

HOBBY AREA
MANAGEMENT DISTRICT



HOBBY AREA DISTRICT

Agenda and Agenda Materials
Meeting of the Board of Directors

December 10, 2015



HOBBY AREA DISTRICT

HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE (HOBBY AREA MANAGEMENT DISTRICT MEETING)

**TO: THE BOARD OF DIRECTORS OF THE HOBBY AREA MANAGEMENT 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 Thursday, December 10, 2015, at 1:00 PM in the Doubletree Hilton Hobby - 8181 Airport Blvd, Houston, TX 77061, inside the boundaries of the District, open to the public, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

AGENDA

1. Determine quorum; call to order.
2. Receive public comments.
3. Approve minutes of meeting held October 8, 2015.
4. Receive Assessments Collection Report.
5. Receive Bookkeeper's Report and approve invoices for payment.
 - a. Consider contract with Governmental Financial Reporting, LLC to provide bookkeeping services.
6. Receive and consider:
 - a. Accept Hearing Examiner's Report and Proposal for Decision for public hearing regarding Supplemental Assessment Roll
 - b. Approve Order Supplementing the Assessment Roll and Levying Assessments Against the Property of the Supplemental Assessment Roll
 - c. Approve Order Setting the Rate of Assessment for all Properties on the District's Assessment Roll for Year Three of the District's Service Plan; and
 - d. Approve the Amended Information Form
7. Receive and Consider FY 2016 Proposed Budget.
 - a. Consider administrative and project manager contract with Hawes Hill Calderon, LLP.
 - b. Consider proposal from Roland Fry & Warren LLC to provide year-end accounting services.
 - c. Consider a proposal from SMC Logistics to expand the current litter abatement program to include right-of-way mowing, including an increase from 3 days a week to 4 days a week, in the amount of \$110,000.00
 - d. Consider professional services proposals in support of HobbyFest 2016; an agreement with Simpleton's, in the amount of \$2,000 for BBQ Cook-off Sanctioning, and a HobbyFest Awareness PR proposal with Amber Ambrose, in the amount of \$3,800.00
 - e. Consider a proposal from S.E.A.L. Security for expanding the pilot mobile security camera program to 5 cameras to meet the requests for additional service, in the amount of \$76,800.00
8. Adjourn.



Executive Director

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's Executive Director at (713) 595-1200 at least three business days prior to the meeting so that the appropriate arrangements can be made.

HOBBY AREA MANAGEMENT DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 9)
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

3. Approve minutes of the meeting held October 8, 2015.

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

October 8, 2015

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the Hobby Area Management District held a regular meeting on Thursday, October 8, 2015, at 1:00 p.m. in the Doubletree Hilton Hobby, 8181 Airport Blvd., Houston, Texas 77061, inside the boundaries of the District, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 -	Danny Perkins, <i>Chairman</i>	Position 7 -	Marjorie Evans
Position 2 -	Helen Bonsall, <i>Vice-Chair</i>	Position 8 -	Joe Edd Nelson
Position 3 -	Todd Szilagyi	Position 9 -	Darryl Bailey
Position 4 -	Perry J. Miller	Position 10 -	Vic J. Zachary
Position 5 -	Ann Collum	Position 11 -	Alberto Cardenas
Position 6 -	Sue De Haven, <i>Secretary</i>		

and all the above were present, with the exception of Directors Miller, Evans, Bailey and Zachary, thus constituting a quorum. Also present were David Hawes, Josh Hawes, Gretchen Larson, Linda Clayton, Jerry Lowry and Eoles Whitaker, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell & Giuliani; Jack Roland, Roland Fry & Warren; and Jeff Sonnheim, Equi-Tax, Inc. Others attending the meeting were Mario Ramirez, Hobby Business Ambassador; Amber Ambrose, Hobby social media strategist; Ann Culver, Scenic Houston; Rhedondo Cox and Shannon Lighting, both of SEAL Security. Chairman Perkins called the meeting to order at 1:03 p.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

APPROVE MINUTES OF MEETING HELD SEPTEMBER 10, 2015.

Upon a motion duly made by Director Collum, and being seconded by Director DeHaven, the Board voted unanimously to approve the Minutes of the September 10, 2015, Board meeting, as presented.

RECEIVE ASSESSMENT COLLECTION REPORT.

Mr. Sonnheim presented the Assessment Collection Report, included in the Board agenda materials. He reported 98% collected on the 2014 assessments and no uncertified property. He presented the Perdue Brandon Delinquent Assessment Report and answered questions regarding delinquent property. No action from the Board was required.

RECEIVE BOOKKEEPER'S REPORT AND APPROVE INVOICES FOR PAYMENT.

Mr. Roland presented the Bookkeeper's Report and went over invoices, included in the Board agenda materials. Upon a motion duly made by Director Collum, and being seconded by Director DeHaven, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

CONSIDER PROPOSAL FROM BELT HARRIS PECHACEK TO PERFORM FY2015 AUDIT.

Mr. Hawes reviewed the proposal from Belt Harris Pechacek to perform the FY2015 Audit, included in the Board agenda materials. He reported the proposal was for \$2,950.00. Upon a motion duly made by Director Cardenas, and being seconded by Director Bonsall, the Board voted unanimously to approve the proposal from Belt Harris Pechacek to perform the FY2015 Audit in the amount of \$2,950.00, as presented.

RECEIVE UPDATE AND RECOMMENDATIONS FROM ENVIRONMENTAL, URBAN DESIGN AND MOBILITY COMMITTEE:

Mr. J. Hawes reported Scenic Houston approached the District to have a Clock Tower placed on Broadway to count down to Super Bowl LI. He reported clock towers were being proposed to be placed throughout the City and the one on Broadway would be the only one to remain as a permanent fixture after the Super Bowl. No action from the Board was required.

- a. **Consider engaging services of UPart Studios for COH approved Mini-Mural Electrical Box Project, at an estimated budget of \$35,000.**

Mr. Whitaker provided an overview on the mini-mural electrical box project and provided handouts on the project including a map of boxes located in the District, a copy is attached as Exhibit A. He reported local artists in collaboration with Houston Arts Alliance are doing the artwork in the program. He reported the cost is approximately \$2,500 per box. He reported the District would be able to choose the twelve boxes for the project and will have input on designs and guidelines. He reported under the program guidelines boxes located in construction areas could not be done. Upon a motion duly made by Director Cardenas, and being seconded by Director Nelson, the Board voted unanimously to approve engaging the services of UPart Studios for the mini-mural electrical box project to be included as an item in next year's budget in an amount not to exceed \$35,000.00.

RECEIVE UPDATE FROM THE BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE.

Ms. Larson introduced Amber Ambrose, the District's social media strategist. She reported the Committee had two action items to be considered. She reported the Committee discussed and were recommending for approval the adding of additional professional writers to the District creative team with a budget not to exceed \$2,000 per month. She reported funds were in the 2015 budget for writers. Upon a motion duly made by Director Cardenas, and being seconded by Director Bonsall, the Board voted unanimously to approve adding additional professional writers to the District creative team with a budget not to exceed \$2,000 per month and authorized the Executive Director to hire and execute the service agreements.

Ms. Larson reported the second item for consideration was for support of the NAACP 97th Annual Freedom Awards on October 30 in the amount of \$5,000.00. She reported the Committee reviewed the request and found that it was consistent with the mission of the District and marketing outreach initiatives. There was a lengthy discussion regarding the expenditure and whether it meets the District's policy and test of furthering the service plan. Upon a motion duly made by Director Collum, and being seconded by Director Nelson, the Board voted to approve the sponsorship request for the NAACP 97th Annual Freedom Awards on October 30, in the amount of \$5,000.00. Directors Perkins, Bonsall, Collum, DeHaven and Nelson voted aye. Director Cardenas voted nay. Director Szilagyi abstained. The motion passed.

RECEIVE UPDATE AND RECOMMENDATIONS FROM PUBLIC SAFETY COMMITTEE.

The SEAL Security Crime Report and Incident Report for September 2015 were handed out, a copy is attached as Exhibit B and C. Mr. J. Hawes provided an update on the County Attorney nuisance program. SEAL Security answered questions regarding vagrancy reports.

a. Consider District Mobile Security Camera Policy.

Mr. J. Hawes provided an overview of the Mobile Security Camera Policy and answered questions. Upon a motion duly made by Director DeHaven, and being seconded by Director Szilagyi, the Board voted to adopt the Mobile Security Camera Policy, as presented. Directors Perkins, Bonsall, Collum, DeHaven, Cardenas and Nelson voted aye. Director Collum abstained. The motion passed.

RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT ON ACTIONS/INITIATIVES IN SUPPORT OF THE DISTRICT'S SERVICE PLAN.

Ms. Culver with Scenic Houston provided an update on the progress of fundraising on the Broadway project. Mr. D. Hawes reported a spreadsheet with the vendors and contractors had been handed out for the Board's review, a copy is attached as Exhibit D.

ADJOURN.

There being no further business to come before the Board, Chairman Perkins adjourned the meeting at 2:00 p.m.

(Seal)



Secretary

List of Exhibits:

- A. Mini Mural Electrical Box overview and map of boxes in District
- B. SEAL Security Crime Report, September 2015
- C. SEAL Security Incident Report, September 2015
- D. Spreadsheet of District vendors and contractors

MEMORANDUM

TO: Hobby Area Management District Board of Directors
DATE: November 12, 2015
SUBJECT: Board of Directors Meeting – No Quorum

The Hobby Area Management District Board of Directors met on Thursday, November 12, 2015, at 1:00 p.m. at the Hobby Airport Doubletree Hotel, 8181 Airport Blvd., Houston, Texas 77061

Board members present were:	Danny Perkins, Helen Bonsall, Ann Collum and Joe Nelson
Staff members present were:	David Hawes, Josh Hawes, Eoles Whitaker, Gretchen Larson, Linda Clayton, Tony Allender and Jerry Lowry.
Others present were:	Jeff Sonnheim, Jack Roland, Amanda Edwards, O'Brien McFadden, Rhedonda Cox, Mario Ramirez, Bolivar Fraga Nicolosa Casimior, Harris Ellena, Anna Hildebrand, Xochitl Avalos and Christina Henriquez

The meeting came to order at 1:18 p.m.

Public Comments.

Bolivar Fraga with Neighborhood Centers, Inc. (NCI) introduced himself and provided information regarding NCI in the District.

Receive Assessment Collection Report.

Mr. Sonnheim presented the Assessment Collection Report. He reported 98% collected on 2014 assessments and 35 unsettled accounts. He presented the Delinquent Attorney Report. Mr. D. Hawes noted the owner of the apartments on Broadway under the Top 10 Assessment Payers needed to be changed to reflect the new owner.

Receive Bookkeeper's Report and Invoices.

Mr. Roland presented the Bookkeeper's Report and Quarterly Investment Report, and answered questions.

Environmental, Urban Design and Mobility Committee.

Mr. Allender provided an update on the Environmental, Urban Design and Mobility Committee meeting held on October 21, 2015. He reported the Super Bowl Committee met and discussed the District Clock Tower and have tabled the topic until further research was done into the associated costs for the project. He provided an update on the Livable Centers Grant.

Business & Economic Development Committee.

Ms. Larson reported the Committee had two action items that would be brought to the Board at the next meeting for consideration. She provided an update on the reception for Director Perry Miller to be held on December 8th. She reported the community engagement on the Broadway Corridor initiative was scheduled for December 10th. She reported planning continues on the February 18th State of District event. She reported staff was unable to receive a response from Mr. Schultz' office regarding being the speaker at the event and the Committee discussed changing the format of the event to include a panel of speakers. Ms. Edwards reported the paperwork on the 501c-3 for the Hobby Area Improvement Corporation has been filed and depending on the IRS may take six to twelve months to complete.

HOBBY AREA MANAGEMENT DISTRICT

Public Safety Committee.

Mr. J. Hawes provided an update on the Public Safety Committee held October 21, 2015. He reported the Committee discussed "Patrolled by SEAL" signage and have tabled the topic. There was general discussion regarding mobile security cameras. He reported the County Attorney is currently pursuing a case against an illegal spa. Mr. McFadden presented the SEAL Incident Report for October, 2015, and answered questions. There was general discussion regarding various public safety initiatives in the District including issues with vagrants.

HOBBY AREA MANAGEMENT DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 9)
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

4. Receive the Assessment Collection Report.

HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9
ASSESSMENT COLLECTION REPORT
 October 2015
BILLING AND COLLECTION SUMMARY
 FISCAL YEAR
 01/01/15 - 12/31/15

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2014	0.15000	\$1,536,380.07	\$1,509,532.61	\$26,847.46	98%
2013	0.15000	\$1,359,243.28	\$1,348,668.05	\$10,575.23	99%

Current Month Activity

Revenue:	<u>Current Month</u>	<u>Year to Date</u>
2014 Assessment Collected	649.08	1,258,883.24
2013 Assessment Collected	-68.97	2,357.85
Penalty & Interest	136.30	26,993.78
Overpayments	0.00	3,438.14
CAD Lawsuits	68.97	46,264.70
CAD Corrections	0.00	0.00
Collection Fees	157.08	17,437.52
Court Fees	0.00	0.00
Total Revenue	942.46	1,355,375.23
Overpayments Presented for Refund	990.38	50,885.50
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2014:	1,039,096,667	Uncertified:	0
ASSESSED VALUE FOR 2013:	920,677,812	Uncertified:	0

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	1,359,243	1,291,281	\$1,348,668.05	
2014	0.15000	1,386,428	1,317,107	\$1,509,532.61	
2015	0.15000	1,414,157	1,343,449		
2016	0.15000	1,442,440	1,370,318		
2017	0.15000	1,471,289	1,397,724		
2018	0.15000	1,500,714	1,425,679		
2019	0.15000	1,530,729	1,454,192		
2020	0.15000	1,561,343	1,483,276		
2021	0.15000	1,592,570	1,512,942		
2022	0.15000	1,624,422	1,543,200		
		14,883,335	16,997,369		1,488,333

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

October 2015					
TOP TEN ASSESSMENT PAYERS					
PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
BROADWAY POST PARTNERS LLC 8205 SANTA MONICA BLVD STE 298 WEST HOLLYWOOD CA 90046-5967	0402390000108 1141750000001 0402390000101 1097860000001 1097860000002 1097860000003 1097870000007 1097870000008 1141690000001 0402390000100	8750 BROADWAY ST #222 77061 8955 BROADWAY ST #208 77061 8200 BROADWAY ST #224 77061 8751 BROADWAY ST #213 77061 7900 MORELY ST #292 77061 8801 GLENCREST ST #322 77061 8900 GLENCREST ST #208 77061 8950 GLENCREST ST #200 77061 8915 BROADWAY ST #200 77061 8601 BROADWAY ST #380 77061	MULTI-FAMILY	40,000,000	60,000.00
ALMEDA-ROWLETT RETAIL LLC 900 TOWN AND COUNTRY LN STE 210 HOUSTON TX 77024-2229	1260630010010 1260630010006 1260630010005 1260630010002 1260630010001	10009 ALMEDA GENOA RD 77075 10025 ALMEDA GENOA RD 77075 10013 ALMEDA GENOA RD 77075 0 MINNESOTA ST 77075 0 GULF FWY	RETAIL CENTER	28,543,387	42,815.08
ATRIUM FINANCE II LP MARRIOT HOBBY 4243 HUNT RD BLUE ASH OH 45242-6645	0342030040003 0342030020130 0342030020118	9100 GULF FWY 77061 9100 GULF FWY 77061 9100 GULF FWY #287 77017	HOTEL	20,230,064	30,345.10
POWELL ELECTRICAL SYSTEMS LLC 8550 MOSLEY RD HOUSTON TX 77075-1116	1193970010001	7232 AIRPORT BLVD 77061	MANUFACTURING	17,591,087	26,386.63
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	17,050,000	25,575.00
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	17,019,951	25,529.93
INLAND DIVERSIFIED HOUSTON OREM LLC P O BOX 460069 ESCONDIDO CA 92046-0069	1307400010001 1296790010001	6905 E OREM DR 77075 6903 E OREM DR 77075	TRUCK TERMINAL	21,902,050	22,953.21

HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

October 2015
TOP TEN ASSESSMENT PAYERS

1859 HISTORIC HOTELS LTD 2302 POST OFFICE ST GALVESTON TX 77550-1935	0963850000001 0963850000003	8181 AIRPORT BLVD #303 77061 0 RUTHBY 77061	HOTEL	14,152,580	21,228.87
MANHEIM REMARKETING INC 8215 KOPMAN DR HOUSTON TX 77061-5050	0421910000083 1197090010001 1066260000002	8215 KOPMAN DR 77075 8215 KOPMAN DR 77061 800 BRISBANE ST 77075	WAREHOUSE	14,008,645	21,012.97
	0421910000112 0421910000107	800 BRISBANE ST 77061 800 BRISBANE ST 77075			
OREILLY AUTO ENTERPRISES LLC 233 S PATTERSON AVE SPRINGFIELD MO 65802-2210	0342070120005 1250380010001	8601 TAVENOR LN 77075 8910 TAVENOR LN 77075	WAREHOUSE	13,675,582	20,513.37

HARRIS COUNTY IMPROVEMENT DISTRICT 9

October 2015

TOP TEN DELINQUENT ACCOUNTS

PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
RIVERSIDE GENERAL HOSPITAL PO BOX 8128 HOUSTON TX 77288-8128	91 095 063 000 0022	7655 BELLFORT ST 77061	VACANT	2013 - 2014	4,063.50
FURNITURE BANK 2100 HUSSION ST HOUSTON TX 77003-5629	91 034 203 002 0122	8220 MOSLEY RD 77075	WAREHOUSE	2014	2,643.00
RBIP TRANSPORTATION LLC 110 E 4TH ST HOUSTON TX 77007-2502	91 034 207 011 0025	9201 TAVENOR LN 77075	WAREHOUSE	2014	2,577.78
UPLIFT HOUSE P O BOX 8241 HOUSTON TX 77288-8241	91 060 077 007 0029	6636 BELLFORT ST #26 77087	SUBSIDIZED HOUSING	2013 - 2014	1,593.18
HAMS AVIATION MAINTENANCE SRV INC 7766 BRANIFF ST HOUSTON TX 77061-5120	91 043 228 000 0031	8703 TELEPHONE RD 77061	STORAGE HANGAR	2013 - 2014	1,420.69
HOUSTON AREA BRKLAYERS JAC P O BOX 34583 HOUSTON TX 77234-4583	91 063 033 031 0009	9105 EDGEBROOK ST 77075	RETAIL STORE	2013 - 2014	1,362.52
BLACKBURN INSTRUMENTS CO 7525 WYNLEA ST HOUSTON TX 77061-2833	91 040 239 000 0050	7525 WYNLEA ST 77061	WAREHOUSE	2014	1,129.88
NIDAY FUNERAL HOME INC P O BOX 262003 HOUSTON TX 77207-2003	91 028 301 000 0022	4136 BROADWAY ST 77087	FUNERAL HOME	2014	1,003.50
MERRIKH JAMILEH 8105 HOWARD DR HOUSTON TX 77017-4622	91 034 203 003 0126	8342 MOSLEY RD 77075	WAREHOUSE	2014	919.41
BOCHNIAK MICHAEL J 6611 TELEPHONE RD HOUSTON TX 77061-1635	91 057 259 000 0067	6611 TELEPHONE RD 77061	AUTO GARAGE	2013 - 2014	853.39
* Pending HCAD Value Lawsuits					

Harris County Improvement District No. 9 / Hobby Area
 Lawsuit and Arbitration Status Summary as of 9/11/2015

Jur 943

Summary

Settled

1,309,113,974	Original value of Settled accounts as of 9/11/2015
429	Number of Settled accounts as of 9/11/2015
194,243,630	Reduction in value of Settled accounts
14.84%	Average % reduction in value of Settled accounts*

Unsettled

98,609,479	Original value of Unsettled accounts as of 9/11/2015
35	Number of Unsettled accounts as of 9/11/2015

.15 Tax rate per \$100 valuation

\$21,947	Estimated reduction in assessment on 35 Unsettled accounts, based on 14.84% average
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** Historical data from Tax Years 2007 through 2012 were used to establish initial statistics for the "average % reduction in value of Settled accounts."*

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT REPORT
HARRIS COUNTY IMPROVEMENT DISTRICT #9
November 12, 2015

Amounts shown are 2014 base assessment amounts unless indicated.

Interventions into County or ISD suits:

Riverside General Hospital 13-14 assessments \$4,053.50, 7655 Belfort St.-0950630000022

We have intervened in a suit filed by Harris County; a trial date was set for 1/13/15 but the defendant requested a motion for a continuance which was granted. A new trial date is set for 12/8/15. The property was carried as exempt by HCAD for 2014 but the exemption was removed in November 2014.

RBIP Transportation LLC \$3,750.33, 2 accounts on Meldrum Rd. & 2 accounts at 9201 Tavenor Ln.-0342070110003, 0342070110005, 0342070110025, 0342070110041

We have intervened in a suit filed by Pasadena ISD. A hearing date has not been set at this time; we will monitor the case.

The Furniture Bank \$2,643.00, 8220 Mosley Rd.-0342030020122

We have intervened in a suit filed by Pasadena ISD; we will monitor the case. We spoke to the executive director, Oli Mohammed, and he said that they filed for exempt status on 8/12. On 9/24, the appraisal district confirmed that they have received the application and it is being reviewed.

Houston Area Bricklayers JAC 13-14 assessments \$1,362.52, 9105 Edgebrook St.-0630330310009

We have intervened in a suit filed by Harris County. A trial date was set for 9/30/15 but was passed because the defendant requested a continuance which was granted. A new trial date is set for 2/3/16.

Jamileh Merrikh \$919.41, 8342 Mosley Rd.-0342030030126

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

Zeenat Foundation 13-14 assessments \$790.62, reserve A, block 1 on Monroe Rd.-1236430010001

We have intervened in a suit filed by Pasadena ISD; we will monitor the case.

Manning Family Partnership \$279.31, Reserve A Block 1 on Monroe Rd.-1184220010001

We have intervened in a suit filed by Pasadena ISD; we will monitor the case.

Edward John Stevens 13-14 assessments \$221.99, 8129 Telephone Rd.-0650500010008

We have intervened in a suit filed by Harris County; judgment was signed on 7/29/15. The judgment is final; a judgment letter has been sent.

Gulf Rental Mgmt. Inc. 13-14 assessments \$211.59, 6623 Heffernan St.-0600770030015

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

Abraham Green 13-14 assessments \$142.04, vacant tract on Belfort St.-0410120010078

We have intervened in a suit filed by Harris County; judgment was signed on 5/11/15. The judgment is final; a judgment letter has been sent.

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. Judgment was submitted on 10/28/15; we will monitor the case.

Estate of Khosrow Abtahi 13-14 assessments \$42.00, 6539 Northdale-0600770090024

We have intervened in a suit filed by Harris County; a trial date is set for 2/2/16.

The following accounts have been paid in full:

TPS Hobby Canniff LLC (was Martha A. Guzman) \$1,019.96, 8850 Canniff St.-0342030020073

The Garza Family LP \$649.08, 9640 Telephone Rd.-0480010000316

2014 accounts:

Blackburn Instruments Co. \$1,129.88, 7525 Wynlea St.-040239000050

On 9/24, we spoke to Patsy again and she said that she would review our emailed statement and get back to us. We called on 10/29 and we left a message with the person who answered the phone; we also sent another emailed statement.

Niday Funeral Home Inc. nka Crespo Funeral Home \$1,003.50, 4136 Broadway St.-028301000022

In August, we spoke to Marissa at Crespo Funeral Home; she said she would ask the manager, Norman Gonzales, to return our call but we have not heard from him. We called again on 10/29 and we spoke to Myrna; she requested an emailed statement which was sent.

- In addition to the accounts listed above, there are 28 accounts with 2014 base assessments ranging from \$2 to \$697; 21 of these accounts have base assessments of less than \$400. Demand letters have been sent, we are trying to reach each owner by phone and we are contacting lienholders, where appropriate.

Other accounts:

Uplift House 13-14 assessments \$1,593.18, 6636 Bellfort St.-0600770070029

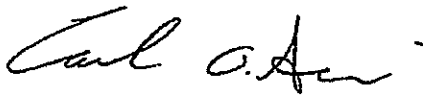
We spoke to Rodney Underwood on 3/31 and he said he would call the assessment office to discuss setting up a payment agreement. There has been no response to our recent demand letter; we sent another demand letter on 11/2. On 10/19, we left a message for Underwood with the person who answered the phone. A statement has been sent to the lienholder, Bayview Loan Servicing.

Ham's Aviation Maintenance Service Inc. 13-14 assessments \$1,420.69, improvements only account at 8703 Telephone Rd.-043228000031

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 almost \$130,000 on this account, it is odd that HCAD is unresponsive and nothing seems to have been done on this.

- In addition to the accounts listed above, there are 11 accounts with base assessments between \$400 and \$853 and 31 accounts that have base assessments of less than \$400. 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

PerdueBrandonFielderCollins&Mott LLP 
ATTORNEYS AT LAW

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Mobile: 713-824-1290

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**HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9
ASSESSMENT COLLECTION REPORT
November 2015
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/15 - 12/31/15**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2015	0.15000	\$1,651,135.61	\$0.00	\$1,651,135.61	0%
2014	0.15000	\$1,535,705.07	\$1,511,281.31	\$24,423.76	98%
2013	0.15000	\$1,359,243.28	\$1,350,316.76	\$8,926.52	99%

Current Month Activity

Revenue:	<u>Current Month</u>	<u>Year to Date</u>
2015 Assessment Collected	0.00	0.00
2014 Assessment Collected	1,748.70	1,260,631.94
2013 Assessment Collected	1,648.71	4,006.56
Penalty & Interest	1,084.16	28,077.94
Overpayments	0.02	3,438.16
CAD Lawsuits	675.00	46,939.70
CAD Corrections	0.00	0.00
Collection Fees	1,031.31	18,468.83
Court Fees	0.00	0.00
Total Revenue	6,187.90	1,361,563.13
Overpayments Presented for Refund	675.00	51,560.50
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2015:	1,117,151,629	Uncertified:	51,156,656
ASSESSED VALUE FOR 2014:	1,038,646,667	Uncertified:	0
ASSESSED VALUE FOR 2013:	920,677,812	Uncertified:	0

Assessment Collection Account: Wells Fargo, Account No. 3402018257

ASSESSMENT PLAN PROJECTIONS

YEAR	CURRENT RATE	PROJECTED LEVY 2%	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2013	0.15000	1,359,243	1,291,281	\$1,350,316.76	
2014	0.15000	1,386,428	1,317,107	\$1,511,281.31	
2015	0.15000	1,414,157	1,343,449	\$0.00	
2016	0.15000	1,442,440	1,370,318		
2017	0.15000	1,471,289	1,397,724		
2018	0.15000	1,500,714	1,425,679		
2019	0.15000	1,530,729	1,454,192		
2020	0.15000	1,561,343	1,483,276		
2021	0.15000	1,592,570	1,512,942		
2022	0.15000	1,624,422	1,543,200		
		14,883,335	17,000,766		1,488,333

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

November 2015					
TOP TEN ASSESSMENT PAYERS					
PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
ARCP MT HOUSTON TX LLC 2325 E CAMELBACK RD STE 1100 PHOENIX AZ 85016-9078	1258210010001 1260630010001 1260630010005 1260630010006 1260630010010 1260630010011 1260630010012	0 MELDRUM 77075 0 GULF FWY 77075 10013 ALMEDA GENOA RD 77075 10025 ALMEDA GENOA RD 77075 10009 ALMEDA GENOA RD 77075 0 MELDRUM 77075 0 ROWLETT ST 77075	WAREHOUSE STORE	34,931,454	52,397.18
BROADWAY POST PARTNERS LLC 8205 SANTA MONICA BLVD STE 298 WEST HOLLYWOOD CA 90046-5967	0402390000108 1141750000001 0402390000101 1097870000007 1141690000001 0402390000100	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	31,253,764	46,880.65
ACQUISITION BROADWAY SQUARE LLC 500 SKOKIE BLVD STE 200 NORTHBROOK IL 60062-2862	1097860000001 1097860000002 1097860000003 1097890000008	8751 BROADWAY ST #213 77061 7900 MORLEY ST #292 77061 8801 GLENCREST ST #322 77061 8950 GLENCREST ST #200 77061	MULTI-FAMILY	23,746,236	35,619.35
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	20,632,565	30,948.85
ATRIUM FINANCE II LP MARRIOTT HOBBY 4243 HUNT RD BLUE ASH OH 45242-6645	0342030040003 0342030020130 0342030020118	9100 GULF FWY 77061 9100 GULF FWY 77061 9100 GULF FWY #287 77017	HOTEL	20,332,000	30,498.00
1859 HISTORIC HOTELS LTD 2302 POST OFFICE ST GALVESTON TX 77550-1935	0963850000001 0963850000003	8181 AIRPORT BLVD #303 77061 0 RUTHBY 77061	HOTEL	18,329,659	27,494.49
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	18,264,385	27,396.58

HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

November 2015					
TOP TEN ASSESSMENT PAYERS					
POWELL ELECTRICAL SYSTEMS LLC 8550 MOSLEY RD HOUSTON TX 77075-1116	1193970010001	7232 AIRPORT BLVD 77061	MANUFACTURING	17,622,467	26,433.70
C G 7600 LP % GARVER 1901 LEXINGTON ST HOUSTON TX 77098-4219	0421910000006 0421910000117	7600 S SANTA FE DR 77061 7600 S SANTA FE DR 77061	WAREHOUSE	16,490,445	24,735.67
INLAND DIVERSIFIED HOUSTON OREM LLC P O BOX 460069 ESCONDIDO CA 92046-0069	1307400010001 1296790010001	6905 E OREM DR 77075 6903 E OREM DR 77075	TRUCK TERMINAL	22,614,009	23,098.22

HARRIS COUNTY IMPROVEMENT DISTRICT 9

November 2015					
TOP TEN DELINQUENT ACCOUNTS					
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
RIVERSIDE GENERAL HOSPITAL PO BOX 8128 HOUSTON TX 77288-8128	91 095 063 000 0022	7655 BELLFORT ST 77061	VACANT	2013 - 2014	4,053.50
FURNITURE BANK 2100 HUSSION ST HOUSTON TX 77003-5629	91 034 203 002 0122	8220 MOSLEY RD 77075	WAREHOUSE	2014	2,643.00
RBIP TRANSPORTATION LLC 110 E 4TH ST HOUSTON TX 77007-2502	91 034 207 011 0025	9201 TAVENOR LN 77075	WAREHOUSE	2014	2,577.78
HAMS AVIATION MAINTENANCE SRV INC 7766 BRANIFF ST HOUSTON TX 77061-5120	91 043 228 000 0031	8703 TELEPHONE RD 77061	STORAGE HANGAR	2013 - 2014	1,420.69
HOUSTON AREA BRKLAYERS JAC P O BOX 34583 HOUSTON TX 77234-4583	91 063 033 031 0009	9105 EDGEBROOK ST 77075	RETAIL STORE	2013 - 2014	1,362.52
BLACKBURN INSTRUMENTS CO 7525 WYNLEA ST HOUSTON TX 77061-2833	91 040 239 000 0050	7525 WYNLEA ST 77061	WAREHOUSE	2014	1,129.88
MERRIKH JAMILEH 8105 HOWARD DR HOUSTON TX 77017-4622	91 034 203 003 0126	8342 MOSLEY RD 77075	WAREHOUSE	2014	919.41
BOCHNIAK MICHAEL J 6611 TELEPHONE RD HOUSTON TX 77061-1635	91 057 259 000 0067	6611 TELEPHONE RD 77061	AUTO GARAGE	2013 - 2014	853.39
UPLIFT HOUSE P O BOX 8241 HOUSTON TX 77288-8241	91 060 077 007 0029	6636 BELLFORT ST #26 77087	MULTI-FAMILY	2014	812.78
STMS INC DBA SOUTH TEXAS ADULT DAY ACTIVITY CENTER 2602 GRANITE CT PEARLAND TX 77584-9155	91 070 072 027 0017	6011 TELEPHONE RD 77087	DAY CARE CENTER	2013 - 2014	795.08
* Pending HCAD Value Lawsuits					

**Harris County Improvement District No. 9 / Hobby Area
Lawsuit and Arbitration Status Summary as of 11/6/2015**

Jur 943

Summary

Settled

1,318,172,653	Original value of Settled accounts as of 11/6/2015
432	Number of Settled accounts as of 11/6/2015
194,739,610	Reduction in value of Settled accounts
14.77%	Average % reduction in value of Settled accounts*

Unsettled

237,228,384	Original value of Unsettled accounts as of 11/6/2015
64	Number of Unsettled accounts as of 11/6/2015

.15 Tax rate per \$100 valuation

\$52,570	Estimated reduction in assessment on 64 Unsettled accounts, based on 14.77% average
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** Historical data from Tax Years 2007 through 2012 were used to establish initial statistics for the "average % reduction in value of Settled accounts."*

HOBBY AREA MANAGEMENT DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 9)
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

5. Receive the bookkeeper's report and approve invoices for payment.
 - Consider a contract with Governmental Financial Reporting LLC to provide bookkeeping services

HOBBY AREA MANAGEMENT DISTRICT

MONTHLY FINANCIAL REPORT

OCTOBER 2015

**Hobby Area Management District
Balance Sheet
As of October 2015**

	October 15
ASSETS	
Current Assets	
Checking/Savings	
1010 · Amegy Bank	12,597.28
1020 · Wells Fargo Bank	95,235.84
1030 · Plains State Bank - CD	245,799.41
1040 · TexSTAR-Operating	520,328.98
Total Checking/Savings	873,961.51
Other Current Assets	
1200 · Assessment Receivable	37,422.69
Total Other Current Assets	37,422.69
Total Current Assets	911,384.20
TOTAL ASSETS	911,384.20
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	90,059.29
Total Accounts Payable	90,059.29
Other Current Liabilities	
2100 · Assessment Refunds Payable	2,157.64
2200 · Deferred Assessment Revenue	293,275.38
Total Other Current Liabilities	295,433.02
Total Current Liabilities	385,492.31
Total Liabilities	385,492.31
Equity	
3000 · Retained Earnings	415,114.05
Net Income	110,777.84
Total Equity	525,891.89
TOTAL LIABILITIES & EQUITY	911,384.20

Hobby Area Management District
Statement of Sources & Uses - Budget vs Actual
October 2015

	<u>Oct 15</u>	<u>Budget</u>	<u>Jan - Oct 15</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
SOURCES OF FUNDS					
4000 · District Assessments	128,031.67	122,959.00	1,292,436.94	1,229,598.00	1,475,516.00
4010 · Penalty & Interest Revenue	136.30	1,666.00	26,993.78	16,668.00	20,000.00
4020 · Overpayments	68.97	1,166.00	49,702.84	11,668.00	14,000.00
4030 · Assessment Refunds	-990.38	-2,000.00	-50,885.50	-20,000.00	-24,000.00
4040 · Street Light Reimbursement	0.00	0.00	0.00	0.00	134,678.00
4050 · Grant and Donations	0.00	0.00	0.00	0.00	40,000.00
4060 · Interest Revenue	52.96	25.00	428.03	250.00	300.00
Total SOURCES OF FUNDS	<u>127,299.52</u>	<u>123,816.00</u>	<u>1,318,676.09</u>	<u>1,238,184.00</u>	<u>1,660,494.00</u>
USES OF FUNDS					
Public Safety					
6010 · Contract Public Safety	15,147.00	16,849.00	153,468.00	168,482.00	202,180.00
6015 · Apartment Life Initiatives	1,615.00	2,084.00	16,431.00	20,832.00	25,000.00
6020 · Mobile Cameras	3,000.00	2,618.00	27,235.44	23,562.00	28,800.00
6020 · Nuisance Abatement Program	4,020.75	5,000.00	32,166.00	40,000.00	50,000.00
6030 · Street Light Outage Survey	0.00	175.00	1,400.00	1,750.00	2,100.00
6035 · Graffiti Abatement	5,760.00	2,791.00	27,520.00	27,918.00	33,500.00
Total Public Safety	<u>29,542.75</u>	<u>29,517.00</u>	<u>258,220.44</u>	<u>282,544.00</u>	<u>341,580.00</u>
Mobility, Environ, Urban Design					
6050 · Porter Service	5,416.67	4,375.00	54,166.70	43,750.00	52,500.00
Total Mobility, Environ, Urban Design	<u>5,416.67</u>	<u>4,375.00</u>	<u>54,166.70</u>	<u>43,750.00</u>	<u>52,500.00</u>
Business & Economic Development					
6060 · Economic Developmt Programs	88.20	13,500.00	13,217.95	135,000.00	162,000.00
6065 · Events, Festivals, Comm. Proj.	0.00	3,084.00	13,564.67	30,832.00	37,000.00
6070 · Creative ED Support	9,980.00	5,975.00	45,924.29	59,750.00	71,700.00
6075 · Marketing Mtls & Promo Items	1,390.00	2,334.00	9,612.88	23,332.00	28,000.00
Total Business & Economic Development	<u>11,458.20</u>	<u>24,893.00</u>	<u>82,319.79</u>	<u>248,914.00</u>	<u>298,700.00</u>
Administration					
Exec & Board Support Services					
6110 · Administration & Management	9,292.00	9,292.00	92,920.00	92,920.00	111,504.00
6115 · Meeting Expense	432.18	416.00	3,860.15	4,168.00	5,000.00
6120 · Reimbursable Expenses	1,007.28	666.00	6,635.67	6,668.00	8,000.00
6125 · Postage	64.00	9.00	262.58	82.00	100.00
6130 · Office Supplies	332.92	116.00	4,341.78	1,168.00	1,400.00
6135 · Public Notices, Advertising	0.00	100.00	99.19	1,000.00	1,200.00
Total Exec & Board Support Services	<u>11,128.38</u>	<u>10,599.00</u>	<u>108,119.37</u>	<u>106,006.00</u>	<u>127,204.00</u>
6140 · Legal Services	878.94	2,500.00	34,532.97	25,000.00	30,000.00
6145 · Audit Services	0.00	250.00	6,050.00	2,500.00	3,000.00
6150 · Bookkeeping	600.00	600.00	6,000.00	6,000.00	7,200.00
6155 · Assessment Billing	1,958.00	1,875.00	23,881.54	18,750.00	22,500.00
6160 · Assessmt Database Mgmt	300.00	300.00	3,000.00	3,000.00	3,600.00
6165 · Office Equipment	0.00	250.00	0.00	2,500.00	3,000.00
6170 · Insurance	390.00	125.00	1,731.66	1,250.00	1,500.00
6175 · Other	13.00	59.00	200.00	582.00	700.00
Total Administration	<u>15,268.32</u>	<u>16,558.00</u>	<u>183,515.54</u>	<u>165,588.00</u>	<u>198,704.00</u>

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

October 2015

	<u>Oct 15</u>	<u>Budget</u>	<u>Jan - Oct 15</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Community Development Fund					
Hobby Fest					
6210 · Committee Support & Supplies	0.00	334.00	0.00	3,332.00	4,000.00
6220 · Marketing & Promotional Items	630.00	1,334.00	23,315.76	13,332.00	16,000.00
6230 · Creative Services	0.00	416.00	8,428.02	4,168.00	5,000.00
Total Hobby Fest	<u>630.00</u>	<u>2,084.00</u>	<u>31,743.78</u>	<u>20,832.00</u>	<u>25,000.00</u>
Other Community Projects	0.00	0.00	0.00	0.00	15,000.00
Total Community Development Fund	<u>630.00</u>	<u>2,084.00</u>	<u>31,743.78</u>	<u>20,832.00</u>	<u>40,000.00</u>
Total USES OF FUNDS - General Fund	<u>62,315.94</u>	<u>77,427.00</u>	<u>609,966.25</u>	<u>761,628.00</u>	<u>931,484.00</u>
Excess (Deficiency) of Sources over Uses-GF	<u>64,983.58</u>	<u>46,389.00</u>	<u>708,709.84</u>	<u>476,556.00</u>	<u>729,010.00</u>
Capital Projects					
8010 · Fund Reserve - District Office	0.00	4,166.00	0.00	41,668.00	50,000.00
8020 · Broadway Blvd. Hardscape	0.00	0.00	557,432.00	557,432.00	557,432.00
8030 · Livable Centers Grant Match	0.00	0.00	0.00	0.00	53,750.00
8040 · CIP/Project Manager	4,050.00	4,050.00	40,500.00	40,500.00	48,600.00
Total Capital Projects	<u>4,050.00</u>	<u>8,216.00</u>	<u>597,932.00</u>	<u>639,600.00</u>	<u>709,782.00</u>
Total Excess (Deficiency) of Sources over Uses	<u>60,933.58</u>	<u>38,173.00</u>	<u>110,777.84</u>	<u>-163,044.00</u>	<u>19,228.00</u>
Cash on Hand 01-01-2015					<u>428,278.00</u>
Net Budget					<u>447,506.00</u>

**Hobby Area Management District
Bank Account Registers
As of December 10, 2015**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Amegy Bank						28,027.15
Debit	10/08/2015		Amegy Bank	Wire Transfer Fee	(13.00)	28,014.15
Check	11/13/2015	1429	EETCO	Refund: 2 properties - See Skirt	(68.97)	27,945.18
Check	11/13/2015	1430	Icon Owner Pool 6 West/Southwest LL	Refund: 7330 Neuhaus Street	(149.63)	27,795.55
Check	11/13/2015	1431	Katy Frwy. Resid. Ptn/Triangle Shoppi	Refund: 6115 Telephone Road	(321.69)	27,473.86
Check	11/13/2015	1432	OM NAMA AYA PPA LLC	Refund: 9902 Gulf Freeway, 128	(450.09)	27,023.77
Bill Pmt -Check	11/13/2015	1418	Core Logic Safe Rent	Apartment Life Initiatives	(1,615.00)	25,408.77
Bill Pmt -Check	11/13/2015	1419	Equi-tax Inc.	Monthly Roll Mgnt & Collection	(2,258.00)	23,150.77
Bill Pmt -Check	11/13/2015	1420	Greater East End Mgnt. District	Graffiti Abatement	(3,200.00)	19,950.77
Bill Pmt -Check	11/13/2015	1421	Harris County Treas.-Interlocal	Interlocal Contract/Protection	(4,020.75)	15,930.02
Bill Pmt -Check	11/13/2015	1422	Hawes Hill Calderon LLC	Administration/Management	(15,030.60)	899.42
Bill Pmt -Check	11/13/2015	1423	Kendal Larson	Feature Articles	(1,000.00)	(100.58)
Bill Pmt -Check	11/13/2015	1424	Mario N. Ramirez	Oct. Business Ambassador	(1,582.40)	(1,682.98)
Bill Pmt -Check	11/13/2015	1425	Perdue, Brandon, Fielder, Collins	Delinquent collections	(878.94)	(2,561.92)
Bill Pmt -Check	11/13/2015	1426	SEAL Security Solutions LLC	Security	(2,646.00)	(5,207.92)
Bill Pmt -Check	11/13/2015	1427	SMC Logistics	Liter Abatement of Right-of-way	(5,416.67)	(10,624.59)
Bill Pmt -Check	11/13/2015	1428	Victor O. Schinnerer & Co., Inc.	VOID: Policy # 61BSBGP0668	0.00	(10,624.59)
Transfer	11/17/2015		TexSTAR	Transfer funds from TexSTAR	25,000.00	14,375.41
Bill Pmt -Check	12/02/2015	1433	Amegy Visa Credit Card	Twisted Mister & Storage	(2,365.00)	12,010.41
Check	12/10/2015	1434	PS Texas Holdings LTD	Refund: 8430 Gulf Freeway	(675.00)	11,335.41
Bill Pmt -Check	12/10/2015	1435	Amber Ambrose	Social Media Management	(1,700.00)	9,635.41
Bill Pmt -Check	12/10/2015	1436	Core Logic Safe Rent	Apartment Life Initiatives	(1,615.00)	8,020.41
Bill Pmt -Check	12/10/2015	1437	DoubleTree	Dec. 10th - Broadway Redevelopment	(2,052.66)	5,967.75
Bill Pmt -Check	12/10/2015	1438	Equi-tax Inc.	Monthly Roll Mgnt. & Collection	(2,258.00)	3,709.75
Bill Pmt -Check	12/10/2015	1439	Mario N. Ramirez	Nov. Business Ambassador	(1,453.76)	2,255.99
Bill Pmt -Check	12/10/2015	1440	Perdue, Brandon, Fielder, Collins	Delinquent collections	(157.08)	2,098.91
Transfer	12/10/2015		TexSTAR	Transfer funds from TexSTAR	50,000.00	52,098.91
Bill Pmt -Check	12/10/2015	1441	Roland Fry & Warren, LLC	November Bookkeeping	(653.42)	51,445.49
Bill Pmt -Check	12/10/2015	1442	SEAL Security Solutions LLC	Security	(6,534.00)	44,911.49
Bill Pmt -Check	12/10/2015	1443	SMC Logistics	Survey of Burned Out Street Lights	(350.00)	44,561.49
Bill Pmt -Check	12/10/2015	1444	DoubleTree	March, May, June, July, Sept, Oct., &	(5,016.30)	39,545.19
Bill Pmt -Check	12/10/2015	1445	Hawes Hill Calderon LLC	Administration/Management	(15,238.16)	24,307.03
Bill Pmt -Check	12/10/2015	1446	Kendal Larson	Feature Articles	(1,500.00)	22,807.03
Total Amegy Bank					(5,220.12)	22,807.03

**Hobby Area Management District
Bank Account Registers
As of December 10, 2015**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Wells Fargo Bank						94,289.46
Deposit	10/31/2015		Revenue	October Revenue	942.46	95,231.92
Deposit	10/31/2015		Interest	October Interest	3.92	95,235.84
Total Wells Fargo Bank					<u>946.38</u>	<u>95,235.84</u>
Plains State Bank						245,799.41
Total Plains State Bank					0.00	<u>245,799.41</u>
TexSTAR-Operating						445,279.94
Deposit	10/30/2015		Interest	October Interest	49.04	445,328.98
Transfer	11/17/2015	Trf	Amegy Bank	Transfer to Amegy Operating	(25,000.00)	420,328.98
Transfer	12/10/2015	Trf	Amegy Bank	Transfer to Amegy Operating	(50,000.00)	370,328.98
Total TexSTAR-Operating					<u>(74,950.96)</u>	<u>370,328.98</u>
TOTAL					<u>(79,224.70)</u>	<u>734,171.26</u>

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
11/11/2015	48673

BILL TO
Harris County Improvement District No. 9
Hawes Hill Calderon LLP
10103 Fondren Road, Suite 300
Houston TX 77096

DESCRIPTION	AMOUNT
Roll Management	300.00
Monthly Fee per Contract for Assessment Collection	1,958.00
Total	\$2,258.00



Greater East End Management District
Greater East End Management District
P.O. Box 221099
Houston, TX 77223-0399
713-621-4916
eead@greatereastend.com

Invoice

Date	Invoice #
09/29/2015	23-19
Term	Due Date
Net 30	10/31/2015

Bill To
David Hawes
Hobby Area Management District
P.O. Box 22167
Houston, Texas 77227-2167

Amount Due	Entered
13,220.00	

Periods due by previous invoice with payment

Date	Source	Activity	Quantity	Rate	Amount
09/17/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 7	8	\$0.00	640.00
09/16/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 5	8	\$0.00	640.00
09/15/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 13	8	\$0.00	640.00
09/22/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 15	8	\$0.00	640.00
09/19/2015	Graffiti Abatement	Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 14	8	\$0.00	640.00
Total:					13,220.00

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

11/9/2015

BARBARA J. SCHOTT
HARRIS COUNTY AUDITOR
1001 Preston, Suite 800
Houston, Texas 77002
(713) 755-1160



REMIT PAYMENT TO:
Harris County Treasurer
Orlando Sanchez
1001 Preston, Room 652
Houston, Texas 77002

Invoice / Statement No.: AH010659

Customer No.: V00091127

INVOICE

HOBBY AREA MANAGEMENT
ATTN DAVID HAWES & BILL C
PO BOX 22167
HOUSTON, TX 77227-2167

Amount Due: 4,020.75

Amount Paid: _____

(Please detach and mail this top portion with payment)

DATE	DESCRIPTION	AMOUNT
11/02/15	DEC'15: ASSIST. CA FEE	4,020.75

The above amount is for County services. Amounts are due upon receipt of the invoice. If you have any questions, contact Accounts Receivable at 713-755-1160.

REMIT PAYMENT TO: HARRIS COUNTY TREASURER
Orlando Sanchez
1001 Preston, Room 652
Houston, Texas 77002

County Auditor's Form 9181
Harris County, Texas (REV. 11/07)

Kendal Larson

3902 N Barnett Way
Missouri City, TX 77459
210-379-1915
blesker@gmail.com
SSN# 469-84-6894

Invoice

Date: 4 November 2015

Bill To:

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

Pay To:

Kendal Larson
3902 N Barnett Way
Missouri City, TX 77459

Description	District	Date	Amount
Feature: SWA/Hobby International terminal	HAMD	Oct 2015	\$500.00
Feature: Hobby Formation - Perkins' role	HAMD	Oct 2015	\$500.00
Total			\$1,000.00

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

Invoice
October 30, 2015

Invoice Number: 5
Date: 10/30/15

Bill To:
Hobby Area District
P O Box 22167
Houston, Tx. 77221

Ship To:
Mario N. Ramirez
P.O. Box 262607
Houston, Tx. 77207

Description: Business Ambassador Contract Amount: \$1,582.40
Monthly duties required as Business Ambassador along with other duties as assigned. Mileage (October 2015)
Miscellaneous = copies

Amount Paid: 0.00
Amount Due: \$1,582.40

Shipping :
Sub Total:
Total: \$1,582.40

0-30 days	31-60 days	61-90 days	>90 days	Total

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

INVOICE #	IN00028013
DATE	10/13/2015
DUPLICATE	1

Bill to:

Harris County ID #9 (Hobby Area Management Dis
c/o Equi-Tax, Inc.

Date	Description	Amount
September, 2015	Professional Services rendered in the collection of delinquent taxes, penalties and interest	5876.94
Total:		5876.94



SEAL Security Solutions LLC
1525 Blalock Road
Houston, TX 77080-7318
www.SEALSecurity.com
TX DPS Lic. #C115942

Invoice

Date	Invoice #
11/2/2015	28282

Bill To
Hobby Area Management District
9610 Long Point, Ste. 150
Houston, TX 77055

Terms
Net 30

Description	Hours	Rate/ Hour	Amount
Three Commissioned Officers with Vehicles and Occasional K-9 Patrol Period 10/26/2015 through 11/01/2015 Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date. This invoice is Monday through Sunday inclusive.	98	27.00	2,646.00
Sales Tax (8.25%)			\$0.00
Total			\$2,646.00

Thank you for allowing us to earn your business.



13107 Javelin Ln.
Stafford, TX 77472

Phone # 832-633-5155

sema@smclogisticsworks.com

Invoice

Date	Invoice #
11/11/2015	672

Bill To
Hobby Area Management District
Josh Hewes
PO Box 22167
Houston, TX 77227

Date	Description	Amount	Pay To
11/11/2015	Hobby Litter Abatement Litter abatement of right-of-way for Hobby Area Management District October 2015 Litter Abatement Services	5,416.67	5,416.67
Total		\$5,416.67	

We appreciate your prompt payment.

smclogisticsworks.com



Harris County ID #9
P.O. Box 22107
Houston, TX 77227

STATEMENT

October 31, 2015
Account 43636
Page 1

Policy	Insured	Acct. Period	Effective/Expiration Dates	Invoice Number	Gross	Brokerage	Net Amount	Disc. Type
6185B-00655	HARRISCOB	12/15	12/20/15-07/24/16	5787642	30.00	0.00	30.00	Inv.
Statement Total:					30.00			



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: 10/16/2015 LEGAL DESCRIPTION
ESTCO I.T. 9 BLK 3
2154 FM 1801 AIRPORT PLACE
MINEOLA TX 75773-4858

8231 LOCKHEED AVE

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/065/050/003/0009 DATE PROCESSED: 10/16/2015
TAX YEAR: 2013 RECEIPT NUMBER: 91130900
REF No.: 0889750 DEPOSIT BATCH No.: RF151016

NOTICE OF CHANGE IN TAX LIABILITY

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 tax liability for the 2013 tax year.

The explanation of the change is:

- | | |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input checked="" type="checkbox"/> Other: <u>Revised 2013-76171</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$1.13.

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: 10/16/2015 LEGAL DESCRIPTION
ESTCO LTS 10 11 12 & 13 BLK 3
2154 FM 1801 AIRPORT PLACE
MINEOLA TX 75773-4858

8235 LOCKHEED AVE

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/065/050/003/0010 DATE PROCESSED: 10/16/2015
TAX YEAR: 2013 RECEIPT NUMBER: 91130901
REF No.: 0889751 DEPOSIT BATCH No.: RF151016

NOTICE OF CHANGE IN TAX LIABILITY

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 tax liability for the 2013 tax year.

The explanation of the change is:

- | | |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input checked="" type="checkbox"/> Other: <u>Revised 2013-76171</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$67.84.

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

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



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: 09/23/2015 LEGAL DESCRIPTION
Icon Owner Pool & West/Southwest LLC TR 2A BLK 3
2 N Riverside Plaza, Ste 2350 CENTRAL INDUSTRIAL PARK SEC 1
Chicago, IL 60606

7330 NEURHAUS ST

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/096/319/000/0004 DATE PROCESSED: 09/22/2015
TAX YEAR: 2014 RECEIPT NUMBER: 91141259
REF No.: 0889485 DEPOSIT BATCH No.: RF150922

NOTICE OF CHANGE IN TAX LIABILITY

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 tax liability for the 2014 tax year.

The explanation of the change is:

- | | |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input checked="" type="checkbox"/> Other: <u>Other 7014-53960</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$149.63.

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

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

Group Name: Hobby Area Management District
 Project No: H.A.M.D. - Broadway Redevelopment Community Engagemer
 Billing By: Angie Thompson

FAB Acct: Ms. Gretchen Larson

Grand Total: 2,052.45

Balance Due: 2,052.45 *gf*

Page 2 of 2

G. Larson
 Client Signature

Date: 12/1/2015

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
12/1/2015	48767

BILL TO
 Harris County Improvement District No. 9
 Hawes Hill Calderon LLP
 10103 Fondren Road, Suite 300
 Houston TX 77096

DESCRIPTION	AMOUNT
Roll Management	300.00
Monthly Fee per Contract for Assessment Collection	1,958.00
Total	
	\$2,258.00

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

Invoice

Invoice Number: 6
 Date: 11/30/15

November 30, 2015

Bill To:
 Hobby Area District
 P O Box 22167
 Houston, Tx. 77221

Ship To:
 Mario N. Ramirez
 P.O. Box 262607
 Houston, Tx. 77207

Description: Business Ambassador Contract Amount: \$1,453.76
 Monthly duties required as Business Ambassador along with other duties as assigned. Mileage (November 2015)
 Miscellaneous = N/A

Amount Paid: 0.00
 Amount Due: \$1,453.76

Shipping :
 Sub Total:
 Total: \$1,453.76

0-30 days	31-60 days	61-90 days	>90 days	Total

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

INVOICE #	IVC0028375
Type	
Date	11/2/2015
Page	1

Bill to:

Harris County ID #9 (Hobby Area Management District) Equi-Tax, Inc.

Description	Ext. Price
Professional Services rendered in the collection of delinquent taxes, penalties and interest October, 2015.	\$157.00
Total	
	\$157.00

Biz E 90

ROLAND, FRY & WARREN, L.L.C.

Certified Public Accountants

1525 Lakeville Drive, Suite 121
Kingwood, TX 77339
(281) 348-9151
FAX (281) 345-9199

12/1/2015

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

For Professional Services Rendered:

Bookkeeping services provided during November 2015 for the month of October 2015	600.00
Postage	12.02
Mileage	41.40
	\$653.42



SEAL Security Solutions LLC

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

Invoice

Date	Invoice #
11/16/2015	28395

Bill To Hobby Area Management District 9610 Long Point, Ste. 150 Houston, TX 77055
--

Terms Net 30

Description	Hours	Rate/ Hour	Amount
Three Commissioned Officers with Vehicles and Occasional K-9	124	27.00	3,348.00
Patrol Period 11/09/2015 through 11/15/2015			
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice is Monday through Sunday inclusive.			
			Sales Tax (8.25%) 50.00

Thank you for allowing us to earn your business.

Total	\$3,348.00
--------------	------------



SEAL Security Solutions LLC

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

Invoice

Date	Invoice #
11/23/2015	28451

Bill To Hobby Area Management District 9610 Long Point, Ste. 150 Houston, TX 77055
--

Terms Net 30

Description	Hours	Rate/ Hour	Amount
Three Commissioned Officers with Vehicles and Occasional K-9	118	27.00	3,186.00
Patrol Period 11/16/2015 through 11/22/2015			
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice is Monday through Sunday inclusive.			
			Sales Tax (8.25%) 50.00

Thank you for allowing us to earn your business.

Total	\$3,186.00
--------------	------------



1107 Jones Ln
Houston, TX 77427

Phone # 832.633.5155
www@smclogistics.com

Date	Invoice #
11/18/2015	690

Bill To Hobby Area Management District John Hawes PO Box 22167 Houston, TX 77227

P.O. No.	Terms	Project
----------	-------	---------

Hours	Description	Rate	# Lights Response	Amount
10	Survey of burned out street lights October 2015	35.00	82	350.00

We appreciate your prompt payment.

Total	\$350.00
--------------	----------



811 Airport Blvd - Houston, TX 77061
Phone: (713) 944-3000 - Fax: (713) 944-2251
Reservations
www.doubletree.com or 1 800 227 TREE

NAME & ADDRESS

HOBBY MANAGEMENT DISTRICT AREA#

PO BOX 22107
HOUSTON, TX 77227

PAGE 1		STATEMENT CLOSING DATE: 11/24/15			
DATE	AMOUNT	DESCRIPTION	DEBITS	CREDITS	BALANCE
08/24/14		*BANQUETS	\$452.44	\$0.00	\$452.44
08/08/14		*BANQUETS	\$385.09	\$0.00	\$837.53
08/09/14		*BANQUETS	\$1,540.00	\$0.00	\$2,417.53
08/09/14		*BANQUETS	\$218.70	\$0.00	\$2,704.23
10/08/14		*BANQUETS	\$565.09	\$0.00	\$3,269.32
10/09/14		CHECK - 1108	\$0.00	\$2,704.23	\$565.09
11/03/14		*BANQUETS	\$333.09	\$0.00	\$933.18
11/13/14		*BANQUETS	\$212.00	\$0.00	\$742.18
11/13/14		CHECK - 1130	\$0.00	\$365.09	\$577.09
02/18/15		*BANQUETS	\$406.28	\$0.00	\$983.35
02/18/15		*BANQUETS	\$22.00	\$0.00	\$1,005.35
03/05/15		CHECK - 1209	\$0.00	\$3,400.11	(\$2,394.76)
03/05/15		CHECK - 1224	\$0.00	\$4,979.08	(\$7,373.84)
03/05/15		CHECK - 1228	\$0.00	\$174.40	(\$7,548.24)
03/05/15		*BANQUETS	\$4,035.08	\$0.00	(\$3,513.16)
03/09/15		*BANQUETS	\$1,322.11	\$0.00	(\$2,191.05)
03/09/15		*BANQUETS	\$1,590.00	\$0.00	(\$698.95)
03/12/15		*BANQUETS	\$214.23	\$0.00	(\$913.18)
03/12/15		*BANQUETS	\$228.40	\$0.00	(\$1,141.58)
03/12/15		*BANQUETS	\$22.00	\$0.00	(\$1,163.58)
03/18/15		*BANQUETS	\$406.28	\$0.00	(\$1,569.86)
03/20/15		*BANQUETS	\$406.28	\$0.00	(\$1,976.14)
05/20/15		*BANQUETS	\$22.00	\$0.00	(\$1,998.14)
06/17/15		*BANQUETS	\$428.64	\$0.00	(\$2,426.78)
06/23/15		*BANQUETS	\$626.58	\$0.00	(\$3,053.36)
07/15/15		*BANQUETS	\$428.26	\$0.00	(\$3,481.62)
08/18/15		*BANQUETS	\$482.20	\$0.00	(\$3,963.82)
10/21/15		*BANQUETS	\$582.53	\$0.00	(\$4,546.35)
11/18/15		*BANQUETS	\$682.99	\$0.00	(\$5,229.34)
		*Balance as of 11/24/15			\$6,016.30

Kendal Larson

INVOICE

Dec 2, 2015

Invoice No. 14P1201

Pay To:

Kendal Larson
3632 N Bessett Way
Houston, TX 77458

HOBBY AREA MANAGEMENT DISTRICT
P.O. BOX 22107
HOUSTON, TX 77227-0107

Amount Due: \$1,500.00

DESCRIPTION OF WORK

DESCRIPTION OF WORK	QTY	UNIT PRICE	SUB TOTAL
Feature articles			
Photography and Text			
Perkins - feature part II	1	\$500	\$500
Tuskegee Airman - Red Tail exhibit	1	\$500	\$500
NAACP Awards Gala	1	\$500	\$500

GRAND TOTAL \$1,500

Kendal Larson 3632 N Bessett Way Houston, TX 77458

HAWESHILLCALDERON
LLP



Invoice

P.O. Box 22167
Houston TX 77227-2167

MD-Hobby Area Management District
(HCID #9)
P.O. Box 22167
Houston, TX 77227

Invoice #: 43015188
Date: 11/2/2015

DATE	DESCRIPTION	AMOUNT
	Professional consulting, administration and project management fee, October 2015	\$13,332.00
	In-house postage, photocopies, binding, etc., October 2015	\$332.92
	Board meeting expense, DoubleTree Hotel, 10/13/2015	\$384.00
	GIS mapping, P. Horton, September 2015	\$88.20
	Reimbursable expenses, as follows:	
	J. Lowry September 2015	\$213.60
	J. Lowry, October 2015	\$210.20
	E. Whitaker, September 2015	\$115.58
	E. Whitaker, October 2015	\$161.00
	G. Larson, September 2015	\$157.60
	L. Clayton, October 2015	\$27.60
	R. Hill, October 2015	\$7.90

Terms: C.O.D.

Sales Tax:	\$0.00
Total Amount:	\$15,030.60
Amount Applied:	\$0.00
Balance Due:	\$15,030.60

Owed As Of: 11/2/2015

30 DAYS	90 DAYS	90+ DAYS	Total Owed
			\$15,030.60

HAWES HILL CALDERON
LLP



P.O. Box 22167
Houston TX 77227-2167

Invoice

MD-Hobby Area Management District
(HCID #9)
P.O. Box 22167
Houston, TX 77227

Invoice #: 43015216
Date: 12/2/2015

DATE	DESCRIPTION	AMOUNT
	Professional consulting, administration and project management fee, November 2015	\$13,332.00
	GIS/Mapping, P Horton, October 2015	\$524.40
	Board meeting expense, DoubleTree hotel, 11/12/2015	\$256.00
	Agenda posting, 11/06/2015, Harris County	\$9.00
	In-house postage, photocopies, binding, etc., November	\$456.55
	Verizon cell phone expense, J. Hawes, 45% of shared costs, 10/20-11/19	\$58.48
	Reimbursable parking, toll, mileage, and related expenses, as follows:	
	G. Larson, October 2015	\$235.85
	J. Lowry, November 2015	\$138.18
	E. Whitaker, November 2015	\$200.10
	L. Clayton, November 2015	\$27.60

Terms: C.O.D.

Sales Tax:	\$0.00
Total Amount:	\$15,238.16
Amount Applied:	\$0.00
Balance Due:	\$15,238.16

Owed As Of: 12/2/2015

30 DAYS	60 DAYS	90+ DAYS	Total Owed
			\$15,238.16

DRAFT

HOBBY AREA MANAGEMENT DISTRICT

MONTHLY FINANCIAL REPORT

NOVEMBER 2015

**Hobby Area Management District
Balance Sheet
As of November 2015**

DRAFT

	November 15
ASSETS	
Current Assets	
Checking/Savings	
1010 · Amegy Bank	14,375.41
1020 · Wells Fargo Bank	95,235.84
1030 · Plains State Bank - CD	245,799.41
1040 · TexSTAR-Operating	420,328.98
Total Checking/Savings	775,739.64
Other Current Assets	
1200 · Assessment Receivable	33,350.28
Total Other Current Assets	33,350.28
Total Current Assets	809,089.92
TOTAL ASSETS	809,089.92
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	55,974.30
Total Accounts Payable	55,974.30
Other Current Liabilities	
2100 · Assessment Refunds Payable	1,842.26
2200 · Deferred Assessment Revenue	159,468.39
Total Other Current Liabilities	161,310.65
Total Current Liabilities	217,284.95
Total Liabilities	217,284.95
Equity	
3000 · Retained Earnings	415,114.05
Net Income	176,690.92
Total Equity	591,804.97
TOTAL LIABILITIES & EQUITY	809,089.92

Hobby Area Management District
Statement of Sources & Uses - Budget vs Actual
November 2015

DRAFT

	<u>Nov 15</u>	<u>Budget</u>	<u>Jan - Nov 15</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
SOURCES OF FUNDS					
4000 · District Assessments	127,975.42	122,959.00	1,420,412.36	1,352,557.00	1,475,516.00
4010 · Penalty & Interest Revenue	1,084.16	1,666.00	28,077.94	18,334.00	20,000.00
4020 · Overpayments	675.00	1,166.00	50,377.84	12,834.00	14,000.00
4030 · Assessment Refunds	-675.00	-2,000.00	-51,560.50	-22,000.00	-24,000.00
4040 · Street Light Reimbursement	0.00	134,678.00	0.00	134,678.00	134,678.00
4050 · Grant and Donations	0.00	40,000.00	0.00	40,000.00	40,000.00
4060 · Interest Revenue	0.00	25.00	428.03	275.00	300.00
Total SOURCES OF FUNDS	<u>129,059.58</u>	<u>298,494.00</u>	<u>1,447,735.67</u>	<u>1,536,678.00</u>	<u>1,660,494.00</u>
USES OF FUNDS					
Public Safety					
6010 · Contract Public Safety	13,014.00	16,849.00	166,482.00	185,331.00	202,180.00
6015 · Apartment Life Initiatives	1,615.00	2,084.00	18,046.00	22,916.00	25,000.00
6020 · Mobile Cameras	3,300.00	2,618.00	30,535.44	26,180.00	28,800.00
6020 · Nuisance Abatement Program	4,020.75	5,000.00	36,186.75	45,000.00	50,000.00
6030 · Street Light Outage Survey	350.00	175.00	1,750.00	1,925.00	2,100.00
6035 · Graffiti Abatement	2,560.00	2,791.00	30,080.00	30,709.00	33,500.00
Total Public Safety	<u>24,859.75</u>	<u>29,517.00</u>	<u>283,080.19</u>	<u>312,061.00</u>	<u>341,580.00</u>
Mobility, Environ, Urban Design					
6050 · Porter Service	5,416.67	4,375.00	59,583.37	48,125.00	52,500.00
Total Mobility, Environ, Urban Design	<u>5,416.67</u>	<u>4,375.00</u>	<u>59,583.37</u>	<u>48,125.00</u>	<u>52,500.00</u>
Business & Economic Development					
6060 · Economic Developmt Programs	514.40	13,500.00	13,732.35	148,500.00	162,000.00
6065 · Events, Festivals, Comm. Proj.	0.00	3,084.00	13,564.67	33,916.00	37,000.00
6070 · Creative ED Support	5,255.13	5,975.00	51,179.42	65,725.00	71,700.00
6075 · Marketing Mtis & Promo Items	2,365.00	2,334.00	11,977.88	25,666.00	28,000.00
Total Business & Economic Development	<u>8,134.53</u>	<u>24,893.00</u>	<u>90,454.32</u>	<u>273,807.00</u>	<u>298,700.00</u>
Administration					
Exec & Board Support Services					
6110 · Administration & Management	9,292.00	9,292.00	102,212.00	102,212.00	111,504.00
6115 · Meeting Expense	5,272.30	416.00	9,132.45	4,584.00	5,000.00
6120 · Reimbursable Expenses	696.89	666.00	7,332.56	7,334.00	8,000.00
6125 · Postage	12.02	9.00	274.60	91.00	100.00
6130 · Office Supplies	515.03	116.00	4,856.81	1,284.00	1,400.00
6135 · Public Notices, Advertising	9.00	100.00	108.19	1,100.00	1,200.00
Total Exec & Board Support Services	<u>15,797.24</u>	<u>10,599.00</u>	<u>123,916.61</u>	<u>116,605.00</u>	<u>127,204.00</u>
6140 · Legal Services	2,030.31	2,500.00	36,563.28	27,500.00	30,000.00
6145 · Audit Services	0.00	250.00	6,050.00	2,750.00	3,000.00
6150 · Bookkeeping	600.00	600.00	6,600.00	6,600.00	7,200.00
6155 · Assessment Billing	1,958.00	1,875.00	25,839.54	20,625.00	22,500.00
6160 · Assessmt Database Mgmt	300.00	300.00	3,300.00	3,300.00	3,600.00
6165 · Office Equipment	0.00	250.00	0.00	2,750.00	3,000.00
6170 · Insurance	0.00	125.00	1,731.66	1,375.00	1,500.00
6175 · Other	0.00	59.00	200.00	641.00	700.00
Total Administration	<u>20,685.55</u>	<u>16,558.00</u>	<u>204,201.09</u>	<u>182,146.00</u>	<u>198,704.00</u>

Hobby Area Management District
Statement of Sources & Uses - Budget vs Actual
November 2015

DRAFT

	<u>Nov 15</u>	<u>Budget</u>	<u>Jan - Nov 15</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Community Development Fund					
Hobby Fest					
6210 · Committee Support & Supplies	0.00	334.00	0.00	3,666.00	4,000.00
6220 · Marketing & Promotional Items	0.00	1,334.00	23,315.76	14,666.00	16,000.00
6230 · Creative Services	0.00	416.00	8,428.02	4,584.00	5,000.00
Total Hobby Fest	<u>0.00</u>	<u>2,084.00</u>	<u>31,743.78</u>	<u>22,916.00</u>	<u>25,000.00</u>
Other Community Projects	0.00	0.00	0.00	0.00	15,000.00
Total Community Development Fund	<u>0.00</u>	<u>2,084.00</u>	<u>31,743.78</u>	<u>22,916.00</u>	<u>40,000.00</u>
Total USES OF FUNDS - General Fund	<u>59,096.50</u>	<u>77,427.00</u>	<u>669,062.75</u>	<u>839,055.00</u>	<u>931,484.00</u>
Excess (Deficiency) of Sources over Uses-GF	<u>69,963.08</u>	<u>221,067.00</u>	<u>778,672.92</u>	<u>697,623.00</u>	<u>729,010.00</u>
Capital Projects					
8010 · Fund Reserve - District Office	0.00	4,166.00	0.00	45,834.00	50,000.00
8020 · Broadway Blvd. Hardscape	0.00	0.00	557,432.00	557,432.00	557,432.00
8030 · Livable Centers Grant Match	0.00	0.00	0.00	0.00	53,750.00
8040 · CIP/Project Manager	4,050.00	4,050.00	44,550.00	44,550.00	48,600.00
Total Capital Projects	<u>4,050.00</u>	<u>8,216.00</u>	<u>601,982.00</u>	<u>647,816.00</u>	<u>709,782.00</u>
Total Excess (Deficiency) of Sources over Uses	<u>65,913.08</u>	<u>212,851.00</u>	<u>176,690.92</u>	<u>49,807.00</u>	<u>19,228.00</u>
Cash on Hand 01-01-2015					<u>428,278.00</u>
Net Budget					<u>447,506.00</u>

**Hobby Area Management District
Bank Account Registers
As of December 11, 2015**

DRAFT

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Amegy Bank						22,807.03
Bill Pmt -Check	12/11/2015	1447	Bracewell & Giuliani LLP	General Counsel	(1,873.23)	20,933.80
Bill Pmt -Check	12/11/2015	1448	Chris Labod	Website Maintenance	(350.00)	20,583.80
Bill Pmt -Check	12/11/2015	1449	Greater East End Mgnt. District	November	(2,560.00)	18,023.80
Bill Pmt -Check	12/11/2015	1450	SEAL Security Solutions LLC		(7,134.00)	10,889.80
Bill Pmt -Check	12/11/2015	1451	SMC Logistics	Liter abatement of right-of-way	(5,416.67)	5,473.13
Total Amegy Bank					(17,333.90)	5,473.13
Wells Fargo Bank						95,235.84
Total Wells Fargo Bank					0.00	95,235.84
Plains State Bank						245,799.41
Total Plains State Bank					0.00	245,799.41
TexSTAR-Operating						370,328.98
Total TexSTAR-Operating					0.00	370,328.98
TOTAL					(17,333.90)	716,837.36

Group Name: Hobby Area Management District F&B Acct:
 Post Ac: H.A.M.D. - Broadway Redevelopment Community Engageer Site Contact: Ms. Gretchen Larson
 Calling Mgr: Angie Thompson

Grand Total: 2,022.66

Balance Due: 2,022.66 *gf*

Page 2 of 2

Angie Thompson
 Client Signature

Date: 12/1/2015

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
12/1/2015	48767

BILL TO

Harris County Improvement District No. 9
 Hawes Hill Calderon LLP
 10103 Fordren Road, Suite 300
 Houston TX 77096

DESCRIPTION	AMOUNT
Roll Management	300.00
Monthly Fee per Contract for Assessment Collection	1,958.00
Total \$2,258.00	

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

Invoice

Invoice Number: 6
 Date: 11/30/15

November 30, 2015

Bill To:
 Hobby Area District
 P O Box 22167
 Houston, Tx. 77221

Ship To:
 Mario N. Ramirez
 P.O. Box 262607
 Houston, Tx. 77207

Description: Business Ambassador Contract Amount: \$1,453.76
 Monthly duties required as Business Ambassador along with other duties as assigned. Mileage (November 2015)
 Miscellaneous = N/A

Amount Paid: 0.00
 Amount Due: \$1,453.76

Shipping :
 Sub Total:
 Total: \$1,453.76

0-30 days	31-60 days	61-90 days	>90 days	Total

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

INVOICE #	NCD0028375
Type	
Date	11/16/2015
Page	1

Bill to:

Harris County ID #9 (Hobby Area Management District) Equi-Tax, Inc.

Description	Est. Price
Professional Services rendered in the collection of delinquent taxes, penalties and interest October, 2015.	\$157.00
Total \$157.00	

Bill # 90

ROLAND, FRY & WARREN, L.L.C.

Certified Public Accountants

1525 Lakeville Drive, Suite 121
Kingwood, TX 77339
(281) 348-9151
FAX (281) 348-8199

12/1/2015

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

For Professional Services Rendered:

Bookkeeping services provided during November 2015 for the month of October 2015	600.00
Postage	12.02
Mileage	41.40
	\$653.42



SEAL Security Solutions LLC

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

Invoice

Date	Invoice #
11/16/2015	28395

Bill To Hobby Area Management District 9610 Long Point, Ste. 150 Houston, TX 77055
--

Terms Net 30

Description	Hours	Rate/ Hour	Amount
Three Commissioned Officers with Vehicles and Occasional K-9	124	27.00	3,348.00
Patrol Period 11/09/2015 through 11/15/2015			
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice is Monday through Sunday inclusive.			
			Sales Tax (8.25%) \$0.00
Thank you for allowing us to earn your business.			Total \$3,348.00



SEAL Security Solutions LLC

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

Invoice

Date	Invoice #
11/23/2015	28451

Bill To Hobby Area Management District 9610 Long Point, Ste. 150 Houston, TX 77055
--

Terms Net 30

Description	Hours	Rate/ Hour	Amount
Three Commissioned Officers with Vehicles and Occasional K-9	118	27.00	3,186.00
Patrol Period 11/16/2015 through 11/22/2015			
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice is Monday through Sunday inclusive.			
			Sales Tax (8.25%) \$0.00
Thank you for allowing us to earn your business.			Total \$3,186.00



18107 James Ln.
Stafford, TX 77477

Phone: 832-633-5153

www.smclogistics.com

Date	Invoice #
11/18/2015	690

Bill To Hobby Area Management District Jish Hayes PO Box 22167 Houston, TX 77227

P.O. No.	Terms	Project
----------	-------	---------

Hours	Description	Rate	# Lights Reported	Amount
10	Survey of burned out street lights October 2015	35.00	82	350.00
We appreciate your prompt payment.				Total \$350.00



1111 Airport Blvd - Houston, TX 77061
 Phone (713) 845-3200 - Fax (713) 848-2251
 Reservations
 www.doubletree.com or 1.800.272.TREE

NAME & ADDRESS

HOBBY MANAGEMENT DISTRICT AREAS
 PO BOX 22167
 HOUSTON, TX 77227

DATE	INVOICE #	DESCRIPTION	STATEMENT CLOSING DATE 11/26/15		
			DEBIT	CREDIT	BALANCE
08/04/14		*BANQUETS	\$462.44	\$0.00	\$462.44
09/08/14		*BANQUETS	\$385.09	\$0.00	\$847.53
09/09/14		*BANQUETS	\$1,590.00	\$0.00	\$2,417.53
09/09/14		*BANQUETS	\$266.70	\$3.00	\$2,704.23
10/08/14		*BANQUETS	\$365.00	\$0.00	\$1,959.23
10/09/14		CHECK - 1108	\$0.00	-\$2,704.23	\$365.00
11/03/14		*BANQUETS	\$365.00	\$0.00	\$730.18
11/13/14		*BANQUETS	\$212.00	\$0.00	\$942.18
11/13/14		CHECK - 1130	\$0.00	-\$355.00	\$587.09
02/18/15		*BANQUETS	\$406.28	\$0.00	\$993.35
02/18/15		*BANQUETS	\$22.00	\$3.00	\$1,005.35
03/05/15		CHECK - 1209	\$0.00	-\$3,400.11	(\$2,394.76)
03/05/15		CHECK - 1224	\$0.00	-\$4,879.08	(\$7,373.84)
03/05/15		CHECK - 1228	\$0.00	-\$174.40	(\$7,548.24)
03/05/15		*BANQUETS	\$5,032.08	\$0.00	(\$2,516.16)
03/09/15		*BANQUETS	\$1,322.11	\$0.00	(\$1,191.05)
03/09/15		*BANQUETS	\$1,580.00	\$0.00	\$398.95
03/12/15		*BANQUETS	\$214.23	\$0.00	\$613.18
03/12/15		*BANQUETS	\$226.45	\$0.00	\$839.58
03/18/15		*BANQUETS	\$22.00	\$0.00	\$861.58
03/18/15		*BANQUETS	\$408.28	\$0.00	\$1,267.84
05/20/15		*BANQUETS	\$495.28	\$0.00	\$1,874.10
05/20/15		*BANQUETS	\$22.00	\$0.00	\$1,895.10
06/17/15		*BANQUETS	\$428.64	\$0.00	\$2,124.74
06/23/15		*BANQUETS	\$556.58	\$0.00	\$2,680.32
07/15/15		*BANQUETS	\$428.20	\$0.00	\$3,098.58
09/18/15		*BANQUETS	\$483.20	\$0.00	\$3,670.78
10/21/15		*BANQUETS	\$562.63	\$0.00	\$4,133.31
11/18/15		*BANQUETS	\$682.99	\$0.00	\$5,016.30
		Balance as of 11/26/15			\$5,016.30

Kendal Larson

INVOICE

Dec 2, 2015

Invoice No. KLP1234-1

Pay To:

Kendal Larson
 3902 W Bannan Way
 Missouri City, TX
 77450

DESCRIPTION OF WORK

DESCRIPTION OF WORK	QTY/HRS	UNIT PRICE	SUB TOTAL
Feature articles			
Photography and Text			
Perkins - feature part II	1	\$500	\$500
Tuskegee Airmen - Red Tail exhibit	1	\$500	\$500
NAACP Awards Gala	1	\$500	\$500

GRAND TOTAL \$1,500





hello! you have an invoice from:
Cracked Fox
 2815 Bermuda Dunes Dr. Missouri City, TX 77459
 Roan@CrackedFox.com | 832.364.4012 | www.CrackedFox.com

Date	Invoice No.	Terms
10/31/15	585	
Payments/Credits		Balance Due
\$0.00		\$630.00

Bill To:
 Hobby Area District
 PO Box 22167
 Houston, TX 77227

Item	Description	Quantity	Rate	Amount
marketing	marketing, graphic design and photography, research, meetings and other... for the month of October		0.00	0.00
Design	Print and web based design for HobbyFast save the date- website images, header, and postcard	6.0	100.00	630.00
	Other Sales Tax		0.00%	0.00
Total				\$630.00

Thank you for your business

Invoice No.	Date	Invoice No.	Terms	Quantity	Rate	Amount
11/17/2015	16412	16598	Net 30	5	513.00	2565.00
11/17/2015	16412	16607	Net 30	1	14.90	14.90
11/17/2015	16412	16607	Net 30	210	552.00	115920.00
11/17/2015	16412	16582	Net 30	60	515.00	30900.00
11/17/2015	16412	11152	Net 30	58	514.50	29841.00
11/17/2015	16412	13291	Net 30	156	518.50	80866.00
11/17/2015	16412	16606	Net 30	1025	517.50	530562.50
11/17/2015	16412	16606	Net 30	26	560.00	14560.00
11/17/2015	16412	16606	Net 30	42	512.50	21525.00
11/17/2015	16412	16606	Net 30	235	55.75	13000.625
11/17/2015	16412	16606	Net 30	21	513.00	10773.00
11/17/2015	16412	16606	Net 30	140	515.25	72135.00
11/17/2015	16412	16606	Net 30	200	540.00	108000.00
11/17/2015	16412	16606	Net 30	1000	5149.00	5149000.00

Make check payable to:
 Core Edge Sales Inc
 PO Box 402835
 Atlanta, GA 30388-4835

Remit this statement with payment



hello! you have an invoice from:
Cracked Fox
 2815 Bermuda Dunes Dr. Missouri City, TX 77459
 Roan@CrackedFox.com | 832.364.4012 | www.CrackedFox.com

Date	Invoice No.	Terms
10/26/15	587	Net 30
Payments/Credits		Balance Due
\$0.00		\$5,630.00

Bill To:
 Hobby Area District
 PO Box 22167
 Houston, TX 77227

Item	Description	Quantity	Rate	Amount
marketing	marketing, graphic design and photography, research, meetings and other... for the month of October		0.00	0.00
Design	Print and web based design for Houston Endowment brochure	12	100.00	1,200.00
Design	Print and web based design for TRZ postcard - Improvement Initiative	6	100.00	600.00
Design	Print and web based design for fall newsletter	17	100.00	1,700.00
Design	Print and web based design for 97th anniversary NAACP ad	5	100.00	500.00
Design	Print and web based design for Mario BA postcard	3.8	100.00	380.00
1	Branding, Marketing and Research including two quality assessments in usage and recreation of logos used in district print collateral	0.2	100.00	20.00
2	Editing, proof making, and checking for website, information/hyperlink integrity	1	100.00	100.00
3	Meetings, Correspondence, Phone Calls, and Invoicing	1.2	100.00	120.00
4	Photography, editing/color correction, airbrushing, cropping, etc.) for use in web and print collateral	5	100.00	500.00
5	Captioning and Keywording of galleries for district usage and external search engines. Archiving district photos to external harddrives, websites, and DVDs for backup			
5	Providing economic, stock photography, and partner requests and print requests.			
5	Social media: Facebook/Twitter/Pinterest/Instagram updates, photo galleries, posting, tagging, creation of cover photos. Backup monitoring of feedback, with	2	100.00	200.00
Total				\$5,630.00

Thank you for your business
 Thank you for your business!



hello! you have an invoice from:
Cracked Fox
 2815 Bermuda Dunes Dr. Missouri City, TX 77459
 Roan@CrackedFox.com | 832.364.4012 | www.CrackedFox.com

Date	Invoice No.	Terms
10/26/15	587	Net 30
Payments/Credits		Balance Due
\$0.00		\$5,630.00

Bill To:
 Hobby Area District
 PO Box 22167
 Houston, TX 77227

Item	Description	Quantity	Rate	Amount
g	response and interaction with visitors requests/questions. Print and Web resolution creation of files in proper formats for distribution to printers, web developers, partners and staff.	3	100.00	300.00
Total				\$5,630.00

Thank you for your business
 Thank you for your business!

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
11/1/2015	48673

BILL TO
Harris County Improvement District No. 9
Hawes Hill Calderon LLP
10103 Fondren Road, Suite 300
Houston TX 77096



Greater East End Management District
Greater East End Management District
P.O. Box 230799
Houston, TX 77203-0799
713-528-8216
equitax@greatereastend.com

Invoice

Date	11/01/2015
Term	23-17
Inv. No.	10731/2015

Bill To
David Baker
Hobby Area Management District
P.O. Box 22167
Houston, Texas 77227-2167

Amount Due	Entered
61,258.00	

DESCRIPTION	AMOUNT
Roll Management	300.00
Monthly Fee per Contract for Assessment Collection	1,958.00
Total	\$2,258.00

Date	Service	Activity	Quantity	Rate	Amount
09/01/2015	Graffiti Abatement	Constituent visit, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 9	8	86.25	690.00
09/08/2015	Graffiti Abatement	Constituent visit, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 6	8	86.25	690.00
09/15/2015	Graffiti Abatement	Constituent visit, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 13	8	86.25	690.00
09/22/2015	Graffiti Abatement	Constituent visit, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 15	8	86.25	690.00
09/29/2015	Graffiti Abatement	Constituent visit, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 15	8	86.25	690.00
Total					3,150.00

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

11/9/2015

BARBARA J. SCHOTT
HARRIS COUNTY AUDITOR
1001 Preston, Suite 800
Houston, Texas 77002
(713) 755-1160



REMIT PAYMENT TO:
Harris County Treasurer
Orlando Sanchez
1001 Preston, Room 652
Houston, Texas 77002

Invoice / Statement No.: AH010659
Customer No.: V00091127

INVOICE

HOBBY AREA MANAGEMENT
ATTN DAVID HAWES & BILL C
PO BOX 22167
HOUSTON, TX 77227-2167

Amount Due: 4,020.75
Amount Paid:

(Please detach and mail this top portion with payment)

DATE	DESCRIPTION	AMOUNT
11/02/15	DEC'15: ASSIST. CA FEE	4,020.75

The above amount is for County services. Amounts are due upon receipt of the invoice. If you have any questions, contact Accounts Receivable at 713-755-1160.

REMIT PAYMENT TO: HARRIS COUNTY TREASURER
Orlando Sanchez
1001 Preston, Room 652
Houston, Texas 77002

Kendal Larson

Invoice

3902 N Barnett Way
Missouri City, TX 77459
210-379-1915
blesken@gmail.com
SS# 469-84-6894

Date: 4 November 2015

Bill To:

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

Pay To:

Kendal Larson
3902 N Barnett Way
Missouri City, TX 77459

Description	District	Date	Amount
Feature: SWA/Hobby International terminal	HAMD	Oct 2015	\$500.00
Feature: Hobby Formation - Perkins' role	HAMD	Oct 2015	\$500.00
Total			\$1,000.00

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

Invoice
October 30, 2015

Invoice Number: 5
Date: 10/30/15

Bill To:
Hobby Area District
P O Box 22167
Houston, Tx. 77221

Ship To:
Mario N. Ramirez
P.O. Box 262607
Houston, Tx. 77207

Description: Business Ambassador Contract Amount: \$1,582.40
Monthly duties required as Business Ambassador along with other duties as assigned. Mileage (October 2015)
Miscellaneous = copies

Amount Paid: 0.00
Amount Due: \$1,582.40

Shipping :
Sub Total:
Total: \$1,582.40

0-30 days	31-60 days	61-90 days	>90 days	Total

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

INVOICE #	TVCC0028013
DATE	10/13/2015
PAGE	1

Bill to:

Harris County ID #9 (Hobby Area Management District)
c/o Equi-Tax, Inc.

Date	Description	Amount
September, 2015	Professional Services rendered in the collection of delinquent taxes, penalties and interest	\$879.94
Total		\$879.94



SEAL Security Solutions LLC
1525 Blalock Road
Houston, TX 77080-7318
www.SEALSecurity.com
TX DPS Lic. #C15942

Invoice

Date	Invoice #
11/2/2015	28282

Bill To
Hobby Area Management District
9610 Long Point, Ste. 150
Houston, TX 77055

Terms
Net 30

Description	Hours	Rate/ Hour	Amount
Three Commissioned Officers with Vehicles and Occasional K-9 Patrol Period 10/26/2015 through 11/01/2015 Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date. This invoice is Monday through Sunday inclusive.	98	27.00	2,646.00
Sales Tax (8.25%)			\$0.00
Total			\$2,646.00

Thank you for allowing us to earn your business.



Phone #: 832-433-5155
sme@smclogisticsworks.com

Invoice

Date	Invoice #
11/11/2015	672

Bill To
Hobby Area Management District
Josh Hayes
PO Box 22167
Houston, TX 77227

Item	Description	Amount	Rate
Hobby Litter Abatement	Litter abatement of right-of-way for Hobby Area Management District October 2015 Litter Abatement Services	5,416.67	5,416.07
Total		\$5,416.67	

We appreciate your prompt payment

smclogisticsworks.com

WYON D. ZENINERER
ASSAULT & COMPANY, INC.
 14288 Collectors Center Drive, Chicago, IL 60603
 Phone: 301-961-6800

Harris County ID #9
 P.O. Box 22107
 Houston, TX 77227

STATEMENT

October 31, 2015
 Account 48638
 Page 1

Policy	Insured	Acct Period	Effective/Expiration Dates	Invoice Number	Gross	Discounts	Net Amount	Doc. Type
519350P0008	HARRISCO93	12/15	12/20/15-07/20/16	5275642	30.00	0.00	30.00	Imp
Statement Total					30.00			

Equi-Tax Inc.
 Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 10/16/2015

LEGAL DESCRIPTION

ERTCO
 2154 FM 1801
 MINEOLA TX 75773-4958

LT 9 BLK 3
 AIRPORT PLACE
 8231 LOCKHEED AVE

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/065/050/003/0009
 TAX YEAR: 2013
 REF No.: 0889750

DATE PROCESSED: 10/16/2015
 RECEIPT NUMBER: 91130900
 DEPOSIT BATCH No.: RF151016

NOTICE OF CHANGE IN TAX LIABILITY

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 tax liability for the 2013 tax year.

The explanation of the change is:

- | | |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input checked="" type="checkbox"/> Other: <u>Case 2013-76171</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$1.13.

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 77060
 P.O. Box 73109, Houston, Texas 77273
 Customer Service 281.444.3946 fax 281.440.8304

DATE: 10/16/2015

LEGAL DESCRIPTION

ERTCO
 2154 FM 1801
 MINEOLA TX 75773-4858

LTS 10 11 12 & 13 BLK 3
 AIRPORT PLACE
 8235 LOCKHEED AVE

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/065/050/003/0010
 TAX YEAR: 2013
 REF No.: 0889751

DATE PROCESSED: 10/16/2015
 RECEIPT NUMBER: 91130901
 DEPOSIT BATCH No.: RF151016

NOTICE OF CHANGE IN TAX LIABILITY

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 tax liability for the 2013 tax year.

The explanation of the change is:

- | | |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input checked="" type="checkbox"/> Other: <u>Case 2013-76171</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$67.84.

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

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

Equi-Tax Inc.
 Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

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

DATE: 09/23/2015

LEGAL DESCRIPTION

Iron Owner Pool 6 West/Southwest LLC
 2 N Riverside Plaz, Ste 2350
 Chicago, IL 60606

TR 2A BLK 3
 CENTRAL INDUSTRIAL PARK SEC 1
 7330 NEUBRGS ST

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/096/319/000/0004
 TAX YEAR: 2014
 REF No.: 0889485

DATE PROCESSED: 09/22/2015
 RECEIPT NUMBER: 91141259
 DEPOSIT BATCH No.: RF150322

NOTICE OF CHANGE IN TAX LIABILITY

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 tax liability for the 2014 tax year.

The explanation of the change is:

- | | |
|--|---|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input checked="" type="checkbox"/> Other: <u>Case 2014-53740</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$149.63.

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

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



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: 09/23/2015

LEGAL DESCRIPTION

Katy Frwy Residential Ptmr & Triangle
Shopping Ctr LP
c/o Wilson & Franco
11000 Richmond Ave Ste 350
Houston TX 77042

LTS 1 TRHD 6 BLK 22
SANTA ROSA SEC 5

6115 TELEPHONE RD

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/070/072/028/0001
TAX YEAR: 2014
REF No.: 0889484

DATE PROCESSED: 09/22/2015
RECEIPT NUMBER: 91140993
DEPOSIT BATCH No.: RFL50922

NOTICE OF CHANGE IN TAX LIABILITY

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 tax liability for the 2014 tax year.

The explanation of the change is:

- | | |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input checked="" type="checkbox"/> Other: <u>2014-63285</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$321.69.

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: 09/23/2015

LEGAL DESCRIPTION

OM NAMA AYA PPA LLC
1505 BIG BEND DR
CEDAR PARK TX 78613-6980

TR 165B
SOUTH HOUSTON GARDENS SEC 6

9902 GULF FWY 128

HARRIS COUNTY IMP DIST 9

ACCOUNT NUMBER: 91/034/203/603/0315
TAX YEAR: 2014
REF No.: 0889481

DATE PROCESSED: 09/22/2015
RECEIPT NUMBER: 91140219
DEPOSIT BATCH No.: RFL50922

NOTICE OF CHANGE IN TAX LIABILITY

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 tax liability for the 2014 tax year.

The explanation of the change is:

- | | |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated |
| <input type="checkbox"/> Exemption(s) Added | <input type="checkbox"/> Account Deleted |
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Rendition Penalty Waived |
| <input type="checkbox"/> Over 65 | <input checked="" type="checkbox"/> Other: <u>2014-63285</u> |
| <input type="checkbox"/> Disabled Person | |
| <input type="checkbox"/> Disabled Veteran | |

This action has resulted in a decrease in the amount of tax you owe. Accordingly, we are issuing you a refund in the amount of \$450.09.

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.



CONTROL ACCOUNT
HOBBY AREA HD
Account Number:
XXXX XXXX 0683



ACCOUNT SUMMARY

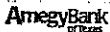
Account Number	XXXX XXXX 0683	Previous Balance	\$563.18
Credit Limit	\$10,000.00	Payments	\$863.18
Available Credit	\$7,633.00	Credits	-\$0.00
Statement Closing Date	November 23, 2015	Purchases	\$2,565.00
Payment Due Date	December 13, 2015	Other Charges	\$0.00
Amount Past Due	\$0.00	Cash Advances	\$0.00
Min Payment Due	\$59.00	Finance Charges	\$0.00
Days in Billing Cycle	32	New Balance	\$2,565.00

TRANSACTIONS

Date	Post Date	Reference Number	Transaction Description	Amount
11/04	11/04	74768095MBXDT8735	PAYMENT - THANK YOU	-\$863.18
TOTAL XXXXXXXXXX0683				\$863.18
JOSH HAWES				
11/04	11/04	24639219545669YJ2H	TEXAS SELF STORAGE 719-8601880 TX	\$63.00
TOTAL XXXXXXXXXX0683				\$63.00
GRETCHEN LARSON				
10/22	10/23	24811215800FFFE2F	SP *TWISTEDMISTER PRODUCT HOUSTON TX	\$1,250.00
11/11	11/11	248112159900JTD3XX	SP *CHARLES NICHOLAS FROM HOUSTON TX	\$1,250.00
TOTAL XXXXXXXXXX0683				\$2,500.00

See Reverse Side for Important Information About Your Account.

5543 8912 84X 3 7 14 161125 9 PAGE 1 of 2 11 0700 8493 TOLR 02/28/2015 8492



P. O. BOX 34852
SALT LAKE CITY UT 84139-0852

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 attach it with your payment to ensure proper credit.

Mail This Check Payable to _____

PAYMENT INFORMATION

Account Number	XXXX XXXX 0683
Payment Due Date	12/13/15
New Balance	\$2,565.00
Minimum Payment Due	\$59.00
Pay Date Amount	\$0.00
Cash Endorsement	
Total Payment Amount	\$2,565.00

BANKCARD CENTER
PO BOX 38833
SALT LAKE CITY UT 84139-0833

CONTROL ACCOUNT
HOBBY AREA HD
PO BOX 22147
HOUSTON TX 77227-2167

⑆5066 0000⑆5398000003020683⑆

HAWES HILL CALDERON
LLP



P.O. Box 22167
Houston TX 77227-2167

Invoice

MD-Hobby Area Management District
(HCID #9)
P.O. Box 22167
Houston, TX 77227

Invoice #: 43015188
Date: 11/2/2015

DATE	DESCRIPTION	AMOUNT
	Professional consulting, administration and project management fee, October 2015	\$13,332.00
	In-house postage, photocopies, binding, etc., October 2015	\$332.92
	Board meeting expense, DoubleTree Hotel, 10/13/2015	\$384.00
	GIS mapping, P. Horton, September 2015	\$88.20
	Reimbursable expenses, as follows:	
	J. Lowry September 2015	\$213.60
	J. Lowry, October 2015	\$210.20
	E. Whitaker, September 2015	\$115.58
	E. Whitaker, October 2015	\$161.00
	G. Larson, September 2015	\$157.60
	L. Clayton, October 2015	\$27.60
	R. Hill, October 2015	\$7.90

Terms: C.O.D.

Sales Tax:	\$0.00
Total Amount:	\$15,030.60
Amount Applied:	\$0.00
Balance Due:	\$15,030.60

Owed As Of: 11/2/2015

30 DAYS	90 DAYS	90+ DAYS	Total Owed
			\$15,030.60

HAWES HILL CALDERON
LLP



P.O. Box 22167
Houston TX 77227-2167

Invoice

MD-Hobby Area Management District
(HCID #9)
P.O. Box 22167
Houston, TX 77227

Invoice #: 43015216
Date: 12/2/2015

DATE	DESCRIPTION	AMOUNT
	Professional consulting, administration and project management fee, November 2015	\$13,332.00
	GIS/Mapping, P Horton, October 2015	\$524.40
	Board meeting expense, DoubleTree hotel, 11/12/2015	\$256.00
	Agenda posting, 11/06/2015, Harris County	\$9.00
	In-house postage, photocopies, binding, etc., November	\$456.55
	Verizon cell phone expense, J. Hawes, 45% of shared costs, 10/20-11/19	\$58.48
	Reimbursable parking, toll, mileage, and related expenses, as follows:	
	G. Larson, October 2015	\$235.85
	J. Lowry, November 2015	\$138.18
	E. Whitaker, November 2015	\$200.10
	L. Clayton, November 2015	\$27.60

Terms: C.O.D.

Sales Tax: \$0.00
Total Amount: \$15,238.16
Amount Applied: \$0.00
Balance Due: \$15,238.16

Owed As Of: 12/2/2015

30 DAYS	90 DAYS	90+ DAYS	Total Owed
			\$15,238.16

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT REPORT
HARRIS COUNTY IMPROVEMENT DISTRICT #9
December 10, 2015

Amounts shown are 2014 base assessment amounts unless indicated.

Interventions into County or ISD suits:

Riverside General Hospital 13-14 assessments \$4,053.50, 7655 Bellfort St.-0950630000022

We have intervened in a suit filed by Harris County; a trial date was set for 1/13/15 but the defendant requested a motion for a continuance which was granted. A new trial date is set for 12/8/15. (This report was prepared on 12/2/15.) The property was carried as exempt by HCAD for 2014 but the exemption was removed in November 2014. We checked title and determined that the lienholder foreclosed upon the property in February 2015.

RBIP Transportation LLC \$3,750.33, 2 accounts on Meldrum Rd. & 2 accounts at 9201 Tavenor Ln.-0342070110003, 0342070110005, 0342070110025, 0342070110041

We have intervened in a suit filed by Pasadena ISD. A hearing date has not been set at this time; we will monitor the case.

The Furniture Bank \$2,643.00, 8220 Mosley Rd.-0342030020122

We have intervened in a suit filed by Pasadena ISD; we will monitor the case. We spoke to the executive director, Oli Mohammed, and he said that they filed for exempt status on 8/12. On 9/24, the appraisal district confirmed that they have received the application and it is being reviewed.

Houston Area Bricklayers JAC 13-14 assessments \$1,362.52, 9105 Edgebrook St.-0630330310009

We have intervened in a suit filed by Harris County. A trial date was set for 9/30/15 but was passed because the defendant requested a continuance which was granted. A new trial date is set for 2/3/16.

Jamileh Merrikh \$919.41, 8342 Mosley Rd.-0342030030126

We have intervened in a suit filed by Harris County. We have also intervened in a suit filed by Pasadena ISD. We will monitor both cases.

Zeenat Foundation 13-14 assessments \$790.62, reserve A, block 1 on Monroe Rd.-1236430010001

We have intervened in a suit filed by Pasadena ISD; we will monitor the case.

Manning Family Partnership \$279.31, Reserve A Block 1 on Monroe Rd.-1184220010001

We have intervened in a suit filed by Pasadena ISD; we will monitor the case.

Edward John Stevens 13-14 assessments \$221.99, 8129 Telephone Rd.-0650500010008

We have intervened in a suit filed by Harris County; judgment was signed on 7/29/15. The judgment is final; a judgment letter has been sent.

Erica Hernandez (was Gulf Rental Mgmt. Inc.) 13-14 assessments \$211.59, 6623 Heffernan St.-0600770030015

We have intervened in a suit filed by Harris County; we will monitor the case. Erica called our office on 12/1/15 and requested a payoff balance.

Maria D. Arenas \$156.34, 6737 Alameda Genoa Rd.-0270270000003

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

Abraham Green 13-14 assessments \$142.04, vacant tract on Bellfort St.-0410120010078

We have intervened in a suit filed by Harris County; judgment was signed on 5/11/15. The judgment is final; a judgment letter has been sent.

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. Judgment was signed on 11/17/15. The judgment will be final after 30 days; we will send a judgment letter.

Estate of Khosrow Abtahi 13-14 assessments \$42.00, 6539 Northdale-0600770090024
We have intervened in a suit filed by Harris County; a trial date is set for 2/2/16.

The following accounts have been paid in full:

Niday Funeral Home Inc. nka Crespo Funeral Home \$1,003.50, 4136 Broadway St.-
0283010000022
Uplift House 13 assessments \$780.40, 6636 Bellfort St.-0600770070029
Mechanical Enterprises Inc. 13-14 assessments \$747.46, 6606 Lindberg Ave.-0620310060009
Gurpuri Inc. \$696.69, 8800 Broadway St.-0402390000109
Cheng-Yuan Kao & Ing. Jui & Chao Kuan Lee & Yan L. Li 13-14 assessments \$579.02, Reserve B Block
1 on Airport Blvd.
Juan & Maria Vasquez \$449.51, 6762 Telephone Rd.-0600120180001

2014 accounts:

Blackburn Instruments Co. \$1,129.88, 7525 Wynlea St.-0402390000050

On 9/24, we spoke to Patsy again and she said that she would review our emailed statement and get back to us. We called on 10/29 and we left a message with the person who answered the phone; we also sent an emailed statement to Patsy on 10/30. We sent another demand letter on 11/25.

- In addition to the accounts listed above, there are 26 accounts with 2014 base assessments ranging from \$2 to \$813; 21 of these accounts have base assessments of less than \$400. Demand letters have been sent, we are trying to reach each owner by phone and we are contacting lienholders, where appropriate.

Other accounts:

Ham's Aviation Maintenance Service Inc. 13-14 assessments \$1,420.69, 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 almost \$130,000 on this account, it is odd that HCAD is unresponsive and nothing seems to have been done on this.

- In addition to the accounts listed above, there are 9 accounts with base assessments between \$400 and \$853 and 31 accounts that have base assessments of less than \$400. 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

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

Email: csandin@pbfc.com
Office: 713-802-6965 (Direct Line)
Mobile: 713-824-1290
Fax: 713-862-1429

Governmental Financial Reporting, LLC

AGREEMENT FOR BOOKKEEPING SERVICES

This agreement entered into on December 10, 2015, by and between Hobby Area Management District ("the District") and the firm of Governmental Financial Reporting, LLC ("the firm") sets forth the rights and obligations of both parties relating to the services to be rendered by the firm in connection with its engagement as bookkeeper for the District. This agreement shall be effective as of January 1, 2016.

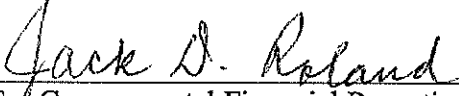
The firm will perform all the normal functions required to keep the books and records substantially in accordance with accounting principles related to governmental entities. Such services shall include, but not be limited to, the following.

1. Preparation of checks for payment of District obligations to be presented for directors' signatures.
2. Maintenance of a monthly general ledger.
3. Preparation of a quarterly investment report.
4. Attendance at the regular monthly, or other periodic meeting with a presentation of the activity for the previous period(s), including a comparison of actual revenues and expenditures to the budget for the month and year-to-date periods.
5. Preparation of normal worksheets and schedules needed to perform the duties of bookkeeper (i.e. bank reconciliations for all bank accounts, an accounts payable schedule at year-end, etc.).
6. Management of the District's investments in accordance with all applicable board policies and state and federal laws.
7. Assistance with the preparation of the annual budget when requested.
8. Reasonable assistance to the District's auditor.
9. Preparation of quarterly payroll tax returns (when required).
10. Preparation of all required Forms W-2 and Forms 1099 at year-end.
11. All other functions that may arise in the normal course of operations that should be handled by your bookkeeping firm.

All such services shall be rendered in a professional, competent, and timely manner.

The firm shall receive a fee of \$600.00 per month, to be invoiced monthly, for performing the functions as listed above. In addition, the firm is entitled to expenses incurred including, but not limited to, postage, copies, supplies, storage of records, and travel expenses, including mileage at the published Internal Revenue Service rate.

This agreement is subject to termination by either party hereto at any time by giving thirty day's written notice to the other. Such notice shall be given by certified mail, return receipt requested, addressed to the intended party at its then address of record. Such notice will be deemed to have been given when it has been mailed as required. Alternatively, the notice may be hand delivered and such notice will be deemed to have been given when actually received by the intended party.



For Governmental Financial Reporting, LLC

ACCEPTED:

FOR HOBBY AREA MANAGEMENT DISTRICT

Signature

Title

Date

HOBBY AREA MANAGEMENT DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 9)
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

6. Receive and consider:
- a. Accept the Hearing Examiner's Report and Proposal for Decision for a Public Hearing regarding the Supplemental Assessment Roll
 - b. Adopt Order Supplementing the Assessment Roll and Levying Assessments Against the Property on the Supplemental Assessment Roll
 - c. Approve Oder Setting the Rate of Assessment for all Properties on the District's Assessment Roll for Year Three of the District's Service Plan
 - d. Approve the Amended Information Form

HEARING EXAMINER'S REPORT AND PROPOSAL FOR DECISION
on the public hearing held on October 29, 2015
to be presented to the Board of Directors of
Harris County Improvement District No. 9

The Harris County Improvement District No. 9 was created by House Bill 4110, Act of the 80th Legislature, Regular Session, 2007, and is governed by Chapter 375, Texas Local Government Code, and Chapter 3859, Texas Special District Local Laws Code (together, as amended, the "Act").

Petitions were presented to the Board of Directors of the District (the "Board") requesting the services and improvements set forth in the Service and Improvement Plan and Assessment Plan (the "Service Plan") for the District. The Board held a public hearing on October 24, 2013. Thereafter, on November 14, 2013, the Board adopted its "Order Granting Petition; Approving a Service Plan and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Ten-year Period Specified in the Service and Improvement Plan; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (collectively, the "Order").

The Order provides that in the years 2014-2023 the District may, after conducting a public hearing for which due notice has been given to owners of property in the District, supplement its assessment roll by adding the value of properties newly classified as commercial non-exempt or with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) under construction on January 1, 2013, or constructed, remodeled or rehabilitated in the District after January 1, 2013, without the need to secure a new petition from property owners within the District, at the value shown on the rolls of the Harris County Appraisal District ("HCAD") for each year. The Order further provides that assessments on improvements under construction should be based on the value of the portion of the improvement that is complete, and improvements that have been completed should be based on the value of the completed improvement as shown on the rolls of HCAD. On July 24, 2013, the Board adopted a resolution calling a public hearing for such purpose.

The District held a public hearing on October 29, 2015, regarding the advisability of levying assessments against properties with new improvements or substantially rehabilitated improvements (the "Construction Improvements") at the value shown on the rolls of HCAD on January 1, 2015, which were not included in the original assessment roll; and regarding the advisability of using the 2015 HCAD certified values as the basis for the Year 3 assessment.

Pursuant to the direction of the Board, Allen Goodlow was appointed as the Chief Hearing Examiner. The Chief Hearing Examiner conducted an administrative hearing on October 29, 2015, on the advisability of supplementing the assessment roll with Construction Improvements. Appropriate notice was given pursuant to the provisions of Chapter 375, Texas Local Government Code (the "Code"), by publishing a copy of the notice of hearing in The

Houston Business Journal, a newspaper of general circulation within the District, in the September 25, 2015 issue, and by mailing copies of the notice of the hearing to the owners of property with Construction Improvements by regular, first class, U.S. Mail, at the address shown on the tax roll of HCAD, on September 28, 2015. The hearing was held at the Hobby Double Tree Hotel, 8181 Airport Boulevard, Houston, Texas, at 2:00 p.m.

PUBLIC COMMENTS

The following persons, in addition to District staff, board members and consultants were present: Liz Morris, Roy Moses and Paula Johnson.

Ms. Morris questioned why the notice that was mailed out did not contain more information on the District such as the website. Mr. Lord explained that the purpose of the hearing is to allow property owners to come in and obtain information on the District.

Ms. Johnson asked whether the assessment on her property will be lowered if her values decrease. Ms. Hall confirmed that the assessment would be lowered in that case.

Mr. Moses questioned how many management districts are located in the Houston area and where is information regarding same found? Mr. Hawes responded that the City of Houston's website lists all of the management districts in the City.

TESTIMONY

The Chief Hearing Examiner asked if any persons present desired to be designated as a party to this proceeding. The Harris County Improvement District No. 9 was granted party status and was represented by Clark Stockton Lord, attorney for the District.

The following persons were called by the District and presented formal evidence and testimony: Josh Hawes (of Hawes Hill Calderon LLP), Director of Community Services and Public Safety of the District and Pat Hall of Equi-Tax. No other person requested to present formal evidence and testimony.

Josh Hawes, Director of Community Services and Public Safety of the District

Mr. Hawes explained the District's Service Plan, the method and rate of assessment and the purpose for the supplemental assessment roll. He explained that certain properties had Construction Improvements and that the values of those properties had increased by at least 25% from the value last year. He identified and explained several documents relating to the authority of the District to levy assessments and provide services and improvements, copies of which are attached hereto entitled "Documentary Evidence", and such documents were admitted into evidence during the hearing. He testified in favor of supplementing the assessment roll with the Construction Improvements. Mr. Hawes stated that he believed that all properties in the District receive a benefit from the District's services and improvement projects that equals or exceeds the assessment paid by the property owner.

Ms. Pat Hall, Equi-Tax Inc., Assessor/Collector for the District

Next, Ms. Hall identified and explained additional documents that were admitted into evidence during the hearing. A list of those documents is attached hereto entitled "Documentary Evidence." Ms. Hall testified regarding the mechanics of the assessment, the calculation of assessment rates and the determination of property values, the method of collecting assessments and the penalties for late payment of assessments. Ms. Hall also explained the reason for supplementing the assessment roll and the method for determining which properties had Construction Improvements.

TEXAS LOCAL GOVERNMENT CODE REQUIREMENTS

The authority of the District to levy supplemental assessments is governed by the provisions of the Act and the Code. Sections 375.111 and 375.112 of the Code set forth the purposes for which the District may levy special assessments on property in an area based on benefit conferred by the improvements or services provided. Section 375.122 governs the authority of the District to make supplemental assessments. Section 375.113 of the Code requires a hearing, after notice is given in accordance with the provisions of Section 375.115, on the advisability of the improvements and services proposed to be provided and the assessments proposed to be levied.

The District now desires to supplement its current assessment roll with the Construction Improvements. The Order and the Code require that the Board hold a public hearing after due notice to property owners regarding such supplements to the assessment roll. The Act governs the procedure for the hearing to be held and the findings and determinations to be made by the Board in order to supplement the assessment roll. These provisions and the Order generally permit the Board to add properties to the assessment roll after making findings relating to the advisability of the improvements or services, the nature of the improvements or services, the estimated cost, the area benefitted, the method of assessment, and the method and time for payment of the assessment.

The Act contains provisions for the apportionment of costs based on special benefits, permits the Board to allow the assessments to be paid in periodic installments, and authorizes the Board to provide that delinquent assessments will be subject to penalties and bear interest.

ISSUES PRESENTED

Major issues presented at the hearing are as follows:

1. SHOULD THE ASSESSMENT ROLL BE SUPPLEMENTED WITH THE CONSTRUCTION IMPROVEMENTS AT THE VALUE SHOWN ON THE ROLLS OF HCAD ON JANUARY 1, 2015 AND SHOULD THE ASSESSMENT BE BASED ON 2015 HCAD VALUES?

Evidence was presented at the hearing showing that the properties with Construction Improvements will receive benefits from the services and improvements set forth in the Service Plan in excess of the assessment to be paid by property owners. Testimony was also given that it

was fair, equitable and appropriate for the District to levy the Year 3 assessment against the Construction Improvements based on the 2015 HCAD certified appraised values.

I, Allen Goodlow, Chief Hearing Examiner, agree that each property with Construction Improvements will receive benefits from the services and improvements provided or to be provided by the District, which equal or exceed the assessment levied on each property during the term of the Service Plan. Further, I agree that the Year 3 assessment against the Construction Improvements should be based on 2015 HCAD certified appraised values.

I, Allen Goodlow, the Chief Hearing Examiner, recommend that the Board find from the preponderance of the evidence that: (a) the District's current assessment roll should be supplemented with the Construction Improvements shown on the supplemental assessment roll presented into evidence at the hearing (the "Supplemental Assessment Roll"), (b) the Board should levy its Year 3 assessment on the properties with Construction Improvements based on the 2015 HCAD certified appraised values in accordance with the Order, (c) all properties on the Supplemental Assessment Roll should be assessed at the same rate; (d) all properties within the District will receive benefits from all of the existing and proposed programs and improvements, (e) the properties with Construction Improvements will receive benefits that are equal to or greater than the amount assessed against such properties, and (f) HCAD values are the most appropriate and fair basis of assessment.

RECOMMENDATIONS OF THE CHIEF HEARING EXAMINER

After review of the record and for the reasons given above, the Chief Hearing Examiner makes the following recommendations to the Board:

- (a) That the Board should supplement the assessment roll with the Construction Improvements; and
- (b) That the Board should levy assessments in accordance with the Service Plan and the Order on the Construction Improvements for Year 3 based on the value of such properties shown on the certified rolls of HCAD on January 1, 2015, which is the value shown on the proposed Supplemental Assessment Roll.
- (c) That in all other respects, the Board should continue to follow the Order.

Presented this 12th day of November, 2015.

Allen Goodlow
Chief Hearing Examiner

DOCUMENTARY EVIDENCE

EXHIBIT	DESCRIPTION
A	Order Granting Petition; Approving a Service Plan and Improvement and Assessment Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District for Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Ten-year Period Specified in the Service and Improvement Plan; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments
B	2014-2023 Service and Improvement and Assessment Plan
C	Notice of Hearing published in the <u>Houston Business Journal</u> and Affidavit of Publication
D	Affidavit of Mailing of the Notice of the Hearing by Regular, First Class U.S. Mail
E	Unclaimed and Returned Notices from the mailing of Notice to the property owners
F	Supplemental Assessment Roll for the District

NOTE: See original Hearing Examiner's Report for Exhibits A - F.

ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR THE HARRIS COUNTY
IMPROVEMENT DISTRICT NO. 9 AND LEVYING ASSESSMENTS AGAINST THE
PROPERTY ON THE SUPPLEMENTAL ASSESSMENT ROLL

WHEREAS, the Harris County Improvement District No. 9 (the "District") was created by House Bill 4110, Acts of the 80th Legislature, Regular Session, 2007, for the purpose of providing services and improvements in the Hobby Airport area of the City of Houston, and is governed by Chapter 375, Texas Local Government Code, as amended, and Chapter 3859, Special District Local Laws Code (collectively, the "Act"); and

WHEREAS, in accordance with the Act, petitions (the "Petition") were presented to the Board of Directors of the District (the "Board") requesting the District to provide services and improvements as described in the Service and Improvement and Assessment Plan Through 2023 (the "Service Plan"); and

WHEREAS, after the issuance of proper notice pursuant to the Act, the District held a public hearing on the Petitions on October 24, 2013, to give property owners an opportunity to question and/or contest the granting of the Petitions; and

WHEREAS, on November 14, 2013, the Board adopted its "Order Granting Petition; Approving a Service Plan; Approving an Assessment Roll; Setting an Assessment Rate for Property within the District For Year One of the District's Service and Improvement and Assessment Plan; Levying Annual Assessments Against Property within the District for a Ten-year Period; Specifying the Method of Payment and the Amount of Annual Installments of the Assessment; Providing Penalties and Interest on Delinquent Assessments; and Authorizing the Collection of Assessments" (the "Original Order"); and

WHEREAS, the Act and the Original Order provides that the District may add to its assessment roll properties that are eligible for assessment that were not on the prior year's assessment roll, and properties with new improvements or substantially rehabilitated improvements (a rehabilitation is substantial if the costs of such rehabilitation equal or exceed 25% of the value of the original improvement) (the "Construction Improvements") at the value shown on the tax rolls of the Harris County Appraisal District ("HCAD") for each year; and

WHEREAS, the District's Assessor/Collector prepared a supplemental assessment roll (the "Supplemental Assessment Roll") with the Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2015; and

WHEREAS, after giving notice in accordance with the requirements of the Act, the District held a public hearing (the "Hearing") on October 29, 2015, on the advisability of adding the Construction Improvements to the District's assessment roll at the value shown on the tax rolls of HCAD on January 1, 2015 and levying the Year 3 assessment against the properties with Construction Improvements based on the 2015 HCAD values; and

WHEREAS, following the Hearing, the Chief Hearings Examiner presented his report to the Board; and

WHEREAS, the Board desires to accept the Hearings Examiner's Report and Proposal for Decision (the "Hearings Examiner's Report"); and

WHEREAS, the Board desires to add to its assessment roll those properties with Construction Improvements at the value shown on the tax rolls of HCAD on January 1, 2015, and levy the Year 3 assessment against such properties based on the 2015 HCAD values; and

OFFICIAL NOTICE OF CERTAIN MATTERS

The Board hereby orders that official notice be taken and that all persons, entities, and parties be on notice of and that the official record of the proceedings of the Hearing includes:

1. All memoranda and reports of the staff and of consultants to the District and documents of the District prepared and dated as of or prior to the date of such hearing and relating to the Petition, the District, the Service Plan, the levy of assessments, the Original Assessment Roll (as hereinafter defined) and supplementing the Original Assessment Roll with the Supplemental Assessment Roll, the basis of assessment and the subject matter of such hearing;
2. The status of The Houston Business Journal as a newspaper of general circulation within the county in which the District is located;
3. All petitions, certificates, orders, resolutions, reports, and related documents and data submitted to and on file with the District and Board relating to the hearing, the District's Service Plan, assessment roll and the proposed levy of assessments; and
4. The tax rolls of the Harris County Appraisal District for the Year 2015, the value of property on the tax roll and the owners of property and their addresses on the tax roll.

There was submitted for the record and as evidence of the matters therein contained, an affidavit of publication of notice of the hearing in The Houston Business Journal, with such publication occurring on September 26, 2015, which is at least thirty (30) days prior to the date of such hearing, as required by the Act.

There was also submitted evidence that notice was mailed by first class certified mail, return receipt requested, on September 28, 2015, which is at least thirty (30) days prior to the date of such hearing, as required by the Act, to each owner of property with a 25% or more increase in the valuation of property subject to assessment or to each owner of property that had been reclassified as commercial, non-exempt property at the address of such property owner as reflected on the most recent tax rolls of Harris County, Texas, such evidence including certified mailing receipts, return receipts, and returned notices of those persons who failed to accept or receive the notice of hearing.

FINDINGS OF FACT

In consideration of all issues of fact and law relative to the aforesaid hearing, the Board rules and makes the following Findings of Fact:

1. All petitions, resolutions, orders, and related documents and data required pursuant to the Act and the Code, and of the District have been duly and timely submitted to and filed with the District.
2. By motion of the Board at its meeting on October 8, 2015, the time, date, subject, and place of the hearing before the Hearings Examiners was set for October 29, 2015, at 2:00 p.m. at the Hobby Airport Double Tree Hotel, 8181 Airport Boulevard, Houston, Texas.
3. Notice of the Hearing (the "Notice") was given in accordance with the Act by publishing a copy of the Notice in The Houston Business Journal, a newspaper of general circulation in Harris County, Texas, on September 25, 2015, a date not later than thirty (30) days before the date of the hearing, and by mailing a copy of the Notice by first class certified mail, return receipt requested, on September 28, 2015, which is not later than thirty (30) days before the date of the Hearing, to each owner of property with Construction Improvements in the District at the current address of such property owner as shown on the HCAD tax roll.
4. The Service Plan and the Original Order authorize the District to supplement the assessment roll approved by the Original Order (the "Original Assessment Roll") without need for a further petition, provided that a public hearing is held in compliance with all requirements of the Act.
5. The Original Assessment Roll, as supplemented by the Supplemental Assessment Roll (the "2015 Assessment Roll") should be approved as the assessment roll for the District.
6. That there should be levied against all properties shown on the Supplemental Assessment Roll for Year 3 of the Service Plan, an assessment for services and improvements in accordance with the Petition, the Service Plan and the Original Order.
7. All of the real property in the District, which is being assessed by the Board in the amount shown on the 2015 Assessment Roll, will be benefited by the services and improvements proposed to be provided by the District in the Service Plan, and each parcel of real property will receive special benefits in each year equal to or greater than the amount assessed, and will receive special benefits during the term of the Service Plan in an amount equal to or greater than the total amount assessed during the term of the Service Plan.
8. The cost of providing services and improvements for the District, as shown in the Service Plan, on the basis of the value of property as shown on the tax rolls of the Harris County Appraisal District and as shown on the 2015 Assessment Roll

results in imposing equal shares of the cost on property similarly benefited, and results in a reasonable classification and formula for the apportionment of costs of the various classes of services and improvements proposed to be provided in the Service Plan to the benefited property within the District.

9. The Board, pursuant to the Original Order, levied one annual assessment for the year 2013 against all properties shown on the District's assessment roll. The District now proposes to levy a subsequent annual assessment for the year 2015 against all properties shown on the District's assessment roll.
10. The provisions relating to due and delinquency dates for assessments, interest, and penalties on delinquent assessments and procedures in connection with the Original Order with the imposition and collection of assessments as set forth in the Service Plan should be approved and continued and will expedite collection of the assessments in a timely manner in order to provide the services and improvements needed and required for the District as described with the Service Plan.
11. That the recitations, objectives, goals, costs, programs, and conclusions set forth in the Service Plan are found to be true and correct and will benefit the District and the properties within the District, including the Construction Improvements, as determined and set forth in the Service Plan.
12. The Board finds that it is advisable for the improvements and services set forth in the Service Plan be provided to properties within the District, including the Construction Improvements, during the term set forth in the Service Plan.
13. That the matters, facts, and recommendations of the Hearings Examiner's Report and Proposal for Decision are found to be true and correct.

CONCLUSIONS OF LAW

The District has met all requirements of the Act necessary to supplement the Original Assessment Roll with the Supplemental Assessment Roll and levy assessments on the properties with Construction Improvements, and the Hearings Examiner's Report and the Supplemental Assessment Roll should be approved.

1. The public hearing of the District on the advisability of the District supplementing the Original Assessment Roll with the Construction Improvements and levying an assessment against such properties based on the 2015 HCAD certified appraised values, was held and all necessary and appropriate notice thereof was given under the authority of and in accordance with the provisions of the Act.
2. The Board is authorized to supplement the Original Assessment Roll, to conduct the Hearing, and to levy assessments for services and improvements in accordance with the Petition and the Original Order.

3. In order to accomplish and effectuate the purposes for which the District was created as set forth in the Act, the Hearings Examiner's Report should be approved in its entirety, the 2015 Assessment Roll should be approved and the assessment on properties with Construction Improvements should be levied by the Board for Year 3 based on the 2015 HCAD certified appraised values of such properties.
4. The method of apportioning costs on the basis of valuation of property as shown on the tax rolls of the Harris County Appraisal District for services and improvements will result in the reasonable apportionment of the costs and in imposing equal shares of the costs of the Service Plan on properties similarly benefited and results in a reasonable classification and formula for the apportionment of the costs of the various classes of services and improvements proposed to be provided to the benefited property within the District.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9 THAT:

Section 1. Findings and Adoption of Hearings Examiner's Report. The recitals, findings of fact and conclusions of law in the preamble of this Order are hereby found and determined to be true and correct. The matters, facts, and recommendations of the Hearings Examiner's Report, which is attached hereto as Exhibit A, are hereby accepted and the Hearings Examiner's Report and Proposal for Decision is hereby approved.

Section 2. Assessment Roll. The Original Assessment Roll is hereby supplemented with the Construction Improvements shown on the Supplemental Assessment Roll. The 2015 Assessment Roll is hereby approved as the assessment roll of the District. The 2015 Assessment Roll as approved is incorporated in this Order by reference.

Section 3. Levy of Assessments on Construction Improvements. The Board hereby levies upon the Construction Improvements shown on the Supplemental Assessment Roll an assessment for Year 3 at the rate of \$0.15 per \$100 assessed valuation, which rate was adopted by the Board on November 12, 2015.

Section 4. Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed, contained in the Original Order are hereby confirmed.

Section 5. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Order, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Order or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Board in adopting this Order that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality,

voidness, or invalidity of any other portion hereof, and all provisions of this Order are declared to be severable for that purpose.

Section 6. Notice. The Board officially finds, determines, recites, and declares that sufficient written notices of the date, hour, place, and subject of this meeting of the Board were posted at places convenient to the public at the Harris County Clerk's Office and in the District for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Order and the subject matter thereof has been discussed, considered, and formally acted upon. The Board further ratifies, approves, and confirms such written notice and the contents and posting thereof.

(Signature Page Follows)

PASSED, APPROVED AND ADOPTED this 12th day of November, 2015.

Chairman, Board of Directors
Harris County Improvement District No. 9

ATTEST:

Secretary, Board of Directors
Harris County Improvement District No. 9



Exhibit A - Hearings Examiner's Report and Proposal for Decision

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CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of Harris County Improvement District No. 9, hereby certify as follows:

1. The Board of Directors of Harris County Improvement District No. 9 convened in regular session on the 12th day of November, 2015, at the regular meeting place thereof, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board to-wit:

Danny R. Perkins	President
Helen Bonsall	Vice President
Sue DeHaven	Secretary
Perry Miller	Director
Ann Collum	Director
Marjorie Evans	Director
Joe Ed Nelson	Director
Darryl Bailey	Director
Todd Szilagyi	Director
Vic Zachary	Director
Alberto P. Cardenas	Director

and all of said persons were present, except Director(s) _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

**ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR THE HARRIS COUNTY
IMPROVEMENT DISTRICT NO. 9 AND LEVYING ASSESSMENTS AGAINST THE
PROPERTY ON THE SUPPLEMENTAL ASSESSMENT ROLL**

was introduced for the consideration of the Board. It was then duly moved and seconded that the order be adopted, and, after due discussion, the motion, carrying with it the adoption of the order, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code.

SIGNED AND SEALED the 12th day of November, 2015.

Secretary, Board of Directors

(SEAL)



**ORDER SETTING THE RATE OF ASSESSMENT FOR ALL
PROPERTIES ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR
THREE OF THE DISTRICT'S SERVICE PLAN**

WHEREAS, the Harris County Improvement District No. 9 (the "District") was created by House Bill 4110, Acts of the 80th Legislature, Regular Session, 2007, for the purpose of providing services and improvements in the Hobby Airport area of the City of Houston, and is governed by Chapter 375, Texas Local Government Code, as amended, and Chapter 3859, Special District Local Laws Code (collectively, the "Act"); and

WHEREAS, after appropriate notice was given pursuant to the provisions of the Governing Laws, the Board of Directors of the District (the "Board"), held a public hearing (the "Hearing") on October 29, 2015, on the advisability of the District providing services and improvement projects (the "Projects") described in the Updated and Ongoing Service and Improvement and Assessment Plan Through 2023 (the "Service Plan"), the nature and cost of the Projects, the area and property to be benefited by the Projects, the amount of the benefit and the proposed time, method and amount of assessments to pay for the Projects; and

WHEREAS, the Board, at a duly called meeting held on November 14, 2013, adopted an order (the "Original Order") approving the Service Plan, an assessment roll for the District, the levy of ten annual assessments, and other related matters; and

WHEREAS, the Original Order provided that the Board may vary the rate of assessment for subsequent years from the rate adopted for Year One of the Service Plan, provided that in no year may the rate be more than \$0.15 per \$100 assessed valuation; and

WHEREAS, the Board desires to set the rate of assessment for Year Three of the Service Plan for all properties on the District's assessment roll.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9 THAT:

Section 1. Assessment Rate for the Year Three. The rate of assessment for Year Three of the Service Plan for all properties shown on the assessment roll is hereby set at \$0.15 per \$100 of assessed valuation.

Section 2. Method of Assessment; Caps. The District hereby assesses the properties shown on the District's assessment roll on the basis of the 2015 certified taxable values as shown on the appraisal rolls of the Harris County Appraisal District; and the total dollar assessment for each property is hereby capped at twice the total assessment on such property for the first year such property is assessed under the Service Plan.

Section 3. Due Date. The second installment of the District's assessment shall be due and payable prior to February 1, 2016. Any assessment not paid by February 1, 2016 will be delinquent. All delinquent assessments shall incur penalties and interest as provided in the Original Order. There will be no split payment of assessments or discounts for the early payment of assessments.

Section 4. Collection of Assessments. Equi-Tax, Inc., the District's Assessor/Collector, is hereby authorized and directed to collect the assessments on behalf of the District and to take all necessary actions in connection therewith. The procedures for the collection of assessments, for the calculation and imposition of penalties and interest, and for the enforcement of assessments, penalties and interest through a lien against the property assessed contained in the Original Order are hereby confirmed and ratified.

Section 5. Filing with Harris County and TCEQ. The District's employees and legal counsel are hereby authorized to file all documents regarding the District's assessment rate that are required to be filed with Harris County and the Texas Commission on Environmental Quality.

Section 6. Ratification of Prior Action. All action not inconsistent with this order previously taken by the Board, the District, or by the District's employees or Assessor/Collector in connection with the matters set forth herein is hereby ratified, approved and confirmed.

(Signature Page Follows)

PASSED, APPROVED AND ADOPTED this 12th day of November, 2015.

Chairman, Board of Directors
Harris County Improvement District No. 9

ATTEST:

Secretary, Board of Directors
Harris County Improvement District No. 9



CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of Harris County Improvement District No. 9, hereby certify as follows:

1. The Board of Directors of Harris County Improvement District No. 9 convened in regular session on the 12th day of November, 2015, at the regular meeting place thereof, inside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board to-wit:

Danny R. Perkins	President
Helen Bonsall	Vice President
Sue DeHaven	Secretary
Perry Miller	Director
Ann Collum	Director
Marjorie Evans	Director
Joe Ed Nelson	Director
Darryl Bailey	Director
Todd Szilagyi	Director
Vic Zachary	Director
Alberto P. Cardenas	Director

and all of said persons were present, except Director(s) _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

**ORDER SETTING THE RATE OF ASSESSMENT FOR ALL
PROPERTIES ON THE DISTRICT'S ASSESSMENT ROLL FOR YEAR
THREE OF THE DISTRICT'S SERVICE PLAN**

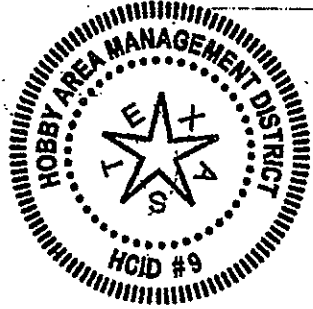
was introduced for the consideration of the Board. It was then duly moved and seconded that the order be adopted, and, after due discussion, the motion, carrying with it the adoption of the order, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code.

SIGNED AND SEALED the 12th day of November, 2015.

Secretary, Board of Directors

(SEAL)



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AMENDED INFORMATION FORM OF
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

We, the undersigned, constituting a majority of the members of the Board of Directors of Harris County Improvement District No. 9 (the "District"), do hereby make, execute and affirm this Information Form in compliance with TEXAS WATER CODE §49.452 and §49.455 and 30 TEXAS ADMIN. CODE §293.92. We do hereby certify as follows:

1. The most recent rate of assessment levied by the District is \$0.15 per \$100 of assessed valuation of all real property and improvements, as shown on the records of the Harris County Appraisal District.

2. The form Notice to Purchasers required by § 49.452, Texas Water Code, as amended, to be furnished by a seller to a purchaser of real property in the District is attached hereto as Exhibit "A" and incorporated herein for all purposes.

WITNESS OUR HANDS this 12th day of November, 2015.

Danny Perkins

Helen Bonsall

Perry Miller

Sue DeHaven

Ann Collum

Todd Szilagyi

Marjorie Evans

Joe Edd Nelson

Darryl Bailey

Vic Zachary

Alberto P. Cardenas

THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Danny Perkins, Helen Bonsall, Sue De Haven, Ann Collum, Perry Miller, Marjorie Evans, Joe Edd Nelson, Darryl Bailey, Todd Szilagyi, Vic Zachary and Alberto P. Cardenas, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of November, 2015.

Notary Public, State of Texas

(SEAL)

After recording, return to:

HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9
c/o Bracewell & Giuliani LLP
711 Louisiana, Suite 2300
Houston, Texas 77002-6760
Attn: Debbie J. Russell

EXHIBIT "A"

NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the Harris County Improvement District NO. 9 (the "District"). The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. The District has not yet levied taxes but the most recent projected tax rate is \$0.00 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$0.00, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$0.00.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The District has the authority to levy an assessment on property within the District. The District may exercise this authority without holding an election on the matter. As of this date, the amount of the assessment is \$0.15 per \$100 of valuation for the real property and any improvements thereon, as reflected on the tax rolls of the Harris County Appraisal District in the District.

The District is located in whole or in part within the corporate boundaries of the City of Houston. The taxpayers of the District are subject to the taxes imposed by the municipality and assessments or taxes imposed by the District until the District is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

The purpose of this District is to promote, develop, encourage and maintain employment, commerce, transportation, housing, tourism, recreation, arts, entertainment, economic development, safety and public welfare. The cost of these services and improvements is not included in the purchase price of your property.

The legal description of the property you are acquiring is as follows: (description of property)

SELLER:

(Date)

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES ASSESSMENT RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE UPCOMING YEAR. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

PURCHASER:

Signature of Purchaser

(Date)

(APPROPRIATE ACKNOWLEDGMENTS)

NOTE: After recording, please return to:

HOBBY AREA MANAGEMENT DISTRICT
(HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 9)
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

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

7. Consider and consider the FY 2016 proposed budget.
- a. Consider an administrative and project manager contract with Hawes Hill Calderón LLP
 - b. Consider a proposal from Roland Fry & Warren LLC to provide year-end accounting services
 - c. Consider a proposal from SMC Logistics to expand the current litter abatement program to include right-of-way mowing, including an increase from three days a week to four days a week, in the amount of \$110,000.00
 - d. Consider professional services proposals in support of HobbyFest 2016: An agreement with Simpleton's, in the amount of \$2,000.00 for BBQ Cook-off sanctioning, and a HobbyFest Awareness PR proposal with Amber Ambrose, in the amount of \$3,800.00
 - e. Consider a proposal from S.E.A.L. Security for expanding the pilot mobile security camera program to five cameras to meet the requests for additional service, in the amount of \$76,800.00

**AMENDED AND RESTATED AGREEMENT BY AND BETWEEN
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9
dba "HOBBY AREA MANAGEMENT DISTRICT"
AND HAWES HILL CALDERON LLP**

This Amended and Restated Agreement is made and entered into by and between Harris County Improvement District No. 9, dba "Hobby Area Management District, (the "District") a special purpose district created by the 80th Regular Texas Legislative Session, and Hawes Hill Calderon LLP, (the "Contractor"). This Agreement is effective as of January 1, 2016, (the "Effective Date") and supersedes the Agreement executed by the parties on May 8, 2014, and made effective on January 1, 2014.

WITNESSETH:

WHEREAS, the District desires that the Contractor provide the District with certain professional and administrative services;

WHEREAS, the Contractor has the employees, office operations, and knowledge to ably provide the professional and administrative services required by the District;

NOW THEREFORE, for and in consideration of the premises and mutual covenants and agreements herein contained, it is agreed as follows:

I.

Engagement of Contractor

The District hereby engages the Contractor, and the Contractor hereby agrees to provide, furnish, or perform certain professional and administrative services with respect to the District including the services described on Exhibit A, annexed hereto. Such services herein collectively referred to as the "Services."

II.

Compensation and Reimbursement to Contractor

For and in consideration of the **Professional Consulting and District Management Services** to be performed by the Contractor specified in Exhibit "A," *Scope of Professional Consulting and Management Services*, of this Agreement, the District agrees to pay the for professional consulting services performed in connection with the District's operations at the rate determined and established by the Board of Directors and adopted in the District's operating budget each fiscal year.

Contractor further agrees to employ temporary part-time professional staff member to serve on behalf of the District as its Director of Community Services/Public Safety in accordance with the qualifications and duties and responsibilities as set forth in the job description for such position, as set forth in accordance with the District's Service and Improvement Plan and annual budget.

Reimbursable out-of-pocket expenses and other expenses and charges incurred by the Contractor in performing the Services under this Agreement shall be made on a monthly basis upon submission by the Contractor of invoices and other documentation setting forth such expenses and charges; *provided, however*, all expenses and charges proposed to be incurred by the Contractor for the performance of the

Services shall be subject to the District's prior written approval. The *Schedule of Maximum Charges and Rates of Hawes Hill Calderon LLP* for the performance of the Services by the Contractor under this Agreement as set forth on Exhibit "B" attached hereto for reference are hereby approved by the District. The District expressly disclaims any liability for reimbursement to the Contractor of any amounts in excess of those approved in writing by the District.

Contractor shall tender to the District a detailed invoice of the services performed and the allowable reimbursable expenses incurred to the District each month during the term of this Agreement. Payments on account of services rendered and for reimbursable expenses incurred shall commence upon receipt of district funds and be made within fifteen (15) days after the District receives Contractor's detailed invoice therefore. In the event of a disputed or contested invoice, the District may withhold any such disputed or contested amount without penalty.

III.

Administrative Policies and Procedures

The Contractor shall conduct the administrative activities of the District in accordance with the instructions and guidance of the District.

IV.

Accounts, Records, Accounting Reports and Audits

The Contractor shall maintain the books of records and accounts of the District in order to establish the amount due by the District to the Contractor in accordance with this Agreement. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. The Contractor shall provide free access to the District and allow for inspection and audit of all work, data, documents, proceedings, and activities related to this Agreement. Such right of access and audit shall continue for a period three (3) years from the date of termination of this Agreement.

V.

Compliance With Applicable Laws Concerning Management Districts

The Contractor, in performance of its duties under this Agreement for the District, will comply with all applicable provisions of Texas law concerning municipal management districts under which the District is created.

VI.

Right of Ownership

All data, information, maps, books, reports, files, photography, artwork, software, equipment, and materials purchased, created or maintained by the District or purchased, created or maintained by the Contractor on behalf of the District shall remain the property of the District. It shall be clearly marked as property of the District in such manner that it may at any time be removed from the premises of the Contractor.

VII.
Laws to be Observed

In performing its obligations under this Agreement, the Contractor at all times shall observe and comply with all federal and state laws, local laws, ordinances, orders, and regulations of the federal, state, county, or city governments. The federal, state, and local laws, ordinances, and regulations which affect those engaged or employed in the work, or the equipment used in the work, or which in any way affects the conduct of the work, shall be at all times in effect, and no pleas of misunderstanding will be considered on account of ignorance thereof.

VIII.
Successors and Assigns

This Agreement shall bind and benefit the respective parties and their legal successors, and shall not be assignable, in whole or in part, by any party hereto without first obtaining the written consent of the other party. Nothing herein shall be construed as creating any personal liability on the part of any officer or director of the District.

IX.
Character of Workers and Work

Services provided for under this Agreement are being performed for the public benefit. The employees provided by the Contractor shall be competent and careful workers skilled in their respective trades. In performing its obligations under this Agreement, the Contractor shall not employ any person who engages in misconduct or is incompetent or negligent in the performance of his or her duties. The District retains the right to require the Contractor to remove from the performance of services provided for under this Agreement any employee who engages in (1) unethical or unprofessional conduct, (2) misconduct or other discourtesies toward the public, (3) conduct inconsistent with sound business practices or (4) other conduct inconsistent with the performance of work in an acceptable manner and at a satisfactory rate of progress to the District. Nothing herein is intended to, and the parties agree that this Agreement does not, create any third party beneficiary rights for any employee or other person. It is intended that any employee who engages in any services provided for under this Agreement is an employee-at-will of the Contractor.

X.
Conflict of Interest

In keeping with Contractor's duties to the District, Contractor agrees that it shall not, directly or indirectly, become involved in any conflict of interest, or upon discovery thereof, allow such a conflict to continue. Moreover, Contractor agrees that it shall promptly disclose to the District any facts which might involve any reasonable possibility of a conflict of interest.

XI.

Disclaimer of Political Support or Affiliation

The District expressly disclaims any political support or affiliation with the Contractor. Further, the District prohibits the Contractor, and the Contractor hereby agrees to comply with such prohibition, from expending any District funds, directly or indirectly, including any funds to be reimbursed by the District, on any political candidate, cause, party, organization, or activity.

XII.

Term and Termination

This Agreement shall become effective on the 1st day of January, 2014, and shall continue in force until either party terminates the Agreement by giving a sixty- (60) day written notice to the other. If this Agreement is terminated, Contractor shall be paid for all reimbursable expenses and work performed up to the date of termination.

XIII.

Amendment or Modification

Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment, or modification only upon the written consent of the parties hereto.

DATED to be effective as of this _____ day of _____, 2015.

HAWES HILL CALDERÓN LLP

HARRIS COUNTY IMPROVEMENT DISTRICT
NO. 9 dba "HOBBY AREA MANAGEMENT
DISTRICT"

By: _____

Name: DAVID W. HAWES

Title: SENIOR PARTNER

By: _____

Name: DANNY J. PERKINS

Title: CHAIRMAN, BOARD OF DIRECTORS

Exhibit "A"
Scope of Professional Consulting and Management Services

Hawes Hill Calderon LLP will provide the following services:

General Administration and Management

- Administer the day-to-day operations of the District
- Establish a presences within the district's boundaries
- Employ, assign and supervise a qualified professional staff member to serve the District as the Director of Community Services/Public Safety
- Oversee and manage all projects and programs adopted by the Board of Directors in carrying out the District's *Service and Improvement Plan and Assessment Plan*
- Oversee all accounting and financial administration procedures of the District, working closely with the District's bookkeeper and Investment Officer; monitor compliance with Public Funds Investment Act and Public Funds Collateral Act
- Administer the District's budget, including tracking income and monthly expenses in reference to the annual budget, monitoring assessment collections and District expenses, preparing budget reports, and assisting with annual budget preparation
- Arrange for the District's independent audit, providing necessary information and documentation
- Establish District's Records Management Program, respond to requests for public information and monitor compliance with Public Information Act; maintain files on behalf of the District
- Monitor changes and comply with all regulations and reporting requirements of Secretary of State, Texas Commission on Environmental Quality, Harris County, City of Houston and other regulatory bodies
- Coordinate and work closely with District's legal counsel in all matters of law coming before the District, including public hearings, statutory filings, etc.
- Coordinate and staff all meetings of the District's Board of Directors and its committees, if any, including the following
 - Prepare meeting agendas and ensure proper notification is made in accordance with state statutes and such other governing documents as may apply
 - Take and prepare minutes of Board meetings; prepare resolutions; assemble reports and information packets for use at Board meetings
 - Make physical arrangements for meetings

- Prepare requests for qualifications and requests for proposals for contract services as needed and as determined by the Board of Directors; assist the Board in selecting appropriate consultants
- Provide management oversight for all contractors, including public infrastructure construction contractors, security services, landscape services, and others

Basic Services Oversight and Development:

- Assist the Board in the development and implementation of service and program goals, objectives, policies, and procedures pertaining to public safety and security, economic development, marketing and community relations, environmental and urban design, and any other projects that support the District's fundamental mission
- Identify and develop opportunities for external funding support for District projects; prepare grant applications and administer grants as authorized
- Establish and maintain effective working relationships with the business community and public
- Oversee all aspects of District communications, including website, newsletter, electronic distributions, press releases, press conferences, media contacts and similar communications
- Organize and produce special events authorized by District to build public awareness and attract visitors and investors
- Prepare and maintain appropriate databases in support of District services, projects and programs
- Examine, analyze, and compile statistical data related to District services, projects and programs
- Receive inquiries and respond to property owners and other interested parties with respect to issues that pertain to the District
- Interface with developers on development, financing, and property acquisitions issues
- Assist the District by serving as its primary liaison with the public, State of Texas, Harris County, City of Houston and other interested parties in furtherance of the District's mission

Exhibit "B"
Schedule of Maximum Charges and Rates
of Hawes Hill Calderon LLP

Professional consulting services

*as approved in annual
budget*

Project oversight services

included above

Out-of-pocket expenses including, without limitation, the following:

- Prints, photocopies, reproductions, graphics, art supplies
- Postage, deliveries
- Posting, filing and submittal fees
- Publication of public notices
- Parking fees and tolls
- Costs of food, beverage for district meetings
- Travel, lodging and incidentals

Automobile mileage directly attributable to this project shall be charged at the current rate allowable under Internal Revenue Service regulations.

ROLAND, FRY & WARREN, LLC

Certified Public Accountants

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

December 10, 2015

Board of Directors
Hobby Area Management District

Re: Year End Accounting Services

Dear Board Members:

We are pleased to present our proposal to provide year end accounting services to the Hobby Area Management District (the "District"). Our proposed services are outlined as follows:

Year End Close and Report Preparation

Subsequent to the close of the fiscal year, we will perform the following as of December 31, 2015:

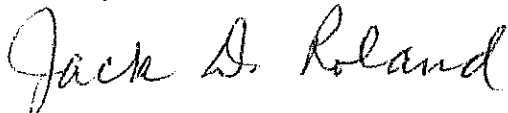
1. Review the December 31, 2015, bank reconciliations for accuracy and completeness and prepare journal entries where appropriate.
2. Prepare investment schedules as of December 31, 2015, and reconcile to the general ledger and prepare journal entries where appropriate.
3. Prepare detail of revenues, reconcile to general ledger, and prepare journal entries where appropriate.
4. Review detail general ledger and trial balance as of December 31, 2015, and prepare and record appropriate journal entries.
5. Read board minutes for financial statement report footnote disclosure purposes.
6. Read any new contracts for financial statement reporting purposes.
7. Prepare detail schedule of capital expenditures incurred during the year and prepare journal entries to record these transfers where appropriate.
8. Perform search for unrecorded liabilities and prepare detail of accounts payable as of December 31, 2015, from subsequent disbursements and related supporting documentation. Prepare journal entries to record accounts payable.

9. Prepare long-term debt schedules, if applicable and prepare appropriate journal entries.
10. Prepare financial report, including the M D & A, footnote disclosures and supplemental schedules as required by accounting standards generally accepted in the United States of America.

The estimated fee for the above-mentioned services is \$3,400.00 to \$3,600.00. The performance of the above-mentioned accounting assistance does not guarantee that there will be no material weaknesses in financial reporting. However, we expect that the performance of the above will minimize the likelihood of material weaknesses in financial reporting being reported. Because the agreed upon procedures listed above do not constitute an examination, we will not express an opinion on the financial statements.

We look forward to the opportunity to work with you and your other consultants. If you have any questions regarding the above, do not hesitate to contact us. Please acknowledge acceptance of this proposal by signing the acknowledgement below.

Sincerely,



Roland, Fry & Warren, LLC

This letter correctly sets forth the understanding of Hobby Area Management District.

Signature	Title	Date
-----------	-------	------



December 2, 2015

Eoles B. Whitaker, II
Assistant Director of Services
Hobby Area Management District

Mr. Whitaker:

During the past year, we have worked hard to bring improvements to the Hobby Area Management District and we have seen cleaner streets and right-of-ways. We welcome the opportunity to continue serving the District and we would like to provide a full time litter/landscaping crew that would work four days a week to mow, edge and de-litter the under maintained right-of-ways of major thoroughfares within the District.

We propose a full time crew that will maintain the right-of-way areas of the District that need mowing. Our price that will include litter abatement and mowing of right-of-ways in the District for 4 days a week is **\$110,000** per year or **\$9,166.67** per month.

Below is breakdown of the price per year for a full time litter/landscaping crew working 4 days a week.

<u>(4 days/week with Right-of-Way Mowing)</u>	<u>New</u>
<u>Yearly:</u>	\$110,000.00
<u>Monthly:</u>	\$9,166.67

Thank you in advance for your attention and I look forward to hearing from you.

Sincerely,

Sonia Chavez
Project Manager

Simpleton's

(281) 691-4426

Hobby Fest 2016

BBQ Cook-Off Proposal

10.19.2015

Gary Wise

Simpleton's

2214 Linea Del Pino

Houston, TX 77077

Overview

Simpleton's will provide the following planning, logistical and hospitality services for the Hobby Fest 2016 BBQ Cook-off.

GOALS

1. Obtain sanctioning by the Texas Gulf Coast BBQ Cookers Association (TGBCA)
2. Recruit at least 15 teams for competition
3. Build on last year's competition's success to ensure growth going into 2017
4. Approach bigger teams and sponsorship for scholarships
5. Treat all VIPs to a memorable visit, food and experience-wise

ELEMENTS of Responsibility

Simpleton's will provide logistical resources and administration.

I. SANCTIONING

We followed through with the TGBCA and established that sanctioning requires the participation of at least 15 teams, with a fee of \$15 per team payable to the association. Their rules are in essence the same as ours last year. There are ample marketing opportunities within the TGBCA to broadcast/encourage event participation.

II. CATEGORIES & PRIZES

Best Brisket (\$500 + Trophy) & Runner-Up (\$200 + Trophy)

Best Chicken (\$500 + Trophy) & Runner-Up (\$200 + Trophy)

Best Pork Ribs (\$500 + Trophy) & Runner-Up (\$200 + Trophy)

Best Dessert (\$500 + Trophy) & Runner-Up (\$200 + Trophy)

Best Showmanship (\$500 + Trophy)

Grand Champion (\$500+ Trophy)

\$150 entrance fee covers all categories.

III. PLANNING MEETINGS

Various meetings to discuss attendance, logistics, location and layout of event.

Goals:

- Establish procedure for team registration, what info required
- Designate contacts for each area of responsibility
- Strategize approaching larger teams and sponsors
- Discuss details and planning of VIP party
- Better-define competition and team areas
- Keep VIP party location away from participating teams' parties
- Ensure VIPs feel like VIPs

IV. RUN-UP TO EVENT

Simpleton's will assist with the following;

- Collecting all prospective team info into google sheets
- Creating an electronic event 'packet' to send to teams
- Operating an event page where teams can register and pay
- Assisting where possible with Social media efforts
- Obtaining all forms and information from teams
- Attending planning meetings where necessary

V. COMPETITION

Simpleton's will update rules and guidelines from 2015 necessary for sanctioning and operate all required judging procedures and compile scores for determining winners.

Head Judging Coordinator Anthony Compofelice and assistant Richard Flores will run the judging on the day, ensuring adherence to both the rules of the competition and of the sanctioning authority. Simpleton's will arrange for judging runners/assistants.

Simpleton's will order and coordinate labor and staff for judging events, running and executing both judging and the VIP party, including setup, breakdown and cleanup.

Simpleton's will obtain trophies on Hobby Fest's behalf and deliver in time for winning announcements.

VI. ARRIVAL on COOK DAY

Judging coordinators will receive contesting teams on the Friday, and arrange into as near pre-arranged layout as possible, then inspecting ingredients to ensure adherence to rules.

VII. VIP PARTY

Night of Friday Apr 15th, time TBD.

Simpleton's will assist with planning and obtaining/ordering entertainment, food, staff, bartenders, rentals, setup & clean-up.

Simpleton's will ensure operational practices for sanitation and alcohol service exceeds City and TABC minimum standards.

Client will arrange invitations, tickets and armbands etc.

Hobby Fest will arrange security for the event.

VIII. JUDGING

Simpleton's will obtain all judging materials and supplies as last year along with runners/helpers and submit as a reimbursable expense.

Simpleton's will help obtain and coordinate judges for the event.

IX. EVENT SPONSORS

Simpleton's will approach sponsor teams and provide information packets designed by district.

X. REMUNERATION

Simpleton's will receive fees as outlined in Financial Proposal

Simpleton's

2214 Linea Del Pino St
Houston 77077 US
gary@simpletons.us
www.simpletons.us



PROPOSAL

PROPOSAL # 1027
DATE 10/19/2015

ADDRESS

Gretchen Larson
Hobby Area Management District
PO Box 22167
Houston, TX 77227

Please detach top portion and return with your payment.

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
Hours Entrance fees @\$50 per	1	0.00	0.00
Hours 5% of sponsorship money introduced.	1	0.00	0.00
Hours Services as outlined in "Hobby Fest 2016 BBQ Cookoff Proposal"	1	2,000.00	2,000.00
			0

Gary Wise
Anthony Compofelice
Richard Flores
VIP Party Captain

Here is your proposal.

TOTAL

\$2,000.00

Upon approval, your 50% deposit secures your booking.

Accepted By

Accepted Date

Hobby Fest 2016: Awareness Campaign Proposal

Targeted social media campaign

- Fill out social media profiles with pertinent information: dates, photos, logo, locations and updates with a goal of increasing community and media awareness two months in advance of the event. Integrate into current HAMD profiles as well.
- Use Facebook page as a central web location to direct any inquiries about the event.
- Have yet another space to feature sponsors and link to their social media pages. Cross promotion: Giving sponsors another platform to get the most out of their investments in the event. Uploading logos for sponsors on a weekly basis as they are received and confirmed.
- General maintenance: Answering any questions that come from social media pages. Keeping an eye on things, responding in a timely manner, etc.
- Uploading and promoting photos of past events, links to original content (see below), awareness of sponsorships, barbecue competition rules, etc.

PR Blast!

- Write press release and general information sheet about the event.
- Send press release/**fact sheet** about Hobby Fest three weeks in advance, with 2 follow ups: two weeks before and a few days before.
- Send personal emails to local television media personally inviting them to the event, pitching weekend morning show interviews with organizers of event (both BBQ competition as well as Hobby Fest overall). Identify spokesperson for event to pitch. Coordinate any media appearances with proper contacts on both sides.
- Coordination between entities — committee, Houston Airport System, Hobby Airport, HAMD — on all PR materials and calendar alerts
- Reach out to family-oriented media like Houston Family Magazine, Kid Fun Houston (social media group), etc. for alternative channels.
- Send calendar event alerts to all relevant media. Fill in calendars manually where applicable.

Price estimate from January 2016 through day of event: \$3000

Includes

Social media management and upkeep leading up to the event

Public relations efforts to include press release writing, press release distribution, follow up and individual pitches tailored to specific media outlets

Calendar listings in local media

Attendance at key meetings about the event

Integration of all above elements

Add-on services (for additional fees):

- Additional **wrap-up story and/or fact sheet** to be published about Hobby Fest AFTER event: Full follow up about the event as a whole to include attendance numbers, recap of events and BBQ winners, money raised for charity, etc. Will be posted on HAMD and Facebook. **\$300**
- Live, social media coverage of the event itself: Includes posting pictures of the event as it is occurring, constantly updated posts about activities happening throughout the day, same for the barbecue competition. Amber will be on the ground, live from the event. **\$500**
- Other duties as they arise, but do not fall within this scope of services. (TBD)



HOBBY MANAGEMENT DISTRICT MOBILE CAMERA SECURITY & SURVEILLANCE PROPOSAL 2016

S.E.A.L. Security Services Inc.
1525 Blalock Road • Houston, Texas 77080, TX PSB
#C15942
US: (713) 979-2388 • Fax: (713) 583-9365
Toll Free: (866) 949-0895
Email: info@sealsecurity.com

Tuesday, November 17, 2015

Prepared for: Josh Hawes, Director of Services

Eoles B. Whitaker II, Assistant Director of Services



ABOUT US

Experience

Since day one, our knowledge and expertise in security solutions has been the lifeline of our business. When you work with Seal Security, you can rest assured that your security will be analyzed by one of the industry's most experienced and trusted sources in the industry. SEAL Security is building confidence through expertise, experience, technology and results.

Integrity

Each project brings unique challenges and requires careful attention to detail. We work hand in hand with our clients to deliver best-in-class security services. Our team will work in concert with you to customize a competitively price plan to fit your unique security needs.

Relationships

At SEAL Security, our clients are the foundation for our success and fostering strong business in the future. As a client, our SEAL Security name lies in your hands. Our success is providing the best in security and safety for your company, personnel, and capitol, project, and district – is job #1

S.E.AL. SECURITY

MOBILE SECURITY SURVEILLANCE PROGRAM – BASIC SELECTIONS

<p>1. <u>H.D./IP 5-6 CAMERA SOLAR MOBILE SECURITY UNIT SYSTEM WITH ADVANCED ANALYTIC CAPABILITIES</u></p> <p>Features:</p> <ul style="list-style-type: none"> - Emergency Armed Response** - 300' expert view range , 4-6 HD PTZs (pan, tilt & zoom cameras) with up to 30x zoom capabilities - Exemplary Infrared Night Vision - 20' Re- positional mast - Self -contained solar system with no power added needed - 4- Weeks video capture & retrieval (with SEAL personnel review of video if requested). 4/mo. FREE - Audio Security System Checks and Intervention - Scheduled live monitoring during your most high crime hours defined by crime statistics in your area, and every 30 minutes 24/7 - Advanced analytics and alerts .Ability to detect and direct various image processing algorithms, we can detect a wide range of occurrences such as: <ul style="list-style-type: none"> - Breaches into restricted areas - Theft – Removal of Items - Loitering - Crowding or Grouping - Vehicles tailgating through secured points - Motion, zone protection , and More - *WIFI or Cellular capable, WIFI – Secure remote viewing by clients - Free Delivery and Removal <p>Options : Lights: 20k Lumens</p>	<p>2. <u>1080P – 4 IP/DIGITAL CAMERA, MOBILE “PLUG & PLAY” SECURITY UNIT</u></p> <p>Features:</p> <ul style="list-style-type: none"> - Emergency Armed Response** - 200' expert view range 4 IP / Digital PTZs (pan, tilt & zoom cameras); and to 30x zoom - Infrared Night Vision - 15' Re- positional Mast - Audio Security System Checks and Intervention - Motion Detection Alert and Zone Analytics - 2 weeks video capture & retrieval upon request (SEAL personnel review of video if requested). 3/ mo. FREE - WIFI or Cellular : WIFI – Secure remote viewing by authorized property owners/ Management (Standard) - Scheduled live monitoring during your most high crime hours defined by crime statistics in your area and every 30 minutes, 24/7 - Motion Detection Alert and Zone Analytics (restrictions may apply) - Free Delivery and Removal <p>Options (Additional Fees Apply):</p> <ul style="list-style-type: none"> - Self -contained option - Back up Battery - Security Light Options : 20k Lumens <p><small>*Electric 12 Volt dedicated electrical needed - Minimum of a Wireless network with 3mbps. And/ or Minimum of a cellular network required. Technology set up fees may apply</small></p>
<p>3. <u>3- CAMERA MOBILE “PLUG & PLAY” SECURITY UNIT:</u></p> <p>Features:</p> <ul style="list-style-type: none"> - Emergency Armed Response** - 3 Camera Systems: 2 Stationary and 1 PTZ. Easy Electric Plug in system - 125' viewing range & low Infrared Night Vision - 15' Re- positional mast - 2- weeks video capture & retrieval (and SEAL personnel review if requested) upon request 1 /mo. Free - Scheduled live monitoring during your most high crime hours defined by crime statistics in your area and/ or every 30 minutes, 24/7 - Audio Security System Checks and Intervention - Free Delivery and Removal <p>Options (Additional Fees Apply):</p> <ul style="list-style-type: none"> - Motion Detection Alert and Zone Analytics - Self -contained option - WIFI Option (Standard Cellular systems comes with unit) - Back up Battery or Security Lights Options available :20k Lumens <p><small>*Electric 12 Volt dedicated electrical needed (See Video only Storage for all details)</small></p>	<p>4. <u>VIDEO ONLY STORAGE AND / OR LGHTS only SECURITY PACKAGE:</u></p> <p>A. Video Only Storage</p> <ul style="list-style-type: none"> - 3 Camera Systems: 2 Stationary and 1 PTZ. Easy Electric Plug in system (unless otherwise noted) - 100' viewing range & low Infrared Night Vision - 15' Re- positional mast - 2- weeks video capture & retrieval - WIFI only for remote viewing as an option - Free Delivery and Removal - 3 Mo. minimum agreement <p>B. Lights Only Security Package:</p> <p>40K LUMENS (Great for Parking Lots, Construction sites, remote areas),Alone or with Video Storage</p> <ul style="list-style-type: none"> - Solar - See Representative for more details <p><small>*Electric 12 Volt dedicated electrical needed. Minimum of a Wireless network with 3mbps. And/ or Minimum of a cellular network required. - Technology set up fees may apply</small></p>

**** Emergency Armed Response from SEAL Security Officers for all Current Customers, Districts, and where Available**

Proposal / Recommendation

Additional Options:

- Back Up Battery: _____
 - Additional Lights: 20k Lumens _____
 - WIFI _____
 - SENSORS (Contact, GPS, Temperature, Water, ect) _____
 - 4 -8 WEEKS VIDEO CAPTURE (vs. 2 weeks standard) _____
 - Special Cords or Outlet Needs (e.g. conduit) _____
 - Self -Contained addition (Units 2&3 only: Standard and Superior " Plug and play") _____
 - Electrician _____
 - Alerting _____
 - Other: _____
- Customized Program or Additional : _____

Mobile Security – QUOTE - 5 UNITS

Mobile Security Unit(s) Proposal	QTY	Technology and Set Up Fees /UNIT	\$ PRICE / Monthly or Event Rate /UNIT	Discount OR Code (if Applicable)	TOTAL INITIAL FEE	Total Regular Monthly Fee	COMMENTS/ DETAILS
1. SOLAR, H.D./IP- 5 MOBILE CAMERA SECURITY UNIT SYSTEM WITH ADVANCED ANALYTICS		\$200.00	\$2000.00				
				HOB			
SUB TOTAL	2	\$400.00	\$4000.00		\$4400.00	\$4000.00	\$49/ DAY/UNIT
WITH DISCOUNTS		-\$400.00	-\$1000.00	32%	\$3000.00	\$3000.00	\$98/Day
2. IP 1080P – 4 IP/DIGITAL, CAMERA MOBILE "PLUG & PLAY" SECURITY UNIT		\$200.00	\$1500.00				\$39/UNIT/ DAY
SUB TOTAL	2	\$400.00	\$3000.00	HOB	\$3400.00	\$3000.00	
WITH DISCOUNTS		-\$400.00	-\$600.00	30%	\$2400.00	\$2400.00	\$78/day
3. 3 CAMERA , ELECTRIC " PLUG & PLAY " MOBILE SECURITY UNIT		\$100.00	\$1250.00				
4. SECURITY LIGHTING ONLY UNIT/VIDEO ONLY							Can be used in place of 3- Camera unit
SUB TOTAL	1	\$100.00	\$1250.00	HOB	\$1350.00	\$1250.00	
WITH DISCOUNTS		-\$100.00	-250.00	26%	\$1000.00	\$1000.00	\$32/day
SUBTOTALS	5	\$900.00	\$8250.00	HOB	\$9150.00		
WITH DISCOUNTS		-\$900.00	-\$1850.00		-\$2750.00		
(Assuming all 5 in rotation at this percentage)							ALL \$208 / day
TOTAL	5	\$0.00	\$6400.00		\$6400.00	\$6400.00	

Additional Terms/ Considerations: Set up and technology fees waived as a district courtesy.

3 camera system and lighting security only systems can be interchanged at same cost.

Free deployment and removal to district for all rotations. See Video request considerations by Mobile Security Unit type, SEAL representatives will review with property owner(s) and management at deployment

END-THANK YOU

S.E.A.L. Security Services

Commercial | Residential | School & Church | Event | Industrial | Utility Districts | Work Place

Armed Officer Patrol Services:

- Uniformed, Fit, Commission & Armed Security Guards
- Authority to Arrest
- Marked & Visible Patrol Cars
- GPS patrol every 4 minutes
- Pro-Active, Vigilant Patrols
- Neighborhood Involvement
- Emergency Hotline
- Dedicated Command Center
- Vacation Watch, Bank Deposit Pickup, Welfare Check Ins
- Safety Escort
- Safety Education

K-9 Patrol Units:

- Dual Purpose: Bomb, Tracking, or Drug Detection

Camera Surveillance & Video Monitoring

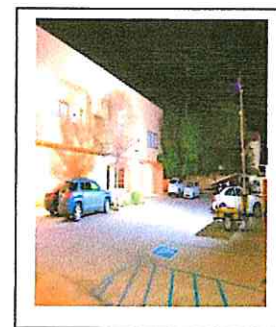
- Live Surveillance & Video Monitoring Technology that comes with **Emergency Armed SEAL Officer Response*** or Law Enforcement. 24/7 Dedicated Hotline, Monitoring Analytics, Alerts, and Lights/ Back up power options. 24/7 Video Capture. Customer Remote Review and Alert (Cellular & WIFI)
- **Mobile Security Camera Units**- Solar and Electric-“ Plug and Play”
 - o Standard to Advance 6 HD/ Digital PTZs systems with Night Vision & Advanced Analytics
- **Lights Only** 40k lumens “Parking Lot “ Security Units or Video Capture Only Mobile Units
- Fixed Camera Solutions- and/ or Integration

Other Services:

- Security Planning, Design, and Implementation
- Executive, Work Place, Individual, Security Assessments, Consulting, & Piracy Protection
- Speaking Engagements: for communities & groups that want to learn more about living a more safe and secure life

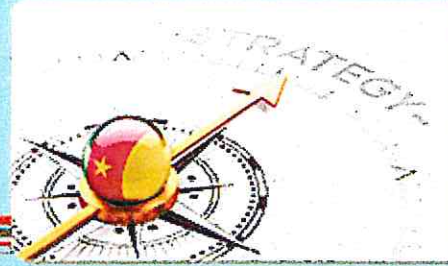
Projects

- Caldwell Companies
 - City Choice
 - 5 Corners
 - Hobby
 - Kings Bridge MUD
 - Oak Forest
 - Spring Branch
- and over 80+ Districts, Communities and Construction projects
Currently in and around Houston and surrounding areas






HOBBY AREA
DISTRICT



You're invited



HOBBY AREA DISTRICT

Perry Miller's
RETIREMENT RECEPTION

DECEMBER 8, 2015
6:30 – 8:30PM
HOBBY DOUBLE TREE
8181 AIRPORT BLVD.
HOUSTON 77061

PLEASE JOIN US AS WE HONOR OUR VERY OWN BOARD OF DIRECTORS MEMBER, PERRY MILLER AND CONGRATULATE HIM ON HIS RETIREMENT FROM THE HOBBY AIRPORT AS GENERAL MANAGER.

See what we're doing at:
HAdistrict.org | facebook.com/HAdistrict | @HAdistrict