Properties LLC	750,700		2015-72506						
Tax Year 2015	062-031-003-0003	R Pennington Investments LP	1,098,000		2015-72506						
Tax Year 2015	062-031-003-0007	R Pennington Investments LP	550,000		2015-72506						
Tax Year 2015	062-031-003-0012	R Pennington Investments LP	126,351		2015-72506						
<b>Tax Year 2015</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>3,023,231</b>								
<b>Tax Year 2015</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>6</b>								

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
<b>Tax Year 2016</b>											
<b>Settled</b>											
Tax Year 2016	040-239-000-0099	KCP RE LLC	350,000	\$525.00	2016-72792	2/8/2018	344,000	\$9.00	1.71%	2/13/2018	3/1/2018
Tax Year 2016	062-031-005-0011	American Sanitation Serv	310,000	no change	101-16-006683	3/8/2018	310,000	na	na	na	na
Tax Year 2016	040-239-000-0040	JMD Apartments LLC	3,994,141	\$4,837.30	2016-73528	3/8/2018	3,700,000	\$337.30	6.97%	3/14/2018	3/29/2018
Tax Year 2016	040-239-000-0067	JMD Apartments LLC	3,224,868	\$5,991.21	2016-73528	3/8/2018	3,000,000	\$441.21	7.36%	3/14/2018	3/29/2018
Tax Year 2016	034-205-000-0038	Pappas Restaurants Inc	1,200,000	\$1,800.00	2016-64852	4/5/2018	1,125,000	\$112.50	6.25%	4/12/2018	5/2/2018
Tax Year 2016	123-174-001-0001	Lauren Holdings	2,647,028	\$3,970.54	2016-69020	4/5/2018	2,300,000	\$520.54	13.11%	Received	5/2/2018
			289,173,366				254,729,436				
			83								

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
<b>Tax Year 2016</b>											
<b>Unsettled</b>											
Tax Year 2016	119-227-001-0005	HTD Corp	761,000		101-16-006152						
Tax Year 2016	034-203-001-0075	Incline Development Inc	475,520		101-16-007356						
Tax Year 2016	128-433-001-0001	Cosart Joseph L	471,247		101-16-007399						
Tax Year 2016	034-203-003-0123	Comercia Bank	1,970,965		2016-61261						
Tax Year 2016	034-203-002-0101	Macey Family Properties Ltd	2,985,175		2016-65700						
Tax Year 2016	034-203-002-0100	Sexton Interests Ltd	2,035,314		2016-67130						
Tax Year 2016	040-239-000-0041	2ML Real Estate Interest Inc	1,916,976		2016-71498						
Tax Year 2016	064-215-000-0053	CG Gulf Freeway LLC	1,350,019		2016-71724						
Tax Year 2016	129-987-001-0001	FPA Pinpoint Hobby LLC & FLT Equity LLC	750,296		2016-72450						
Tax Year 2016	132-329-001-0001	FLT Equity LLC	5,421,173		2016-72450						
Tax Year 2016	132-331-001-0001	FLT Equity LLC	768,490		2016-72450						
Tax Year 2016	132-838-001-0001	Cosart Joseph	3,256,488		2016-72791						
Tax Year 2016	062-031-005-0005	Kainer Expt Crating Inc	1,118,957		2016-80596						
Tax Year 2016	034-203-003-0127	MPT Interest LLC	1,158,000		2016-80783						
<b>Tax Year 2016</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>24,439,620</b>								
<b>Tax Year 2016</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>14</b>								

**Harris County Improvement District No. 9 / Hobby Area  
Lawsuit and Arbitration Status Detail as of 7/06/2018**

Jur 943

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
<b>Tax Year 2017</b>											
<b>Settled</b>											
Tax Year 2017	034-203-001-0050	Best Western Plus Hobby Airport	4,098,000	\$6,147.00	2017-08583	1/3/2018	3,500,000	\$897.00	14.59%	1/4/2018	1/31/2018
Tax Year 2017	040-239-000-0040	JMD Apartments LLC	7,398,811	\$11,098.22	2016-73528	3/8/2018	6,750,000	\$973.22	8.77%	3/14/2018	3/29/2018
Tax Year 2017	062-031-002-0011	Maraldo Mike	647,000	\$970.50	101-17-005630	4/5/2018	624,524	\$33.71	3.47%	4/12/2018	5/2/2018
Tax Year 2017	123-174-001-0001	Lauren Holdings	2,430,200	\$3,645.30	2016-69020	4/5/2018	2,112,500	\$476.55	13.07%	4/12/2018	5/2/2018
Tax Year 2017	064-215-000-0016	MNC Realty LP	1,302,980	\$1,954.47	2017-54661	4/5/2018	1,120,000	\$274.47	14.04%	4/12/2018	5/2/2018
Tax Year 2017	034-203-002-0073	TPS Hobby Cannif LLC	652,774	\$979.16	101-17-000716	5/1/2018	589,000	\$95.66	9.77%	5/3/2018	6/7/2018
Tax Year 2017	034-203-002-0081	Cidema Three Limited Partnership	2,302,287	\$3,453.43	101-17-003615	5/1/2018	1,850,000	\$678.43	19.65%	5/3/2018	6/7/2018
Tax Year 2017	034-203-002-0173	Moers Street Partnership	1,155,000	\$1,732.50	101-17-004300	5/1/2018	950,000	\$307.50	17.75%	5/3/2018	6/7/2018
Tax Year 2017	126-063-001-0010	ARCP Mt Houston TX LLC	1,215,592	\$1,823.39	2017-58524	5/1/2018	1,098,131	\$176.19	9.66%	Received	6/7/2018
Tax Year 2017	040-239-000-0051	CFS 2907 Houston LLC	1,514,000	\$2,271.00	101-17-000717	6/8/2018	1,095,000	\$628.50	27.68%	6/26/2018	8/2/2018
Tax Year 2017	040-239-000-0169	CFS 2907 Houston LLC	350,000	\$525.00	101-17-000717	6/8/2018	274,021	\$113.97	21.71%	6/26/2018	8/2/2018
Tax Year 2017	042-195-000-0050	CFS 2907 Houston LLC	169,527	\$254.29	101-17-000717	6/8/2018	124,932	\$66.89	26.30%	6/26/2018	8/2/2018
Tax Year 2017	057-259-000-0046	Autozone Texas LP	935,280	\$1,402.92	2017-57064	6/8/2018	868,560	\$100.08	7.13%	Received	7/3/2018
Tax Year 2017	034-203-001-0324	Medallion Investment IV	4,372,000	\$6,558.00	2017-59430	6/8/2018	3,725,000	\$970.50	14.80%	Received	7/3/2018
Tax Year 2017	120-681-001-0001	Mambo Holdings LP	1,817,880	\$2,726.82	101-17-001532	7/1/2018	1,197,163	\$931.08	34.15%	7/18/2018	8/2/2018
Tax Year 2017	034-203-001-0047	TPS Hobby LLC	997,998	no change	101-17-005303	7/1/2018	997,998	na	na	na	na
Tax Year 2017	034-203-001-0048	TPS Hobby LLC	98,357	no change	101-17-005303	7/1/2018	98,357	na	na	na	na
Tax Year 2017	034-203-001-0049	TPS Hobby LLC	579,173	no change	101-17-005303	7/1/2018	579,173	na	na	na	na
Tax Year 2017	034-203-001-0312	TPS Hobby LLC	2,000,000	\$3,000.00	101-17-005303	7/1/2018	1,898,121	\$152.82	5.09%	7/18/2018	8/2/2018
Tax Year 2017	034-203-002-0079	TPS Hobby LLC	420,351	\$630.53	101-17-005303	7/1/2018	233,130	\$280.83	44.54%	7/18/2018	8/2/2018
Tax Year 2017	034-203-002-0085	TPS Hobby LLC	420,351	\$630.53	101-17-005303	7/1/2018	233,130	\$280.83	44.54%	7/18/2018	8/2/2018
Tax Year 2017	034-203-002-0086	TPS Hobby LLC	420,351	\$630.53	101-17-005303	7/1/2018	233,130	\$280.83	44.54%	7/18/2018	8/2/2018
Tax Year 2017	034-203-002-0158	TPS Hobby LLC	420,351	\$630.53	101-17-005303	7/1/2018	233,130	\$280.83	44.54%	7/18/2018	8/2/2018
Tax Year 2017	034-203-002-0159	TPS Hobby LLC	70,198	\$105.30	101-17-005303	7/1/2018	38,934	\$46.90	44.54%	7/18/2018	8/2/2018
Tax Year 2017	034-203-002-0160	TPS Hobby LLC	210,175	\$315.26	101-17-005303	7/1/2018	116,565	\$140.41	44.54%	7/18/2018	8/2/2018
Tax Year 2017	034-203-002-0184	TPS Hobby LLC	69,988	\$104.98	101-17-005303	7/1/2018	38,817	\$46.75	44.53%	7/18/2018	8/2/2018
Tax Year 2017	034-203-002-0189	TPS Hobby LLC	70,198	\$105.30	101-17-005303	7/1/2018	38,934	\$46.90	44.54%	7/18/2018	8/2/2018
Tax Year 2017	136-207-001-0001	HWC Wire & Cable Company	4,000,000	\$6,000.00	2017-57238	7/1/2018	3,425,235	\$862.15	14.37%	Received	8/2/2018
Tax Year 2017	034-207-012-0005	O'Reilly Auto Enterprises LLC	13,455,775	\$20,183.66	2017-59774	7/1/2018	12,000,000	\$2,183.66	10.82%	7/18/2018	8/2/2018
Tax Year 2017	125-038-001-0001	O'Reilly Auto Enterprises LLC	3,151,584	\$4,727.38	2017-59774	7/1/2018	2,750,000	\$602.38	12.74%	7/18/2018	8/2/2018
Tax Year 2017	129-578-001-0002	Capview Income & Value Fund IV LP	1,052,961	\$1,579.44	2017-60879	7/1/2018	995,000	\$86.94	5.50%	7/18/2018	8/2/2018
Tax Year 2017	096-319-000-0004	Icon Owner Pool 6 West Southwest LLC	5,370,870		2017-61371		4,635,769				
Tax Year 2017	040-239-001-0010	TPS Texas Holdings Ltd	11,856,927		2017-62844		10,350,000				
Tax Year 2017	129-096-001-0001	2ML Real Estate Interests Inc	1,650,000		2017-70470		1,550,000				
			76,676,939				66,324,254				
			34								
<b>Unsettled</b>											
Tax Year 2017	119-227-001-0005	HTD Corp	517,708		101-17-005517						
Tax Year 2017	034-203-003-0304	Sun Technology Corp	675,000		101-17-006452						
Tax Year 2017	034-203-002-0101	Macey Family Properties Ltd	2,855,128		2016-65700						
Tax Year 2017	034-203-002-0100	Sexton Interests Ltd	2,539,658		2016-67130						
Tax Year 2017	118-422-001-0002	W2005 New Century Hotel Portfolio	7,964,200		2017-55487						
Tax Year 2017	040-239-000-0100	Broadway Post Partners LLC	8,074,399		2017-57233						
Tax Year 2017	040-239-000-0101	Broadway Post Partners LLC	5,905,400		2017-57233						
Tax Year 2017	040-239-000-0108	Broadway Post Partners LLC	5,905,400		2017-57233						

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
<b>Unsettled</b>											
Tax Year 2017	119-227-001-0005	HTD Corp	517,708		101-17-005517						
Tax Year 2017	034-203-003-0304	Sun Technology Corp	675,000		101-17-006452						
Tax Year 2017	034-203-002-0101	Macey Family Properties Ltd	2,855,128		2016-65700						
Tax Year 2017	034-203-002-0100	Sexton Interests Ltd	2,539,658		2016-67130						
Tax Year 2017	118-422-001-0002	W2005 New Century Hotel Portfolio	7,964,200		2017-55487						
Tax Year 2017	040-239-000-0100	Broadway Post Partners LLC	8,074,399		2017-57233						
Tax Year 2017	040-239-000-0101	Broadway Post Partners LLC	5,905,400		2017-57233						
Tax Year 2017	040-239-000-0108	Broadway Post Partners LLC	5,905,400		2017-57233						



**Harris County Improvement District No. 9 / Hobby Area  
Lawsuit and Arbitration Status Detail as of 7/06/2018**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blpr
Tax Year 2017	109-786-000-0001	Acquisition Broadway Square LLC	5,776,139		2017-57233						
Tax Year 2017	109-786-000-0002	Acquisition Broadway Square LLC	7,351,900		2017-57233						
Tax Year 2017	109-786-000-0003	Acquisition Broadway Square LLC	7,896,500		2017-57233						
Tax Year 2017	109-787-000-0007	Broadway Post Partners LLC	6,065,750		2017-57233						
Tax Year 2017	109-787-000-0008	Acquisition Broadway Square LLC	5,991,800		2017-57233						
Tax Year 2017	114-169-000-0001	Broadway Post Partners LLC	5,747,800		2017-57233						
Tax Year 2017	114-175-000-0001	Broadway Post Partners LLC	5,590,600		2017-57233						
Tax Year 2017	126-063-001-0005	ARCP MT Houston TX LLC	14,336,168		2017-57752						
Tax Year 2017	126-063-001-0006	ARCP MT Houston TX LLC	16,813,832		2017-57752						
Tax Year 2017	126-063-001-0011	ARCP MT Houston TX LLC	249,599		2017-57752						
Tax Year 2017	119-800-001-0001	Ghormley Cecil D	2,488,512		2017-59406						
Tax Year 2017	042-191-000-0006	C G 7600 LP	13,260,000		2017-59479						
Tax Year 2017	042-191-000-0117	C G 7600 LP	4,874,825		2017-59479						
Tax Year 2017	040-239-001-0038	Smith Jim R	742,630		2017-60577						
Tax Year 2017	128-049-001-0001	Almeda Center 45 LP	6,462,819		2017-60704						
Tax Year 2017	078-051-001-0007	Grace Business Investments LLC	4,858,307		2017-60722						
Tax Year 2017	104-827-000-0001	Grace Business Investments LLC	1,749,000		2017-60722						
Tax Year 2017	034-203-002-0108	Northden Holdings Ltd	1,281,954		2017-61021						
Tax Year 2017	034-203-002-0145	Northden Holdings Ltd	336,861		2017-61021						
Tax Year 2017	070-072-028-0001	Triangle Shopping Ctr LP	1,874,000		2017-64202						
Tax Year 2017	118-450-001-0001	ARC Hospitality Portfolio I	6,640,861		2017-64893						
Tax Year 2017	040-239-000-0061	APTBD LLC	4,200,009		2017-66481						
Tax Year 2017	040-239-000-0073	AFTPW Ltd	3,452,227		2017-66790						
Tax Year 2017	119-602-001-0001	Syndex Corporation	5,973,469		2017-68281						
Tax Year 2017	129-876-001-0001	Gulf T688 LP	892,346		2017-68989						
Tax Year 2017	096-294-000-0001	Heritage Gulf Coast LLC	3,602,464		2017-69192						
Tax Year 2017	034-203-001-0010	Clarke Distributing LLC	881,762		2017-69461						
Tax Year 2017	096-249-000-0001	Standard Morgan Partners Ltd	4,000,000		2017-69904						
Tax Year 2017	096-321-000-0004	Pingree 2000 Real Estate Holdings	3,533,041		2017-69951						
Tax Year 2017	132-838-001-0001	Cosart Joseph Incline Development Inc	3,313,300		2017-70298						
Tax Year 2017	040-239-000-0041	2ML Real Estate Interests Inc	2,467,416		2017-71214						
Tax Year 2017	043-228-000-0073	Friedkin Realty Hobby Airport	3,505,684		2017-71542						
Tax Year 2017	060-077-009-0004	CWD Interests LLC	1,225,000		2017-77662						
Tax Year 2017	098-435-000-0001	DDC Hotels Inc	5,370,434		2017-77664					Received	
Tax Year 2017	034-203-003-0170	Hobby Warehouse Center LLC	2,229,714		2017-78321						
Tax Year 2017	096-294-000-0003	Heritage Gulf Coast LLC	12,606		2017-78745						
Tax Year 2017	132-245-001-0001	Heritage Gulf Coast LLC	843,386		2017-78745						
<b>Tax Year 2017</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>843,386</b>								
<b>Tax Year 2017</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>200,349,608</b>								

**Harris County Improvement District No. 9 / Hobby Area  
Lawsuit and Arbitration Status Detail as of 7/06/2018**

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Blkpr
<b>Cumulative</b>											
Settled		Unsettled Accounts, original value	1,946,463,367				1,672,403,110				
Cumulative		Unsettled Accounts, number of accounts	629								
Grand Total											
Grand Total											
Unsettled		Unsettled Accounts, original value	227,812,459								
Cumulative		Unsettled Accounts, number of accounts	65								
Grand Total											
Grand Total											

**Color Legend**

Light Gray	Settled previously
Yellow	Settled as of this report
White	Unsettled
Pink	Unsettled and new since previous report



## HOBBY AREA DISTRICT

### EXECUTIVE DIRECTOR'S REPORT

AUGUST 11, 2018

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#### COMMITTEE CALENDAR

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##### **Audit Committee**

The Audit Committee met on June 14<sup>th</sup>

##### **Community Development Committee**

The Community Development Committee met on July 12<sup>th</sup>

##### **Economic Development Committee**

The Economic Development Committee met on July 12<sup>th</sup>

##### **Public Safety Committee**

The Public Safety Committee met on July 12<sup>th</sup>

##### **Marketing and Communications Committee**

The Marketing and Communications Committee met on July 12<sup>th</sup>

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#### COMMITTEE & STAFF ACTIVITY

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##### **Community Development**

- A bus shelter contract was awarded to Neon Electric Company. The METRO Board has approved a construction and maintenance agreement and the District should receive a reimbursement of \$215,900 for design, construction and installation of the bus shelters. Additionally, the District will be reimbursed \$7,500 for two years for maintenance. NEC has installed 12 shelters along Broadway.
- The Bellfort Station RFP asked for a bold vision with a series of projects to transform the Hobby area. As a practical matter, the vision must be achievable with a roadmap of improvements. The RFP was awarded to SWA Group and staff are currently working with SWA on upcoming Study Advisory Committee, small group and community meetings.

- So far this year, the Special Projects Crew picked up 52,800 lbs. of trash along 1,333.2 miles of right-of-way, removed 3,229 bandit signs, and mowed 431.7 miles of right-of-way throughout the District. The Landscaping Crew watered newly planted trees, removed 146 bandit signs, picked up 29,050 lbs. of trash and yard waste, and weeded the medians on Broadway Street. The Gulf Freeway Crew picked up 3,500 lbs. of trash, 78 bandit signs, and mowed 33.81 miles of right-of-way on the south-bound right-of-way along I-45.

### **Economic Development**

- The District received Economic Development Strategic Plan & Target Industry Study RFP on April 10 from Avalanche Consulting that includes:
  - Competitive Assessment, which contains a thorough evaluation of the Hobby Area District's competitive position. The consulting team conducted a thorough evaluation of the District's demographic and economic trends. In addition to examining quantitative data, the team also facilitated focus groups and interviews with over 60 stakeholders, and an online survey that received 114 responses. Based on the results of the research, the consulting team developed a map of the District's competitive assets and a SWOT Analysis to reveal the strengths, weaknesses, opportunities, and threats related to the District's economic development potential.
  - Target Industry Study begins with a brief review of the industry trends within the Hobby Area District, as well as the broader Houston metropolitan area. This analysis builds on the competitive strengths identified in the Competitive Assessment to help identify target industry clusters that present the greatest opportunities for primary job growth. The report continues with a discussion of how and why target industries are identified and the recommended target industry clusters and niche sectors for the District's future economic development efforts. The report concludes with target cluster profiles. These profiles provide an overview description of each cluster, global factors affecting the industry, local and regional employment and salary trends, a summary of the factors that affect the industry's growth, and sales messages that explain why the industry makes sense in the Hobby Area District.
  - The Strategic Plan begins with a unified vision for the District's future. Next, a series of goals and tactics are presented, providing recommendations on ways to improve the District's economic opportunities by building on strengths, addressing challenges, and growing its target industries. The report concludes with organizational recommendations for the Hobby Area District and an implementation plan that outlines timeline, task assignments, and metrics.

Staff sent an online survey to Board Members to assess their priorities, which will be presented at the Board Retreat August 10-11, 2018.

- The Business Ambassador program has verified the existing business list of existing businesses and developed contacts within the District. Mario Ramirez has led this effort and has attributed contacts to verified businesses. Currently, staff are working on business networking events, on-site meetings, and including local companies at HobbyFest.



- Assistance issues are created when an area business contacts the District for help. In 2017, the District received 18 requests for assistance—14 closed and 4 pending, with an average of 59 days open. So far in 2018, the District has received 22 requests for assistance. Currently, there are 8 open issues with an average of 51 days open.
- When Hobby Area Management District staff work with a business for the purposes of economic development a project is initiated and fall into one of three categories—attraction, retention, and expansion. If the company does not currently exist in the District it is an attraction project. If the company is in the District but considering relocating it is a retention project. If the company is in the District and plans to add capacity, facilities, or workforce it is an expansion project. To date, the District has worked on 15 projects (12 attraction, 1 expansion and 2 retention). With the information that has been provided the following is a summary of metrics:

Metrics by Status	Active	Won
Projects	6	3
CapEx	\$11,600,000	\$1,850,000
Total Jobs	56	6
Land (SF)	5,563,940	101,682
Building (SF)	431,937	9,480

Losses:

- Chase Bank closed its branch on Broadway and has the building up for sales. The bank consolidated its workforce to its branch on Bellfort

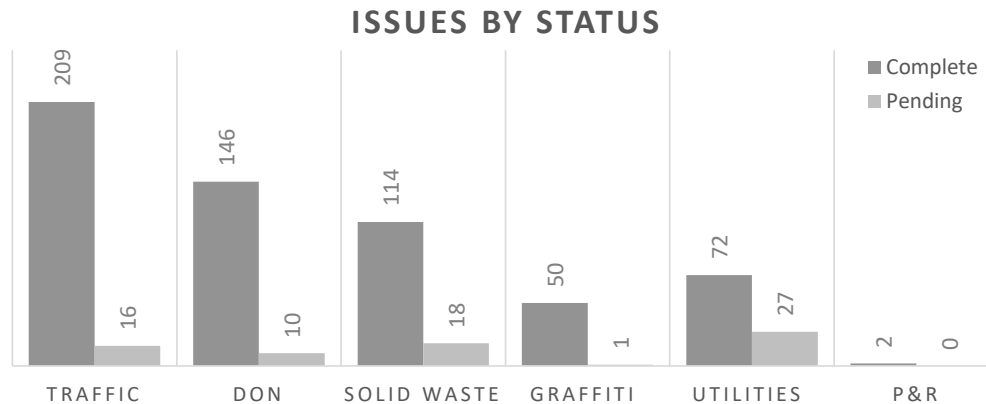
Wins:

- The Aviation Institute of Maintenance has added instructors to accommodate its drone pilot program that started in February 2018.
- A new 5,000 SF Pilot Express was constructed at 8702 Telephone Road and completed in April 2018. The project cost \$1.4M.

### **Public Safety**

- Received updates from SEAL Security on patrol activities in the District. Written reports provided to the committee and posted on the District’s website. SEAL Security has assisted in several site specific “surge” operations which have helped reduce vice and drug related activities along the airport corridors. There were educational, enforcement, and human traffic rescue aspects of the program. The project will be repeated several times per year and may move from location to location as crime moves - until banished from the District – at least that’s our plan!
- The HPD PIP meeting for the apartment community continues to meet and build participation. District staff and Tina DeFiore, HAA, RCR Director, help organize and keep the meetings on track, but various apartment communities are providing the lunches and HPD is providing the presentations. On average about 25 people representing 9 different communities are regularly participating.
- Houston Police Department provided an update to crime stats and their activities. The Hobby Area showed an increase in Part 1 Crimes of 17% which was 30% better than the citywide increase of 24.5% comparing Jan-May 2018 to the same period of 2017. The district purchased three patrol bicycles for exclusive use in the Hobby area and the patrols begin soon.

- The Hobby Area District contracts with the Greater East End Management District (GEEMD) to conduct a weekly survey along major thoroughfares or specific areas as directed by staff. Subsequently, GEEMD reports identified issues to the appropriate agency for action. To date, 594 issues have been reported with 89.2% closed in an average of 31 days. The following is a breakout of each issue category by its status.



### **Marketing and Communications**

The Marketing and Communications Committee (MACC) focuses on executing comprehensive marketing and branding plans that effectively support and communicate District activities and initiatives. We will also focus on the areas below:

- Media and Communications
- Marketing/Branding
- Website Redevelopment
- Special Events
- Stakeholder Relationships
- Civic Engagement

Committee members include Mr. Keyur Amin, Committee Chair, Mr. Darryl Bailey, Mr. Vic Zachary and Mr. Danny Perkins, Chairman of the Board. Staff Lead for this committee is Ms. Gabrielle “Gabby” Dirden.

### **Public Affairs**

#### ***Harris County Improvement District #9 Naming:***

- As a recommendation from the MAC Committee, the Board voted on April 12<sup>th</sup> to officially name the Harris County Improvement District #9 as Hobby Area District. Staff worked with our appointed legal representation and completed all necessary legal filings. A new seal has been created and was approved at the June 14<sup>th</sup> Board meeting.

**Mini Murals:**

- The MAC Committee previously recommended that the District support the Mini Mural TIP project at the \$5,000 Benefactor level. UP Art studio has sent the draft agreement for our review. Staff reviewed and has sent to legal to ensure accuracy. Staff is also considering the following:
  - Restaurants and/or cultural/entertainment destinations that might want to collaborate on a tour. A restaurant could offer a discount, free appetizer, etc.
  - What kind of tours we think will be good for the Hobby Area
    - Self-led walking, driving, and biking tours (where people can use the map).
    - Other options include:
      - A possible Trolley Tour (ready around August) or Van Tour led by UP Art Studio
      - Private tour led by UP Art Studio

**Identity Markers:**

- At the Board meeting scheduled on June 14<sup>th</sup>, staff discussed the possibility of changing out some of the identity markers to welcome visitors into Houston that were attending the upcoming Alpha Kappa Alpha (AKA) International Boule Convention. A subsequent conversation was held with a William P. Hobby Airport representative; however, funding prevented this from happening. Staff recommends that we (Hobby Area District) should not fund advertisements for conferences as that would open pandoras' box.

The district will develop a joint HAD-CVB identity marker strategic plan is essential for promoting and welcoming visitors for any major conferences and events in the future.

**Meaningful Change Campaign:**

- Staff requested a meeting be held for all Management Districts, Staff and Board Members where the Mayor and his team could clearly explain the goals, status and future of the Meaningful Change Campaign. As a result, a meeting was held at City Hall on Monday, June 18<sup>th</sup>. The Mayor conveyed the importance of the program to him and how Harvey impacted the launch and continued productivity of the campaign.
- The City of Houston and the Outreach Strategists team are asking for an additional 2-year commitment of time and funds (\$6,000) of the current participating Management Districts, to completely get the program up and running. The "official" ask has been made and the Hobby Area District will proceed with eh \$6,000 commitment.

Communications & Media



01 Jul 2018 - 31 Jul 2018

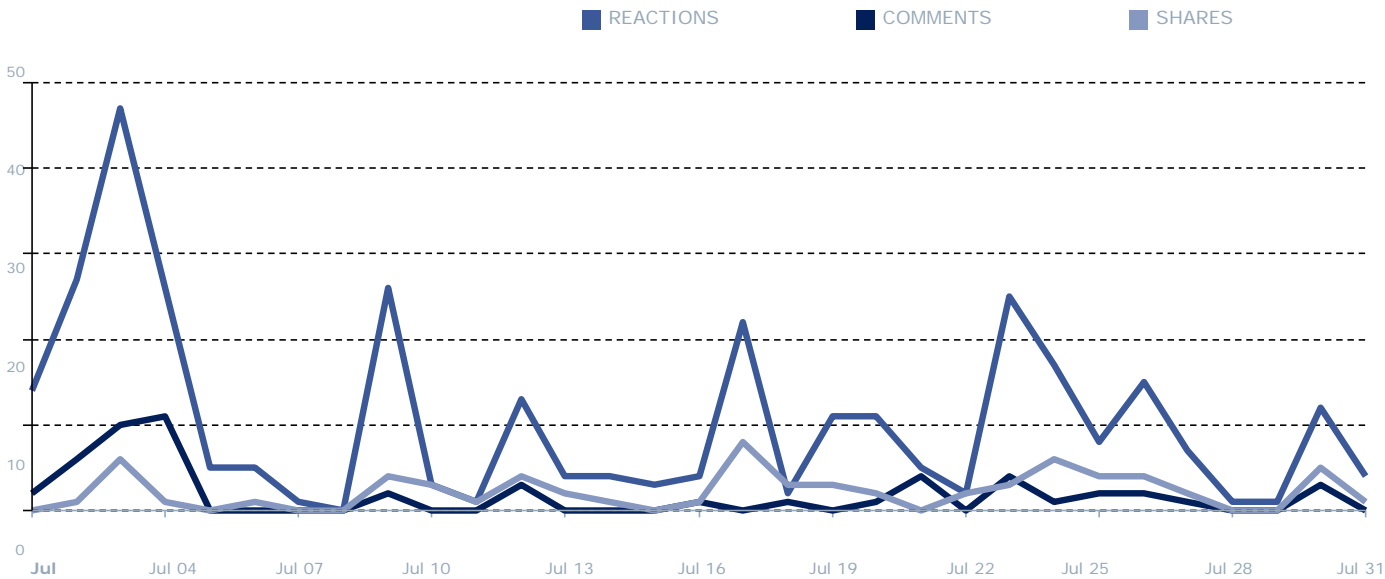
# Hobby Area District Metrics

Hobby Area District HADistrict  
**Facebook Activity Overview**



IMPRESSIONS	REACH	POST ENGAGEMENTS	PAGE CONSUMPTIONS
<b>12,096</b>	<b>7,540</b>	<b>821</b>	<b>854</b>

### Audience engagement - Hobby Area District





ACTION METRICS

Reactions	326
Comments	54
Shares	68
Other Engagements	373
<b>Total Engagements</b>	<b>821</b>

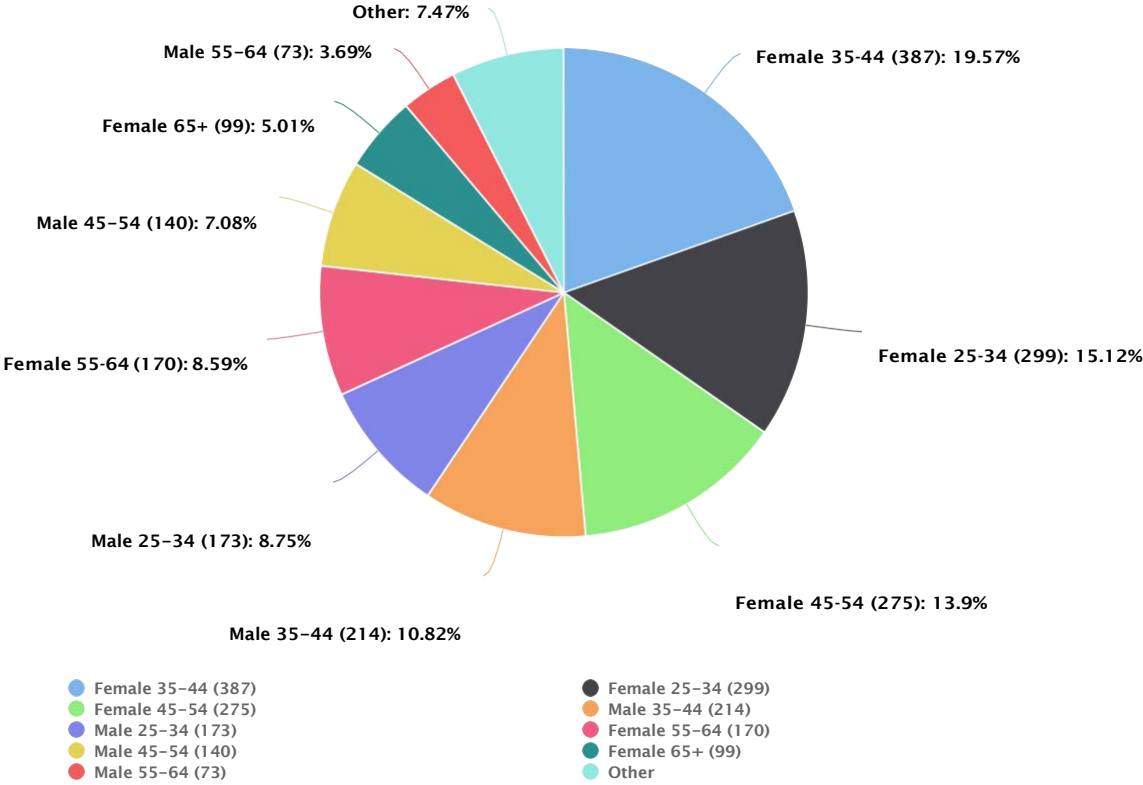
TOTAL ENGAGEMENTS  
INCREASED BY  
**& 22.07%**  
SINCE PREVIOUS PERIOD

%

Summary - Hobby Area District

	Jul 2018
Posts	33
Fans (cumulative)	1,978
Comments across all content	73
Likes across all content	385

Page fans by gender and age - Hobby Area District



## Top performing posts - Hobby Area District

These posts are sorted by reactions and comments and then by date

POST CLICKS VIRALITY REACH



### Hobby Area District

02 JUL 5:59 PM



Congratulations to Dover Place Apartments, who officially won the category of "Best Property Less than 100 Units" at this year's Houston Apartment Association's Honors Awards Dinner. <https://www.facebook.com/hadistrict/photos/a.737319499645784.1073741830.711558335555234/1991604884217233/?type=3>

215

13.65%

879



### Hobby Area District

09 JUL 4:29 PM



"While many streams across Harris County overflowed during the first or second day of endless rain at the onset of the devastating floods [from Hurricane Harvey], Sims Bayou rose but never went above its banks upstream of Telephone Road in southeast Houston." Read more about the success of the Sims Bayou Federal Project, completed in 2015: <https://www.linkedin.com/pulse/sims-bayou-project-stood-tall-during-harvey-andres-salazar/>

72

6.76%

710



### Hobby Area District

17 JUL 11:57 AM



Excited to see the finished area! <https://www.facebook.com/DoverPlaceHouston/photos/a.526055027577005.1073741828.389730254542817/951908044991699/?type=3>

42

50.85%

59



### Hobby Area District

24 JUL 4:19 PM



Get an aerial view of Houston Botanic Garden with this virtual tour 🌳🌿🌱🌿🌳 <https://www.chron.com/life/gardening/article/Fly-across-the-Houston-Botanic-Garden-on-a-12900101.php&jwsourc=cl>

51

5.56%

720



### Hobby Area District

17 JUL 4:30 PM



"The neighborhoods clustered around Hobby Airport on the southeast side of town, a treasure trove of elegantly designed vintage showpiece homes, have long been overlooked... savvy buyers who aren't afraid to put in a little TLC should consider Glenbrook Valley, Meadowbrook, or Garden Villas, where many homes are available for the first time since the '50s, for a fraction of what similar residences are selling for in Garden Oaks/Oak Forest and the Heights." You're preaching to the choir, Houstonia Magazine. 🤔👏 <https://www.houstoniamag.com/articles/2018/2/28/top-neighborhoods-houston-2018>

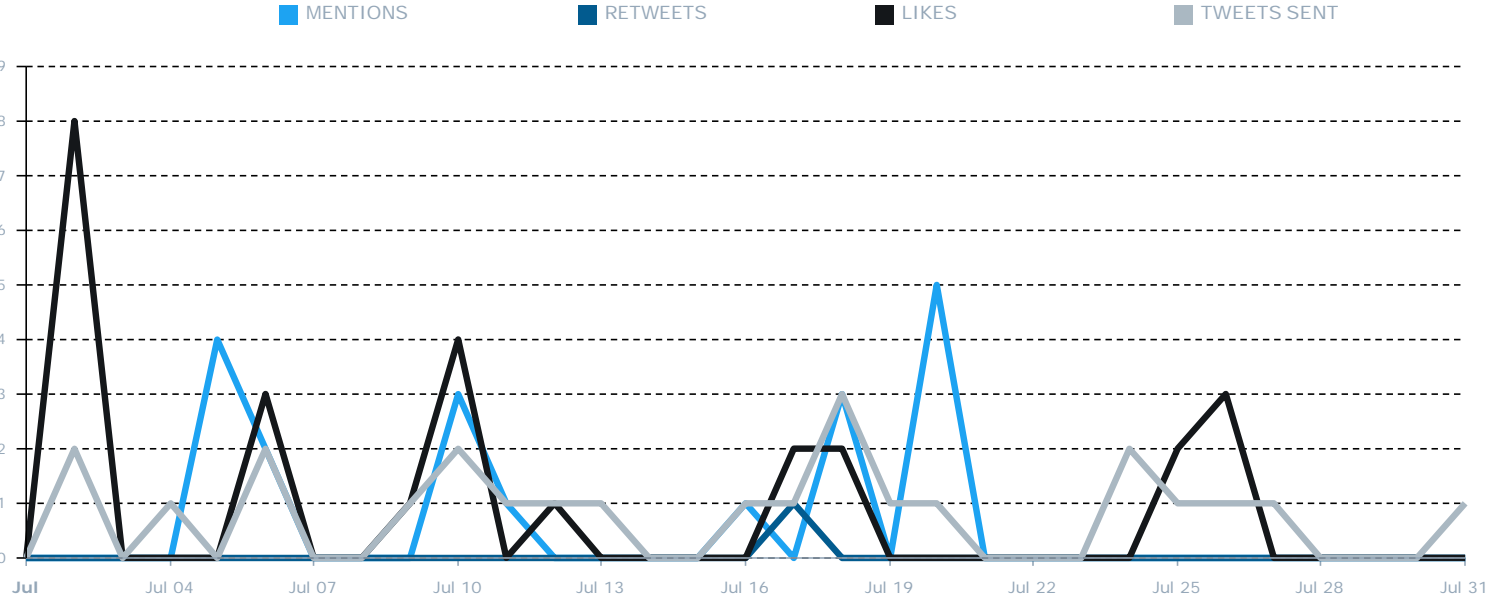
96

11.82%

643

# Audience engagement - HADistrict

## AUDIENCE ENGAGEMENT BY DAY



### ENGAGEMENT METRICS

Mentions	19
Retweets	1
Likes	26
Tweets Sent	24
<b>Total Engagements</b>	<b>46</b>

TOTAL ENGAGEMENTS  
INCREASED BY  
**& 43.75%**  
SINCE PREVIOUS PERIOD

RECENT MENTIONS

+  
Sentiment

TOPTWEETS

↩  
Retweets

♥  
Likes

👁  
Reach



**METRO Houston** @METROHouston 20 Jul 4:05 PM

@joal1969 @transit\_tweets @DowntownHouston @navargas66 @HADistrict @ladivademexico @RIPCORDBar Happy Friday, Jorge! ^A <https://t.co/4c2Z4W0xJk>

+



**Hobby Area District** @HADistrict 17 Jul 2:10 PM

@HoustoniaMag called the neighborhoods near Hobby "a treasure trove of elegantly designed vintage showpiece homes" that "have long been overlooked." Excited to be named one of the ten hottest neighborhoods in Houston! #houstonshottestneighborhoods <https://t.co/rBBEplFTEO> <https://t.co/qj2HdfkR7p>

1

2

35,426



**Downtown Houston** @DowntownHouston 20 Jul 1:44 PM

@joal1969 @METROHouston @transit\_tweets @navargas66 @HADistrict @ladivademexico @RIPCORDBar Thanks! Happy Friday to you too, Jorge!

+



**Hobby Area District** @HADistrict 12 Jul 2:10 PM

Just Oxtails Soul Food is one of the Hobby Area's hidden gems, known for their cafeteria-style home cooking and large portions. Support a local business and try their signature oxtails or catfish with greens! <https://t.co/ZdKo7vQi4J> #souloffood #eatlocal #hobbyrestaurants

—

1

312



**METRO Houston** @METROHouston 18 Jul 3:40 PM

@joal1969 @navargas66 @DowntownHouston @HADistrict @transit\_tweets Have a great one, Jorge! ^B

+



**Jorge Albertto** @joal1969 16 Jul 12:43 PM

Hi amigos happy Monday @METROHouston @transit\_tweets @navargas66 @DowntownHouston @HADistrict @ladivademexico <https://t.co/r2pkh3ZxBG>

+



**Hobby Area District** @HADistrict 18 Jul 1:56 PM

Just a little reminder that students ride @METROHouston for FREE this summer. #rideMETRO <https://t.co/aYUzVqQ8uE>

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313



**Jorge Albertto** @joal1969 11 Jul 12:27 PM

Good morning have a great Wednesday @navargas66 @transit\_tweets @METROHouston @buffalobayou @RIPCORDBar @ladivademexico @HADistrict <https://t.co/lkHV016hNm>

+



**Hobby Area District** @HADistrict 18 Jul 1:53 PM

Travel tip #1: Use @HobbyAirport :wink: if you're flying. <https://t.co/rxFYladJia>

—

2

313

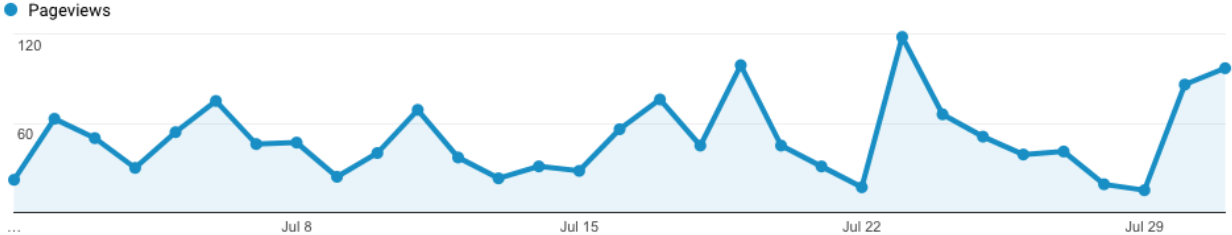


July 2018 Website Report:

Website Pageviews for Jul1 1-31, 2018

1,540  
Pageviews  
Last Month: 1,718

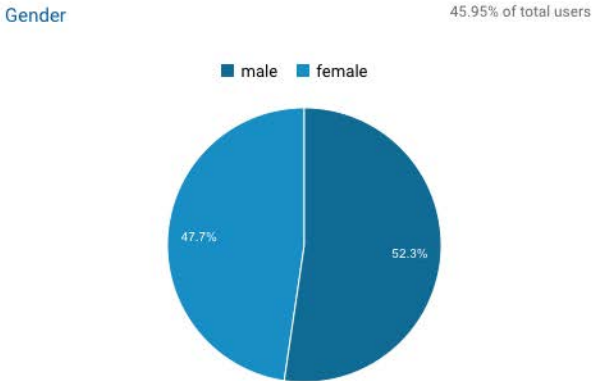
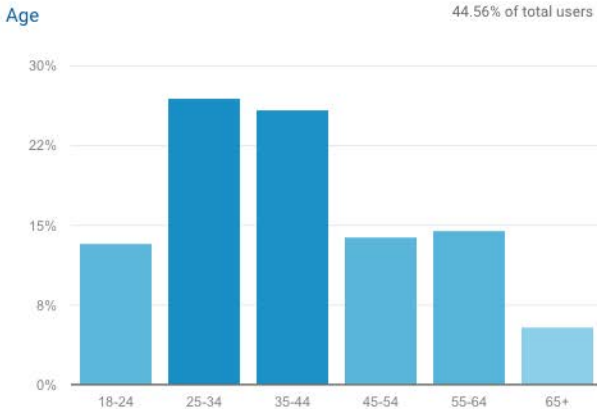
1:39  
Avg. Session  
Duration (min)



Top 5 Most Viewed Pages

Home Page	335
610 Gulf Freeway Construction	191
HobbyFest	72
Heart for Hobby executive directors HPD experience guides strategy on crime	37
Contacts	36

Visitor Information



**BRE change to H20 (Hobby to Opportunity):**

- Staff has contacted a graphic designer to develop 3 logos branding the new program. Three variations of the logo are attached to this report. Upon an agreement from the MAC and BRE teams, we selected the logo shown below. Updated marketing materials will be produced to broadcast the new look and feel of the program.

**Events*****Board and Staff Retreat 2018:***

- Date: August 10th – 11<sup>th</sup>
- Board Meeting Scheduled for Saturday, August 11<sup>th</sup> at 9:00am
- Location: The Houstonian
- Room reservation link will be sent to all Board members

***Holiday Social:***

- Date: Thursday, December 13<sup>th</sup>
- Board Meeting Time: 6:00pm
- Holiday Social Time: 7:00pm-10:00pm (immediately following the Board meeting)
- Location: Houston Club

***State of the District 2019:***

- Potential Dates: February 7, 2019 and February 14, 2019; February 21<sup>st</sup> and 28<sup>th</sup> **not** available at the Doubletree.
- Previous Event Speakers:
  - Speaker at 1st Annual Event-Jeff Moseley, Texas Transportation Commissioner
  - Speaker at 2nd Annual Event-Bob Harvey, Greater Houston Partnership
  - Speaker at 3rd Annual Event-Dr. Stephen Kleinberg
  - Speaker at 4th Annual Event: Tom Lambert
- Potential 2019 Speakers:
  - President of HEB-Scott McClelland
  - Port Authority-Janice Longoria
  - Ray Perryman-The Perryman Group
  - Mattress Mack
- Location: Doubletree Hilton Hobby Hotel or Houston Marriott South pending date availability

# Hobby Area District



# INCIDENT REPORT

**July 2018 Redacted**

TX PSB #C15942

## Prepared for Hobby Area Management District

### About Incident Reports

The report is a month-long summary of notable incidents as reported in the officers' daily reports. During an officer's patrol, he or she will do many things that aren't recorded, including but not limited to showing a presence to proactively ward off unwanted activity, speaking with residents about problems and concerns, and checking out suspicious vehicles, people, and activities.

Additionally, the S.E.A.L. Security Dispatch Center may receive calls concerning dangerous or potentially threatening situations, activity, and observations of incidents that occurred in the area. All calls have been recorded to provide the Hobby Management District information that could impact operations and reputation.

### About S.E.A.L. Security Solutions LLC

S.E.A.L. Security is a privately-owned security company with offices in Houston, San Antonio and Corpus Christi, and contracted to safeguard your community and be on call during high-risk situations. All S.E.A.L. Security officers are armed, utilize marked vehicles to conduct patrols, and take a proactive position to secure your community.

S.E.A.L. Security's expanded canine (K-9) division may include foot patrol in your community. In addition to patrol services, some K9s are trained in drug and explosive detection. S.E.A.L. Security's specially trained experts and their K9 partners can be one of the most effective security tools to deter and prevent crime. In the interest of safety, it is asked that clients and residents do not approach the K9's or attempt to pet them. Everyone's assistance is greatly appreciated.

### Disclaimer

The information contained in this report is based on the information at the time of reporting, from sources believed to be reliable, and is true to the best of S.E.A.L.'s knowledge. S.E.A.L. provides the Board information in the report for the Board's sole use and purpose in its management and execution of its authorized duties. S.E.A.L. does not intend that the information contained in this report be disclosed to, relied on, or otherwise used by, anyone other than those authorized to receive such information. The information and the reports may contain personal, private, or otherwise identifying information and may compromise the safety and security of others. As such, the publication, dissemination, or disclosure of the report or information therein of any kind to anyone not authorized to receive such information shall be at the sole risk and liability of the Board, its members, and those authorized to receive such information, and each shall hold S.E.A.L. harmless and indemnify S.E.A.L. for any and all liability arising from any publication or disclosure.



## SUMMARY PAGE YTD 2018

Incident:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
Alarm	4	1	1	2	5	9	0						22
Animal	2	0	2	1	0	0	0						5
Arrest	1	2	0	0	1	0	0						4
Assault	1	3	1	1	2	0	1						9
Assistance	8	5	5	7	14	11	5						55
Burglary/Habitation	0	3	0	0	0	0	0						3
Burglary of Vehicle	0	4	0	0	3	0	0						7
Business Contacts*	7	32	904	1136	1593	1229	1052						5953
Calls to Hotline	56	69	75	60	71	74	60						465
Constituent Contacts*	140	990	853	837	994	753	709						5276
CTW	1	5	1	3	1	1	0						12
Damage/Defacement	0	3	2	1	1	0	0						7
Disturbance/Noise	2	3	2	4	4	1	0						16
EMS/FD/HD	0	2	0	0	2	2	4						10
Information	5	0	1	1	1	1	0						9
Robbery	3	0	0	1	0	0	0						4
Solicitor	3	0	5	3	5	3	0						19
Suspicious Activity	3	1	3	2	1	0	0						10
Suspicious Person	12	18	16	11	17	15	37						126
Suspicious Vehicle	9	9	6	5	3	4	5						41
Theft	4	5	2	1	0	1	4						17
Vehicle Collision	0	1	1	3	0	0	0						5

*\*The Business and Constituent Contacts tallies are based on forms filed with incomplete data and thus are suspected to be vastly underreported.*

### **Hobby Area Management Hotline – 713.489.6300**

Call the Hobby Area Management Hotline to report suspicious activity or anything that seems out of place.

**Tuesday, July 3**

3:02 pm Officer assisted the occupants of a disabled vehicle at the intersection of Telephone and Airport with calling a tow truck.

**Wednesday, July 4**

9:00 am Officer on patrol found two vagrants in the parking garage and removed them without issue.

3:00 pm Officers assisted motorists who were stuck in the high water around Monroe for the next several hours, including blocking people from Monroe, at the behest of HPD.

**Thursday, July 5**

7:00 pm Officer responded to a complaint of trespassers at 8800 Airport. The subjects left without issue.



**Friday, July 6**

10:02 pm Officer spotted a vagrants' camp at Thai Xuan Village and removed the subjects without issue.



**Sunday, July 8**

11:01 pm Officer spotted vagrants making a camp at Thai Xuan Village and removed them without issue.

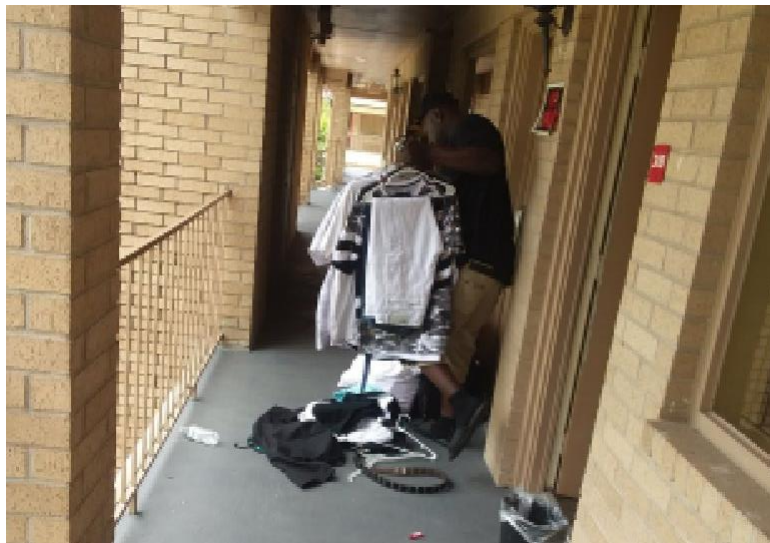
**Tuesday, July 10**

11:22 am Officer responded to Travelodge, 8850 Airport, to remove suspects from a room. They agreed to pack up and leave.

12:37 pm Officer spotted a subject having a mental health issue, walking in the middle of the street on the 7000 block of Airport, repeatedly screaming "this island needs to be destroyed!" Officer requested HPD, which responded and took the subject into custody for a mental health evaluation.



1:20 pm Officer again responded to the Travelodge regarding the same subjects refusing to leave. They packed up and left.



7:00 pm Officer responded to Shell, 9802 Gulf Fwy., regarding a vagrant causing a disturbance. He was gone on arrival.

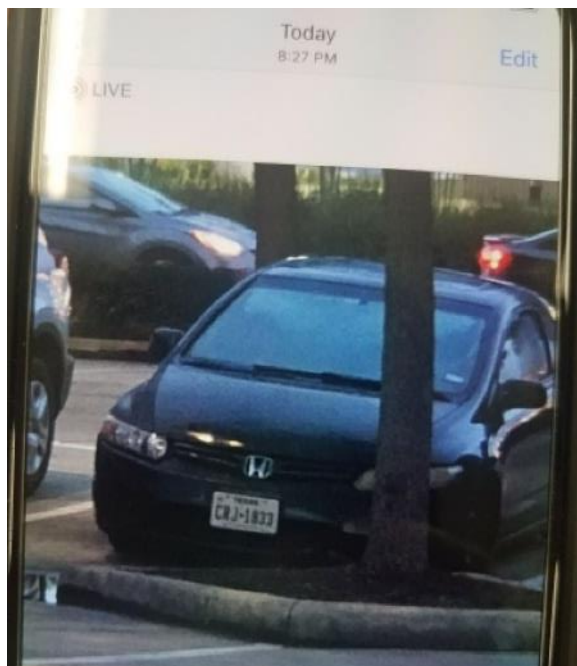
**Wednesday, July 11**

1:31 pm Officers responded to Travelodge regarding an intoxicated, belligerent subject refusing to leave. He left without issue.



**Thursday, July 12**

8:34 pm Officer responded to CVS at Broadway and Belfort regarding a suspicious, possibly stolen vehicle. It was gone on arrival.



**Saturday, July 14**

9:33 am Officer responded to Shell regarding a belligerent, aggressive panhandler refusing to leave. He complied with orders to leave immediately.

**Tuesday, July 17**

9:22 am Officer responded to Stop and Drive, 8318 Broadway, regarding subjects loitering and possibly soliciting on the property. They were gone on arrival.

9:53 am Officer responded to Shell regarding a fight in progress. Upon arrival, the manager said the subject had attempted to assault them, but they pepper-sprayed him and he fled under the overpass of Gulf Fwy. on Airport. The officer proceeded there, and the subject immediately stated he was having



trouble breathing and needed medical assistance. Then he stated he wanted to die. The officer requested EMS, which responded, and ended up transporting him to the hospital.



6:00 pm Officer noted an abandoned vehicle on the second level of the garage.



**Wednesday, July 18**

8:48 am Officer responded to a shoplifting complaint at CVS, 8234 Broadway. The subject was gone on arrival.

8:19 pm Officer responded to 8300 Broadway regarding a male loiterer refusing to leave. He was gone on arrival. But the officer spotted three more loiterers and removed them with a warning.

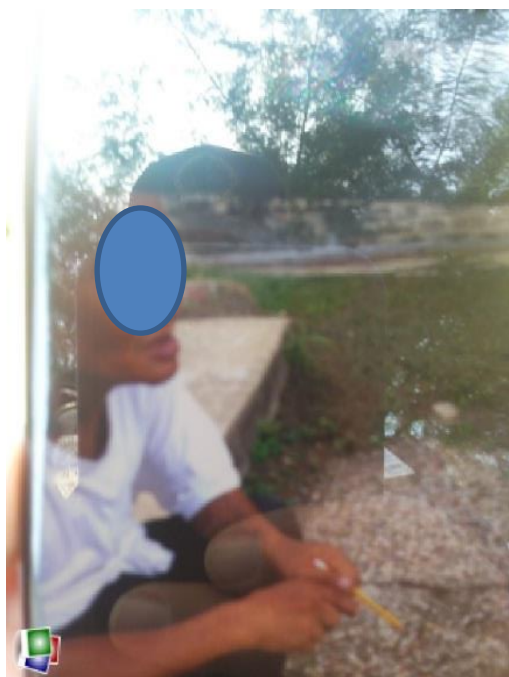
**Thursday, July 19**

3:58 pm Officer responded to Walgreens, 8301 Broadway, to remove a subject from the pharmacy drive-through. Upon arrival, the officer spotted the subject and informed her she could not be at the drive-through on foot. She advised that she wasn't allowed in the store because she had been accused of stealing from it. The officer told her to leave immediately. She complied.

6:10 pm Officer responded to Giant Hotel Liquidators, 8777 Tallyho, regarding a suspicious, occupied vehicle that had been there for about an hour. The officer found it was an insurance adjuster completing a claim.

**Friday, July 20**

11:27 am Officer responded to a complaint of a trespasser at Thai Xuan Village. He was gone on arrival.



1:21 pm Officer responded to Best Western, 8778 Airport, regarding a theft, A subject had entered the premises at 4:19 am and proceeded to the second floor where he stole a TV from a room. The officer was able to determine that the subject had stayed at the Hobby Airport Inn and had checked out at

approximately 10:00 am with three other males who were part of a work crew. The officer provided contact information to the Best Western and to HPD.



6:01 pm Officer responded to A-1 Insurance, 8316 Broadway, to remove a subject from the property. He was gone on arrival.

6:17 pm Officer again responded to A-1 Insurance regarding a loiterer in front of the business. Officer did not find the described subject, but did remove other loiterers.

### **Saturday, July 21**

1:02 pm Officer assisted a motorist who ran out of gas on the feeder road of the 11000 block of the Gulf Fwy. The officer assisted the driver in pushing her vehicle into a parking lot.

7:34 pm Officers on patrol on Airport was flagged down by the chief engineer at Hampton Inn, 8620 Airport, who stated that someone had broken into the hotel from a back door and possibly stole some equipment. Further, he stated the subject might still be inside, and asked if the officers could clear the location. The officers found no one suspicious.



**Tuesday, July 24**

9:58 am Officer responded to Best Western regarding a suspicious vehicle. It was gone on arrival.

10:04 am Officer responded to the Hobby area management district office regarding vagrants sleeping outside of the building. The officer found one such subject and removed him without issue.



2:19 pm Officer responded to Best Western regarding a woman wandering around the property naked. The officer found her at the Hobby Airport Inn, and found that she had been swimming and was wrapped in a towel and wearing garments. Her friends had left her. She was waiting for her mother to pick her up.

2:32 pm Officer responded to Auctions Unlimited, where employees had requested assistance with removing handcuffs from an employee who had been playing around with a set of handcuffs she found, not realizing that there was no key. They were able to remove the handcuffs with an angle grinder.

8:34 pm Officers began the Surge in the Hobby district. At Chilos Restaurant, Bar and Grill they removed three suspected prostitutes.

**Wednesday, July 25**

6:03 pm Officer responded to Exxon, 9223 Airport, regarding two males who stole beer from the store. The manager said they had left on foot and believed they were staying at Motel 6. The officer checked there, the Travelodge and Red Roof Inn, but was unable to locate them.

7:03 pm Officer responded to 7808 Belfort regarding a suspicious vehicle parked there. It was gone on arrival.

**Thursday, July 26**

10:34 am Officer responded to 9441 Alameda Genoa to remove a subject who was sleeping on the sidewalk. The officer made contact with subject and advised him he was on private property and had to leave. He complied.



3:40 pm Officer responded to Ace Hardware, 6860 Telephone, regarding a loiterer. Officer was familiar with the subject as a known panhandler, but he was gone on arrival.

**Friday, July 27**

2:43 pm Officer responded to McDonald's regarding a vagrant harassing customers and refusing to leave. The subject was gone on arrival.

3:08 pm Officer responded to Ace Hardware regarding the same loiterer as the day before. He was gone on arrival.



**Saturday, July 28**

3:02 pm Officer observed black smoke rising in another area of the district and proceeded there. The officer located a fire behind 7900 Lenora and requested Dispatch call HFD. HFD responded and put out what had become a tree, grass and trash fire.



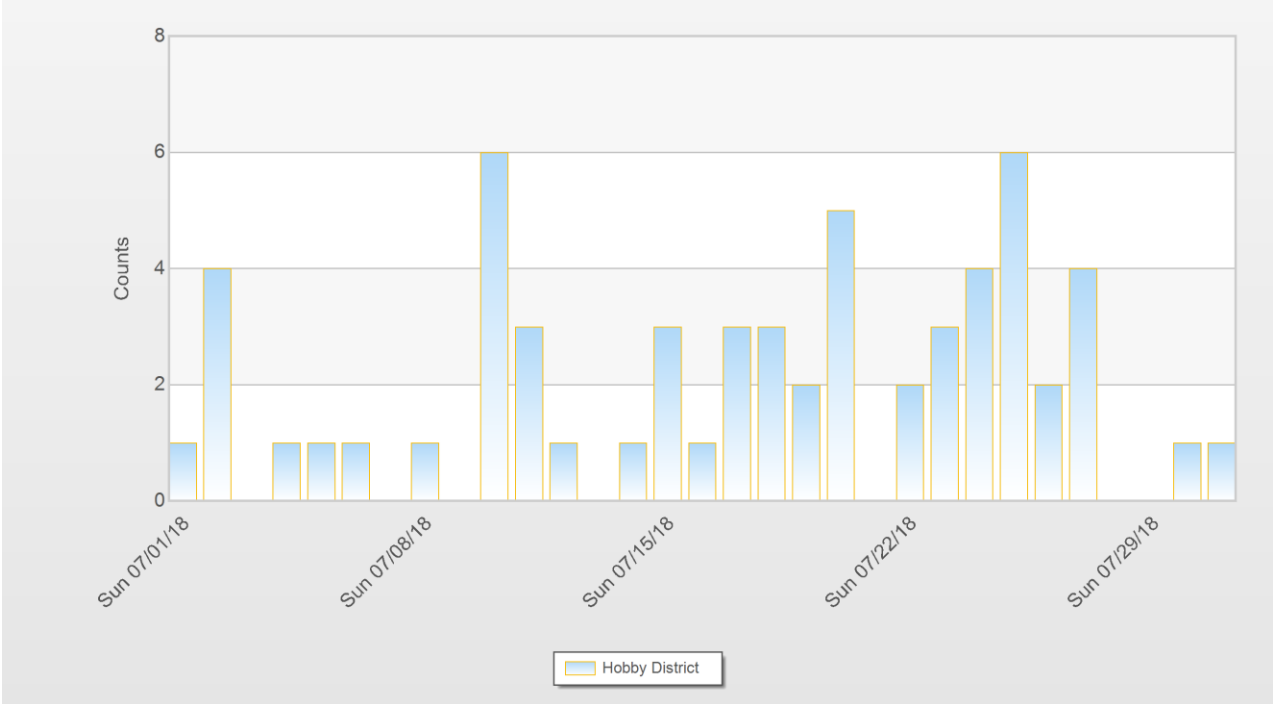
**Tuesday, July 31**

9:16 pm Officer responded to 8234 Broadway regarding a suspicious male who came into the store. He was out on the public sidewalk on arrival, but the officer agreed to wait there while they closed the store, because they thought he would come back. The officer watched until the subject crossed the street to the bus stop and left the area.

# Hobby Area Management Hotline – 713.489.6300

## MONTHLY CALL REPORT

Hobby Area Management Hotline received **60** calls with tips and information.



END OF REPORT





**HOBBY AREA DISTRICT**  
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE)  
CITY OF HOUSTON HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

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**TO:** Hobby Area District Board of Directors

**FROM:** Executive Director

**SUBJECT:** Agenda Item Materials

3. Receive an Update and Recommendations from the Audit Committee
  - a. Director Brown to present 2017 Audit Report for boards review and approval



*ANNUAL FINANCIAL REPORT*

of the

**HARRIS COUNTY  
IMPROVEMENT DISTRICT No. 9**

For the Year Ended  
December 31, 2017

**DRAFT**

# HARRIS COUNTY IMPROVEMENT DISTRICT No. 9

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## ***INDEPENDENT AUDITORS' REPORT***

To the Board of Directors of  
Harris County Improvement District No. 9:

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Harris County Improvement District No. 9 dba Hobby Area Management District (the "District") as of and for the year ended December 31, 2017, 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.

### **Auditors' 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 from 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 auditors' 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 District'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 the major fund of the District as of December 31, 2017, and the respective changes in financial position for the year then ended, in accordance 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 and budgetary comparison information, identified as Required Supplementary Information on the table of contents, 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 Texas Supplementary Information (TSI) is presented for purposes of additional analysis and is not a required part of the basic financial statements. The TSI has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

**DRAFT**  
BELT, HARRIS & PEENACEK, LLP

Bel Harris Peenacek, LLP  
Certified Public Accountants  
Houston, Texas  
May 18, 2018



***MANAGEMENT DISCUSSION  
AND ANALYSIS***

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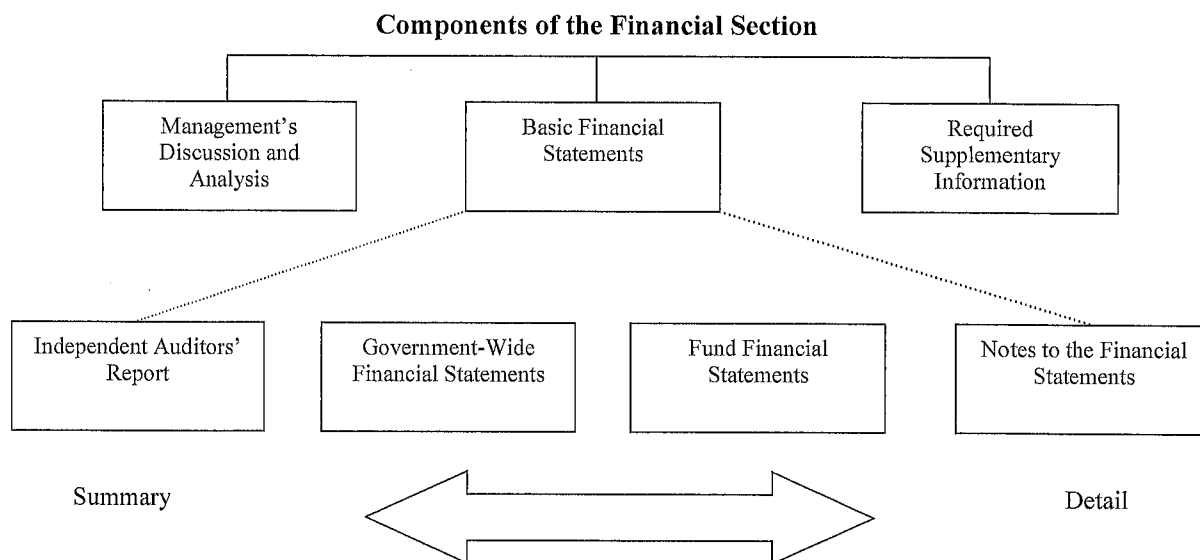
# HARRIS COUNTY IMPROVEMENT DISTRICT No. 9

## MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Year Ended December 31, 2017

The purpose of the Management's Discussion and Analysis (MD&A) is to give the readers an objective and easily readable analysis of the financial activities of Harris County Improvement District No. 9 dba Hobby Area Management District (the "District") for the year ending December 31, 2017. The analysis is based on currently known facts, decisions, or economic conditions. It presents a short and long-term analysis of the District's activities, compares current year results with those of the prior year, and discusses the positive and negative aspects of that comparison. Please read the MD&A in conjunction with the District's financial statements, which follow this section.

### THE STRUCTURE OF OUR ANNUAL REPORT



The District's basic financial statements include (1) government-wide financial statements, (2) individual fund financial statements, and (3) notes to the financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statement themselves.

#### Government-Wide Statements

The government-wide statements report information for the District as a whole. These statements include transactions and balances relating to all assets, including capital assets. These statements are designed to provide information about the cost of services, operating results, and financial position of the District as an economic entity. The Statement of Net Position and the Statement of Activities, which appear first in the District's financial statements, report information on the District's activities that enable the reader to understand the financial condition of the District. These statements are prepared using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account even if cash has not yet changed hands.

The Statement of Net Position presents information on all of the District's assets, liabilities, and deferred outflows/inflows 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 is improving or deteriorating. Other nonfinancial factors, such as the District's property assessment base and the condition of the District's infrastructure, need to be considered to assess the overall health of the District.

The Statement of Activities presents information showing how the District's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change

# HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

## MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

### For the Year Ended December 31, 2017

occurs, regardless of the timing of related cash flows – the accrual method rather than modified accrual that is used in the fund level statements.

The Statement of Net Position and the Statement of Activities present the District's financials using one class of activity:

1. *Governmental Activities* – All the District's activities are reported within this class.

The government-wide financial statements can be found after the MD&A.

## **FUND FINANCIAL STATEMENTS**

Funds may be considered as operating companies of the parent corporation, which is the District. They are usually segregated for specific activities or objectives. The District uses fund accounting to ensure and demonstrate compliance with finance-related legal reporting requirements. The District's operations are reported using governmental funds.

### **Governmental Funds**

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as *balances of spendable resources* available at the end of the year. Such information may be useful in evaluating the District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The District maintains two governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the general fund and Hobby area improvement fund, which are considered major funds for reporting purposes.

The District adopts an annual budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with this budget.

### **Notes to Financial Statements**

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes are the last section of the basic financial statements.

### **Other Information**

In addition to basic financial statements, MD&A, and accompanying notes, this report also presents certain Required Supplementary Information (RSI). The RSI includes a budgetary comparison schedule for the general fund. RSI can be found after the notes to the basic financial statements.

# HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

## MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

For the Year Ended December 31, 2017

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of the District's financial position. Assets exceeded liabilities and deferred inflows of resources by \$1,608,423 as of December 31, 2017.

A portion of the District's net position, \$211,757 or 13%, reflects its investments in capital assets (e.g., land, building and improvements, equipment, and construction in progress) less any debt used to acquire those assets that is still outstanding. The District uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending.

#### Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

	<u>Governmental Activities</u>	
	<u>2017</u>	<u>2016</u>
Current and other assets	\$ 3,338,150	\$ 2,834,890
Capital assets, net	211,757	163,847
<b>Total Assets</b>	<u>3,549,907</u>	<u>2,998,737</u>
Other liabilities	111,284	152,183
<b>Total Liabilities</b>	<u>111,284</u>	<u>152,183</u>
Deferred inflows - property assessment	1,830,200	1,784,644
<b>Total Deferred Inflows of Resources</b>	<u>1,830,200</u>	<u>1,784,644</u>
<b>Net Position:</b>		
Net investment in capital assets	211,757	163,847
Unrestricted	1,396,666	898,063
<b>Total Net Position</b>	<u>\$ 1,608,423</u>	<u>\$ 1,061,910</u>

During the current fiscal year, the District's net position increased by \$546,513 mainly due to the property assessment increase and the reimbursements received from Scenic Houston. The revenue recognition for the 2017 assessment has been fully deferred to the 2018 fiscal year.



# HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

## MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

For the Year Ended December 31, 2017

### Statement of Activities:

The following table provides a summary of the District's changes in net position:

	Governmental Activities	
	2017	2016
<b>Revenues</b>		
Property assessment	\$ 1,756,107	\$ 1,688,275
Investment earnings	12,348	-
Other revenues	391,540	99,382
<b>Total Revenues</b>	<u>2,159,995</u>	<u>1,787,657</u>
<b>Expenses</b>		
Professional services	27,562	36,510
Contracted services	499,468	1,477,824
Public safety and security	397,613	364,074
Community development	64,861	46,168
Environmental and urban design	386,566	200,581
Business and economic development	86,029	183,562
Communication, public affairs, and marketing	38,625	-
Other	112,758	62,139
<b>Total Expenses</b>	<u>1,613,482</u>	<u>2,370,858</u>
<b>Change in Net Position</b>	546,513	(583,201)
Beginning net position	<u>1,061,910</u>	<u>1,645,111</u>
<b>Ending Net Position</b>	<u>\$ 1,608,423</u>	<u>\$ 1,061,910</u>

### FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

**Governmental Funds** – The District's general fund fund balance as of December 31, 2017 was \$1,324,100. The fund balance increased by \$520,904 from prior year. This increase was due to the District assessment and collections of property assessment during the fiscal year.

The Hobby area improvement fund has a fund balance as of December 31, 2017 was \$69,584. The fund balance increased by \$3,436 from prior year. This increase was mainly due to more sponsorship revenues received from the Hobby fest.

### GENERAL FUND BUDGETARY HIGHLIGHTS

Actual revenues were \$267,576 more than budgeted primarily as the result of reimbursements that were received, but not budgeted. Actual expenditures were \$1,434,304 less than budgeted primarily due to less capital outlay; communication, public affairs, and marketing; and business and economic development expenditures than anticipated.

# **HARRIS COUNTY IMPROVEMENT DISTRICT No. 9**

## ***MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)***

**For the Year Ended December 31, 2017**

### **CAPITAL ASSETS**

At the end of the year, the District's government activities had invested \$211,757 in a variety of capital assets and infrastructure, net of depreciation.

Major capital asset events during the current year include the following:

- Branding geographic identity project for \$16,911.
- Bus shelters project for \$47,197.

More detailed information on the District's capital assets is presented in note 5 to the financial statements.

### **ECONOMIC FACTORS AND NEXT YEAR'S BUDGET**

The District's budgeted expenditures for 2018 are \$3,475,134. The District's property assessment rate will be \$0.15 per \$100 of the property assessed value for the 2018 fiscal year.

### **CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This financial report is designed to provide a general overview of the District's finances. Questions concerning this report or requests for additional information should be addressed to Harris County Improvement District No. 9, 8121 Broadway, Suite 199, Houston, Texas 77061.

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***BASIC FINANCIAL STATEMENTS***

**HARRIS COUNTY IMPROVEMENT DISTRICT No. 9****STATEMENT OF NET POSITION AND  
BALANCE SHEET - GOVERNMENTAL FUNDS**

December 31, 2017

	General	Hobby Area Improvement	Total Governmental Funds Balance Sheet	Adjustments
<b><u>Assets</u></b>				
Cash and cash equivalents	\$ 239,651	\$ 70,409	\$ 310,060	\$ -
Investments	1,285,899	-	1,285,899	-
Property assessment receivable	1,742,191	-	1,742,191	-
Construction in progress	-	-	-	50,417
Net depreciable capital assets	-	-	-	161,340
<b>Total Assets</b>	<b>3,267,741</b>	<b>70,409</b>	<b>3,338,150</b>	<b>211,757</b>
<b><u>Liabilities</u></b>				
Accounts payable	88,924	825	89,749	-
Long-term liabilities				
Due within one year	-	-	-	19,381
Due in more than one year	-	-	-	2,154
<b>Total Liabilities</b>	<b>88,924</b>	<b>825</b>	<b>89,749</b>	<b>21,535</b>
<b><u>Deferred Inflows of Resources</u></b>				
Unavailable revenue- property assessment	1,854,717	-	1,854,717	(24,517)
<b>Total Deferred Inflows of Resources</b>	<b>1,854,717</b>	<b>-</b>	<b>1,854,717</b>	<b>(24,517)</b>
<b><u>Fund Balance/Net Position</u></b>				
<b>Fund balance:</b>				
Unassigned	1,324,100	69,584	1,393,684	(1,393,684)
<b>Total Fund Balances</b>	<b>1,324,100</b>	<b>69,584</b>	<b>1,393,684</b>	<b>(1,393,684)</b>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<b>\$ 3,267,741</b>	<b>\$ 70,409</b>	<b>\$ 3,338,150</b>	
<b>Net Position:</b>				
Net investment in capital assets				211,757
Unrestricted				1,396,666
<b>Total Net Position</b>				<b>\$ 1,608,423</b>

See Notes to Financial Statements.



**Statement of  
Net Position**

\$		310,060					
		1,285,899					
		1,742,191					
		50,417					
		161,340					
		<u>3,549,907</u>					
		89,749					
		19,381					
		2,154					
		<u>111,284</u>					
		<u>1,830,200</u>					
		<u>1,830,200</u>					
		<u>-</u>					
		<u>-</u>					
		211,757					
		<u>1,396,666</u>					
		<u>\$ 1,608,423</u>					

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**HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE**  
**STATEMENT OF NET POSITION**

December 31, 2017

Total fund balances for governmental funds	\$	1,393,684
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Deferred assessment revenue became part of recognized revenue in the governmental activities of the District.		24,517
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.		211,757
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.		
Compensated absences		(21,535)
<b>Net Position of Governmental Activities</b>	<b>\$</b>	<b><u>1,608,423</u></b>

# HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

## STATEMENT OF ACTIVITIES AND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS

For the Year Ended December 31, 2017

	General	Hobby Area Improvement	Total Governmental Funds	Adjustments
<b>Revenues</b>				
Property assessment	\$ 1,739,874	\$ -	\$ 1,739,874	\$ (4,202)
Penalty and interest revenue	20,435	-	20,435	-
Investment earnings	12,348	-	12,348	-
Other income	360,533	31,007	391,540	-
<b>Total Revenues</b>	<b>2,133,190</b>	<b>31,007</b>	<b>2,164,197</b>	<b>(4,202)</b>
<b>Expenditures/Expenses</b>				
<b>Service operations:</b>				
Professional fees	27,562	-	27,562	-
Contracted services	477,933	-	477,933	21,535
Public safety and security	397,613	-	397,613	-
Community development	-	64,861	64,861	-
Environmental and urban design	386,566	-	386,566	-
Business and economic development	74,448	11,581	86,029	-
Communication, public affairs, and marketing	38,625	-	38,625	-
Other	81,301	1,129	82,430	-
Depreciation	-	-	-	16,198
<b>Capital outlay</b>	<b>78,238</b>	<b>-</b>	<b>78,238</b>	<b>(64,108)</b>
<b>Total Expenditures/Expenses</b>	<b>1,562,286</b>	<b>77,571</b>	<b>1,639,857</b>	<b>(26,375)</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures/Expenses</b>				
	570,904	(46,564)	524,340	22,173
<b>Other Financing Sources (Uses)</b>				
Transfers in (out)	(50,000)	50,000	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>(50,000)</b>	<b>50,000</b>	<b>-</b>	<b>-</b>
<b>Change in Fund Balances/ Net Position</b>	<b>520,904</b>	<b>3,436</b>	<b>524,340</b>	<b>22,173</b>
Beginning fund balances/net position	803,196	66,148	869,344	192,566
<b>Ending Fund Balances/Net Position</b>	<b>\$ 1,324,100</b>	<b>\$ 69,584</b>	<b>\$ 1,393,684</b>	<b>\$ 214,739</b>

See Notes to Financial Statements.

**Statement of  
Activities**

\$		1,735,672							
		20,435							
		12,348							
		391,540							
		<u>2,159,995</u>							
		27,562							
		499,468							
		397,613							
		64,861							
		386,566							
		86,029							
		38,625							
		82,430							
		16,198							
		14,130							
		<u>1,613,482</u>							
		<u>546,513</u>							
		-							
		-							
		546,513							
		<u>1,061,910</u>							
		<u>\$ 1,608,423</u>							



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**HARRIS COUNTY IMPROVEMENT DISTRICT No. 9**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGE**  
**IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**

For the Year Ended December 31, 2017

Net change in fund balances - total governmental funds	\$	524,340
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital expenditures in the period purchased. However, in the Statement of Net Position, capital assets are increased by new constructions		
		64,108
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.		
		(16,198)
Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore, are not reported as expenditures in governmental funds. Compensated absences		
		(21,535)
Governmental funds report assessment revenue when it is collected. However, in the Statement of Net Position, revenue is recorded in the accounting period for which the assessments are levied.		
		<u>(4,202)</u>
<b>Change in Net Position of Governmental Activities</b>	<b>\$</b>	<b><u>546,513</u></b>

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# HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

## NOTES TO FINANCIAL STATEMENTS (Continued)

For the Year Ended December 31, 2017

### NOTE 1 – CREATION OF DISTRICT

Harris County Improvement District No. 9 dba Hobby Area Management District (the “District”) was created effective June 15, 2007 by the Texas Legislature under provisions of House Bill No. 4110, of the 80th Legislature, Regular Session, 2007, codified as Chapter 3859, Texas Special District Local Laws Code (the “Act”). Pursuant to the provisions of the Act creating the District, the District is empowered to promote, develop, encourage, and maintain employment, commerce, transportation, housing, tourism, recreation, the arts, entertainment, economic development, safety, and the public welfare in the area of the District. The Board of Directors held its organizing meeting on June 22, 2007.

### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements and accounting policies of the District are prepared in conformity with generally accepted accounting principles for local governmental units as prescribed by the Governmental Accounting Standards Board (GASB), which is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District’s significant accounting policies are described below.

#### A. Reporting Entity

The District has adopted GASB Statements No. 14, *The Financial Reporting Entity*, and No. 39, *Determining Whether Certain Organizations Are Component Units*. In accordance with these statements, a financial reporting entity consists of the primary government, organizations for which the primary government is financially accountable, and other organizations for which the primary government is not accountable, but for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity’s financial statements to be misleading or incomplete.

The District is governed by a board of directors consisting of 11 directors who serve staggered terms of four years with five or six directors’ terms expiring June 1 of each odd-numbered year. Naming of the initial Board of Directors (the “Board”) was part of the legislative process. While it is typical that most Board members appointed to the initial Board satisfy the basic requirements for service described in Chapter 375 of the *Texas Local Government Code*, it is not required that they do so. Board resignations, replacements, and appointments will be made in accordance with Chapter 375 of the *Texas Local Government Code*. As required by generally accepted accounting principles, these financial statements present the activities of the District, which is considered to be the primary government, as well as the reporting entity.

#### Blended Component Unit

##### Hobby Area Improvement Corporation

The Hobby Area Improvement Corporation (the “Corporation”) has been included in the reporting entity as a blended component unit. The Corporation was organized and operated exclusively for one or more charitable purpose. The Corporation was further organized for the purpose of aiding, assisting, and acting on behalf of the District in the performance of its governmental functions to construct, acquire, operate, maintain, and finance parks, green space, landscaping, beautification, and recreational improvement to benefit the District; to advance the civic, social, commercial, industrial, and economic interest of the District and to raise, administer, and distribute the funds necessary for the active promotion of these interests; and to aid, assist, and act on behalf of the District in the administration and operation of a tax increment zone created by, for, or in the area of, the District.

# HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

## NOTES TO FINANCIAL STATEMENTS (Continued)

For the Year Ended December 31, 2017

The Corporation is included in the District's reporting entity because of the significant of its operational or financial relationships with the District. The District appoints a majority of the Corporation's Board and is either able to impose its will on it or a financial benefit/burden exists.

Complete financial statements of the component unit can be obtained from administrative office of the District.

### B. Government-Wide Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all activities of the primary government and its component unit. Governmental activities are normally supported by assessment and intergovernmental revenues.

### C. Basis of Presentation – Government-Wide Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

### D. Basis of Presentation – Fund Financial Statements

The fund financial statements provide information about the District's funds. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column.

The District reports the following governmental funds:

The *general fund* is used to account for all financial transactions not properly included in other funds. The general fund is always considered a major fund for reporting purposes.

The *hobby area improvement fund* is used to accounts for financial transactions for specific District events, like Hobby fest, State of the District. The hobby area improvement fund is considered a major fund for reporting purpose.

Certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column.

### E. Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property



# HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

## NOTES TO FINANCIAL STATEMENTS (Continued)

For the Year Ended December 31, 2017

assessment is recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property assessment and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of yearend). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of yearend). All other revenue items are considered to be measurable and available only when cash is received by the District.

### **F. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance**

#### **1. Cash and Cash Equivalents**

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

#### **2. Investments**

Investments, except for certain investment pools, commercial paper, money market funds, and investment contracts, are reported at fair value. The investment pools operate in accordance with appropriate state laws and regulations and are reported at amortized cost. Money market funds, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations and commercial paper that have a remaining maturity of one year or less upon acquisition, are reported at amortized cost. Investments in nonparticipating interest earning contracts, such as certificates of deposits, are reported at cost.

# HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

## NOTES TO FINANCIAL STATEMENTS (Continued)

For the Year Ended December 31, 2017

The District has adopted a written investment policy regarding the investment of its funds as defined in the Public Funds Investment Act, Chapter 2256, Texas Government Code. In summary, the District is authorized to invest in the following:

- Direct obligations of the U.S. Government or U.S. Government agencies
- Fully collateralized certificates of deposit
- Money market mutual funds that meet certain criteria
- Bankers' acceptances
- Statewide investment pools

### 3. Capital Assets

Capital assets, which include property, plant, equipment, and construction in progress, are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the assets' lives are not capitalized.

Property, plant, and equipment of the District are depreciated using the straight-line method over the following estimated useful years.

<u>Asset Description</u>	<u>Estimated Useful Life</u>
Property improvement	5-40 years
Machinery and equipment	2-10 years

### 4. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The District has no items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District has only one type of item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property assessment. This amount is deferred and recognized as an inflow of resources in the period that the amount becomes available. At the government-wide level, the District reports a deferred inflow of resources for that portion of property assessment that was collected for use in the subsequent period.

# HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

## NOTES TO FINANCIAL STATEMENTS (Continued)

For the Year Ended December 31, 2017

### 5. Compensated Employee Absences

The District provides its employees with personal time off (PTO) for vacation, sick leave, personal times and holidays. PTO may be accumulated from year to year up to 480 hours. PTO hours that would surpass the 480-hour limit will be paid on the next pay period following the limit being exceeded. Upon termination, any unused PTO hours will be paid. The estimated amount of compensation for services provided that is expected to be liquidated with expendable, available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it when it matures or becomes due. Amounts of accumulated PTO that are not expected to be liquidated with expendable, available financial resources are maintained separately and represent a reconciling item between the fund and government-wide presentations.

### 6. Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

### 7. Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

### 8. Fund Balance Policies

Fund balances of governmental funds are reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

Amounts that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact are classified as nonspendable fund balance. Amounts that are externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions are classified as restricted.

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the District's highest level of decision-making authority. The Board of Directors (the "Board") is the highest level of decision-making authority for the District that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

# HARRIS COUNTY IMPROVEMENT DISTRICT No. 9

## NOTES TO FINANCIAL STATEMENTS (Continued)

For the Year Ended December 31, 2017

Amounts in the assigned fund balance classification are intended to be used by the District for specific purposes but do not meet the criteria to be classified as committed. The Board may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

### 9. Estimates

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

### G. Fund Equity

#### Restatement of Beginning Net Position

Beginning net position for governmental activities has been restated as follows:

Prior year ending net position as reported	\$	2,290,304
Construction in progress reclassification		(1,294,542)
Fund balance restatement-Hobby area improvement		66,148
Restated beginning net position	<u>\$</u>	<u>1,061,910</u>

### NOTE 3 – CASH AND TEMPORARY INVESTMENTS

As of December 31, 2017, the District had the following investments:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Weighted Average Maturity(Year)</u>
Certificates of deposit	\$ 496,711	0.71
TexSTAR	789,188	0.00
<b>Total Fair Value</b>	<u>\$ 1,285,899</u>	
Portfolio weighted average maturity		0.28

*Interest rate risk.* In accordance with its investment policy, the District manages its exposure to declines in fair values by structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations and invest operating funds primarily in short-term securities.

*Custodial credit risk-deposits.* In the case of deposits, this is the risk that the District's deposits may not be returned in the event of a bank failure. The District's investment policy requires funds on deposit at the depository bank to be collateralized by securities. As of December 31, 2017, fair market values of pledged securities and FDIC coverage exceeded bank balances.

*Custodial credit risk-investments.* For an investment, this is the risk that the District will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party in the event of the failure of the counterparty. The District's investment policy requires that it will seek to

# HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

## NOTES TO FINANCIAL STATEMENTS (Continued)

For the Year Ended December 31, 2017

safekeep securities at financial institutions, avoiding physical possession. Further, all trades, where applicable, shall be conducted on a delivery versus payment basis or commercial book entry system as utilized by the Federal Reserve and shall be protected through the use of a third-party custody/safekeeping agent.

*Credit risk*-The District's policy requires that investment pools must be rated no lower than 'AAA' or 'AAA-m'. Bankers' acceptances must be issued in the United States and carry a rating of 'A1'/'P1' as provided by two of the top nationally recognized rating agencies. As of December 31, 2017, the District's investment in TexSTAR was rated 'AAAm' by Standard & Poor's.

### TexSTAR

The Texas Short-Term Asset Reserve Fund (TexSTAR) is a local government investment pool organized under the authority of the Interlocal Cooperation Act, Chapter 791, Texas Government Code, and the Public Funds Investment Act, Chapter 2256, Texas Government Code. TexSTAR was created in April 2002 by contract among its participating governmental units and is governed by a board of directors. JPMorgan Fleming Asset Management (USA), Inc. and First Southwest Asset Management, Inc. act as co-administrators, providing investment management services, participant services, and marketing. JPMorgan Chase Bank and/or its subsidiary, J.P. Morgan Investor Services, Inc., provide custodial, transfer agency, fund accounting, and depository services.

TexSTAR is measured at amortized cost. TexSTAR's strategy is to seek preservation of principal, liquidity, and current income through investment in a diversified portfolio of short-term marketable securities. The City has no unfunded commitments related to TexSTAR. TexSTAR has a redemption notice period of one day and may redeem daily. TexSTAR's authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium, or national or state emergency that affects TexSTAR's liquidity.

### NOTE 4 – ANNUAL ASSESSMENT

In accordance with the Act creating the District, the District may levy an ad valorem tax, an assessment, an impact fee, or another fee in accordance with Chapter 49, Water Code, for a purpose specified by Chapter 375, Local Government Code, to provide improvements and services for a project or activity the District is authorized to acquire, construct, improve, or provide under this Act.

On November 14, 2013, an order (the "Order") was adopted granting a petition for a service plan (the "Service Plan") and an assessment roll for the District. The Order authorized levying an annual assessment that would assure sufficient funding for the services to be provided under the ten-year (2008-2017) term of the Service Plan. The Order authorized an assessment of \$0.15 per \$100 valuation on land and improvements of commercial property owners within the District throughout the term of the Service Plan.

For the 2017 assessment year, the District levied an ad valorem assessment of \$0.15 per \$100 of assessed valuation, resulting in an assessment of \$1,830,200. Revenue recognition for the 2017 assessment has been fully deferred to the 2018 fiscal year.

The District's calendar for collection of the assessment 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



# HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

## NOTES TO FINANCIAL STATEMENTS (Continued)

For the Year Ended December 31, 2017

### NOTE 5 – CAPITAL ASSETS

A summary of changes in capital assets for the year ended December 31, 2017 is as follows:

	<u>Beginning Balances</u>	<u>Increases</u>	<u>Decreases/ Reclassifications</u>	<u>Ending Balances</u>
<b>Governmental Activities</b>				
Capital assets not being depreciated:				
Construction in progress	\$ 1,458,389	\$ 64,108	\$ (1,472,080)	\$ 50,417
<b>Total capital assets not being depreciated</b>	<u>1,458,389</u>	<u>64,108</u>	<u>(1,472,080)</u>	<u>50,417</u>
Other capital assets:				
Building and improvements	-	177,538	-	177,538
<b>Total other capital assets</b>	<u>-</u>	<u>177,538</u>	<u>-</u>	<u>177,538</u>
Less accumulated depreciation for				
Building and improvements	-	(16,198)	-	(16,198)
<b>Total accumulated depreciation</b>	<u>-</u>	<u>(16,198)</u>	<u>-</u>	<u>(16,198)</u>
Other capital assets, net	-	161,340	-	161,340
<b>Governmental Activities Capital Assets, Net</b>	<u>\$ 1,458,389</u>	<u>\$ 225,448</u>	<u>\$ (1,472,080)</u>	<u>\$ 211,757</u>
<b>Net Investment in Capital Assets</b>				<u>\$ 211,757</u>

### NOTE 6 – LONG-TERM DEBT

The long-term liabilities for the governmental activities at year end is as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Governmental Activities:</b>					
Compensated absences	\$ 7,278	\$ 29,433	\$ 15,176	\$ 21,535	\$ 19,381
<b>Total Governmental Activities</b>	<u>\$ 7,278</u>	<u>\$ 29,433</u>	<u>\$ 15,176</u>	<u>\$ 21,535</u>	<u>\$ 19,381</u>
<b>Long-Term Liabilities Due In More Than One Year</b>				<u>\$ 2,154</u>	

### NOTE 7 – INTERFUND TRANSACTIONS

Transfers between the governmental funds during the year were as follows:

	<u>Transfer In</u>	<u>Transfer Out</u>	<u>Amount</u>
Hobby area improvement fund		General fund	<u>\$ 50,000</u>

# HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

## NOTES TO FINANCIAL STATEMENTS (Continued)

For the Year Ended December 31, 2017

### NOTE 8 – 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 for which the District participates along with 2,617 other entities in the Texas Municipal League's Intergovernmental Risk Pools (the "Pool"). The Pool purchases commercial insurance at group rates for participants in the Pool. The District has no additional risk or responsibility to the Pool, outside of the payment of insurance premiums. The District has not significantly reduced insurance coverage or had settlements that exceeded coverage amounts for the past three years.

### NOTE 9 – AGREEMENT WITH SCENIC HOUSTON

On February 12, 2015, the District entered into an agreement (the "Agreement") with Scenic Houston regarding the Broadway/Hobby Corridor Redevelopment Project (the "Project"). The District agreed to pay \$134,678 for the installation of enhanced streetlights (the "Streetlight Payment") along Broadway Street. The District also agreed to pay the City of Houston approximately \$549,722 for excess costs (the "Excess Costs Payment"), as defined in the Agreement, related to the Project.

On May 12, 2016, the District entered into another agreement (the "New Agreement") with Scenic Houston regarding the Project. After completion of the Project, Scenic Houston and the District intend to work together to design, develop, and construct additional enhanced landscaping and other streetscape improvements to Broadway Street (the "Enhanced Project") to further beautify and enhance Broadway Street as a gateway to Hobby Airport.

Scenic Houston has agreed to engage in a comprehensive fundraising campaign to obtain private and/or public funding from donors to provide funds to pay for the costs of the development, construction, and interim maintenance of the Project and the Enhanced Project. Scenic Houston is responsible for making payments directly to the contractor engaged to construct the Enhanced Project. Under the New Agreement, the District subordinates its right to be paid the Streetlight Payment to the payment in full of the Excess Costs Payment and to the payment in full of the costs related to the preparation of the construction drawings for the Enhanced Project. Repayment by Scenic Houston will only be made after it has net proceeds in hand from the fundraising campaign. Scenic Houston's obligation to repay the District for the Excess Costs Payment shall not exceed the greater of the actual payments made by the District or \$549,722 without the prior written approval of Scenic Houston.

During the current fiscal year, the District received a reimbursement of \$134,678 for the Project and reimbursements of \$202,905 for the Excess Costs Payment paid to the City of Houston.

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***REQUIRED SUPPLEMENTARY INFORMATION***

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# HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

## BUDGETARY COMPARISON SCHEDULE

### GENERAL FUND

For the Year Ended December 31, 2017

	Original Budgeted Amounts	Final Budgeted Amounts	Actual	Variance Positive (Negative)
<b>Revenues</b>				
Property assessment revenue	\$ 1,825,114	\$ 1,825,114	\$ 1,739,874	\$ (85,240)
Penalty and interest revenue	36,000	36,000	20,435	(15,565)
Investment earnings	4,500	4,500	12,348	7,848
Other income	-	-	360,533	360,533
<b>Total Revenues</b>	<b>1,865,614</b>	<b>1,865,614</b>	<b>2,133,190</b>	<b>267,576</b>
<b>Expenditures</b>				
<b>Service operations:</b>				
Professional fees	55,050	55,050	27,562	27,488
Contracted services	159,028	159,028	477,933	(318,905)
Public safety and security	564,369	564,369	397,613	166,756
Environmental and urban design	417,318	417,318	386,566	30,752
Business and economic development	180,426	180,426	74,448	105,978
Communication, public affairs and marketing	184,469	184,469	38,625	145,844
Other	128,430	128,430	81,301	47,129
<b>Capital outlay</b>	<b>1,307,500</b>	<b>1,307,500</b>	<b>78,238</b>	<b>1,229,262</b>
<b>Total Expenditures</b>	<b>2,996,590</b>	<b>2,996,590</b>	<b>1,562,286</b>	<b>1,434,304</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>(1,130,976)</b>	<b>(1,130,976)</b>	<b>570,904</b>	<b>1,701,880</b>
<b>Other Financing Sources (Uses)</b>				
Transfers (out)	(50,000)	(50,000)	(50,000)	-
<b>Total Other Financing (Uses)</b>	<b>(50,000)</b>	<b>(50,000)</b>	<b>(50,000)</b>	<b>-</b>
<b>Change in Fund Balance</b>	<b>\$ (1,180,976)</b>	<b>\$ (1,180,976)</b>	<b>520,904</b>	<b>\$ 1,701,880</b>
Beginning fund balance			803,196	
<b>Ending Fund Balance</b>			<b>\$ 1,324,100</b>	

Notes to Required Supplementary Information:

- Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).



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***TEXAS SUPPLEMENTARY INFORMATION***

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**HARRIS COUNTY IMPROVEMENT DISTRICT No. 9****TSI-2 GENERAL FUND EXPENDITURES**

For the Year Ended December 31, 2017

	<u>General Fund</u> <u>Expenditures</u>
<b>Purchased Services:</b>	
Public safety and security	\$ 397,613
Environmental and urban design	386,566
Business and economic development	74,448
Communication, public affairs, and marketing	38,625
	<u>897,252</u>
<b>Professional Fees:</b>	
Auditing	7,550
Legal	20,012
	<u>27,562</u>
<b>Contracted Services:</b>	
Bookkeeping	10,200
Assessment collector	37,429
District administrator	122,783
Project management	307,521
	<u>477,933</u>
<b>Administrative:</b>	
Office supplies	29,366
Postage	338
Insurance	4,032
Other	47,565
	<u>81,301</u>
<b>Capital Outlay</b>	<u>78,238</u>
<b>Total Expenditures</b>	<u>\$ 1,562,286</u>

# HARRIS COUNTY IMPROVEMENT DISTRICT No. 9

## TSI-3 TEMPORARY INVESTMENTS

For the Year Ended December 31, 2017

<u>General Fund</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance</u>
Certificate of deposit	4188617	0.40%	07/14/18	\$ 249,166
Certificate of deposit	6515112	0.80%	11/23/18	247,545
TexSTAR	2551011110	Varies	Daily	<u>789,188</u>
			<b>Total</b>	<u><u>\$ 1,285,899</u></u>

# HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

## TSI-4 ANALYSIS OF ASSESSMENT LEVIED AND RECEIVABLE

For the Year Ended December 31, 2017

	<u>General</u>
Assessment Receivable - Beginning of Year	\$ 1,643,189
Adjusted to beginning balance	(48,912)
Original assessment roll - 2017	1,830,200
Total to be Accounted for	<u>3,424,477</u>
<b>Assessment Collections:</b>	
Current year	112,526
Prior years	1,569,760
Total Collections	<u>1,682,286</u>
Assessment Receivable, Net - End of Year	<u>\$ 1,742,191</u>

<b>Assessment Receivable - By Year</b>	
2017	\$ 1,717,674
2016	14,016
2015	4,716
2014	2,987
2013	2,798
Assessment Receivable, Net - End of Year	<u>\$ 1,742,191</u>

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Assessed Property Valuations	\$ 1,247,614,971	\$ 1,210,422,141	\$ 1,150,252,742	\$ 1,042,889,920	\$ 937,070,640
Total Assessment Rate	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15
Assessment Rolls	\$ 1,830,200	\$ 1,784,644	\$ 1,700,572	\$ 1,564,335	\$ 1,405,606



**HARRIS COUNTY IMPROVEMENT DISTRICT No. 9**  
**TSI-7 COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**GENERAL FUND**  
**For Last Two Years**

	<u>Amounts</u>		<u>Percentage of Total</u>	
	<u>2017</u>	<u>2016</u>	<u>2017</u>	<u>2016</u>
<b><u>Revenues</u></b>				
Property assessment	\$ 1,739,874	\$ 1,690,544	81.6 %	98.1 %
Penalty and interest revenue	20,435	27,983	1.0	1.6
Investment earnings	12,348	5,251	0.6	0.3
Other income	360,533	-	16.8	-
<b>Total Revenues</b>	<u>2,133,190</u>	<u>1,723,778</u>	<u>100.0</u>	<u>100.0</u>
<b><u>Expenditures</u></b>				
Professional fees	27,562	36,510	1.8	2.3
Contracted services	477,933	183,282	30.6	11.7
Public safety and security	397,613	364,074	25.5	23.2
Community development	-	46,168	-	2.9
Environmental and urban design	386,566	200,581	24.7	12.8
Business and economic development	74,448	183,562	4.8	11.7
Communication, public affairs, and marketing	38,625	-	2.5	-
Other	81,301	62,139	5.2	4.0
Capital outlay	78,238	490,162	5.0	31.3
<b>Total Expenditures</b>	<u>1,562,286</u>	<u>1,566,478</u>	<u>100.0</u>	<u>100.0</u>
<b>Excess of Revenues Over Expenditures</b>	<u>\$ 570,904</u>	<u>\$ 157,300</u>	<u>26.8 %</u>	<u>9.1 %</u>

**HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9****TSI-8 BOARD MEMBERS, AND CONSULTANTS**

For the Year Ended December 31, 2017

District's Mailing Address: Harris County Improvement District No.9  
8121 Broadway, Suite 199  
Houston, TX 77061

District's Business Telephone Number: 832-982-2036

<u>Board Members</u>	<u>Term</u>	<u>Fees</u>	<u>Expenses</u>	<u>Title</u>
Danny R. Perkins	06/17-06/21 Appointed	\$ -	\$ -	Position 1 Chairman
Helen Bonsall	06/17-06/21 Appointed	\$ -	\$ -	Position 2 Vice Chair
Todd Szilagyi	06/17-06/21 Appointed	\$ -	\$ -	Position 3
Jesus H. Saenz	06/17-06/21 Appointed	\$ -	\$ -	Position 4
Ann Collum	06/17-06/21 Appointed	\$ -	\$ -	Position 5
Sue De Haven	06/17-06/21 Appointed	\$ -	\$ -	Position 6 Secretary
Keyur Amin	10/17-06/19 Appointed	\$ -	\$ -	Position 7
Joe Ed Nelson	06/15-06/19 Appointed	\$ -	\$ -	Position 8
Darryl Bailey	06/15-06/19 Appointed	\$ -	\$ -	Position 9
Vic J. Zachary	06/15-06/19 Appointed	\$ -	\$ -	Position 10
James Brown	08/17-06/19 Appointed	\$ -	\$ -	Position 11

Submission Date of the most recent District Registration Form: 5/20/2008

Limit on Fees of Office that a Director may receive during a fiscal year: \$7,200

**HARRIS COUNTY IMPROVEMENT DISTRICT No. 9****TSI-8 BOARD MEMBERS, AND CONSULTANTS (Continued)**

For the Year Ended December 31, 2017

<b>Consultants</b>	<b>Date Hired</b>	<b>Fees</b>	<b>Title</b>
Hawes Hill Calderon, LLP 8121 Broadway, Suite 199 Houston, TX 77061	08/24/07	\$ 122,783	Administrator
Equi Tax, Inc. P.O. Box 73109 Houston, TX 77273-3109	09/19/07	\$ 37,429	Assessment Collector
Bracewell & Giuliani, LLP 711 Louisiana Street, Suite 2300 Houston, TX 77339	07/24/13	\$ 20,012	Attorney
Perdue, Brandon, Fielder, Collins & Mott, LLP 1235 North Loop West, Suite 600 Houston, TX 77025	06/12/14	\$ 13,112	Delinquent Assessment Attorney
Clark Condon & Associates 10401 Stella Link Road Houston, TX 77025	02/13/14	\$ 65,707	Environmental Design Services
Roland, Fry & Warren, LLC 1525 Lakeville Drive , Suite 121 Kingwood, TX 77339	05/18/14	\$ -	Investment Officer
Governmental Financial Reporting LLC 1525 Lakeville Drive , Suite 121 Kingwood, TX 77339	12/01/15	\$ 10,200	Bookkeeper
Belt Harris Pechacek, LLLP 3210 Bingle Rd., Suite 300 Houston, TX 77055	01/08/15	\$ 3,950	Auditor

**HOBBY AREA DISTRICT**  
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE)  
CITY OF HOUSTON HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

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**TO:** Hobby Area District Board of Directors

**FROM:** Executive Director

**SUBJECT:** Agenda Item Materials

4. Receive an Update and Recommendations from the Executive Committee
  - a. Appoint Hearing Examiner to conduct hearing on the Supplemental Assessment Roll.
  - b. Authorize the Executive Director to schedule a public hearing on the Supplemental Assessment Roll.
  - c. Approve first class method for mailing notice of public hearing to consider advisability of supplementing assessment roll.



**HOBBY AREA DISTRICT**  
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE)  
CITY OF HOUSTON HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

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**TO:** Hobby Area District Board of Directors

**FROM:** Executive Director

**SUBJECT:** Agenda Item Materials

5. Receive an Update and Recommendation from the Economic and/or Community Development Committees and authorize staff as appropriate
  - a. Strategic Plan Recommendations
  - b. Bellfort Station





**HOBBY AREA DISTRICT**  
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE)  
CITY OF HOUSTON HARRIS COUNTY, TEXAS

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**AGENDA MEMORANDUM**

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**TO:** Hobby Area District Board of Directors

**FROM:** Executive Director

**SUBJECT:** Agenda Item Materials

6. Chairman's Report/Board Member or Staff Announcements

