



1384650
12/09/2019 PERSONAL
\$9.00 MPR - NOTICE MTG

HOBBY AREA DISTRICT

HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER NINE 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 12, 2019 at 6:00 PM** at The Houston Club, 910 Louisiana, 49th Floor, One Shell Plaza, Houston, TX 77002, outside the boundaries of the District, open to the public, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

AGENDA

1. General Business

- a. Determine Quorum; Call to Order.
- b. Receive Public Comments (*Limited to 3 minutes per person*).

2. Consent Agenda

- a. Approve Minutes of October 10, 2019, Board Meeting.
- b. Accept Treasurer Report
 - i. Review and Accept Bookkeeper's Report, including Invoices for Payment and Investments Report, and consider adopting standards regarding ongoing District expenditures and approvals.
 - ii. Review and Accept Assessments Collection and Delinquency Report.

3. Review and Accept Amendment to SEAL Contract.

4. Approve Hearing Examiners Report

5. Convene in Executive Session pursuant to Texas Government Code, Section 551.071 (private consultation with attorney) and Section 551.074 (personnel matters).

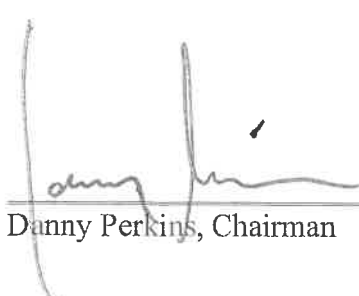
6. Reconvene in Open Session and authorize appropriate action regarding pending or contemplated litigation, or a settlement offer and the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee

7. Next Meeting – February 13, 2020

8. Adjourn

FILED
2019 DEC -9 PM 2:35
HARRIS COUNTY CLERK
HARRIS COUNTY TEXAS




Danny Perkins, Chairman

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

AGENDA MEMORANDUM

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

2. Consent Agenda

- a. Approve Minutes of October 10, 2019, Board Meeting.
- b. Accept Treasurer Report
 - i. Review and Accept Bookkeeper's Report, including Invoices for Payment and Investments Report, and consider adopting standards regarding ongoing District expenditures and approvals.
 - ii. Review and Accept Assessments Collection and Delinquency Report.

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

October 10, 2019

DETERMINE QUORUM; CALL TO ORDER

The Board of Directors (the “Board”) of the Hobby Area District (the “District”) held a regular meeting on October 10, 2019, at The Doubletree Hotel, 8181 Airport Blvd., located inside the boundaries of the District, open to the public, and the roll was called of duly appointed members of the Board, to-wit:

Position 1 - Danny Perkins, *Chairman*
Position 2 - Helen Bonsall, *Vice-Chair*
Position 3 - Liliana Rambo
Position 4 - Ann Collum
Position 5 - Sue De Haven
Position 6 - Keyur Amin
Position 7 - Joe Edd Nelson
Position 8 - Darryl Bailey
Position 9 - James Brown, Secretary/Treasurer

and the above were present except Directors De Haven, Amin, and Brown, thus constituting a quorum.

Also present at the meeting were Walter Funes-Field Services and Special Projects Manager for the District; Pamela Guerra-Manager, Office Administration & Support Services for the District; Tim Austin of Allen Boone Humphries Robinson, LLP (“ABHR”); Jack Roland of Roland Fry & Warren LLC; and Deborah Bessire of Equi-Tax, Inc.

DETERMINE QUORUM; CALL TO ORDER

Chairman Perkins called the meeting to order at 1:00 p.m.

RECEIVE PUBLIC COMMENTS

There were no public comments.

APPROVE MINUTES OF AUGUST 8, 2019, BOARD MEETING

After review and discussion, Director Nelson made a motion to approve the minutes of the regular meeting held on August 8, 2019, as submitted. Director Collum seconded the motion, which passed by unanimous vote.

REVIEW AND ACCEPT BOOKKEEPER'S REPORT AND INVOICES FOR PAYMENT

Following review and discussion, Director Collum made a motion to approve the bookkeeper's report and payment of the invoices listed in the report. Director Bonsall seconded the motion, which passed by unanimous vote.

REVIEW AND ACCEPT ASSESSMENTS COLLECTION AND DELINQUENCY REPORTS

Ms. Bessire reviewed the assessment collection report. The Board then reviewed the delinquent assessment report prepared by Perdue, Brandon, Fielder, Collins & Mott L.L.P., the District's delinquent tax attorney. No Board action was taken.

ADOPT ORDER ESTABLISHING A RECORDS MANAGEMENT PROGRAM AND DESIGNATING A RECORDS MANAGEMENT OFFICER

Following review and discussion, Director Bonsall made a motion to adopt the Order Establishing a Records Management Program and Designating a Records Management Officer and direct that the Order be filed appropriately and retained in the District's official records. Director Nelson seconded the motion, which passed by unanimous vote.

AUTHORIZE A PUBLIC HEARING ON THE SUPPLEMENTAL ASSESSMENT ROLL, APPROVE NOTICE BY FIRST CLASS MAIL OF PUBLIC HEARING TO CONSIDER ADVISABILITY OF SUPPLEMENTING ASSESSMENT ROLL, AND APPOINT HEARING EXAMINER TO CONDUCT HEARING ON THE SUPPLEMENTAL ASSESSMENT ROLL

Chairman Perkins recommended Josh Hawes as a Hearing Examiner to conduct a public hearing (the "Hearing") to consider advisability of supplementing the assessment roll to be held on October 29, 2019. Following discussion, Director Collum made a motion to (1) authorize the Hearing to be held on October 29, 2019; (2) approve First Class mail as the method for mailing notices for the Hearing; and (3) appoint Josh Hawes as Hearing Examiner to conduct the Hearing. Director Bailey seconded the motion, which passed by unanimous vote.

BUDGET FOR FISCAL YEAR ENDING DECEMBER 31, 2020.

The Board reviewed a proposed budget for fiscal year ending December 31, 2020. Director Rambo had questions on the proposed budget and asked for actuals of the 2018 budget. She also requested detailed line items on the budget to which Mr. Funes provided her information during meeting. Chairman Perkins called on Director Bonsall to present a recommendation for approving the budget. Following review and discussion, Director Bonsall moved to adopt the budget for fiscal year ending December 31, 2020, as presented. Director Nelson seconded the motion, which passed by unanimously.

REVIEW AND APPROVE SERVICE AGREEMENT WITH ONEFOOTOVER FOR MARKETING AND SOCIAL MEDIA SERVICES.

Following review and discussion, Director Bonsall moved to approve a Service Agreement with Vietbino, LLC dba One Foot Over for marketing and social media services. Director Nelson seconded the motion, which passed by unanimous vote.

REVIEW AND APPROVE CONTRACT FOR CYBER SECURITY ASSESSMENT WITH ARTHUR PEREZ

Following review and discussion, Director Bonsall moved to approve a contract with Arthur Perez for a cyber security assessment. Director Collum seconded the motion, which passed unanimously.

AUTHORIZE HOLIDAY SOCIAL EXPENSES AND ENGAGE ENTERTAINMENT

Director Nelson presented options for the District's Holiday Social and recommended that he be authorized to approve all Holiday Social expenses in accordance with the budget. Director Nelson moved to authorize Director Nelson to approve Holiday Social expenses in accordance with the budget. Director Rambo seconded the motion, which passed unanimously.

REVIEW AND APPROVE RECOMMENDATION FROM THE PUBLIC SAFETY COMMITTEE, INCLUDING: HPD'S OVERTIME PROJECT, CONTRACT AMENDMENT WITH SEAL, AND CONTRACT WITH ZALADIUM FOR SECURITY CAMERAS

Mr. Funes presented options and recommendations from the Public Safety Committee. After review and discussion, Director Bonsall moved to (1) approve payment to the Houston Police Department ("HPD") for the HPD Crime Initiative Overtime program, subject to ABHR approval of an agreement between the District and HPD; (2) approve an amendment to the Security Services Contract with S.E.A.L. Security Solutions to increase the hourly rate to \$32.00, subject to approval of the amendment by ABHR; and (3) approve the proposal from Zaladium Analytics for security/surveillance camera system rental, subject to ABHR approval of an agreement between the District and Zaladium Analytics. Director Nelson seconded which passed by unanimous vote.

APPROVE PROPOSALS FOR MAINTENANCE OF PAVERS AT BROADWAY AND BELLFORT.

Mr. Funes presented proposals for maintenance of pavers located at Broadway and Bellfort. Following review and discussion, Director Bonsall moved to approve the proposals for paver repairs from Antero Services for the following locations: (1) NE corner of Bellfort in the amount of \$3,750.00; (2) NW corner of Bellfort in the amount of \$3,750.00; (3) NW corner of Broadway in the amount of \$3,750.00; and (4) SW corner of Broadway in the amount of \$3,750.00. Director Bailey seconded, which passed by unanimous vote.

RATIFY CONTRACT FOR BUSINESS AMBASSADOR SERVICES WITH TWISTED MISTER PROMOTION LLC.

Following review and discussion, Director Nelson moved to approve a Service Agreement with Twister Mister Promotion LLC for District ambassador services. Director Collum seconded the motion, which passed by unanimous vote.

RATIFY AGREEMENT FOR DISTRICT EXPENSE REVIEW BY AUXILIARY SUPPORT, LLC.

Following review and discussion, Director Bonsall moved to approve the engagement of Auxiliary Support, LLC. Director Bailey seconded the motion, which passed by unanimous vote.

CONVENE IN EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE, SECTION 551.071 (PRIVATE CONSULTATION WITH ATTORNEY) AND SECTION 551.074 (PERSONNEL MATTERS)

The Board did not convene in executive session.

NEXT MEETING

The Board concurred to hold its next meeting on December 12, 2019, at 6:00 p.m.

ADJOURN

There being no further business to come before the Board, upon a motion made by Director Nelson and seconded by Director Bailey, Chairman Perkins adjourned the meeting at 2:05 p.m., which passed by unanimous vote.



Chair, Vice Chair or Secretary

**HOBBY AREA DISTRICT
ASSESSMENT COLLECTION REPORT
November 2019
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/19 - 12/31/19**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2018	0.15000	\$1,863,750.77	\$1,840,036.88	\$23,713.89	99%
2017	0.15000	\$1,786,728.48	\$1,777,657.45	\$9,071.03	99%
2016	0.15000	\$1,739,126.30	\$1,736,152.20	\$2,974.10	99%
2015	0.15000	\$1,685,910.78	\$1,684,270.77	\$1,640.01	99%
2014	0.15000	\$1,524,784.44	\$1,523,470.70	\$1,313.74	99%
2013	0.15000	\$1,358,121.73	\$1,356,410.73	\$1,711.00	99%

Current Month Activity

Revenue:	<u>Current Month</u>	<u>Year to Date</u>
2018 Assessment Collected	762.61	1,548,508.46
2017 Assessment Collected	972.65	-9,602.50
2016 Assessment Collected	970.25	1,189.67
2015 Assessment Collected	0.00	899.87
2014 Assessment Collected	0.00	648.72
2013 Assessment Collected	0.00	475.34
Penalty & Interest	1,323.71	19,307.20
Overpayments	0.00	3,099.08
CAD Lawsuits	1,895.32	58,752.73
CAD Corrections	0.00	4,572.92
Collection Fees	1,184.91	9,902.30
Court Fees	0.00	0.00
Estimated Payments	0.00	0.00
Total Revenue	7,109.45	1,637,753.79
Overpayments Presented for Refund	1,895.32	66,249.36
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2018:	1,265,744,516	Uncertified:	3,710,193
ASSESSED VALUE FOR 2017:	1,217,888,246	Uncertified:	654,390
ASSESSED VALUE FOR 2016:	1,176,722,550	Uncertified:	0
ASSESSED VALUE FOR 2015:	1,137,542,865	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,029,864,792	Uncertified:	0
ASSESSED VALUE FOR 2013:	919,950,929	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	1,358,122	1,290,216	\$1,356,410.73	
2014	0.15000	1,385,284	1,316,020	\$1,523,470.70	
2015	0.15000	1,412,990	1,342,340	\$1,684,270.77	
2016	0.15000	1,441,250	1,369,187	\$1,736,152.20	
2017	0.15000	1,470,075	1,396,571	\$1,777,657.45	
2018	0.15000	1,499,476	1,424,502	\$1,840,036.88	
2019	0.15000	1,529,466	1,452,992		
2020	0.15000	1,560,055	1,482,052		
2021	0.15000	1,591,256	1,511,693		
2022	0.15000	1,623,081	1,541,927		
		14,871,054	24,045,500		1,487,105

The Projected Levy is based on the rate remaining at 0.15000

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

HOBBY AREA DISTRICT

November 2019						
TOP TEN ASSESSMENT PAYERS						
PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT	
VERDE COMMUNITIES LLC 440 N WELLS ST STE 410 CHICAGO, IL 60654-4975	10978600000001	8751 BROADWAY ST #213 77061	MULTI-FAMILY	63,246,617	94,869.93	
	10978600000002	7900 MORLEY ST #292 77061				
	10978600000003	8801 GLENCREST ST #322 77061				
	10978900000008	8950 GLENCREST ST #200 77061				
	04023900000108	8750 BROADWAY ST #222 77061				
	11417500000001	8955 BROADWAY ST #208 77061				
	04023900000101	8200 BROADWAY ST #224 77061				
	10978700000007	8900 GLENCREST ST #208 77061				
	11416900000001	8915 BROADWAY ST #200 77061				
	04023900000100	8501 BROADWAY ST #380 77061				
ARCP MT HOUSTON TX LLC 2325 E CAMELBACK RD STE 1100 PHOENIX AZ 85016-9078	1258210010001	0 MELDRUM 77075	WAREHOUSE STORE	34,283,625	51,413.06	
	1260630010012	0 ROWLETT ST 77075				
	1260630010005	10013 ALMEDA GENOA RD 77075				
	1260630010006	10025 ALMEDA GENOA RD 77075				
	1260630010010	10009 ALMEDA GENOA RD 77075				
INLAND DIVERSIFIED HOUSTON OREM LLC ATTN PM DEPT 4714 11995 EL CAMINO REAL SAN DIEGO CA 92130-2539	1260630010011	0 MELDRUM 77075	WAREHOUSE	22,088,523	22,104.20	
	1307400010001	6905 E OREM DR 77075				
	1296790010001	6903 E OREM DR 77075				
ATRIUM FINANCE II LP MARRIOTT HOBBY 4243 HUNT RD BLUE ASH OH 45242-6645	0342030040003	9100 GULF FWY 77061	HOTEL	21,953,009	32,929.51	
	0342030020130	9100 GULF FWY 77061				
	0342030020118	9100 GULF FWY #287 77017				
1859 HISTORIC HOTELS LTD 2302 POST OFFICE ST GALVESTON TX 77550-1935	0963850000001	8181 AIRPORT BLVD #303 77061	HOTEL	20,974,128	31,461.19	
	0963850000003	0 RUTHBY 77061				
VIVA PROPERTIES LLC P O BOX 405 LOLITA TX 77971-0405	0971580000001	0 VILLA DR 77061	WAREHOUSE	20,240,821	30,361.23	
	1199160010001	0 NEUHAUS AVE 77061				
	0971580000002	8300 TEWANTIN DR				

HOBBY AREA DISTRICT

November 2019

TOP TEN ASSESSMENT PAYERS

GALILEO APOLLO III TX LP 3901 BELLAIRE BLVD HOUSTON TX 77025-1100	1254930010002 1254930010001	10235 ALMEDA GENOA RD 77034 10225 ALMEDA GENOA RD 77034	RETAIL CENTER	18,318,526	27,477.79
POWELL ELECTRICAL SYSTEMS LLC 8550 MOSLEY RD HOUSTON TX 77075-1116	1193970010001	7232 AIRPORT BLVD 77061	MANUFACTURING	17,604,876	26,407.31
C G 7600 LP % GARVER 1901 LEXINGTON ST HOUSTON TX 77098-4219	0421910000006 0421910000117 0421910000132	7600 S SANTA FE DR 77061 7600 S SANTA FE DR 77061 0 MYKAWA ROAD 77061	WAREHOUSE	16,159,529	24,239.29
OREILLY AUTO ENTERPRISES LLC 233 S PATTERSON AVE SPRINGFIELD MO 65802-2210	0342070120005 1250380010001	8601 TAVENOR LN 77075 8910 TAVENOR LN 77075	WAREHOUSE	15,852,064	23,778.10

HOBBY AREA DISTRICT

November 2019						
TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
INDUSTRIAL SURPLUS INC 6532 RUPLEY CIR HOUSTON TX 77087-3442	91 048 001 000 0195	9200 TELEPHONE RD 77075	INDUSTRIAL	2017 - 2018	6,054.71	
HAMS AVIATION MAINTENANCE SRV INC 7766 BRANIFF ST HOUSTON TX 77061-5120	91 043 228 000 0031	8703 TELEPHONE RD 77061	STORAGE HANGAR	2013 - 2018	4,558.37	
YES PREP PUBLIC SCHOOLS INC 5515 SOUTH LOOP E HOUSTON TX 77033-1603	91 120 962 001 0001	8787 TALLYHO RD 77061	OFFICE BUILDINGS	2018	3,741.03	
BLACKBURN INSTRUMENTS CO 7525 WYNLEA ST HOUSTON TX 77061-2833	91 040 239 000 0050	7525 WYNLEA ST 77061	WAREHOUSE	2017 - 2018	2,489.25	
MILLIKEN KATHERINE P O BOX 131454 HOUSTON TX 77219-1454	91 065 050 003 0014	8244 TRAVELAIR ST 77061	WAREHOUSE	2013 - 2018	1,740.22	
BERLANGA JUVENTINO M 8100 STONE ST APT 1311 HOUSTON TX 77061-1950	91 034 203 001 0037	0 MONROE RD 77061	VACANT	2016 - 2018	1,478.42	
MARTA ENTERPRISES 6206 CANYON CHASE DR RICHMOND TX 77469-6224	91 040 239 001 0003	8320 GULF FWY 77017	SERVICE STATION	2018	1,014.98	
CASTILLO WALTER S 14432 BONHAM ST HOUSTON TX 77015-5308	91 076 121 004 0015	7614 PECAN VILLAS DR 77061	SHOPPING CENTER	2016 - 2018	946.74	
STMS INC DBA SOUTH TEXAS ADULT DAY ACTIVITY CENTER 2602 GRANITE CT PEARLAND TX 77584	91 070 072 027 0017	6011 TELEPHONE RD 77087	DAY CARE CENTER	2017 - 2018	831.80	
AYALA ESPERANZA MARLENE 8443 MISTY VALE LN HOUSTON TX 77075	91 063 033 026 0002	8702 EASTHAVEN BLVD 77075	VACANT	2013 - 2018	759.76	

* Pending HCAD Value Lawsuits

HOBBY AREA MANAGEMENT DISTRICT

MONTHLY FINANCIAL REPORT

OCTOBER 31, 2019

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

Hobby Area Management District
Balance Sheet
As of October 31, 2019

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	<u>Oct 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Amegy Bank	232,779.68
1020 · Wells Fargo Bank	47,555.80
1030 · Plains State Bank - CD	247,356.26
1032 · Plus4 Credit Union - CD	5.34
1040 · TexSTAR-Operating	<u>986,113.42</u>
Total Checking/Savings	1,513,810.50
Other Current Assets	
1200 · Assessment Receivable	<u>45,024.60</u>
Total Other Current Assets	<u>45,024.60</u>
Total Current Assets	1,558,835.10
Other Assets	
1230 · Due From Improvement Corp	2,440.16
1235 · Toyota Tacoma	<u>34,060.46</u>
Total Other Assets	<u>36,500.62</u>
TOTAL ASSETS	<u><u>1,595,335.72</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>83,139.82</u>
Total Accounts Payable	83,139.82
Other Current Liabilities	
2100 · Assessment Refunds Payable	4,453.81
2200 · Deferred Assessment Revenue	<u>312,494.06</u>
Total Other Current Liabilities	<u>316,947.87</u>
Total Current Liabilities	<u>400,087.69</u>
Total Liabilities	400,087.69
Equity	
3000 · Retained Earnings	996,829.18
Net Income	<u>198,418.85</u>
Total Equity	<u>1,195,248.03</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,595,335.72</u></u>

Hobby Area Management District
Statement of Sources & Uses - Budget vs Actual
October 2019

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MAINTENANCE & OPERATIONS FUND

M&O SOURCES OF FUNDS

	<u>Oct 19</u>	<u>Budget</u>	<u>Jan - Oct 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
4000 · District Assessments	155,470.50	158,334.00	1,576,588.85	1,583,332.00	1,900,000.00
4010 · Penalty & Interest Revenue	739.71	2,084.00	17,983.49	20,832.00	25,000.00
4020 · Overpayments	8,981.78	5,584.00	59,956.49	55,832.00	67,000.00
4030 · Assessment Refunds	-8,981.78	-5,666.00	-64,354.04	-56,668.00	-68,000.00
4060 · Interest Revenue	1,574.31	1,250.00	24,209.93	12,500.00	15,000.00
4065 · Non-Income Funds	218,880.00	625.00	219,642.37	6,250.00	7,500.00
TOTAL M&O SOURCES OF FUNDS	376,664.52	162,211.00	1,834,027.09	1,622,078.00	1,946,500.00

M&O USES OF FUNDS

Public Safety

6010 · Contract Public Safety	14,362.00	22,916.00	175,398.30	229,168.00	275,000.00
6012 · Specific Sites High Density Patrol	0.00	2,084.00	0.00	20,832.00	25,000.00
6014 · Special Operations	0.00	834.00	0.00	8,332.00	10,000.00
6015 · Apartment Life Initiatives	1,612.41	1,666.00	16,323.66	16,668.00	20,000.00
6020 · Mobile Cameras	0.00	834.00	0.00	8,332.00	10,000.00
6025 · Nuisance Abatement Program	1,126.89	1,250.00	10,020.14	12,500.00	15,000.00
6035 · Graffiti Abatement	2,720.00	3,125.00	27,880.00	31,250.00	37,500.00
6037 · Public Safety Programs	0.00	334.00	4,722.22	3,332.00	4,000.00
Total Public Safety	19,821.30	33,043.00	234,344.32	330,414.00	396,500.00

Community Development

6050 · Porter Service	31,212.51	13,750.00	173,175.10	137,500.00	165,000.00
6051 · Community Enhancement Programs	431.30	6,750.00	2,392.21	67,500.00	81,000.00
6052 · Corridor & ROW Maintenance	28,799.71	30,416.00	260,982.60	304,168.00	365,000.00
6053 · Field Services Vehicle	0.00	3,312.00	573.01	33,126.00	39,750.00
6054 · Street Sweeping	7,617.20	7,166.00	76,172.00	71,668.00	86,000.00
8055 · Project/Contract Management	6,807.60	8,750.00	50,072.90	87,500.00	105,000.00
8063 · Esplanade/Roadway Enhancement	0.00	4,166.00	9,076.63	41,668.00	50,000.00
8065 · METRO Bus Shelter Enhancement	18,064.00	12,146.00	11,528.46	121,460.00	145,750.00
8074 · Streetscape Assessories	0.00	584.00	0.00	5,832.00	7,000.00
Total Community Development	92,932.32	87,040.00	583,972.91	870,422.00	1,044,500.00

Economic Development

6060 · Economic Developmt Programs	0.00	9,066.00	36,479.30	90,668.00	108,800.00
8053 · Market Feasibility Study	0.00	8,334.00	21,436.54	83,332.00	100,000.00
Total Economic Development	0.00	17,400.00	57,915.84	174,000.00	208,800.00

Communication, Public Affairs, Marketing

6065 · Events	0.00	2,916.00	2,051.69	29,168.00	35,000.00
6068 · CPA&M Programs	0.00	1,684.00	1,183.00	16,832.00	20,200.00
6070 · Creative Support	2,800.00	5,209.00	49,878.88	52,082.00	62,500.00
6075 · Marketing Mtls & Promo Items	0.00	4,166.00	4,491.83	41,668.00	50,000.00
6078 · Advertisement	0.00	10,416.00	47,981.75	104,168.00	125,000.00
6235 · Hobby Area Improvement Corp.	0.00	4,166.00	0.00	41,668.00	50,000.00
Total Comm., Public Affairs, Marketing	2,800.00	28,557.00	105,587.15	285,586.00	342,700.00

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

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October 2019

	<u>Oct 19</u>	<u>Budget</u>	<u>Jan - Oct 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Administration					
6112 · Administration Programs	0.00	854.00	10,090.00	8,532.00	10,240.00
6115 · Meeting Expense	1,637.55	1,791.00	13,862.30	17,918.00	21,500.00
6120 · Reimbursable Expenses	58.46	1,250.00	3,842.28	12,500.00	15,000.00
6125 · Postage	190.35	41.00	1,060.11	418.00	500.00
6130 · Office Supplies	2,088.31	625.00	9,510.27	6,250.00	7,500.00
6135 · Public Notices, Advertising	440.00	141.00	449.00	1,418.00	1,700.00
6140 · Legal Services	5,894.24	3,959.00	53,243.31	39,582.00	47,500.00
6145 · Audit Services	0.00	1,634.00	15,258.00	16,332.00	19,600.00
6145 · Audit Services (Internal Audit)	2,880.00	0.00	21,760.00	0.00	0.00
6150 · Bookkeeping	850.00	875.00	8,500.00	8,750.00	10,500.00
6155 · Assessment Billing	2,384.09	2,916.00	28,642.99	29,168.00	35,000.00
6160 · Assessment Database Mgmt.	300.00	334.00	3,000.00	3,332.00	4,000.00
6165 · Office Equipment	558.18	1,250.00	7,504.21	12,500.00	15,000.00
6170 · Insurance	0.00	625.00	8,206.48	6,250.00	7,500.00
6072 · Office Lease	2,450.00	2,500.00	24,500.00	25,000.00	30,000.00
6073 · Communication & Technologies	623.59	2,412.00	11,335.24	24,126.00	28,950.00
6175 · Other	0.00	25.00	1,579.39	250.00	300.00
Employee Payroll & Benefits					
6180 · Gross Wages	9,166.66	50,489.00	291,921.63	504,881.00	605,859.00
6181 · Payroll Taxes	695.54	2,964.00	20,313.29	29,640.00	35,568.00
6182 · Payroll Service	999.95	1,021.00	10,288.20	10,210.00	12,250.00
6183 · Health Insurance	2,825.30	5,783.00	48,632.24	57,830.00	69,395.00
6184 · Retirement Fund	-160.66	1,553.00	10,289.08	15,530.00	18,636.00
Total Employee Payroll & Benefits	<u>13,526.79</u>	<u>61,810.00</u>	<u>381,444.44</u>	<u>618,091.00</u>	<u>741,708.00</u>
Total Administration	<u>33,881.56</u>	<u>83,042.00</u>	<u>603,788.02</u>	<u>830,417.00</u>	<u>996,498.00</u>
TOTAL M&O USES OF FUNDS	<u>149,435.18</u>	<u>249,082.00</u>	<u>1,585,608.24</u>	<u>2,490,839.00</u>	<u>2,988,998.00</u>
Other Expense					
9000 · Transfer to Improvement Corp.	0.00	0.00	50,000.00	0.00	0.00
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>0.00</u>	<u>0.00</u>
EXCESS (DEFICIT) OF SOURCES OVER USES	<u>227,229.34</u>	<u>-86,871.00</u>	<u>198,418.85</u>	<u>-868,761.00</u>	<u>-1,042,498.00</u>
Total Projected Revenue & Reimbursements					1,946,500
Total Projected Uses of Funds					2,988,998
Prior Year Reserves					<u>1,335,142</u>
Projected Year End Cash Reserves					292,644

Hobby Area Management District
Bank Account Registers
As of December 12, 2019

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<i>Type</i>	<i>Date</i>	<i>Num</i>	<i>Name</i>	<i>Memo</i>	<i>Amount</i>	<i>Balance</i>
Amegy Bank						88,415.83
Check	09/03/2019	Debit	Guardian Insurance	Dental, Life, Vision	-158.34	88,257.49
Check	09/12/2019	Debit	Amegy Bank	Wire Transaction Fee	-14.00	88,243.49
Check	09/26/2019	Debit	Amegy Bank	Wire Transaction Fee	-14.00	88,229.49
Check	09/30/2019	ACH	Blue Cross Blue Shield	Health Insurance	-2,570.63	85,658.86
Check	10/01/2019	Debit	Guardian Insurance	Dental, Life, Vision	-254.67	85,404.19
Bill Pmt -Check	10/11/2019	2771	Amegy Visa Credit Card	Micellaneous	-2,630.23	82,773.96
Bill Pmt -Check	10/11/2019	2772	Hawes Hill & Associates LLC	Admin. Management	-6,765.30	76,008.66
Bill Pmt -Check	10/11/2019	2773	Mister Sweeper LP	Street Sweeper	-3,808.60	72,200.06
Bill Pmt -Check	10/11/2019	2774	Texas Excavation Safety System, Inc	Message Fees	-370.50	71,829.56
Bill Pmt -Check	10/11/2019	2775	Twisted Mister	Promote HAD toLocal Bus.	-1,400.00	70,429.56
Bill Pmt -Check	10/11/2019	2776	SEAL Security Solutions LLC	Security	-3,553.88	66,875.68
Bill Pmt -Check	10/11/2019	2777	Twisted Mister	Promote HAD toLocal Bus.	-17.88	66,857.80
Bill Pmt -Check	10/11/2019	2778	Auxiliary Support Services, LLC	2018-2019 Review-Final Inv.	-2,880.00	63,977.80
General Journal	10/15/2019	Payroll	Payroll	Payroll	-3,578.35	60,399.45
General Journal	10/15/2019	Payroll	Payroll	Payroll Taxes	-1,131.92	59,267.53
General Journal	10/15/2019	Payroll	Payroll	401K & UME	-220.83	59,046.70
General Journal	10/15/2019	Payroll	Payroll	Fee	-506.37	58,540.33
Bill Pmt -Check	10/16/2019	2779	Houston Business Journal	Supplementing Assmt notice	-440.00	58,100.33
Bill Pmt -Check	10/16/2019	2780	SEAL Security Solutions LLC	Security	-6,426.00	51,674.33
Bill Pmt -Check	10/16/2019	2781	Twisted Mister	Promote HAD toLocal Bus.	-1,400.00	50,274.33
Bill Pmt -Check	10/16/2019	2782	Sandra Yakelin Pompa	Office cleaning	-60.00	50,214.33
Deposit	10/17/2019	Dep.	Core Logic Safe Rent	Refund	28.84	50,243.17
Deposit	10/17/2019	Dep.	Houston Metro	Metro Custodial Services	2,980.00	53,223.17
Deposit	10/28/2019	Dep.	Houston Metro	Metro Bus Shelter Install & Ma	215,900.00	269,123.17
General Journal	10/31/2019	Payroll	Payroll	Payroll	-3,417.67	265,705.50
General Journal	10/31/2019	Payroll	Payroll	Payroll Taxes	-1,131.94	264,573.56
General Journal	10/31/2019	Payroll	Payroll	401K & UME	-220.83	264,352.73
General Journal	10/31/2019	Payroll	Payroll	Fee	-493.58	263,859.15
Bill Pmt -Check	10/31/2019	2783	Amegy Visa Credit Card	Miscellaneous	-3,839.45	260,019.70
Bill Pmt -Check	10/31/2019	2784	Antero Services	Pavers	-17,650.00	242,369.70
Bill Pmt -Check	10/31/2019	2785	Comcast	Communications	-459.32	241,910.38
Bill Pmt -Check	10/31/2019	2786	Mister Sweeper LP	Street Sweeper	-3,808.60	238,101.78
Bill Pmt -Check	10/31/2019	2787	Office Systems of Texas	Copier	-174.92	237,926.86
Bill Pmt -Check	10/31/2019	2788	Twisted Mister	Promote HAD toLocal Bus.	-1,400.00	236,526.86
Bill Pmt -Check	10/31/2019	2789	Danny R. Perkins	October Expense Report	-155.45	236,371.41
Bill Pmt -Check	10/31/2019	2790	Pamela Guerra	October Expense Report	-155.45	236,215.96
Bill Pmt -Check	10/31/2019	2791	Walter Funes	October Expense Report	-154.64	236,061.32
Bill Pmt -Check	10/31/2019	ACH	BlueCross BlueShield of Texas	Health Insurance	-3,281.64	232,779.68
Bill Pmt -Check	11/04/2019	Online	8121 Broadway Interests LLC	Office Rent	-2,450.00	230,329.68
Transfer	11/13/2019	Trf.	TexSTAR	Transfer from TexSTAR	125,000.00	355,329.68
Check	11/14/2019	2792	ARCP MT Houston TX LLC	Tax Assessment Refund	-4,588.28	350,741.40
Check	11/14/2019	2793	Astro, Hobby, West Mt. Renal Care	Tax Assessment Refund	-750.00	349,991.40
Check	11/14/2019	2794	Capview Income & Value Fund	Tax Assessment Refund	-144.52	349,846.88
Check	11/14/2019	2795	Comerica Bank	Tax Assessment Refund	-393.19	349,453.69
Check	11/14/2019	2796	DDC Hotels, Inc.	Tax Assessment Refund	-1,836.14	347,617.55
Check	11/14/2019	2797	Icon Owner Pool 6 West Southwest	Tax Assessment Refund	-784.29	346,833.26
Check	11/14/2019	2798	Kucinski Family Trust	Tax Assessment Refund	-157.86	346,675.40
Check	11/14/2019	2799	R Pennington Investments LP	Tax Assessment Refund	-280.50	346,394.90
Bill Pmt -Check	11/14/2019	2800	Allen Boone Humphries Robinson	Legal	-5,035.30	341,359.60
Bill Pmt -Check	11/14/2019	2801	Core Logic Safe Rent	Apartment Life Initiatives	-1,657.25	339,702.35
Bill Pmt -Check	11/14/2019	2802	East End District	Graffiti Abatement	-3,846.89	335,855.46
Bill Pmt -Check	11/14/2019	2803	Equi-tax Inc.	Monthly Assessor Services	-2,684.09	333,171.37
Bill Pmt -Check	11/14/2019	2804	Governmental Financial Reporting	Bookkeeping	-1,083.27	332,088.10
Bill Pmt -Check	11/14/2019	2805	Great America Financial Services	Copier	-383.26	331,704.84
Bill Pmt -Check	11/14/2019	2806	Greater Houston Partnership	2020 Membership Dues	-3,000.00	328,704.84

Hobby Area Management District

Bank Account Registers

As of December 12, 2019

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Type	Date	Num	Name	Memo	Amount	Balance
Bill Pmt -Check	11/14/2019	2807	Hawes Hill & Associates LLC	Admin. Management	-6,807.60	321,897.24
Bill Pmt -Check	11/14/2019	2808	One Foot Over	Marketing	-5,000.00	316,897.24
Bill Pmt -Check	11/14/2019	2809	Perdue, Brandon, Fielder, Collins & N	Delinquent Collections	-72.00	316,825.24
Bill Pmt -Check	11/14/2019	2810	SEAL Security Solutions LLC	Security	-7,936.00	308,889.24
Bill Pmt -Check	11/14/2019	2811	SMC Logistics	Liter & Landscape Maint.	-42,362.22	266,527.02
Bill Pmt -Check	11/14/2019	2812	Texas Excavation Safety System, Inc	Message Fees	-431.30	266,095.72
Bill Pmt -Check	11/14/2019	2813	Twisted Mister	Promote HAD toLocal Bus.	-1,400.00	264,695.72
Bill Pmt -Check	11/14/2019	2814	Wreaths Across America-Houston	10 Wreaths	-150.00	264,545.72
General Journal	11/15/2019	Payroll	Payroll	Payroll	-3,417.66	261,128.06
General Journal	11/15/2019	Payroll	Payroll	Payroll Taxes	-1,131.95	259,996.11
General Journal	11/15/2019	Payroll	Payroll	401K & UME	-220.83	259,775.28
General Journal	11/15/2019	Payroll	Payroll	Fee	-493.58	259,281.70
Bill Pmt -Check	11/26/2019	2815	Mister Sweeper LP	Street Sweeper	-3,808.60	255,473.10
Bill Pmt -Check	11/26/2019	2816	Office Systems of Texas	Copier	-164.94	255,308.16
Bill Pmt -Check	11/26/2019	2817	SEAL Security Solutions LLC	Security	-7,951.50	247,356.66
Bill Pmt -Check	11/26/2019	2818	Twisted Mister	Promote HAD toLocal Bus.	-1,400.00	245,956.66
Bill Pmt -Check	11/26/2019	2819	Pamela Guerra	November Expense Report	-163.41	245,793.25
Bill Pmt -Check	11/26/2019	2820	Walter Funes	November Expense Report	-172.04	245,621.21
Bill Pmt -Check	11/29/2019	ACH	BlueCross BlueShield of Texas	Health Insurance	-2,570.63	243,050.58
General Journal	11/30/2019	Payroll	Payroll	Payroll	-3,417.69	239,632.89
General Journal	11/30/2019	Payroll	Payroll	Payroll Taxes	-1,131.92	238,500.97
General Journal	11/30/2019	Payroll	Payroll	401K & UME	-220.83	238,280.14
General Journal	11/30/2019	Payroll	Payroll	Fee	-532.04	237,748.10
Bill Pmt -Check	12/02/2019	Online	8121 Broadway Interests LLC	Office Rent	-2,450.00	235,298.10
Bill Pmt -Check	12/04/2019	2821	Acme Brick	Paver Repair	-6,583.44	228,714.66
Bill Pmt -Check	12/04/2019	2822	Amegy Visa Credit Card	Miscellaneous	-7,420.77	221,293.89
Check	12/12/2019	2823	Friedkin Realty Hobby Airport	Tax Assessment Refund	-308.13	220,985.76
Check	12/12/2019	2824	GHC Property LLC	Tax Assessment Refund	-399.59	220,586.17
Check	12/12/2019	2825	Hazari LLC	Tax Assessment Refund	-634.43	219,951.74
Bill Pmt -Check	12/12/2019	2826	Allen Boone Humphries Robinson	Legal	-3,617.40	216,334.34
Bill Pmt -Check	12/12/2019	2827	Core Logic Safe Rent	Apartment Life Initiatives	-1,657.25	214,677.09
Bill Pmt -Check	12/12/2019	2828	East End District	Graffiti Abatement	-3,438.14	211,238.95
Bill Pmt -Check	12/12/2019	2829	Equi-tax Inc.	Monthly Assessor Services	-2,684.09	208,554.86
Bill Pmt -Check	12/12/2019	2830	Governmental Financial Reporting	Bookkeeping	-894.12	207,660.74
Bill Pmt -Check	12/12/2019	2831	Great America Financial Serv.	Copier	-348.42	207,312.32
Bill Pmt -Check	12/12/2019	2832	Hawes Hill & Associates LLC	Admin. Management	-6,765.83	200,546.49
Bill Pmt -Check	12/12/2019	2833	Limb Design	Website Maintenance	-324.75	200,221.74
Bill Pmt -Check	12/12/2019	2834	NEC - Neon Electric Corporation	16 New Panels	-18,064.00	182,157.74
Bill Pmt -Check	12/12/2019	2835	Perdue, Brandon, Fielder, Collins	Delinquent Collections	-2,043.85	180,113.89
Bill Pmt -Check	12/12/2019	2836	SEAL Security Solutions LLC	Security	-6,913.00	173,200.89
Bill Pmt -Check	12/12/2019	2837	SMC Logistics	Liter & Landscape Maint.	-36,107.62	137,093.27
Bill Pmt -Check	12/12/2019	2838	Mister Sweeper LP	Street Sweeping	-3,808.60	133,284.67
Total Amegy Bank					44,868.84	133,284.67
Wells Fargo Bank						41,654.57
Deposit	09/30/2019	Dep.	Tax Revenue	September Tax Revenue	836.47	42,491.04
Deposit	09/30/2019	Dep.	Interest	September Interest	5.87	42,496.91
Deposit	10/31/2019	Dep.	Tax Revenue	October Tax Revenue	5,053.05	47,549.96
Deposit	10/31/2019	Dep.	Interest	October Interest	5.84	47,555.80
Total Wells Fargo Bank					5,901.23	47,555.80
Plains State Bank - CD						247,356.26
					0.00	247,356.26
Plus4 Credit Union - CD						5.34
Total Plus4 Credit Union					0.00	5.34

**Hobby Area Management District
Bank Account Registers
As of December 12, 2019**

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<i>Type</i>	<i>Date</i>	<i>Num</i>	<i>Name</i>	<i>Memo</i>	<i>Amount</i>	<i>Balance</i>
TexSTAR-Operating						982,547.34
Deposit	09/30/2019	Dep.	Interest	September Interest	1,997.61	984,544.95
Transfer	10/31/2019	Dep.	Interest	October Interest	1,568.47	986,113.42
Transfer	10/31/2019	Trf.	Amegy	Transfer to Amegy	-125,000.00	861,113.42
Total TexSTAR-Operating					-121,433.92	861,113.42
TOTAL					-70,663.85	1,289,315.49

Twisted Mister Promotions, Productions and Events
6144 Indigo Street
Houston, Texas 77074

Invoice

Date	Invoice #
9/30/2019	9-2 2019

Bill To
Hobby Area District
8121 Broadway, Suite 199
Houston Texas 77061
Attn: Danny Perkins

**SEAL Security Solutions LLC**

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

Invoice

Date	Invoice #
9/30/2019	44356

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


P.O. No.	Terms	Project


Quantity	Description	Rate	Amount
40	Promote the Management District services to local Business for the betterment of the District as the ideal Destination to Live, Work and Invest. Misc supplies needed for PIP meeting	35.00 17.88	1,400.00 17.88
Total			\$1,417.88

TM

Description	Hours	Rate/ Hour	Amount
Commissioned Security Officer with Vehicle and K-9 Patrol Period 09/23/2019 through 09/29/2019 Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date. This invoice is Monday through Sunday inclusive.	121.5	29.25	3,553.88
NOTE: A 3% convenience fee will be charged on all payments made by credit card.			
Thank you for allowing us to earn your business.			
Total			\$3,553.88

Sales Tax (8.25%) \$0.00

 <h2 style="margin: 0;">INVOICE</h2>	
Auxiliary Support Services, LLC 10410 Dunbar Point Court Spring, TX 77379 Phone 713-591-0285	
Hobby Area District 8121 Broadway Street, Suite 199 Houston, TX 77061	
Invoice No : 201910 Date : September 15, 2019 PO# N/A	
Quantity	Description
18.0	2018-2019 HAD Expense Review (Hrs thru 09/12/2019)
	Resource: John Innes
	Rate \$160 / hour
	Line Total \$2,880.00
TOTAL \$ 2,880.00	
THANK YOU FOR YOUR BUSINESS!	

	
2018 - 2019 Hobby Area Distric Expense Review	
Resource: John Innes	
	Hours
Policy Review & Commentary	12
Final Report Preparation	6
	18

INVOICE

Sandra Yakelin Pompa
6410 Georgianna Dr. Pasadena TX 77503
Jackydiamond11@gmail.com

Date: 10/11/19
Invoice: 16

To: Walter Funes
Hobby Area District
8121 Broadway St. Suite 199
Houston, TX 77061
832-703-1103

Salesperson	Job	Payment Terms	Due Date
Sandra Yakelin Pompa	Office Clean	Due on receipt	30 days from Invoice date.
Qty	Description	Unit Price	Line Total
1	Office Cleaning	60.00	60.00

Subtotal	60.00
Sales Tax	0.00
Total	60.00

Make all checks payable to Sandra Yakelin Pompa
Thank you for your business!

Sandra Yakelin Pompa 6410 Georgianna Dr. Pasadena TX 77503 Email: Jackydiamond11@gmail.com

Houston Business Journal
5444 Westheimer Road
Suite 1580
Houston, TX 77056
+1 (713) 3956847
estringer@bizjournals.com



Date	Invoice Number
09/27/2019	10214543
Payment Terms	Due Date
Net 30	10/27/2019

Bill To:
Hobby Area Management District
Accounts Payable
P. O. Box 22167
Houston, TX 77227
United States of America

Bill To:
Houston Business Journal
American City Business Journals, Inc.
PO Box 944755
Dallas, TX 75284
United States of America
+1 (713) 365647

Advertising Customer: Hobby Area Management District

Page 1 of 1

Invoice Number	Customer ID
A-177885	
Item Description	Amount
NOPH Supplementing Assessment Roll-Cheryl Panozzo HOUSTON BUSINESS JOURNAL Run Date: 09/27/2019	440.00

Net Invoice Amount:	440.00
Tax:	0.00
TOTAL AMOUNT DUE:	USD 440.00



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

Invoice

Date	Invoice #
10/14/2019	44585

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



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

Invoice

Date	Invoice #
10/7/2019	44496

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

				Terms
				Net 30
Description	Hours	Rate/ Hour	Amount	
Commissioned Security Officer with Vehicle and K-9	48	29.25	1,404.00	
Commissioned Security Officer with Vehicle and K-9 New Rate Effective 10/10/2019	45	31.00	1,395.00	
Patrol Period 10/07/2019 through 10/13/2019				
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	\$2,799.00

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

				Terms
				Net 30
Description	Hours	Rate/ Hour	Amount	
Commissioned Security Officer with Vehicle and K-9	124	29.25	3,627.00	
Patrol Period 09/30/2019 through 10/06/2019				
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	\$3,627.00

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

6144 Indigo Street
Houston, Texas 77074

Invoice

Date	Invoice #
10/15/2019	10-01-2019

Bill To
Hobby Area District
8121 Broadway, Suite 199
Houston, Texas 77061
Attn: Danny Perkins

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
40	Promote the Management District services to local Business for the betterment of the District as the ideal Destination to Live, Work and Invest.	35.00	1,400.00
Total			\$1,400.00

CONTROL ACCOUNT
HOBBY AREA DISTRICT
Account Number :
XXXX XXXX XXXX 0596

CONTROL ACCOUNT
Account Number :
XXXX XXXX XXXX 0596

ACCOUNT SUMMARY

Account Number	XXXX XXXX XXXX 0596	Previous Balance	\$2,630.23
Credit Limit	\$10,000.00	Payments	\$2,630.23
Available Credit	\$5,524.00	Credits	\$144.42
Statement Closing Date	October 22, 2019	Purchases	\$5,985.87
Payment Due Date	November 11, 2019	Other Charges	\$0.00
Amount Past Due	\$0.00	Cash Advances	\$0.00
Min Payment Due	\$95.00	Finance Charges	\$0.00
Days in Billing Cycle	29	New Balance	\$3,839.45

REWARDS SUMMARY

BEGINNING REWARDS BALANCE	164,649	Log into internet banking www.amegybank.com to redeem your Amegy Rewards points or call 1-855-662-9200.
1X CATEGORY EARNED THIS STATEMENT	3,534	
2X CATEGORY EARNED THIS STATEMENT	0	
3X CATEGORY EARNED THIS STATEMENT	1,518	
TOTAL REWARDS EARNED THIS STATEMENT	4,852	
REWARDS REDEEMED THIS STATEMENT	0	
ENDING REWARDS BALANCE	169,501	

TRANSACTIONS

Trans Date	Post Date	Reference Number	Transaction Description	Amount
10/17	10/17	74768099BKDRVS12	PAYMENT - THANK YOU	\$2,630.23
TOTAL XXXXXXXXXX0596				\$2,630.23
DANNY PERKINS				
10/16	10/16	242476928PVKXCV8	DOUBLETREE HOBBY FB HOUSTON TX	\$42.83
TOTAL XXXXXXXXXX0635				\$42.83

See Reverse Side for Important Information About Your Account.

5545 0091 BAH 3 7 16 191822 9 PAGE 1 of 3 1.2 5398 8900 TBAI 01A8945 6913

P.O. BOX 30833
SALT LAKE CITY UT 84130-0833

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 prompt credit.

Make Checks Payable to:

BANKCARD CENTER
PO BOX 30833
SALT LAKE CITY UT 84130-0833
[Barcode]

PAYMENT INFORMATION

Account Number	XXXX XXXX XXXX 0596
Payment Due Date	11/11/19
New Balance	\$3,839.45
Minimum Payment Due	\$95.00
Past Due Amount	\$0.00
Cash Enclosed	
Total Payment Amount	\$

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

⑆5066 0000⑆5398000002020536⑈

TRANSACTIONS (Continued)

Trans Date	Post Date	Reference Number	Transaction Description	Amount
PAMELA GUERRA				
09/25	09/25	24138298DPAXKTSFP	BED BATH & BEYOND #443 PASADENA TX	\$85.47
09/26	09/26	24157468B02MAYZ84	USPS TO 480124007 HOUSTON TX	\$69.95
10/01	10/01	2424760818PWFVKN1	DOUBLETREE HOBBY HOUSTON TX	\$1,342.80
10/01	10/01	2409216812XVHKRN1	WALMART.COM 800-366-6546 AR	\$42.08
10/01	10/01	24707258K000855H	LOS CORRALES BRAND INC HOUSTON TX	\$23.17
10/02	10/02	74247698K8PVV2NQ06	DOUBLETREE HOBBY HOUSTON TX CREDIT	\$102.94
10/05	10/05	24247608N8VF11ZK	DOUBLETREE HOBBY HOUSTON TX	\$220.75
10/07	10/07	74226388TATF7Q025	WAL-MART #1062 FRIENDSWOOD TX CREDIT	\$62.08
10/12	10/12	24247608K8PVM0T5	DOUBLETREE HOBBY HOUSTON TX	\$615.00
10/15	10/15	2415746912X8FWJD5	OFFICE DEPOT #1122 800-463-3768 TX	\$14.72
10/15	10/15	2415746912X8FWJD5	OFFICE DEPOT #1080 800-463-3768 CO	\$3.45
10/15	10/15	2415746912X8FWJD5	OFFICE DEPOT #1136 800-463-3768 TX	\$29.42
10/15	10/15	2415746912X8FWJD5	OFFICE DEPOT #1079 800-463-3768 TX	\$3.45
10/15	10/15	2415746912X8FWJD5	OFFICE DEPOT #1127 800-463-3768 TX	\$98.37
10/17	10/17	2415746912X8FWJD5	OFFICE DEPOT #112 HOUSTON TX	\$119.35
10/17	10/17	2457735920002592A	HOUSTON'S COURIER INC 713-5920000 TX	\$55.00
10/18	10/18	2457735920002592A	HOUSTON'S COURIER INC 713-5920000 TX	\$55.00
10/22	10/22	2469216972XV19N1N5	AMZN Mkp US*5381J5B3 Amazon.com/BAI WA	\$15.99
TOTAL XXXXXXXXXX05950				\$2,629.63

WALTER FUNES

09/23	09/24	24269798B55HG5BK6	ROUXFOUR 2 - TX FRIENDSWOOD TX	\$123.41
09/24	09/24	24247608Q8PVA31B	DOUBLETREE HOBBY FB HOUSTON TX	\$54.62
09/24	09/24	24247608Q8PVA31B	DOUBLETREE HOBBY FB HOUSTON TX	\$36.06
09/25	09/26	24316058EFYDZ9ZEH	SHELL OIL 57543434005 HOUSTON TX	\$54.64
10/01	10/01	24269798K0055600J	SPANCO'S PIZZA - TELEPHONE HOUSTON TX	\$42.22
10/01	10/01	24402158JMHBC00W9	SQ *SHIPLEY DO-NUTS HOUSTON TX	\$7.95
10/01	10/01	2469216812X8FWJD5	CDMA, INC 888-711-6662 CA	\$218.01
10/02	10/02	24247608JL1868RWL	WAL-MART #3425 HOUSTON TX	\$190.50
10/02	10/02	24431068L2V0MWM4J	PAPAS SEAFOOD HOUSE # HOUSTON TX	\$57.52
10/04	10/04	24013598NDQJRQ375	PRESTON GARAGE HOUSTON TX	\$30.00
10/04	10/04	24270748M0KQZ97FEK	Cynth P Remedy HOUSTON TX	\$9.00
10/08	10/08	2444500830QJKEJAN	WALCMENS #035 HOUSTON TX	\$45.90
10/09	10/09	24055238SLSQLAKR	GEORGES PIZZERIA HOUSTON TX	\$45.84
10/10	10/10	24247608W8PWE8TP	DOUBLETREE HOBBY FB HOUSTON TX	\$42.69
10/16	10/16	244921591JH3KWWTR	DOORDASH*CENTRAL TEXAS STRIPE.COM CA	\$35.14
10/20	10/20	2469216952XPF0Y8A	COMCAST OF HOUSTON 713-541-1000 TX	\$173.59
TOTAL XXXXXXXXXX051504				\$1,166.99

Finance Charge Summary	Daily Periodic Rate (May Vary)	Total Finance Charge	Balance Subject to Finance Charge	Annual Percentage Rate
Purchases	0.03560%	\$0.00	\$0.00	13.00%
Cash Advances	0.04931%	\$0.00	\$0.00	18.00%

ANTEROSERVICES

AS

Invoice:

BusPaversBroadwaySE1019

To: Walter Flores
Hobby Area District
8121 Broadway Suite 199
Houston, TX 77061

From: Kristel Williams
Antero Services
33130 Magnolia Circle Ste P
Magnolia, TX 77354

Date: 10/23/2019

Description of Services:
The location at the corner of Broadway and Bellfort is need of paver repairs.
AnteroServices will repair the pavers at Northbound crosswalk as agreed upon. This has been discussed and agreed upon by both parties.

Terms: 50/50

Antero Services Turn Key:
o Inspect cross walk at concrete pads
o Remove/ Clean existing pavers
o Level and Stabilize crosswalk
o Install new pavers provided by HAD

Thank you for your consideration of Antero Services. We are looking forward to working with you soon. Please call our office if you have any more questions.

- Kristel Williams

Description:	Quantity:	Hours	Unit Price:	Total:
Paver Repair	1		\$950.00	\$950.00

Contact Information:
Email: kristel@anteroservices.com
Phone: (281) 965-6529

Subtotal	\$950.00
Tax	
Grand Total	\$950.00

*6050

ANTEROSERVICES

AS

Invoice:

PaversBellfortSE1019

To: Walter Flores
Hobby Area District
8121 Broadway Suite 199
Houston, TX 77061

From: Kristel Williams
Antero Services
33130 Magnolia Circle Ste P
Magnolia, TX 77354

Date: 10/23/2019

Description of Services:
The location at the corner of Broadway and Bellfort is need of paver repairs.
AnteroServices will repair the pavers at Northbound crosswalk as agreed upon. This has been discussed and agreed upon by both parties.

Terms: 50/50

Antero Services Turn Key:
o Inspect cross walk at concrete pads
o Remove/ Clean existing pavers
o Level and Stabilize crosswalk
o Install new pavers provided by HAD

Thank you for your consideration of Antero Services. We are looking forward to working with you soon. Please call our office if you have any more questions.

- Kristel Williams

Description:	Quantity:	Hours	Unit Price:	Total:
Paver Repair	1		\$3,950.00	\$3,950.00

Contact Information:
Email: kristel@anteroservices.com
Phone: (281) 965-6529

Subtotal	\$3,950.00
Tax	
Grand Total	\$3,950.00

*6050

ANTEROSERVICES

AS

Invoice:

PaversBellfortSW1019

To: Walter Flores
Hobby Area District
8121 Broadway Suite 199
Houston, TX 77061

From: Kristel Williams
Antero Services
33130 Magnolia Circle Ste P
Magnolia, TX 77354

Date: 10/23/2019

Description of Services:
The location at the corner of Broadway and Bellfort is need of paver repairs.
AnteroServices will repair the pavers at Northbound crosswalk as agreed upon. This has been discussed and agreed upon by both parties.

Terms: 50/50

Antero Services Turn Key:
o Inspect cross walk at concrete pads
o Remove/ Clean existing pavers
o Level and Stabilize crosswalk
o Install new pavers provided by HAD

Thank you for your consideration of Antero Services. We are looking forward to working with you soon. Please call our office if you have any more questions.

- Kristel Williams

Description:	Quantity:	Hours	Unit Price:	Total:
Paver Repair	1		\$3,950.00	\$3,950.00

Contact Information:
Email: kristel@anteroservices.com
Phone: (281) 965-6529

Subtotal	\$3,950.00
Tax	
Grand Total	\$3,950.00

*6050

ANTEROSERVICES

AS

Invoice:

PaversBroadwaySE1019

To: Walter Flores
Hobby Area District
8121 Broadway Suite 199
Houston, TX 77061

From: Kristel Williams
Antero Services
33130 Magnolia Circle Ste P
Magnolia, TX 77354

Date: 10/23/2019

Description of Services:
The location at the corner of Broadway and Bellfort is need of paver repairs.
AnteroServices will repair the pavers at Northbound crosswalk as agreed upon. This has been discussed and agreed upon by both parties.

Terms: 50/50

Antero Services Turn Key:
o Inspect cross walk at concrete pads
o Remove/ Clean existing pavers
o Level and Stabilize crosswalk
o Install new pavers provided by HAD

Thank you for your consideration of Antero Services. We are looking forward to working with you soon. Please call our office if you have any more questions.

- Kristel Williams

Description:	Quantity:	Hours	Unit Price:	Total:
Paver Repair	1		\$3,750.00	\$3,750.00

Contact Information:
Email: kristel@anteroservices.com
Phone: (281) 965-6529

Subtotal	\$3,750.00
Tax	
Grand Total	\$3,750.00

*6050

ANTEROSERVICES



Invoice:

PaversBroadwaySW1019

To: Walter Pines
Hobby Area District
8121 Broadway Suite 199
Houston, TX 77061

From: Kristel Williams
Antero Services
33130 Magnolia Circle Ste P
Magnolia, TX 77354

Date: 10/23/2019

Description of Services:
The location at the corner of Broadway and Bellfort is need of paver repair.
AnteroServices will repair the pavers at Northbound crosswalk as agreed upon. This has been discussed and agreed upon by both parties.

Terms: 50:50

Antero Services Turn Key:
o Inspect cross walk at concrete pads
o Remove/ Clean existing pavers
o Level and Stabilize crosswalk
o Install new pavers provided by HAD

Thank you for your consideration of Antero Services. We are looking forward to working with you soon. Please call our office if you have any more questions.

- Kristel Williams

Description	Quantity	Hours	Unit Price	Total
Paver Repair	1		\$3,750.00	\$3,750.00

Contact Information:
Email: kristel@anteroservices.com
Phone: (281) 965-6529

Subtotal	\$3,750.00
Tax	
Grand Total	\$3,750.00

*6050

ANTEROSERVICES



Invoice:

PaversSecurity1019

To: Walter Pines
Hobby Area District
8121 Broadway Suite 199
Houston, TX 77061

From: Kristel Williams
Antero Services
33130 Magnolia Circle Ste P
Magnolia, TX 77354

Date: 10/23/2019

Description of Services:
The location at the corner of Broadway and Bellfort is need of paver repair.
AnteroServices will repair the pavers at Northbound crosswalk as agreed upon. This has been discussed and agreed upon by both parties.

Terms: 50:50

Antero Services Turn Key:
o Inspect cross walk at concrete pads
o Remove/ Clean existing pavers
o Level and Stabilize crosswalk
o Install new pavers provided by HAD

Thank you for your consideration of Antero Services. We are looking forward to working with you soon. Please call our office if you have any more questions.

- Kristel Williams

Description	Quantity	Hours	Unit Price	Total
Security	20		\$65.00	\$1,300.00

Contact Information:
Email: kristel@anteroservices.com
Phone: (281) 965-6529

Subtotal	\$1,300.00
Tax	
Grand Total	\$1,300.00

*6050

COMCAST
BUSINESS

8121 Broadway Interest Lic

Account number
8777 70 318 8581030

For service at:
8121 BROADWAY ST STE 301
HOUSTON TX 77061-1341

Thanks for choosing Comcast Business

Bill date Oct 06, 2019
Services from Oct 07, 2019 to Nov 06, 2019

Page 1 of 3

Your monthly account summary

Previous balance	0.00
No payment received	0.00
New charges	
Comcast Business services	269.34
Other charges and credits	176.29
Taxes and fees	13.69

Amount due **\$459.32**
Payment due Oct 28, 2019

Need help?
Visit business.comcast.com/help or
call 1-800-291-3000

Ready to pay?
Visit business.comcast.com/myaccount

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

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

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

Please write your account number on your check or money order.

COMCAST
BUSINESS

9802 S 300 W, STE B SANDY UT 84070-3302
803 382 8000 MO RP 08 10002019 YHNNNNYH 01 00043 0003

8121 BROADWAY INTEREST LLC
8121 BROADWAY ST STE 301
HOUSTON, TX 77061-1340

Account number	8777 70 318 8581030
Payment due	Oct 28, 2019
Please pay	\$459.32
Amount enclosed	\$

Make checks payable to Comcast.
Do not send cash.

COMCAST
PO BOX 60633
CITY OF INDUSTRY CA 91716-0533



877770318858103000459321

Account number
8777 70 318 8581030

9802 3820 MO RP 08 10002019 YHNNNNYH 01 00043 0003

Page 2 of 3

Services from Oct 07, 2019 to Nov 06, 2019

Your new charges in detail

Comcast Business services	\$269.34
Comcast Business Internet	
Business Internet 600	399.95
Service Discount	-130.60
Comcast Business Voice	
Equipment Fee	16.95
Voice	
Mobility Voice Line	44.95
Business Voice	
Service Discount	-20.00
Mobility Voice Line	44.95
Business Voice	
Service Discount	-20.00
Municipal ROW Fee	12.54

View Voice taxes and fees details at
business.comcast.com/myaccount

Hearing/speech impaired call 711

You may notice some taxes & fees look different. We changed this section so it's easier to understand. See business.comcast.com/billinginfo for more information.

Your FCC Community Unit is: TXD676

Other charges and credits	\$176.29
Balance Transferred From:	10/08 105.48
8777703187265213	
Federal Universal Service Fund	2.08
State Universal Service Fund	3.42
Regulatory Cost Recovery	0.72
State Cost Recovery Charge	0.69
Voice Network Investment	2.00
Directory Listing Management Fee	2.00
Installation charges	
Install Fee	10/08 0.00
Activation Fee-Voice	10/08 29.95
Activation Fee-Voice	10/08 29.95
Install Fee - Bundle	10/08 0.00
with 3 Year Service Contract	

Taxes and Fees	\$13.69
Sales Tax	10.77
911 Fees	2.92
New charges	\$459.32

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Amount Enclosed: \$

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

PLEASE TEAR OFF TOP PORTION AND RETURN WITH PAYMENT.

Invoice No: 294370
Cust ID: 10331-13734-WO

** INVOICE **

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

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

Date	P.O. No.	Terms	Due Date
10/16/2019		Net 30	11/15/2019
Hrs	Description	Unit Price	Amount
3.5	Telephone Rd from Dixie Rd to Alameda Genoa Rd	139.00	486.50
3.5	Broadway from Park Place Ave to Airport Blvd	139.00	486.50
3.5	Monroe from Gulf Frwy to Alameda Genoa Rd	139.00	486.50
3	Bellfort from Gulf Frwy to Mykawa	139.00	417.00
4.5	Alameda Genoa from Gulf Frwy to Mykawa	139.00	625.50
2.25	Airport Blvd from Gulf Frwy to Monroe and from Telephone Rd to Mykawa	139.00	312.75
1.5	Reveille from Dixie Rd to Telephone Rd	139.00	208.50
4.5	145 south bound feeder road from Kingsley St to Alameda Genoa Rd	139.00	625.50
1.15	Circle intersection @ 145 and Park Place Blvd and Broadway St (both side of the circle under 145)	139.00	159.85

79252 Job done on Oct 14-15, 2019

Subtotal	\$3,808.60
Sales Tax (8.25%)	\$0.00
Invoice Total	\$3,808.60
Payments/Credits	\$0.00
Balance Due	\$3,808.60

Invoice No: 294370
Cust ID: 10331-13734-WO

104 Loddhaven Dr Houston, TX 77073
P: 281 443-2996 F: 281 443-1494



Bill To: Hobby Area District
8121 Broadway #199
Houston, TX 77061

Customer: Hobby Area District
8121 Broadway #199
Houston, TX 77061

Account No.	Payment Terms	Due Date	Invoice Total	Balance Due	
H402	Net Due 30 days	11/20/2019	\$174.92	\$174.92	
Invoice Remarks					
Contract Number	Contract	Contract Amount	P.O. Number	Start Date	Exp. Date
CONF4623-C1	Pamela Guerra 832 982-2048	\$174.92		04/24/2017	
Contract Remarks					

We at Office Systems of Texas appreciate your business.

Summary:
Contract base rate charge for the 09/24/2019 to 10/23/2019 billing period
Contract average charge for the 09/24/2019 to 10/23/2019 coverage period
**See coverage details below

Detail:

Equipment included under this contract

Konica Minolta/C458

[illegible]

*** You can now order supplies and place service calls at www.osot.com ***

If you prefer to receive your invoices via email or make payments via ACH please call us or email deborah@acc.com to set up your account.

Thank you for your business.

Invoice SubTotal	\$174.92
Tax	\$0.00
Invoice Total	\$174.92
Balance Due:	\$174.92


KONICA MINOLTA
 Authorized Dealer Since 1977

Page 1 of 1

6144 Indigo Street
Houston, Texas 77074

invoice

Date	Invoice #
10/31/2019	10-02- 2019

Bill To
Hobby Area District
8121 Broadway, Suite 199
Houston Texas 77061
Attn: Darryl Perkins

P.O. No.	Terms	Project

[illegible]

Hobbs Area District - Business Expense Report

[illegible]

On 5/4/1985 Millmore Reimbursement Rates

Hobby Area District - Business Expense Report

[illegible]

0.545 IRS Mileage Reimbursement Rate

Hobby Area District - Business Expense Report

[illegible]

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INVOICE

BILL TO
Harris County Improvement
District # 9
Harris County Improvement
District No. 9
8121 Broadway Suite 135 and
135S
Houston, TX 77061

INVOICE # 1216
DATE 10/14/2019
DUE DATE 11/01/2019

MONTH		
NOVEMBER		
DATE	ACCOUNT SUMMARY	AMOUNT
09/16/2019	Balance Forward	\$2,450.00
	Payments and credits between 09/15/2019 and 10/14/2019	-2,450.00
	New charges (details below)	2,450.00
	Total Amount Due	\$2,450.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/14/2019	Rental Fee	November 2019 - Suite 135/135S	1	2,450.00	2,450.00

Please pay online or mail to the above address. Payments received after the 5th will be charged a 15% late fee.

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

Paid Online - 10/30/19
Cont # a0005113

[illegible]

Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

10/11/2019

ARCP MT HOUSTON TX LLC
13201 NORTHWEST FWY STE 550
HOUSTON, TX 77040

HOBBY AREA DISTRICT
ACCOUNT NUMBER: R000201240 / 911260630010005
LEGAL DESCRIPTION: RES E BLK 11-45 AND ALMEDA SHOPPING CENTER SEC 1
SITUS: 10013 ALMEDA GENOA RD
YEAR: 2018 DATE PROCESSED: 10/11/2019

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 you tax liability for the 2018 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 type="checkbox"/> Other: _____
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: 2018-63194

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$1,549.30.

Note: Questions regarding the 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

10/11/2019

ARCP MT HOUSTON TX LLC
PO BOX 460369
HOUSTON, TX 77056

HOBBY AREA DISTRICT
ACCOUNT NUMBER: R000201241 / 911260630010006
LEGAL DESCRIPTION: RES F BLK 1 I-45 AND ALMEDA SHOPPING CENTER SEC 1
SITUS: 10025 ALMEDA GENOA RD
YEAR: 2018 DATE PROCESSED: 10/11/2019

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 you tax liability for the 2018 tax year.

The explanation of the change is:

☐ Decrease in Appraised Value ☐ Account Prorated
☐ Exemption(s) Added ☐ Account Deleted
 ☐ Homestead ☐ Rendition Penalty Waived
 ☐ Over 65 ☐ Other: _____
 ☐ Disabled Person
 ☐ Disabled Veteran ☒ Lawsuit Cause No.: 2018-63194

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$3,085.98.

Note: Questions regarding the 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

10/11/2019
 Astro, Hobby, West-Mt. Renal Care
 Limited Partnership
 c/o Popp Hutcheson PLLC
 1301 S MoPac Expressway Ste 430
 Austin, TX 78746
 HOBBY AREA DISTRICT
 ACCOUNT NUMBER: R000201208 / 911227220010001
 LEGAL DESCRIPTION: RES A BLK 1 DA VITA HOBBY
 SITUS: 8560 MONROE RD
 YEAR: 2018

DATE PROCESSED: 10/11/2019

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 you tax liability for the 2018 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 type="checkbox"/> Other: _____
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: 2018-61545

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$750.00.

Note: Questions regarding the 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

10/14/2019

CAPVIEW INCOME & VALUE FUND IV LP
 PO BOX 460189
 HOUSTON, TX 77056

HOBBY AREA DISTRICT
 ACCOUNT NUMBER: R000201275 / 911295780010002
 LEGAL DESCRIPTION: RES A-1 BLK 1 ROWLETT AT GULF FREEWAY
 SITUS: 11408 GULF FWY
 YEAR: 2018

DATE PROCESSED: 10/14/2019

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 you tax liability for the 2018 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 type="checkbox"/> Other: _____
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: 2018-63341

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$144.52.

Note: Questions regarding the 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

10/11/2019

COMERICA BANK
 2 CORPORATE DR STE 300
 SOUTHFIELD, MI 48076

HOBBY AREA DISTRICT
 ACCOUNT NUMBER: R000199945 / 910342030030123
 LEGAL DESCRIPTION: TRS 123 & 123C SOUTH HOUSTON GARDENS SEC 6
 SITUS: 9100 AIRPORT BLVD
 YEAR: 2018

DATE PROCESSED: 10/11/2019

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 you tax liability for the 2018 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 type="checkbox"/> Other: _____
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: 2018-52917

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$393.19.

Note: Questions regarding the 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

10/11/2019

DDC HOTELS INC
 721 EMERSON RD STE 200
 SAINT LOUIS, MO 63141

HOBBY AREA DISTRICT
 ACCOUNT NUMBER: R000201117 / 910984350000001
 LEGAL DESCRIPTION: TR 1 (RES A BLK 1 PER PLAT) GULF GARDENS APARTMENTS R/P
 SITUS: 7902 MOSLEY RD 134
 YEAR: 2018

DATE PROCESSED: 10/11/2019

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 you tax liability for the 2018 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 type="checkbox"/> Other: _____
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: 2018-75238

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$1,836.14.

Note: Questions regarding the 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

10/11/2019

ICON OWNER POOL 6 WEST SOUTHWEST LL
2 N RIVERSIDE PLZ STE 2350
CHICAGO, IL 60606

HOBBY AREA DISTRICT

ACCOUNT NUMBER: R000201092 / 910963190000004

LEGAL DESCRIPTION: TR 2A BLK 3 CENTRAL INDUSTRIAL PARK SEC 1

SITUS: 7330 NEUHAUS ST

YEAR: 2018

DATE PROCESSED: 10/11/2019

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 2018 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: 2018-52994

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$784.29.

Note: Questions regarding the 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

10/16/2019

KUCINSKI FAMILY TRUST
3978 SORRENTO VALLEY BLVD STE 100
SAN DIEGO, CA 92121

HOBBY AREA DISTRICT

ACCOUNT NUMBER: R000201283 / 911297850010004

LEGAL DESCRIPTION: RES D BLK 1 IH 45 AND ALMEDA SHOPPING CENTER SEC 3

SITUS: 9997 ALMEDA GENOA RD

YEAR: 2018

DATE PROCESSED: 10/16/2019

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 2018 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: 2018-52917

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$157.86.

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

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

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

November 01, 2019

HOBBY AREA DISTRICT

Mr. Danny R. Perkins
ESC Polytech Consultants, Inc.
8800 Paul B. Koonce Street
Houston, TX 77061

Client/Matter: HOB000-01
Statement Number: 106742
Billing Attorney: Timothy Austin

General**Professional Fees**

Fees for services posted through October 25, 2019, as follows:

Date	Professional	Hours	
09/17/19	Cheryl Panozzo	Review the Texas Commission on Environmental Quality calculations of the District's 2019 compliance history ratings and classifications and update District files	0.25
09/21/19	Timothy Austin	Review notice of hearing.	0.25
09/23/19	Cheryl Panozzo	Submit Notices of Public Hearing for supplementing assessment roll to the assessment collector for mailing and to the Houston Business Journal for publishing	0.25
09/24/19	Cheryl Panozzo	Prepare for the upcoming Board of Directors meeting on October 10, 2019; review the notes taken and reports presented at the Board meeting and prepare draft of minutes of the Board of Directors meeting on August 8, 2019; review and revise Service Agreement with One Foot Over and send final draft for execution	2.50
09/25/19	Cheryl Panozzo	Review District correspondence and take appropriate action; research files and send Form 1295 from Hawes Hill & Associates to Pamela Guerra	0.25
09/27/19	Cheryl Panozzo	Discussion regarding solicitation of proposals from bookkeeping firms	0.25
09/30/19	Timothy Austin	Review and revise minutes and agenda.	0.50
09/30/19	Cheryl Panozzo	Coordinate a court reporter for the upcoming public hearing to supplement the assessment roll; review of pending matters and follow up for upcoming Board meeting; review and revise draft of the agenda for upcoming Board of Directors meeting on October 10, 2019 and discussion with District staff regarding same	1.75
10/01/19	Timothy Austin	Conference with Cheryl Panozzo regarding October meeting issues and documents.	0.50

Allen Boone Humphries Robinson LLP

November 01, 2019

Hobby Area District HOB000-01	Statement Number:	Page: 2 106742
10/01/19 Allison Mayer	Review, sort, and add documents into district records in accordance with Records Management Act	0.50
10/01/19 Cheryl Panozzo	Prepare for the upcoming Board of Directors meeting on October 10, 2019; discussion with attorney regarding the agenda for upcoming Board meeting and revisions to same; prepare Order Designating Records Management Officer; prepare letter regarding HPD Crime Initiative Overtime program	2.50
10/02/19 Cheryl Panozzo	Review letter from SEAL Security Solutions regarding proposed rate increase; review Security Services Contract with SEAL Security Solutions and discussion regarding amendment to same	0.25
10/03/19 Elizabeth R. Baltazar	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy.	0.25
10/03/19 Cheryl Panozzo	Discussion regarding agenda for the upcoming Board of Directors meeting on October 10, 2019 and make revisions to same	0.25
10/04/19 Cheryl Panozzo	Review Board Packet distributed by staff for the upcoming Board of Directors meeting on October 10, 2019	0.50
10/06/19 Cheryl Panozzo	Prepare documents for the upcoming public hearing to supplement the assessment roll	0.50
10/07/19 Cheryl Panozzo	Prepare Hearing Examiner's Notebook and related documents for the upcoming public hearing to supplement the assessment roll	0.75
10/08/19 Timothy Austin	Conference with Cheryl Panozzo regarding form.	0.25
10/08/19 Cheryl Panozzo	Review document from Paychex to remove Gabby Dirden as an administrator	0.25
10/09/19 Cheryl Panozzo	Prepare for the Board of Directors meeting on October 10, 2019, including review Chairman script with Pamela Guerra	1.00
10/10/19 Cheryl Panozzo	Discussion following the Board meeting and related follow up	0.25
10/11/19 Cheryl Panozzo	Prepare Hearing Examiner Notebook for upcoming public hearing to supplement the assessment roll	0.50
10/15/19 Timothy Austin	Review and revise assessment hearing book.	0.25
10/16/19 Cheryl Panozzo	Prepare Hearing Examiner Notebook copies for the upcoming public hearing on supplementing the assessment roll; correspondence with the Houston Business Journal to follow up on Affidavit and newspaper clippings of the published Notice of Public Hearing	0.25
10/17/19 Cheryl Panozzo	Prepare for upcoming public hearing to supplement the assessment roll, including prepare exhibits and send documents to Hearing Examiner and witnesses for review	1.00
10/24/19 SHARED FEES	Coordinate implementation of 2019 legislation, including new requirements related to public construction contracts, public meetings, financial and operating information filings, and election information and filing; preparation of memoranda to clients regarding new requirements; training of attorneys and legal assistants; drafting form documents	0.25

Allen Boone Humphries Robinson LLP

November 01, 2019

10/25/19 Timothy Austin for client use in compliance with 2019 legislation.
Respond regarding hearing attendance. 0.25

Total Fees: 5,033.05

Expenses and Other Items

Expenses and Other Items posted through October 25, 2019, as follows:

10/17/19	SLO	Photocopy Charges	1.80
10/17/19	SLO	Photocopy Charges	0.45
Total Expenses and Other Items:			2.25

Total Fees:	\$	5,033.05
Total Expenses and Other Items:	\$	2.25
Total Amount Due:	\$	5,035.30

Allen Boone Humphries Robinson LLP

November 01, 2019



East End District
P.O. Box 230099
Houston, TX 77223
713-928-8816
eva@eastenddistrict.com

INVOICE

BILL TO
Danny Perkins
Hobby Area Management
District
8121 Broadway, Ste. 199
Houston, Texas 77061

INVOICE # 28-31
DATE 10/31/2019
DUE DATE 11/30/2019
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/04/2019	Field Services	4	35.00	140.00
	Inspections, surveying, and follow-ups			
10/04/2019	Reporting - Field Services	2	35.00	70.00
	Reporting and follow-up.			
10/04/2019	Mileage Reimbursement	68.90	0.58	39.96
	68.9 Miles			
10/11/2019	Field Services	4	35.00	140.00
	Inspections, surveying, and follow-ups			
10/11/2019	Reporting - Field Services	1	35.00	35.00
	Reporting and follow-up.			
10/11/2019	Mileage Reimbursement	74.90	0.58	43.44
	74.9 Miles			
10/18/2019	Field Services	4	35.00	140.00
	Inspections, surveying, and follow-ups			
10/18/2019	Reporting - Field Services	1	35.00	35.00
	Reporting and follow-up.			
10/18/2019	Mileage Reimbursement	67.70	0.58	39.27
	67.7 Miles			
10/25/2019	Field Services	4	35.00	140.00
	Inspections, surveying, and follow-ups			
10/25/2019	Reporting - Field Services	2	35.00	70.00
	Reporting and follow-up.			
10/25/2019	Mileage Reimbursement	31.20	0.58	18.10
	31.2 Miles			
10/31/2019	Field Services	4	35.00	140.00
	Inspections, surveying, and follow-ups			
10/31/2019	Reporting - Field Services	1	35.00	35.00

Make check payable to:
Core Legal-Safe Rent
P.O. Box 409453
Atlanta, GA 30384-2453

Ledger: November 2019
Hobby Area Management District
P.O. Box 22167
Houston, TX 77227

Invoice Date	Invoice Period	Asset #	Property Name	Management Company	Units	Units Paid
11/1/2019	10/1/2019	10412	1001 Bellfort	Boyd Group Investments	23	\$5.75
11/1/2019	10/1/2019	10412	1001 Bellfort	First Choice Management	14350	\$357.50
11/1/2019	10/1/2019	10412	1001 Bellfort	Hive Capital Partners	60	\$15.00
11/1/2019	10/1/2019	10412	1001 Bellfort	Capital Investment Corp	58	\$14.50
11/1/2019	10/1/2019	10412	1001 Bellfort	Andri Hemminger	154	\$38.50
11/1/2019	10/1/2019	10412	1001 Bellfort	Greenco	150	\$37.50
11/1/2019	10/1/2019	10412	1001 Bellfort	Greenco	210	\$52.50
11/1/2019	10/1/2019	10412	1001 Bellfort	Nova Property Management	1056	\$266.50
11/1/2019	10/1/2019	10412	1001 Bellfort	Hanks Management	24	\$6.00
11/1/2019	10/1/2019	10412	1001 Bellfort	Indus Management Group	63	\$15.75
11/1/2019	10/1/2019	10412	1001 Bellfort	Northline Management	276	\$69.00
11/1/2019	10/1/2019	10412	1001 Bellfort	Alcha Barnes Real Estate Services	328	\$82.00
11/1/2019	10/1/2019	10412	1001 Bellfort	GPI Real Estate Management	162	\$40.50
11/1/2019	10/1/2019	10412	1001 Bellfort	GWR Interests	32	\$8.00
11/1/2019	10/1/2019	10412	1001 Bellfort	TAZRock Asset Management	29	\$7.25
11/1/2019	10/1/2019	10412	1001 Bellfort	CRP Property Management LLC	41	\$10.25
11/1/2019	10/1/2019	10412	1001 Bellfort	Foteh & Sharar Properties	61	\$15.25
11/1/2019	10/1/2019	10412	1001 Bellfort	Caplain Investment Corp	38	\$9.50
11/1/2019	10/1/2019	10412	1001 Bellfort	Infinite Property Management	66	\$16.50
11/1/2019	10/1/2019	10412	1001 Bellfort	T&N Enterprises	6	\$1.50
11/1/2019	10/1/2019	10412	1001 Bellfort	Palm Villa Investments	238	\$57.00
11/1/2019	10/1/2019	10412	1001 Bellfort	Greenco	20	\$5.00
11/1/2019	10/1/2019	10412	1001 Bellfort	Pecan Villa Apts, LLC	61	\$15.25
11/1/2019	10/1/2019	10412	1001 Bellfort	Greenco	140	\$35.00
11/1/2019	10/1/2019	10412	1001 Bellfort	Greenco Capital Management Co	204	\$51.00
11/1/2019	10/1/2019	10412	1001 Bellfort	Lamson Capital Mgmt	306	\$76.50
11/1/2019	10/1/2019	10412	1001 Bellfort	8800 Broadway, LLC	40	\$10.00
11/1/2019	10/1/2019	10412	1001 Bellfort	Creative Property Management	1040	\$260.00
11/1/2019	10/1/2019	10412	1001 Bellfort	First Choice Management	9629	\$1,657.25

REMIT THIS STATEMENT WITH PAYMENT

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/31/2019	Reporting and follow-up.			
	Mileage Reimbursement	70.90	0.58	41.12
	70.9 Miles			

BALANCE DUE \$1,126.89

Page



2020 MEMBERSHIP INVOICE

INVOICE

Danny Perkins
Chairman
Hobby Area District
8121 Broadway Street, Suite 199
Houston, TX 77061

APPROVED
DRP

Member ID: 303368
Invoice # 246524

Member Since 2016

Thank you for your continued support of the Greater Houston Partnership.

Annual membership dues renewal at LIMITED PARTNER level (January 2020 thru December 2020) \$3,000.00

Period	Balance Due
Annual (2020)	\$3,000.00
BALANCE DUE THIS STATEMENT	
	\$3,000.00

Your membership investment is due January 31, 2020.

Please visit us online at www.houston.org to access information, events, and resources. Membership benefits are detailed at www.houston.org/membershipbenefits.html.

Your membership investment in the Greater Houston Partnership is not deductible as a charitable contribution for federal income tax purposes, but may be partly deducted as an ordinary and necessary business expense. The Partnership estimates that 15% of your investment is allocated to federal and state advocacy.

Please make any corrections to your address and return the portion below with your check payable to the Greater Houston Partnership. For any questions about your membership, contact memberengagement@houston.org.

PAYMENTS:

☒ Check

☐ Electronic Fund Transfer (EFT)

☐ Credit Card Please call 713-844-3678 to pay by credit card

Please return this portion with a check payable to Greater Houston Partnership, P.O. Box 301767, Dallas, Texas 75303-1767.

Address Change
(for online directory)

Hobby Area District

8121 Broadway Street, Suite 199
Houston, TX 77061

Member ID 303368
Invoice # 246524
Amount Due: \$3,000.00
Amount enclosed: \$

HAWES HILL & ASSOCIATES
LLP

11/7/2019

Invoice #: 43016161

Bill To:

Hobby Area Management District (HCID #6)
8121 Broadway, Suite 199
Houston, TX 77061

Balance Due: \$6,807.60

DESCRIPTION	Amount
Professional consulting fee, special studies/economic & community development, Oct 2019 (T. Allender)	\$4,250.00
Professional consulting fee, staffing issues, Oct 2019 (S. Hill)	\$2,500.00
In-house postage, photocopies, binding, etc., October 2019	\$57.60

Terms:

C.O.D.

Total

\$6,807.60

Hawes Hill & Associates, LLP, P.O. Box 22167, Houston TX 77227-2167
713-595-1200 FEIN 76-0565638

HOBBY AREA MANAGEMENT DISTRICT

In-house Postage, Photocopies, Binding, etc.

Postage	Amount
Total	\$ -

Photocopies @ \$0.15		
Date	Pages	Amount
10/8/2019	384	\$ 57.60
Total		\$ 57.60

Color Photocopies @ \$0.50

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

Binding sets @ \$1.00		
Date	Sets	Amount

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

Total, all items	
Postage	\$ -
Photocopies	\$ 57.60
Color Photocopies	\$ -
Binding sets	\$ -
	\$ 57.60

One Foot Over
1824 Spring Street Suite 110
Houston, TX 77007
haml@getonefootover.com



INVOICE

BILL TO

Danny Perkins
Hobby Area Management
District
8121 Broadway St Suite
199
Houston, TX 77061

INVOICE # 1145

DATE 11/04/2019

DUE DATE 12/04/2019

ACTIVITY

Marketing Retainer
November 2019

AMOUNT
5,000.00T

SUBTOTAL	5,000.00
TAX	412.50
TOTAL	5,412.50
BALANCE DUE	\$5,412.50

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

INVOICE	IVC00049312
Type	
Date	10/8/2019
Page	1

Bill to:

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

Description	Ext. Price
Professional Services rendered in the collection of delinquent taxes, penalties and interest September 2019	\$72.00
Total \$72.00	

**SEAL Security Solutions LLC**

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

Invoice

Date	Invoice #
10/21/2019	44679

Bill To

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

Description	Hours	Rate/ Hour	Terms
			Net 30
Commissioned Security Officer with Vehicle and K-9 Patrol Period 10/14/2019 through 10/20/2019 Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date. This invoice is Monday through Sunday inclusive.	132	31.00	4,092.00
NOTE: A 3% convenience fee will be charged on all payments made by credit card.			
Sales Tax (8.25%)			\$0.00
Thank you for allowing us to earn your business.			
Total			\$4,092.00

**SEAL Security Solutions LLC**

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

Invoice

Date	Invoice #
10/28/2019	44758

Bill To

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

Description	Hours	Rate/ Hour	Terms
			Net 30
Commissioned Security Officer with Vehicle and K-9 Patrol Period 10/21/2019 through 10/27/2019 Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date. This invoice is Monday through Sunday inclusive.	124	31.00	3,844.00
NOTE: A 3% convenience fee will be charged on all payments made by credit card.			
Sales Tax (8.25%)			\$0.00
Thank you for allowing us to earn your business.			
Total			\$3,844.00

SMC Logistics, LLC
13107 James Ln.
Stafford, TX 77477 US
sonia@smclogisticsworks.com
smclogisticsworks.com

INVOICE

BILL TO

Walter Funes
Hobby Area Management
District
8121 Broadway Suite 199
Houston, TX 77061



INVOICE # 2331
DATE 10/03/2019
DUE DATE 11/02/2019
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Planting Mondo Grass 1g	1,900	3.8990584	7,408.23
Planting Liriope Big Blue 3g	135	14.4585185	1,951.90
Planting Bicolor Iris 3g	15	18.1686667	272.53
September Broadway Planting		BALANCE DUE	\$9,632.66

SMC Logistics, LLC
13107 James Ln.
Stafford, TX 77477 US
sonia@smclogisticsworks.com
smclogisticsworks.com



INVOICE

BILL TO
Hobby Area Management
District
PO Box 22167
Houston, TX 77227

INVOICE # 2370
DATE 11/06/2019
DUE DATE 12/06/2019
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Hobby Broadway Landscape Maintenance 2019	1	11,364.25	11,364.25
October Broadway Landscape Maintenance	1	13,562.51	13,562.51
Hobby Special Projects 2019			
October Litter abatement of right-of-way for Hobby Area Management District	1	7,057.80	7,057.80
Hobby Gulf Freeway Landscape Maintenance			
October Gulf Freeway Landscape Maintenance	1	745.00	745.00
Hobby Metro Bus Shelter Maintenance			
October METRO Bus Shelter Maintenance			

We appreciate your prompt payment.

BALANCE DUE **\$32,729.56**

Texas Excavation Safety System, Inc.
P.O. Box 678058
Dallas, TX 75267
(972) 231-5497
Tax ID: 75-1945057



INVOICE

DATE	INVOICE NO.
10/31/2019	19-20320

BILL TO
Hobby Area District Attn: Walter Funes 8121 Broadway St, Suite 199 Houston, TX 77061

ADDITIONAL INFORMATION

				DUE DATE
				11/30/2019
DESCRIPTION	QUANTITY	RATE	AMOUNT	
Message fees for April 2019 / HOD	55	0.95	\$2.25	
Message Fees for October 2019 / HOD	400	0.95	380.00	
Credit for cancelled notifications / HOD	1	-0.95	-0.95	
			Total	\$431.30
			Payments/Credits	\$0.00
			Balance Due	\$431.30

Find out how Texas811 Customized Solutions can save you money at Solutions@Texas811.org

Twisted Mister Promotions, Productions and Events
6144 Indigo Street
Houston, Texas 77074

Invoice

Date	Invoice #
11/8/2019	11-01-2019

BILL TO
Hobby Area District 8121 Broadway, Suite 199 Houston, Texas 77061 Attn: Danny Perkins

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
40	Promote the Management District services to local Businesses for the betterment of the District as the ideal Destination to Live, Work and Invest.	35.00	1,400.00
Total			\$1,400.00

Wreath Sponsorship Form

Wreaths Across America-Houston

This wreath is being purchased through the Rotary Club of Houston Hobby Area. Our goal is to place a wreath on each grave at the Houston National Cemetery. Wreaths will be placed by volunteers on December 14, 2018. If you have any questions or would like to join us in placing the wreaths, please call President-Elect Patricia Berg, 281-421-5040.

Name Danny R Perkins Company Hobby Area District
Address 8121 Broadway, Suite 199 Phone (832) 703-1103
City Houston State Texas Zip 77061
Email: dperkins@hadistrict.org

WAA-Houston does not sell, rent, or otherwise disclose any personal information.
Thank you for your Sponsorship and joining us in our mission to Remember, Honor, and Teach.

Wreath Sponsorships

Individual Wreaths Qty 10 @ \$15 each Total \$ 150.00
Other Donation..... Amount \$ -0-
Grand Total \$ 150.00

If you wish to sponsor using a secure online credit card transaction
please visit our web site at: www.waahouston.com

Special Request Wreath - Donated in Memory of...

Sponsored wreaths will be placed on the grave markers only at the Houston National Cemetery.
Cemetery guidelines dictate that wreaths cannot be hung from the Columbariums and that only one wreath can be placed upon any headstone.

*Wreath sponsorship required for each special requested wreath.

Name exactly as it appears on headstone _____
HNC Section _____ HNC Site Location _____
Name exactly as it appears on headstone _____
HNC Section _____ HNC Site Location _____
Name exactly as it appears on headstone _____
HNC Section _____ HNC Site Location _____
☐ Not buried at Houston National Cemetery

Make checks payable to: Wreaths Across America-Houston

Send To: 4582 Kingwood Drive #247 Contact Us: 24/7 (281) 540-9444
Kingwood, Texas 77345 Email: info@waahouston.com
www.waahouston.com • Please check our website for dates and times.



Mileage Detail					
DATE	ADDRESS & LOCATION NAME	PURPOSE OF TRIP	Total of Perkins Fees	Percent > \$100 of Miles	
11/4/2019	Discount Tire	Pick up Walker from DT District truck needed insulin		5.9	
11/4/2019	Discount Tire	Drop off Walker to pick up District Truck		3.9	
11/14/2019	Double Tree	Carnitidin Meetings		5	
11/22/2019	1940 Air Terminal Museum	Space Age Christmas Trees Event		5.8	
TOTAL	\$ -			24.6	

[illegible]

Cherry Perkins

FOR PURPOSES



CONTROL ACCOUNT
Account Number :
XXXX XXXX XXXX 0536

Trans Date	Post Date	Reference Number	Transaction Description	Amount
10/22	10/23	244273957MHD04EQG	H-E-B #540 HOUSTON TX	\$82.03
10/22	10/23	246216972ZS010V4	AMZN Mktg US*G740702FX Amzn.com/bill WA	\$52.97
10/23	10/23	241374698HFWXQBV4	OFFICE DEPOT #1127 800-463-5768 TX	\$35.19
10/23	10/23	2493598705SYTHF7V	KATZ COFFEE LTD 718-864-3338 TX	\$65.10
10/23	10/23	246216982BVXW7V4	AMZN Mktg US*IA72A0395X Amzn.com/bill WA	\$9.71
10/24	10/24	241374694M14CEZF0	USPS FC 480124047 HOUSTON TX	\$14.95
10/24	10/24	246273395MHD04EQL	H-E-B #534 HOUSTON TX	\$15.23
10/28	10/28	24492159DKRLW17RDF	SQ *CHICKEN STATION HOUSTON TX	\$53.91
10/28	10/29	241374692ZFKKQZEF	OFFICE DEPOT #1127 800-463-5768 TX	\$615.82
10/29	10/29	2462169270V0VYLZ	STARBUCKS STORE 13478 HOUSTON TX	\$77.72
11/06	11/06	24164079NZLRFKCBZ	TARGET 00024943 HOUSTON TX	\$7.01
11/12	11/12	241374692X28G9RAX	OFFICEMAX/DEPOT 6677 800-463-5768 TX	\$14.71
11/12	11/12	241374692X28G9RDX	OFFICE DEPOT #1127 800-463-5768 TX	\$22.32
11/12	11/12	241374692X28G9R6L	OFFICE DEPOT #1127 800-463-5768 TX	\$35.48
11/12	11/12	24621691W2D3XBJZ6Q	01439-CLBCR SC-COOC 972-888-7301 TX	\$5,142.00
11/19	11/19	2405523492X23ASVQ	WALMART.COM*BI6W17HJ AMZN AMZN.COM/BILL WA	\$14.06
11/19	11/19	2413746645SDG6V41	HOBBY-LOBBY #0012 WEBSTER TX	\$368.24
11/19	11/19	243106432DZ9291P	AMAZON.COM*BI6W17HJ AMZN AMZN.COM/BILL WA	\$10.59
11/21	11/21	2424760A58PVYVZAE	DOUBLETREE HOBBY HOUSTON TX	\$1,104.64
TOTAL XXXXXX000000856			\$5,777.84	

10/22	10/23	246921692XLQZT7F	HOU PARKING GARAGE HOUSTON TX	\$8.00
10/23	10/25	247672599Q006GVH	LOS CORRALES BRAND INC HOUSTON TX	\$36.07
10/29	10/29	24427339EMH9D1M19T	H-B-B #738 BELLARE TX	\$46.50
10/31	10/31	24138299H23M05L9SF	COR PARKING METERS HOUSTON TX	\$3.50
10/31	10/31	24138299H23M05L9SF	COR PARKING METERS HOUSTON TX	\$1.08
10/31	10/31	24138299H23M05L9SF	COR PARKING METERS HOUSTON TX	\$0.38
10/31	10/31	24483475GMDJ1A0B	TeamV-ViewGmbHUS 800-9314573 FL	\$441.00
10/31	10/31	246921692GXDH6FK8A	COMA.LINC 888-711-6662 CA	\$21.503
10/31	10/31	24761979HBLT5WKZ0	SHAN HU RESTAURANT HOUSTON TX	\$50.35
11/04	11/04	247374689M2X859KDC	OFFICE DEPOT #12 HOUSTON TX	\$72.87
11/04	11/04	24445009M00T7Z874	DISCOUNT-TIRE-00 TMI-03 HOUSTON TX	\$158.25
11/05	11/05	24136059NFKZGNYAH	SHELL OIL 574545470 HOUSTON TX	\$54.78
11/05	11/05	24161979NBLT14125	SHAN HU RESTAURANT HOUSTON TX	\$54.78
11/13	11/13	24399009H23M05L9SF	EL OREGANO HOUSTON TX	\$20.97
11/14	11/14	24247609Z8FVW1721	DOUBLETREE HOBBS FB HOUSTON TX	\$29.33
11/15	11/15	24399009H23M05L9SF	BEST BUY 0002237 HOUSTON TX	\$96.33
11/19	11/19	2449215A3MJJAA0G0	SC *SHIPLEY DO-NUTS HOUSTON TX	\$25.65
11/20	11/20	2469216442XPM2H56	CONQUEST OF HOUSTON 713-941-1000 TX	\$173.39
11/21	11/21	2426979460WVBE589	ROUXPOUR 2 - TX FRIENDSWOOD TX	\$156.38
TOTAL 20000000000003104				\$1,642.93

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

7412
F511

[illegible]

15066 00001539800000 20 20536

CECT	RRRT	RAM	2	7	14	107177	0	PARF	2	n4	%	1	2	4598	0000	TEAR	01AA5543	7412
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Houston Sales

5020 Acorn St Houston, TX 770824251 (713) 661-4651 brick.com

Sales Rep: Cox, Steven Sales Rep Phone: (713) 562-7044
Sales Rep Email: ccox@brick.com

Special Order Products Contract

11/27/2019

SUBJECT TO CONDITIONS BELOW...PLEASE READ CAREFULLY

CUSTOMER: Account #: 4082951 SHIP TO: 4083004
Name: Hobby Area District Name: Hobby Area District
Address: 8121 Broadway #199 Address: 6860 Telephone Road
City, St. Zip: Houston, TX 77061 City, St. Zip: Houston, TX 77061
Phone #: 832-9822209

Order Number:	6764107 SA	Order Date:	11/27/2019	Requested:	11/27/2019
PO#:	Gateway Ace Hardware	Job Name:	Gateway Ace Hardware		

Product Code	Quantity	UOM	Product Description	Unit Price	Extended Price
801119 801119	1,350.00	M	Bear Path Red Flashed 2 5/8 x 4 x 8 Paver	1,506.00	2,033.10
725087 725087	1,350.00	M	Bear Path Medium Ironspot 2 5/8 x 4 x 8 Traffic Paver	1,965.00	2,652.75
810495 810495	900.00	M	Bear Path Dark Ironspot 2 5/8 x 4 x 8	1,965.00	1,768.50
853223 853223	1.00	\$	Transportation Charge	129.09	129.09

The undersigned has placed an order with Acme Brick Company, for the purchase of the above listed building materials in the quantities and at the prices hereinabove listed.
The Purchaser understands and agrees that upon signing his contract, his order for specially manufactured goods is rendered irrevocable and no cancellations shall be allowed.
The Purchaser understands and agrees that manufacturing of any items contained in the Purchaser's order will not be scheduled until Acme receives a signed copy of this contract from the Purchaser.
The Purchaser understands and agrees that Acme is entitled to and will invoice the Purchaser on date of shipment.
The Purchaser understands and agrees that Acme will not accept returned material, nor will there be a credit for material not used.
Deliveries made from street to curb-side - truck will not get on driveways, yards, or near power lines.

Please refer to Terms and Conditions located on the Acme Brick website. <http://brick.com/terms-and-conditions>

Cox, Steven

Date

Page 1 of 2

Tax Amount: 0.00
Total Amount: 6,593.44

The undersigned has placed an order with Acme Brick Company, for the purchase of the above listed building materials in the quantities and at the prices hereinabove listed.
The Purchaser understands and agrees that upon signing his contract, his order for specially manufactured goods is rendered irrevocable and no cancellations shall be allowed.
The Purchaser understands and agrees that manufacturing of any items contained in the Purchaser's order will not be scheduled until Acme receives a signed copy of this contract from the Purchaser.
The Purchaser understands and agrees that Acme is entitled to and will invoice the Purchaser on date of shipment.
The Purchaser understands and agrees that Acme will not accept returned material, nor will there be a credit for material not used.
Deliveries made from street to curb-side - truck will not get on driveways, yards, or near power lines.

Please refer to Terms and Conditions located on the Acme Brick website. <http://brick.com/terms-and-conditions>

Cox, Steven

Date

Page 2 of 2



Equi-Tax Inc.
Ad Valorem Tax Assessors / Collectors

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200 Houston, Texas 77099
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

FRIEDKIN REALTY HOBBY AIRPORT
1375 ENCLAVE PKWY
HOUSTON, TX 77077

HOBBY AREA DISTRICT
ACCOUNT NUMBER: R000200215 / 910432280000073
LEGAL DESCRIPTION: TRS 2.3 & 4 (IMPROVEMENT ONLY) (LAND*0432280000015) ABST 562
P MAHAN
SITUS: NELMS
YEAR: 2018

DATE PROCESSED: 11/15/2019

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 2018 tax year.

The explanation of the change is:

☐ Decrease in Appraised Value
☐ Exemption(s) Added
☐ Homestead
☐ Over 65
☐ Disabled Person
☐ Disabled Veteran
☐ Account Prorated
☐ Account Deleted
☐ Rendition Penalty Waived
☐ Other: _____
☒ Lawsuit Cause No.: 2018-68598

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$308.13.

Note: Questions regarding the 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 77099
P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

GHC PROPERTY LLC
9475 W SAM HOUSTON PKWY S
HOUSTON, TX 77099

HOBBY AREA DISTRICT
ACCOUNT NUMBER: R000200099 / 910402390000078
LEGAL DESCRIPTION: TR 36 ABST 27 J R HARRIS
SITUS: 8301 BROADWAY BLVD
YEAR: 2018

DATE PROCESSED: 11/15/2019

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 2018 tax year.

The explanation of the change is:

☐ Decrease in Appraised Value
☐ Exemption(s) Added
☐ Homestead
☐ Over 65
☐ Disabled Person
☐ Disabled Veteran
☐ Account Prorated
☐ Account Deleted
☐ Rendition Penalty Waived
☐ Other: _____
☒ Lawsuit Cause No.: 2018-61370

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$399.59.

Note: Questions regarding the 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

11/15/2019

HAZARI LLC
9902 GULF FWY
HOUSTON, TX 77034

HOBBY AREA DISTRICT
ACCOUNT NUMBER: R000199985 / 910342030030315
LEGAL DESCRIPTION: TR 165B SOUTH HOUSTON GARDENS SEC 6
SITUS: 9902 GULF FWY 128
YEAR: 2018 DATE PROCESSED: 11/15/2019

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 2018 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 type="checkbox"/> Other:
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: 2018-75753

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$634.43.

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

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

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3001731

November 27, 2019

HOBBY AREA DISTRICT

Mr. Danny R. Perkins
ESC Polytech Consultants, Inc.
8600 Paul B. Koonce Street
Houston, TX 77061

Client/Matter: HOB000-01
Statement Number: 107467
Billing Attorney: Timothy Austin

General

Professional Fees

Fees for services posted through November 22, 2019, as follows:

Date	Professional	Hours
10/28/19	Cheryl Panozzo	1.00
10/29/19	Timothy Austin	2.00
10/29/19	Cheryl Panozzo	1.75
10/30/19	Cheryl Panozzo	0.25
11/05/19	Cheryl Panozzo	0.75
11/06/19	Cheryl Panozzo	0.25
11/07/19	Timothy Austin	0.25
11/07/19	Cheryl Panozzo	2.00
11/10/19	Timothy Austin	0.50
11/19/19	Cheryl Panozzo	0.50

Allen Boone Humphries Robinson LLP

November 27, 2019

Hobby Area District
HOB000-01 Statement Number: Page: 2
107467

11/21/19 Cheryl Panozzo regarding the Crime Initiative Program for Overtime
Review and revise draft of minutes to the Board of Directors
meeting on October 10, 2019 and forward to District staff;
send Hearing Examiner's report from the public hearing to
Josh Hawes for execution 0.75

Total Fees: 3,616.25

Expenses and Other Items

Expenses and Other Items posted through November 22, 2019, as follows:

10/31/19 SDM Postage 1.15

Total Expenses and Other Items: 1.15

Total Fees: \$ 3,616.25

Total Expenses and Other Items: \$ 1.15

Total Amount Due: \$ 3,617.40

Make check payable to:
Core Logic Safe Rent
P.O. Box 400459
Atlanta, GA 30384-4459

Lodger: December 2019

Hobby Area Management District

P.O. Box 22167

Houston, TX 77227

Invoice Date	Invoice Period	Account	Property	Management Company	HABA	Unit	Unit Fee	Unit Fee
12/1/2019	T6412	T3325	1705 Bedford	Boyes Group Investments	Yes	23	\$5.75	
12/1/2019	T6412	T6507	1705 Bedford	First Choice Management	Yes	1430	\$357.50	
12/1/2019	T6412	T6451	16100 Weststone Villas	Hive Capital Partners	Yes	60	\$15.00	
12/1/2019	T6412	T1152	16100 Weststone Villas	Hive Capital Partners	Yes	58	\$14.50	
12/1/2019	T6412	T1294	16100 Weststone Villas	Captain Investment Corp	Yes	154	\$38.50	
12/1/2019	T6412	T1294	16100 Weststone Villas	Andy Hernandez	Yes	150	\$37.50	
12/1/2019	T6412	T6264	16100 Weststone Villas	Galisco	Yes	210	\$52.50	
12/1/2019	T6412	T6264	16100 Weststone Villas	Galisco	Yes	1086	\$266.50	
12/1/2019	T6412	T6451	16100 Weststone Villas	Nova Property Management	Yes	24	\$6.00	
12/1/2019	T6412	T6451	16100 Weststone Villas	Nova Property Management	Yes	262	\$65.50	
12/1/2019	T6412	T6451	16100 Weststone Villas	Harold Management	Yes	63	\$15.75	
12/1/2019	T6412	T6451	16100 Weststone Villas	Indus Management Group	Yes	276	\$69.00	
12/1/2019	T6412	T6451	16100 Weststone Villas	Northline Management	Yes	328	\$82.00	
12/1/2019	T6412	T6451	16100 Weststone Villas	Alpha Barnes Real Estate Services	Yes	162	\$40.50	
12/1/2019	T6412	T6451	16100 Weststone Villas	Trail Management	Yes	32	\$8.00	
12/1/2019	T6412	T6451	16100 Weststone Villas	GWR Interests	Yes	29	\$7.25	
12/1/2019	T6412	T6451	16100 Weststone Villas	TACRock Asset Management LLC	Yes	50	\$12.50	
12/1/2019	T6412	T6451	16100 Weststone Villas	Forth & Sharar Properties	Yes	41	\$10.25	
12/1/2019	T6412	T6451	16100 Weststone Villas	Capital Investment Corp	Yes	62	\$15.50	
12/1/2019	T6412	T6451	16100 Weststone Villas	Infinitum Property Management	No	38	\$9.50	
12/1/2019	T6412	T6451	16100 Weststone Villas	Infinitum Property Management	No	66	\$16.50	
12/1/2019	T6412	T6451	16100 Weststone Villas	T&N Interests	Yes	6	\$1.50	
12/1/2019	T6412	T6451	16100 Weststone Villas	Palm Villa Investments	Yes	228	\$57.00	
12/1/2019	T6412	T6451	16100 Weststone Villas	Pecan Villa LLC	Yes	20	\$5.00	
12/1/2019	T6412	T6451	16100 Weststone Villas	Condasa Property Group	Yes	61	\$15.25	
12/1/2019	T6412	T6451	16100 Weststone Villas	Greater Capital Management Co	Yes	140	\$35.00	
12/1/2019	T6412	T6451	16100 Weststone Villas	Lampost Capital Mgmt	Yes	204	\$51.00	
12/1/2019	T6412	T6451	16100 Weststone Villas	8800 Broadway LLC	Yes	306	\$76.50	
12/1/2019	T6412	T6451	16100 Weststone Villas	Creative Property Management	Yes	40	\$10.00	
12/1/2019	T6412	T6451	16100 Weststone Villas	First Choice Management	Yes	1040	\$260.00	
12/1/2019	T6412	T6451	16100 Weststone Villas	First Choice Management	Yes	6629	\$1,657.25	

REMIT THIS STATEMENT WITH PAYMENT



East End District
P.O. Box 230099
Houston, TX 77223
713-928-9916
eva@eastenddistrict.com

INVOICE

BILL TO
Danny Perkins
Hobby Area Management
District
8121 Broadway, Ste. 199
Houston, Texas 77061

INVOICE # 28-32
DATE 11/30/2019
DUE DATE 12/31/2019
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
11/08/2019	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
11/08/2019	Reporting - Field Services Reporting and follow-up.	1	35.00	35.00
11/08/2019	Mileage Reimbursement 75.0 Miles	75	0.58	43.50
11/15/2019	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
11/15/2019	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
11/15/2019	Mileage Reimbursement 70.6 Miles	70.60	0.58	40.95
11/18/2019	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
11/18/2019	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
11/18/2019	Mileage Reimbursement 66.7 Miles	66.70	0.58	38.69

BALANCE DUE **\$718.14**



East End District
P.O. Box 230099
Houston, TX 77223
713-928-9916
eva@eastenddistrict.com

INVOICE

BILL TO
Danny Perkins
Hobby Area Management
District
8121 Broadway, Ste. 199
Houston, Texas 77061

INVOICE # 23-69
DATE 11/30/2019
DUE DATE 12/31/2019
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
11/05/2019	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 12	8	85.00	680.00
11/11/2019	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 11	8	85.00	680.00
11/19/2019	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 5	8	85.00	680.00
11/25/2019	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 3	8	85.00	680.00

Total Sites Abated: 31 **BALANCE DUE** **\$2,720.00**

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
12/1/2019	54767

BILL TO
Hobby Area District
c/o Bracewell LLP
Suite 2300
711 Louisiana Street
Houston TX 77002-2770

DESCRIPTION	AMOUNT
Monthly Assessor Services fee per Contract	2,384.09
Roll Management	300.00
Total	\$2,684.09

Governmental Financial Reporting, LLC

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

12/5/2019

Hobby Area District
8121 Broadway Blvd, Ste 199
Houston, TX 77061

For Professional Services Rendered

Bookkeeping services provided during November 2019 for the month of October 2019	850.00
Postage and Deliveries	44.12
Mileage - No meeting in November	0.00

\$894.12

Limb Design
1702 Houston Avenue
Houston TX 77007
United States



Invoice

Hobby Area District
Pamela Guerra

Invoice # 0008213
Invoice Date December 3, 2019
Balance Due (USD) \$324.75

Invoice Number: 30213
Invoice Date: Oct 28, 2019

Task	Time Entry Notes	Rate	Hours	Line Total
	Web Maintenance: September, October, November 2019	100.00	3	300.00
Subtotal				300.00
tax1 (1-76-0637644-4)				24.75
8.25%				
Total				324.75
Amount Paid				0.00
Balance Due (USD)				\$324.75

Terms
Invoices will incur late fees after 30 days. One reminder email will be sent 21 days after the invoice has been generated.

Sold To:
Hobby Area Management District
ATTN: Accounts Payable
8121 Broadway, Suite 199
Houston, TX 77061
281.635.6181

Job Location:
Hobby Area District/Double Panels
Various shelters on Broadway
Houston, TX 77061
832-982-2209

Customer ID	Customer Contact	Customer P. O.	Job Number	NEC Salesman	Payment Terms
HOBBYAREADI STRICT05	Walter Punes		A21157	Anthony Richards	Due Upon Receipt
Quantity	Description	Unit Price	Total Price		
	Furnished labor and materials to replace single panels with new double panels and graphics with Homeland security stickers.				
	Quantity = 16 total				
4.00	Bus Shelter #755 FULL	1,129.00	4,516.00		
1.00	Bus Shelter #732 MINI	1,129.00	1,129.00		
4.00	Bus Shelter #733 FULL	1,129.00	4,516.00		
1.00	Bus Shelter #754 MINI	1,129.00	1,129.00		
1.00	Bus Shelter #734 MINI	1,129.00	1,129.00		
4.00	Bus Shelter #737 FULL	1,129.00	4,516.00		
1.00	Bus Shelter #753 MINI	1,129.00	1,129.00		

Thank you for your business

Subtotal	18,064.00
Sales Tax	
Total Invoice Amount	18,064.00
Payment Received	
TOTAL	18,064.00

PLEASE REMIT PAYMENT TO:
NEON ELECTRIC CORPORATION
NEC SIGNAGE + ARCHITECTURAL PRODUCTS
1122 LAUDER ROAD
HOUSTON, TX 77039-2802

PHONE: (281) 987-1144
FAX: (281) 987-9443
necsignsandproducts.com

https://limbdesign.freshbooks.com/showInvoice?invoiceId=10626455_sl_domain_cookies=W10%3D

1/1

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

INVOICE	IVC00049775
Type	
Date	10/31/2019
Page	1

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

IVC00060227
11/27/2019
1

Bill to:

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

Bill to:

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

Description	Ext. Price
Professional Services rendered in the collection of delinquent taxes, penalties and interest October 2019	\$258.94
Total	\$258.94

Description	Ext. Price
Professional Services rendered in the collection of delinquent taxes, penalties and interest November 2019	\$1,184.91
Total	\$1,184.91

**SEAL Security Solutions LLC**

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

Invoice

Date	Invoice #
11/18/2019	45071

Bill To

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

Description	Hours	Rate/ Hour	Terms
			Net 30
Commissioned Security Officer with Vehicle and K-9	118	31.00	Amount
Patrol Period 11/11/2019 through 11/17/2019			
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice is Monday through Sunday inclusive.			
NOTE: A 3% convenience fee will be charged on all payments made by credit card.		Sales Tax (8.25%)	\$0.00
Thank you for allowing us to earn your business.		Total	\$3,658.00

**SEAL Security Solutions LLC**

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

Invoice

Date	Invoice #
11/25/2019	45163

Bill To

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

Description	Hours	Rate/ Hour	Terms
			Net 30
Commissioned Security Officer with Vehicle and K-9	105	31.00	Amount
Patrol Period 11/18/2019 through 11/24/2019			
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice is Monday through Sunday inclusive.			
NOTE: A 3% convenience fee will be charged on all payments made by credit card.		Sales Tax (8.25%)	\$0.00
Thank you for allowing us to earn your business.		Total	\$3,255.00

SMC Logistics, LLC
13107 James Ln.
Stafford, TX 77477 US
sonia@smclogisticsworks.com
smclogisticsworks.com

**INVOICE****BILL TO**

Walter Funes
Hobby Area Management
District
8121 Broadway Suite 199
Houston, TX 77061

INVOICE # 2398
DATE 12/03/2019
DUE DATE 01/02/2020
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Planting Replanting missing plants on Broadway	1	3,378.06	3,378.06
Planting Completed November 18			
BALANCE DUE			\$3,378.06

SMC Logistics, LLC
13107 James Ln.
Stafford, TX 77477 US
sonia@smclogisticsworks.com
smclogisticsworks.com

**INVOICE****BILL TO**

Hobby Area Management
District
PO Box 22167
Houston, TX 77227

INVOICE # 2399
DATE 12/03/2019
DUE DATE 01/02/2020
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Hobby Broadway Landscape Maintenance 2019	1	11,364.25	11,364.25
November Broadway Landscape Maintenance			
Hobby Special Projects 2019	1	13,562.51	13,562.51
November Litter abatement of right-of-way for Hobby Area Management District			
Hobby Gulf Freeway Landscape Maintenance	1	7,057.80	7,057.80
November Gulf Freeway Landscape Maintenance			
Hobby Metro Bus Shelter Maintenance	1	745.00	745.00
November METRO Bus Shelter Maintenance			

We appreciate your prompt payment.

BALANCE DUE

\$32,729.56

Balance Due: \$3,808.60Invoice No: 296396
Cust ID: 10331-13734-WO

Amount Enclosed: \$ _____

Bill To Information:

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

Please Return To:

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

PLEASE TEAR OFF TOP PORTION AND RETURN WITH PAYMENT.

Mister Sweeper LP
P. O. Box 560048
Dallas, TX 75356-0048
(214) 688-4444 phone
(214) 688-2833 faxInvoice No: 296396
Cust ID: 10331-13734-WO

** INVOICE **

Bill To:

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

Ship To:

Hobby Area Mgmt. District
Various Streets
HOUSTON, TX 77001

Date	P.O. No.	Terms	Due Date
11/30/2019		Net 30	12/30/2019
Hrs	Description	Unit Price	Amount
3.5	Telephone Rd from Dixie Rd to Alameda Genoa Rd	139.00	486.50
3.5	Broadway from Park Place Ave to Airport Blvd	139.00	486.50
3.5	Moore from Gulf Frwy to Alameda Genoa Rd	139.00	486.50
3	Bellfort from Gulf Frwy to Mykawa	139.00	417.00
4.5	Alameda Genoa from Gulf Frwy to Mykawa	139.00	625.50
2.25	Airport Blvd from Gulf Frwy to Monroe and from Telephone Rd to Mykawa	139.00	312.75
1.5	Reveille from Dixie Rd to Telephone Rd	139.00	208.50
4.5	145 south bound feeder road from Kingsley St to Alameda Genoa Rd	139.00	625.50
1.15	Circle intersection @ 145 and Park Place Blvd and Broadway St (both side of the circle under 145)	139.00	159.85

79906 Job done on Nov 15, 22 and 23, 2019

Subtotal	\$3,808.60
Sales Tax (8.25%)	\$0.00
Invoice Total	\$3,808.60
Payments/Credits	\$0.00

Invoice No: 296396
Cust ID: 10331-13734-WO

Balance Due	\$3,808.60
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Hobby Area District Lawsuit and Arbitration Status Detail as of 10/4/2019

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HC/AD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
Tax Year 2016											
Settled											
Tax Year 2016	034-203-002-0101	Macey Family Properties Ltd	2,985,175	\$4,477.76	2016-65700	5/9/2019	2,552,000	\$649.76	14.51%	5/24/2019	5/31/2019
			304,271,964				265,703,385				
			89								
Unsettled											
Tax Year 2016	119-227-001-0005	HTD Corp	761,000		101-16-006152						
Tax Year 2016	034-203-001-0075	Incline Development Inc	475,520		101-16-007356						
Tax Year 2016	128-433-001-0001	Cosart Joseph L	471,247		101-16-007399						
Tax Year 2016	034-203-003-0123	Comerica Bank	1,970,965		2016-61261						
Tax Year 2016	034-203-002-0100	Sexton Interests Ltd	2,035,314		2016-67130						
Tax Year 2016	064-215-000-0053	CG Gulf Freeway LLC	1,350,019		2016-71724						
Tax Year 2016	062-031-005-0005	Kainer Expt Crating Inc	1,118,957		2016-80596						
Tax Year 2016	034-203-003-0127	MPT Interest LLC	1,158,000		2016-80783						
Tax Year 2016	Total	Unsettled Accounts, original value	9,341,022								
Tax Year 2016	Total	Unsettled Accounts, number of accounts	8								
Tax Year 2017											
Settled											
Tax Year 2017	040-239-000-0100	Broadway Post Partners LLC	8,074,399	\$12,111.60	2017-57233	8/5/2019	7,345,421	\$1,093.47	9.03%	8/16/2019	8/29/2019
Tax Year 2017	040-239-000-0101	Broadway Post Partners LLC	5,905,400	\$8,858.10	2017-57233	8/5/2019	5,372,245	\$799.73	9.03%	8/16/2019	8/29/2019
Tax Year 2017	040-239-000-0108	Broadway Post Partners LLC	5,905,400	\$8,858.10	2017-57233	8/5/2019	5,372,245	\$799.73	9.03%	8/16/2019	8/29/2019
Tax Year 2017	109-786-000-0001	Acquisition Broadway Square LLC	5,776,139	\$8,664.21	2017-57233	8/5/2019	5,254,654	\$782.23	9.03%	8/16/2019	8/29/2019
Tax Year 2017	109-786-000-0002	Acquisition Broadway Square LLC	7,351,900	\$11,027.85	2017-57233	8/5/2019	6,688,151	\$995.62	9.03%	8/16/2019	8/29/2019
Tax Year 2017	109-786-000-0003	Acquisition Broadway Square LLC	7,896,500	\$11,844.75	2017-57233	8/5/2019	7,183,583	\$1,069.38	9.03%	8/16/2019	8/29/2019
Tax Year 2017	109-787-000-0007	Broadway Post Partners LLC	6,065,750	\$9,098.62	2017-57233	8/5/2019	5,518,118	\$821.44	9.03%	8/16/2019	8/29/2019
Tax Year 2017	109-787-000-0008	Acquisition Broadway Square LLC	5,991,800	\$8,987.70	2017-57233	8/5/2019	5,450,844	\$811.43	9.03%	8/16/2019	8/29/2019
Tax Year 2017	114-169-000-0001	Broadway Post Partners LLC	5,747,800	\$8,621.70	2017-57233	8/5/2019	5,228,873	\$778.39	9.03%	8/16/2019	8/29/2019
Tax Year 2017	114-175-000-0001	Broadway Post Partners LLC	5,590,600	\$8,385.90	2017-57233	8/5/2019	5,085,866	\$757.10	9.03%	8/16/2019	8/29/2019
Tax Year 2017	040-239-000-0041	2ML Real Estate Interests Inc	2,467,416	\$3,701.12	2017-71214	8/5/2019	2,000,000	\$701.12	18.94%	Received	8/29/2019
			269,146,671				240,941,342				
			74								
Unsettled											
Tax Year 2017	034-203-002-0100	Sexton Interests Ltd	2,539,658		2016-67150						
Tax Year 2017	096-294-000-0001	Heritage Gulf Coast LLC	3,602,464		2017-69192						
Tax Year 2017	034-203-001-0010	Clarke Distributing LLC	881,762		2017-69461						
Tax Year 2017	096-294-000-0003	Heritage Gulf Coast LLC	12,606		2017-78745						
Tax Year 2017	096-294-000-0004	Heritage Gulf Coast LLC	1,185,957		2017-78745						
Tax Year 2017	132-245-001-0001	Heritage Gulf Coast LLC	843,386		2017-78745						
Tax Year 2017	Total	Unsettled Accounts, original value	9,065,833								
Tax Year 2017	Total	Unsettled Accounts, number of accounts	6								

Hobby Area District

Jur 943

Lawsuit and Arbitration Status Detail as of 10/4/2019

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HC/AD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
Tax Year 2018											
Settled											
Tax Year 2018	034-203-003-0307	Commercial Properties Inc	1,945,534	25,25b	101-18-000546	11/14/2019	1,700,000	na	na	na	na
Tax Year 2018	034-203-001-0011	Spencer Bluebonnet LLC	620,000	NO CHANGE	101-18-001548	1/17/2019	620,000	NA	NA	NA	NA
Tax Year 2018	133-112-001-0001	DAD REH LLC	500,868	DUE	101-18-001585	1/17/2019	430,000	NA	NA	NA	NA
Tax Year 2018	065-050-003-0010	Myers Design & Manufacturing Inc	388,160	\$582.24	101-18-001872	1/17/2019	335,483	\$79.02	13.57%	25.25b	2/1/2019
Tax Year 2018	132-115-001-0001	Hycos Industrial Inc	2,793,245	NO CHANGE	101-18-000594	1/17/2019	2,793,245	NA	NA	NA	NA
Tax Year 2018	042-191-000-0117	C G 7600 LP	4,705,000	\$7,057.50	2017-59479	1/17/2019	4,150,000	\$832.50	11.80%	1/24/2019	2/1/2019
Tax Year 2018	070-072-028-0001	Triangle Shopping Center LP	1,800,000	\$2,700.00	101-18-000490	5/9/2019	1,600,000	\$300.00	11.11%	Received	5/31/2019
Tax Year 2018	034-203-003-0471	1922 LP	750,000	\$1,125.00	101-18-000537	5/9/2019	540,000	\$315.00	28.00%	Received	5/31/2019
Tax Year 2018	040-239-000-0051	CFS 2907 Houston LLC	1,880,394	\$2,820.59	101-18-000596	5/9/2019	1,370,000	\$765.59	27.14%	5/24/2019	5/31/2019
Tax Year 2018	120-681-001-0001	Mambo Holdings LP	1,772,000	no change	101-18-001224	na	1,772,000	\$0.00	0.00%	na	na
Tax Year 2018	128-049-001-0001	Alameda Center 45 LP	6,550,977		2017-60704		5,000,000				
Tax Year 2018	104-827-000-0001	Grace Business Investments LLC	1,891,373	\$2,837.06	101-18-000794	3/20/2019	1,643,895	\$371.22	13.08%	3/26/2019	3/28/2019
Tax Year 2018	034-207-011-0070	Wejeca Limited Partnership	385,360	\$878.04	101-18-001545	3/20/2019	265,520	\$179.76	31.10%	3/26/2019	3/28/2019
Tax Year 2018	034-203-002-0118	Atrium Finance II LP	19,827,991	\$29,741.99	2018-50084	3/20/2019	16,860,000	\$4,451.99	14.97%	Received	3/28/2019
Tax Year 2018	034-203-002-0130	Atrium Finance II LP	1,581,088	\$2,371.63	2018-50084	3/20/2019	1,350,000	\$346.63	14.62%	Received	3/28/2019
Tax Year 2018	034-203-004-0003	Atrium Finance II LP	543,930	\$815.90	2018-50084	3/20/2019	465,000	\$118.40	14.51%	Received	3/28/2019
Tax Year 2018	126-063-001-0003	Wal-Mart Real Estate usiness Tr	11,600,000	\$17,400.00	2018-54799	3/20/2019	11,175,464	\$636.80	3.66%	Received	3/28/2019
Tax Year 2018	040-239-000-0040	John Q Hammons Trust	2,836,624	\$4,254.94	2018-61052	3/20/2019	2,425,000	\$617.44	14.51%	Received	3/28/2019
Tax Year 2018	034-207-012-0005	JMD Apartments LLC	7,731,000	\$11,596.50	2018-52589	5/1/2019	6,875,000	\$1,284.00	11.07%	Received	5/31/2019
Tax Year 2018	125-038-001-0001	O'Reilly Auto Enterprises LLC	3,157,064	\$4,735.60	2018-75175	5/1/2019	2,700,000	\$685.60	14.48%	5/7/2019	5/31/2019
Tax Year 2018	119-800-001-0001	Ghormley Cecil D	2,413,000	\$3,619.50	2018-60891	6/18/2019	2,200,000	\$319.50	8.83%	Received	7/3/2019
Tax Year 2018	040-239-000-0056	Flight Safety Inc	3,218,781	\$4,828.17	2018-65983	11/7/2019	2,850,000	\$553.17	11.46%	11/21/2019	12/2/2019
Tax Year 2018	057-259-000-0046	Autozone Texas LP	1,075,968	\$1,613.95	2018-53418	7/18/2019	966,354	\$164.42	10.19%	Received	8/1/2019
Tax Year 2018	126-063-001-0003	Wal-Mart Real Estate usiness Tr	11,175,464		2018-53650		11,175,464				
Tax Year 2018	136-207-001-0001	HWC Wire & Cable Company	4,100,000	\$3,150.00	2018-58907	7/18/2019	3,520,000	\$870.00	27.62%	Received	8/1/2019
Tax Year 2018	034-203-001-0324	Medallion Investment IV	4,636,000	\$6,954.00	2018-60983	7/2/2019	3,950,000	\$1,029.00	14.80%	Received	7/3/2019
Tax Year 2018	118-450-001-0001	ARC Hospitality Portfolio I NTC	7,697,800	\$11,546.70	2018-61057	7/18/2019	6,250,000	\$2,171.70	18.81%	Received	8/1/2019
Tax Year 2018	119-602-001-0001	Syndex Corporation	5,750,000	\$8,625.00	2018-61576	7/18/2019	5,350,000	\$600.00	6.96%	7/22/2019	8/1/2019
Tax Year 2018	136-453-001-0001	Telephone Square LLC	7,519,783	\$11,279.67	2018-68187	7/18/2019	7,410,000	\$164.67	1.46%	Received	8/1/2019
Tax Year 2018	132-838-001-0001	Cosart Joseph Incline Development Inc	3,350,000		2018-72768		3,350,000				
Tax Year 2018	040-239-000-0111	Acquisition 8800 Broadway LLC	8,904,143	\$13,356.21	2018-47548	8/5/2019	8,425,000	\$718.71	5.38%	Received	8/29/2019
Tax Year 2018	040-239-000-0100	Acquisition Broadway Square LLC	8,705,670	\$13,058.50	2018-47554	8/5/2019	7,914,668	\$1,186.50	9.09%	Received	8/29/2019
Tax Year 2018	040-239-000-0101	Acquisition Broadway Square LLC	5,808,553	\$8,712.83	2018-47554	8/5/2019	5,280,785	\$791.65	9.09%	Received	8/29/2019
Tax Year 2018	040-239-000-0108	Acquisition Broadway Square LLC	5,808,553	\$8,712.83	2018-47554	8/5/2019	5,280,785	\$791.65	9.09%	Received	8/29/2019
Tax Year 2018	109-786-000-0001	Acquisition Broadway Square LLC	5,676,894	\$8,515.34	2018-47554	8/5/2019	5,161,089	\$773.73	9.09%	Received	8/29/2019
Tax Year 2018	109-786-000-0002	Acquisition Broadway Square LLC	7,231,363	\$10,847.04	2018-47554	8/5/2019	6,574,318	\$985.56	9.09%	Received	8/29/2019
Tax Year 2018	109-786-000-0003	Acquisition Broadway Square LLC	7,766,978	\$11,650.47	2018-47554	8/5/2019	7,061,267	\$1,058.57	9.09%	Received	8/29/2019
Tax Year 2018	109-787-000-0007	Acquisition Broadway Square LLC	5,966,279	\$8,949.42	2018-47554	8/5/2019	5,424,180	\$813.15	9.09%	Received	8/29/2019
Tax Year 2018	109-787-000-0008	Acquisition Broadway Square LLC	5,893,602	\$8,840.40	2018-47554	8/5/2019	5,358,107	\$803.24	9.09%	Received	8/29/2019
Tax Year 2018	114-169-000-0001	Acquisition Broadway Square LLC	4,889,816	\$7,334.72	2018-47554	8/5/2019	4,445,525	\$666.43	9.09%	Received	8/29/2019
Tax Year 2018	114-175-000-0001	Acquisition Broadway Square LLC	5,498,909	\$8,248.36	2018-47554	8/5/2019	4,999,276	\$749.45	9.09%	Received	8/29/2019
Tax Year 2018	126-063-001-0010	ARCP MT Houston TX LLC	1,367,133	\$2,050.70	2018-55195	8/5/2019	1,229,270	\$206.80	10.08%	8/16/2019	8/29/2019

Hobby Area District

Jur 943

Lawsuit and Arbitration Status Detail as of 10/4/2019

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HC/AD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
Tax Year 2018	034-203-002-0101	Macey Family Properties Ltd	3,164,428	\$4,746.64	2018-57932	8/5/2019	2,700,000	\$696.64	14.68%	Received	8/29/2019
Tax Year 2018	034-203-002-0108	Northden Holdings Ltd	1,229,857	\$1,844.79	2018-62459	8/5/2019	1,112,510	\$176.03	9.54%	Received	8/29/2019
Tax Year 2018	034-203-002-0145	Northden Holdings Ltd	324,920	no change	2018-62459	8/5/2019	324,920	na	na	na	na
Tax Year 2018	040-239-000-0061	APTBC LLC	4,504,145	\$6,825.22	2018-74093	8/5/2019	4,100,000	\$675.22	9.89%	8/16/2019	8/29/2019
Tax Year 2018	062-031-003-0003	R Pennington Investments LP	1,167,000	\$1,750.50	2018-52636	9/24/2019	980,000	\$280.50	16.02%	10/11/2019	11/4/2019
Tax Year 2018	034-203-003-0123	Comerica Bank	2,317,221	\$3,475.83	2018-52917	9/24/2019	2,055,091	\$393.19	11.31%	10/11/2019	11/4/2019
Tax Year 2018	129-785-001-0004	Kucinski Family Trust	930,347	\$1,395.52	2018-52917	9/24/2019	825,104	\$157.86	11.31%	10/16/2019	11/4/2019
Tax Year 2018	096-319-000-0004	Icon Owner Pool 6 West Southwest LLC	5,372,581	\$8,058.87	2018-52994	9/24/2019	4,849,717	\$784.29	9.73%	10/11/2019	11/4/2019
Tax Year 2018	122-722-001-0001	Damij Ltd	2,750,000	\$4,125.00	2018-61545	9/24/2019	2,250,000	\$750.00	18.18%	Received	11/4/2019
Tax Year 2018	126-063-001-0005	ARCP MT Houston TX LLC	14,783,066	\$22,174.60	2018-63194	9/24/2019	13,750,200	\$1,549.30	6.99%	10/11/2019	11/4/2019
Tax Year 2018	126-063-001-0006	ARCP MT Houston TX LLC	18,057,519	\$27,086.28	2018-63194	9/24/2019	16,000,201	\$3,085.98	11.39%	10/11/2019	11/4/2019
Tax Year 2018	129-578-001-0002	Capview Income & Value Fund IV LP	1,063,940	\$1,595.91	2018-63341	9/24/2019	967,591	\$144.52	9.06%	10/11/2019	11/4/2019
Tax Year 2018	098-435-000-0001	DDC Hotels Inc	7,874,092	\$11,811.14	2018-75238	9/24/2019	6,650,000	\$1,836.14	15.55%	Received	11/4/2019
Tax Year 2018	040-239-000-0078	GHC Property LLC	6,070,752	\$9,106.13	2018-61370	10/22/2019	5,804,361	\$399.59	4.39%	11/18/2019	12/2/2019
Tax Year 2018	015-115-011-0008	Adelaide Holdings LLC	1,782,567		2018-62446	10/22/2019	1,675,000		#DIV/0!		
Tax Year 2018	043-228-000-0073	Friedkin Realty Hobby Airport	3,555,419	\$5,333.13	2018-68598	10/22/2019	3,350,000	\$308.13	5.78%	11/18/2019	12/2/2019
Tax Year 2018	034-203-003-0315	Hazari LLC	3,122,956	\$4,684.43	2018-75753	10/22/2019	2,700,000	\$634.43	13.54%	11/18/2019	12/2/2019
			303,373,940				275,088,223				
			75								
Unsettled											
Tax Year 2018	034-203-002-0100	Sexton Interests Ltd	2,824,371		2016-67130						
Tax Year 2018	096-294-000-0001	Heritage Gulf Coast LLC	3,882,330		2017-69192						
Tax Year 2018	096-294-000-0003	Heritage Gulf Coast LLC	12,575		2017-78745						
Tax Year 2018	096-294-000-0004	Heritage Gulf Coast LLC	1,273,989		2017-78745						
Tax Year 2018	132-245-001-0001	Heritage Gulf Coast LLC	850,972		2017-78745						
Tax Year 2018	129-785-001-0001	Advance Stores Company Inc	706,236		2018-53438						
Tax Year 2018	047-123-000-0064	Gulf Towers Houston LLC	5,159,043		2018-53999						
Tax Year 2018	047-123-000-0066	Gulf Towers Houston LLC	5,081,338		2018-53999						
Tax Year 2018	034-203-001-0050	Best Western Plus Hobby Airport	4,900,000		2018-56256						
Tax Year 2018	121-614-001-0001	SAI Inc Regency Inn & Suites	2,564,875		2018-59410						
Tax Year 2018	040-239-001-0020	Smith Jim R	2,306,986		2018-59994						
Tax Year 2018	040-239-001-0038	Smith Jim R	750,000		2018-60630						
Tax Year 2018	096-318-000-0007	Discount Rags Properties LLC	3,598,729		2018-61104						
Tax Year 2018	064-052-000-0045	Awad Mustafa	480,840		2018-61146						
Tax Year 2018	040-239-000-0005	Global New Millennium Partners Ltd	367,193		2018-63223						
Tax Year 2018	123-155-001-0001	Gulf Freeway Quality Hotel Inc	4,900,000		2018-63410						
Tax Year 2018	123-155-001-0002	Houston Hobby Express Hotel Inc	5,100,000		2018-63410						
Tax Year 2018	028-059-000-0016	Stiles Properties Braniff Road Ltd	1,697,100		2018-65344						
Tax Year 2018	136-453-001-0001	Telephone Square LLC	7,519,783		2018-67518						
Tax Year 2018	096-321-000-0004	Pingree 2000 Real Estate Holdings	3,517,502		2018-67607						
Tax Year 2018	123-174-001-0001	Lauren Holdings	2,739,675		2018-68431						
Tax Year 2018	040-239-000-0041	2ML Real Estate Interests Inc	2,411,364		2018-68687						
Tax Year 2018	129-096-001-0001	Standard Morgan Partners Ltd	2,046,572		2018-68703						
Tax Year 2018	078-051-001-0007	Grace Business Investments LLC	5,923,328		2018-69515						
Tax Year 2018	064-215-000-0027	Phoenix Huang Inc	778,618		2018-70953						
Tax Year 2018	062-031-008-0004	Garza Norberto / Askew Mellanie	560,000		2018-71743						
Tax Year 2018	062-031-010-0001	Garza Norberto / Askew Mellanie	705,000		2018-71743						

**Hobby Area District
Lawsuit and Arbitration Status Detail as of 10/4/2019**

[illegible]

Hobby Area District Lawsuit and Arbitration Status Detail as of 10/4/2019

Jur 943

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HC/AD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
Tax Year 2019	034-203-001-0312	TPS Hobby LLC	2,056,896		101-19-001306						
Tax Year 2019	034-203-002-0079	TPS Hobby LLC	438,470		101-19-001306						
Tax Year 2019	034-203-002-0085	TPS Hobby LLC	438,470		101-19-001306						
Tax Year 2019	034-203-002-0086	TPS Hobby LLC	438,470		101-19-001306						
Tax Year 2019	034-203-002-0158	TPS Hobby LLC	438,470		101-19-001306						
Tax Year 2019	034-203-002-0159	TPS Hobby LLC	73,224		101-19-001306						
Tax Year 2019	034-203-002-0160	TPS Hobby LLC	219,235		101-19-001306						
Tax Year 2019	034-203-002-0184	TPS Hobby LLC	73,006		101-19-001306						
Tax Year 2019	034-203-002-0189	TPS Hobby LLC	73,224		101-19-001306						
Tax Year 2019	120-681-001-0001	Mambo Holdings LP	1,867,814		101-19-001373						
Tax Year 2019	034-203-003-0170	Hobby Warehouse Center LLC	1,600,000		101-19-001843						
Tax Year 2019	129-096-001-0004	Pej Real Estate LLC	3,773,409		101-19-001987						
Tax Year 2019	129-096-001-0002	Pej Real Estate LLC	3,687,558		101-19-002002						
Tax Year 2019	040-239-001-0020	Smith Jim R	2,175,000		2018-59994						
Tax Year 2019	078-051-001-0007	Grace Business Investments LLC	5,227,400		2018-69515						
Tax Year 2019	104-827-000-0001	Grace Business Investments LLC	1,772,210		2018-69515						
Tax Year 2019	034-203-002-0118	Atrium Finance II LP	19,563,009		2019-48883						
Tax Year 2019	034-203-002-0130	Atrium Finance II LP	543,930		2019-48883						
Tax Year 2019	040-239-000-0100	Verde Communities LLC	10,256,380		2019-49259						
Tax Year 2019	040-239-000-0101	Verde Communities LLC	6,827,410		2019-49259						
Tax Year 2019	040-239-000-0108	Verde Communities LLC	6,827,400		2019-49259						
Tax Year 2019	109-786-000-0001	Verde Communities LLC	6,648,690		2019-49259						
Tax Year 2019	109-786-000-0002	Verde Communities LLC	8,217,840		2019-49259						
Tax Year 2019	109-786-000-0003	Verde Communities LLC	8,849,980		2019-49259						
Tax Year 2019	109-787-000-0007	Verde Communities LLC	6,787,720		2019-49259						
Tax Year 2019	109-787-000-0008	Verde Communities LLC	6,707,590		2019-49259						
Tax Year 2019	114-169-000-0001	Verde Communities LLC	6,442,020		2019-49259						
Tax Year 2019	114-175-000-0001	Verde Communities LLC	6,270,470		2019-49259						
Tax Year 2019	131-366-001-0001	First Service Credit Union	1,105,160		2019-52528						
Tax Year 2019	040-239-001-0038	Smith Jim R	752,750		2019-53611						
Tax Year 2019	040-239-000-0111	Acquisition 8800 Broadway LLC	12,750,438		2019-53645						
Tax Year 2019	034-203-002-0101	Macey Family Properties Ltd	3,440,230		2019-54101						
Tax Year 2019	034-203-002-0108	Northern Holdings Ltd	1,309,607		2019-54298						
Tax Year 2019	096-294-000-0003	Heritage Gulf Coast LLC	12,575		2019-55847						
Tax Year 2019	070-072-028-0001	Triangle Shopping Center LP	1,850,000		2019-56586						
Tax Year 2019	057-259-000-0046	Autozone Texas LP	1,246,093		2019-56953						
Tax Year 2019	047-123-000-0064	Gulf Towers Houston LLC	5,013,279		2019-59816						
Tax Year 2019	047-123-000-0066	Gulf Towers Houston LLC	4,975,233		2019-59816						
Tax Year 2019	040-239-000-0052	Lam Airport LP	1,900,000		2019-60193						
Tax Year 2019	128-049-001-0001	Alameda Center 45 LP	6,657,162		2019-60600						
Tax Year 2019	034-203-001-0050	Best Western Plus Hobby Airport	4,562,239		2019-60843						
Tax Year 2019	034-203-001-0100	Best Western Plus Hobby Airport	100,361		2019-60843						
Tax Year 2019	034-203-003-0204	Hazari LLC	740,269		2019-60849						
Tax Year 2019	034-203-003-0315	Hazari LLC	3,004,849		2019-60849						
Tax Year 2019	034-203-002-0099	CCI Hobby LLP	3,700,000		2019-60952						
Tax Year 2019	126-063-001-0003	Wal-Mart Real Estate Business Tr	12,052,500		2019-61398						

Hobby Area District Lawsuit and Arbitration Status Detail as of 10/4/2019

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HC/AD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
Tax Year 2019	078-051-001-0001	PCL Galveston Partners Ltd	4,745,000		2019-62649						
Tax Year 2019	040-239-000-0078	GHC Property LLC	8,651,271		2019-62728						
Tax Year 2019	078-071-001-0002	F&S Grahamcrest LLC	2,790,000		2019-63366						
Tax Year 2019	119-602-001-0001	Syndex Corporation	7,800,000		2019-63820						
Tax Year 2019	136-207-001-0001	HWC Wire & Cable Company	4,150,500		2019-63843						
Tax Year 2019	064-063-008-0001	Furmanite US GSG LLC	1,311,500		2019-63941						
Tax Year 2019	015-115-011-0008	Adelaide Holdings LLC	1,885,186		2019-64438						
Tax Year 2019	122-722-001-0001	Damiji Ltd	3,584,701		2019-64486						
Tax Year 2019	136-453-001-0001	Damiji Ltd	8,177,000		2019-64772						
Tax Year 2019	096-319-000-0004	Icon Owner Pool 6 West Southwest	5,514,000		2019-64951						
Tax Year 2019	094-210-000-0006	Public Storage Mgmt Inc	5,561,510		2019-65624						
Tax Year 2019	094-210-000-0007	Public Storage Mgmt Inc	2,438,490		2019-65624						
Tax Year 2019	043-228-000-0073	Friedkin Realty Hobby Airport	3,584,128		2019-65785						
Tax Year 2019	034-203-003-0123	Comerica Bank	2,446,788		2019-65864						
Tax Year 2019	129-785-001-0004	Kucinski Family Trust	978,525		2019-65864						
Tax Year 2019	043-228-000-0041	Ean Holdings LLC	1,126,080		2019-65933						
Tax Year 2019	040-239-000-0005	Global New Millennium Partners Ltd	370,096		2019-66176						
Tax Year 2019	126-063-001-0010	ARCP MT Houston TX LLC	1,446,342		2019-66230						
Tax Year 2019	129-578-001-0002	Capview Income & Value Fund IV LP	1,170,154		2019-66436						
Tax Year 2019	132-094-001-0001	VLR Texas Properties LLC	627,406		2019-66784						
Tax Year 2019	129-785-001-0001	Advance Stores Company Inc 8094	739,577		2019-66785						
Tax Year 2019	034-203-001-0023	Silk Road Properties LLC	383,250		2019-66899						
Tax Year 2019	034-203-001-0024	Silk Road Properties LLC	219,997		2019-66899						
Tax Year 2019	065-050-005-0004	Bradley Harry E Estate	806,136		2019-67944						
Tax Year 2019	034-203-001-0010	Clarke Distributing LLC	932,000		2019-67999						
Tax Year 2019	062-031-002-0011	Maraldo Mike	762,685		2019-68070						
Tax Year 2019	098-435-000-0001	DDC Hotels Inc	7,208,682		2019-68415						
Tax Year 2019	040-239-000-0056	Flight Safety Inc	3,332,269		2019-68424						
Tax Year 2019	060-077-009-0004	CWD Interests LLC	1,765,111		2019-69959						
Tax Year 2019	040-239-001-0051	7950 Bellfort Ltd	10,569,335		2019-70350						
Tax Year 2019	129-987-001-0003	GPC Family LP	9,309,526		2019-70819						
Tax Year 2019	Total	Unsettled Accounts, original value	308,410,694								
Tax Year 2019	Total	Unsettled Accounts, number of accounts	91								

Hobby Area District Lawsuit and Arbitration Status Detail as of 10/4/2019

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HC/AD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
Cumulative											
Settled											
Cumulative	Grand Total	Settled Accounts, original value	2,462,268,228				2,137,445,425				
Cumulative	Grand Total	Settled Accounts, number of accounts	758								
Unsettled											
Cumulative	Grand Total	Unsettled Accounts, original value	437,831,483								
Cumulative	Grand Total	Unsettled Accounts, number of accounts	153								
Color Legend											
	Light Gray	Settled previously									
	Yellow	Settled as of this report									
	White	Unsettled									
	Pink	Unsettled and new since previous report									
Abbreviations											
	NA	Not applicable									
	x	Previous to implementation of Designation Form									
	DELQ	Refund was not issued -- Reduction in assessment was applied to the account, and account still has a balance due.									
	PAID	Refund was not issued -- Reduction in assessment was applied to the account, and account is now paid in full.									
	NYB	Not yet billed									
	25.25b	Settled under Tax Code 25.25b; refund processed									

Hobby Area District
Lawsuit and Arbitration Status Summary as of 10/4/2019

Summary

Settled

2,462,268,228	Original value of Settled accounts as of 10/4/2019
758	Number of Settled accounts as of 10/4/2019
324,822,803	Reduction in value of Settled accounts
13.19%	Average % reduction in value of Settled accounts

Unsettled

437,831,483	Original value of Unsettled accounts as of 10/4/2019
153	Number of Unsettled accounts as of 10/4/2019

0.15	Tax rate per \$100 valuation		
\$86,638	Estimated* reduction in assessment on	153	Unsettled accounts,
	based on	13.19%	average

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
HOBBY AREA DISTRICT
December 12, 2019

Amounts shown are 2018 base assessment amounts unless indicated.

Item needing Board direction:

Meritex Investments Inc. \$504.77, 7710 Bellfort St.-0950620000042

We spoke to Meyer Monk who said that he had problems with Hurricane Harvey and he just completed repairs to a property in Spring. He requested a waiver of penalty and interest. **Please advise of the Board's decision on this matter.**

Suit pending:

Industrial Surplus Inc. 17-18 assessments \$6,054.71, 9200 Telephone Rd – 0480010000195

We have intervened in a suit filed by Harris County. Judgment was signed on 8/23/19; the judgment is final. A judgment letter has been sent and we have filed an abstract of judgment. They made a partial payment and filed a correction request with the appraisal district; HCAD says their request was denied. The county has not set the property for tax sale because the county taxes have been paid.

H L Albright Co. Inc. 16-18 assessments \$2,922.88, 8560 Freeland St – 0342030010036

Suit filed; the account has been **paid in full.**

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

We have intervened in a suit filed by Pasadena ISD before we were its attorney. The ISD taxes were paid so we have taken the lead. Judgment was set to be submitted on 9/20/19 but was not submitted due to Tropical Storm Imelda; a new hearing date has been set for 12/6/19. (This report was prepared on 11/27/19.)

American Fueling Houston LLC \$706.00, 7530 E. Orem Dr.-1307400010002

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

Norman E. Crosby, Jr. \$632.59, 9519 Monroe Rd.-0441350000005

We have intervened in a suit filed by Harris County; judgment was signed on 7/1/19. The judgment is final; a judgment letter has been sent. On 9/27/19, a company representative discussed the case with us; she said she would advise Mr. Crosby that the account needs to be paid.

Charles Walker 17-18 assessments \$501.87, 8310 Lockheed Ave – 0650500050023

We have intervened in a suit filed by Harris County; the county taxes got paid but their suit has not been dismissed because the owner owes court costs. We are reviewing the case to see if we should take the lead in the suit. We sent a balance letter to the owner advising that the account needs to be paid in full.

Terry A. Owens 15-18 assessments \$486.81, 7437 Alameda Genoa Rd – 0480340000025

We have intervened in a suit filed by Harris County; judgment was signed 6/3/19. The judgment is final; a judgment letter has been sent but there has been no response. We have filed an abstract of judgment.

Central Aviation Supply & Equipment, Inc. \$447.17, 8042 Braniff St.-0690030110001

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

Rodney E. Underwood d/b/a Uplift House 13-18 assessments \$443.66, 6549 Northdale St.-0600770090019

We have intervened in a suit filed by Harris County; a trial date is set for 3/3/20.

Global New Millenium Partners Ltd. \$433.80, 6750 Telephone Rd.-0600090000060

We have intervened in a suit filed by Harris County; a trial date is set for 12/2/19. (This report was prepared on 11/27/19.)

Victor & Maria E. Caraveo 15-18 assessments \$398.53, 6902 Telephone Rd – 0600170290001

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

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

We have intervened in a suit filed by Harris County; judgment was signed on 5/14/18.

The judgment is final. A judgment letter has been sent but there has been no response.

The county had the property set for tax sale on 12/4/18 but the sale was cancelled when the county taxes were paid.

R. L. Cate 16-18 assessments \$128.53, 7550 Morley St – 0740390070009

We have intervened in a suit filed by Harris County; judgment was signed on 9/27/19. The judgment is final; we are sending a judgment letter.

JSO Properties LLC/Jerry O'Brien \$80.37, Lot 20 Block 6 on Morley St.-0740390060020

We have intervened in a suit filed by Harris County. Judgment was signed 7/31/19; the judgment is final. A judgment letter has been sent but there has been no response. The county has the property set for tax sale on 12/3/19. (This report was prepared on 11/27/19.)

JSO Properties LLC/Jerry O'Brien \$53.78, 7535 Morley St.-0740390070006

We have intervened in a suit filed by Harris County; judgment was submitted on 11/4/19.

JSO Properties LLC/Jerry O'Brien \$43.88, 7530 Morley St.-0740390070005

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

Paid in full:

Tasarim LLC \$894.05, 7991 Bellfort St.-1216070010001

Pecan Street Apartments LLC \$796.50, 7617, 7623 & 7627 Pecan Villas Dr.-0761210010002, 0761210010003, 0761210010004

ALX International Trading LLC \$771.05, 6827 La Paseo St.-0620310050010

G J Hospitality & Resorts LLC \$656.44, 7701 Monroe Rd.-0342030010329

Denise Nguyen 17-18 assessments \$508.25, 7614 Grahamcrest Dr.-0780710020033

Monroe Investments Inc. \$437.08, 8450 Gulf Fwy-0402390010037

Anlim Investments \$261.00, Reserve A Block 1 on Bellfort St.-1392350010001

2018 accounts:

Yes Prep Public Schools Inc. \$3,741.03, 8787 Tallyho Rd.-1209620010001

The appraisal district has granted a total exemption for 2019 and they have prorated 2018. The assessment office has processed the change and we have sent a new statement but there has been no response. A statement has also been sent to the lienholder, Hancock Whitney Bank. They also owe two additional clients we represent. A lawsuit has been prepared and will be filed shortly.

- In addition to the 2018 account listed above, there are 32 accounts with 2018 base assessments ranging from \$3 to \$1,015; 27 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. 13-18 assessments \$4,558.37, improvements only account at 8703 Telephone Rd – 0432280000031

We have spoken to Carla Ham who said they left Houston many years ago and that Million Air is now the owner of this location. This is a building on city owned land at Hobby Airport. We have told HCAD what we know and we have asked them twice to let us know what they know about this account and they have not replied, the county tax office has over \$278,000 due on this account, it is odd that HCAD is unresponsive and nothing seems to have been done on this. A tax service contacted us on 5/18/17 and again on 6/23/17 for a payoff balance.

Bluebonnet Industrial Brush Company Inc. 17-18 assessments \$2,489.25, 7525 Wynlea St.- 0402390000050

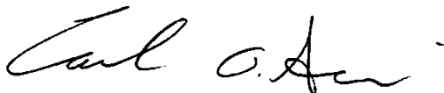
On 7/3, we spoke to Patsy who said she would try to get the 2017 assessments paid shortly and then she would take care of the 2018 assessments. On 6/26 and again on 9/16, a tax service contacted us for a payoff balance. We spoke to Patsy again on 11/6 and she asked for the balance due; she said she would call the assessment office to discuss setting up a payment plan. On 11/22 we sent another emailed statement and we sent a statement to the lienholder, Allegiance Bank.

Katherine Milliken 13-18 assessments \$1,740.22, 8244 Travelair St – 0650500030014

There has been no response to our demand letters. In preparing to sue, we found a state suit where a receiver was appointed to handle her assets. We are checking with him to see if he is administering this property; as of 11/27/19, we have not heard back from the receiver.

- In addition to the accounts listed above, there are 27 accounts with base assessments between \$2 and \$1,155. Demand letters have been sent, we are trying to reach each owner by phone and we are contacting lienholders, where appropriate. Due to the size of the accounts, further action is not recommended at this time.

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



Carl O. Sandin



Email: csandin@pbfcml.com

Office: 713-802-6965 (Direct Line)

Mobile: 713-824-1290

Fax: 713-862-1429

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

AGENDA MEMORANDUM

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

3. Review and Accept Amendment to SEAL Contract.

S.E.A.L. SECURITY CONTRACTUAL AMENDMENT

This amendment (the "Amendment") is made by **S.E.A.L. Security Solutions** (the "Contractor") and Hobby Area Management District for services to be performed within the city of Houston (the "District") (hereinafter the Contractor may be referred to collectively as the "Parties"). The Parties hereby agree as follows: parties to the agreement dated **January 1, 2017** (the "Agreement"), a copy of which is attached as Exhibit A and incorporated fully herein by reference. The Agreement is amended as follows:

Guard Rates and Services Change:

- **Original Contractual Terms:**

PATROL

Level III Commissioned Officers, K-9 units and highly marked patrol vehicles to patrol Hobby Management District

144 Hours per week

Regular Rate: \$29.25 Per Hour

Holiday Rate: \$43.88 Per Hour

Amended Contractual Terms Effective October 10, 2019:

PATROL

Level III Commissioned Officers, K-9 units and highly marked patrol vehicles to patrol Hobby Management District

144 Hours per week

Regular Rate: \$31.00 Per hour

Holiday Rate: \$46.50 Per Hour

Amended Contractual Terms Effective November 25, 2019:

PATROL

Level III Commissioned Officers, K-9 units and highly marked patrol vehicles to patrol Hobby Management District

184 Hours per week

Regular Rate: \$31.00 Per Hour

Holiday Rate: \$46.50 Per Hour

Except as set forth in this Amendment dated November 25, 2019, the Original Agreement is unaffected and shall continue in full force and effect in accordance with its terms. The commencement date of the Amended Contractual terms will begin on November 25, 2019. If there is conflict between this amendment and the Original Agreement or any earlier amendment, the terms of this amendment will prevail.

Hobby Management District

S.E.A.L. Security Solutions, LLC

Chairman

**Grant Goldin
President**

Date

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

AGENDA MEMORANDUM

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

4. Approve Hearing Examiners Report

HEARING EXAMINER'S REPORT AND PROPOSAL FOR DECISION

on the public hearing held on October 29, 2019
to be presented to the
Board of Directors of

Hobby Area District

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

In 2013 there was presented to the Board of Directors of the District (the "Board") petitions (the "Petition") in support of a service and improvement plan (the "Service Plan"). The Board held a public hearing on October 24, 2013. Thereafter on November 14, 2013, the Board adopted an Order Granting Petition; Approving a Service, 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 (the "Order").

The Order provides that the District may, after conducting a public hearing for which due notice has been given to certain owners of property in the District, supplement its original Assessment Roll to add new construction or improvements, and property omitted from the District's original Assessment Roll as previously supplemented (collectively, the "Supplemental Properties"), without the need to secure new petitions from property owners within the District.

The District ordered a public hearing (the "Hearing") on the supplementing of the Assessment Roll which was held on October 29, 2019, at 10:00 a.m.

Josh Hawes served as the Hearing Examiner (the "Hearing Examiner"). The Hearing Examiner conducted an adjudicative public hearing (the "Hearing") on the advisability of supplementing the Assessment Roll with the Supplemental Properties, after appropriate notice was given pursuant to the provisions of the Code, by publishing a copy of the notice of the Hearing in the Houston Business Journal, a newspaper of general circulation within the District, on September 27, 2019, and by mailing on September 24, 2019, copies of the notice of the Hearing to the owners of each property of the Supplemental Properties by First Class mail, at the address shown on the most recent tax rolls of the Harris County Appraisal District. The Hearing was held

at the District offices, 8121 Broadway St., Suite 199, Houston, Texas 77061, inside the boundaries of the District.

The following persons appeared at the Hearing and requested to present evidence on behalf of the District: Pamela Guerra, Manager, Administration and Support Services for the District, and Pat Hall of Equi-Tax, Inc., Assessment Collector of the District. No other persons requested to present evidence at the Hearing.

The Hearing Examiner asked if any persons present desired to be designated as a party to this proceeding. The Hobby Area District was granted party status, and was represented by Timothy Austin of Allen Boone Humphries Robinson LLP, Attorney for the District.

Those in attendance were given opportunities to ask questions of the District's Manager, Administration and Support Services, and Assessment Collector. They were also given opportunities to present testimony in support of or questioning and/or contesting the assessment plans of the District. No other testimony was offered.

TESTIMONY

Pamela Guerra identified and explained the Order, a document relating to the authority of the District to levy assessments and provide services and improvements. A list identifying the Order, as well as those documents discussed by Pat Hall, is attached hereto as Exhibit 1, with such documents being admitted into evidence in the Hearing and referred to herein as the "Documentary Evidence." Ms. Guerra testified in favor of supplementing the Assessment Roll with the Supplemental Properties. Ms. Guerra stated that she believed that all properties in the District receive a benefit from the District's services that equals or exceeds the assessment each pays regardless of where the property is located within the District.

Next, Pat Hall identified and explained additional 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 procedure for supplementing the Assessment Roll.

TEXAS LOCAL GOVERNMENT CODE REQUIREMENTS

The authority of the District to levy 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 375.113 of the Code requires a hearing, after notice 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 the Assessment Roll with the Supplemental Properties. 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. Sections 375.116 through 375.121 of the Code govern the procedure for the Hearing and the findings and determinations necessary for the Board to make an order to levy assessments on a new basis and on supplementing the assessment roll. These provisions, the Act, 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 benefited, the method of assessment, and the method and time for payment of the assessment.

The Code provides 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 shall 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 SUPPLEMENTAL PROPERTIES?

Based on the testimony and evidence presented, the Hearing Examiner recommends that the Board find from the preponderance of the evidence that the assessment roll presented into evidence at the Hearing be supplemented with the Supplemental Properties (the "Supplemental Assessment Roll").

The Hearing Examiner recommends that the Board find from the preponderance of the evidence that: (a) assessments be levied on the Supplemental Properties in accordance with the Petition and the Order; (b) all properties within the District be assessed at the same rate, and that the properties not be assessed at different rates depending on their location within the District; (c) all assessable property within the District, whether developed or undeveloped and regardless of location in the District, will benefit from the security and public safety program; the business development program; the mobility and transportation program; the visual improvements and cultural promotion program; and administration services; (d) all of the District's programs will benefit all owners of assessable property, and even provide benefits to property owners located outside the boundaries of the District; (e) all property within the District will receive benefits from all of the proposed programs and improvements; and (f) Harris County Appraisal District ("HCAD") values are the most appropriate and fair basis of assessment.

2. IS IT ADVISABLE FOR THE DISTRICT TO PROVIDE THE SERVICES AND IMPROVEMENTS DESCRIBED IN THE PETITION, THE SERVICE PLAN, AND ORDER TO THE SUPPLEMENTAL PROPERTIES, AND WHAT IS THE NATURE OF THOSE SERVICES?

The Hearing Examiner recommends that the Board find from the preponderance of evidence that it is advisable for the District to provide to the Supplemental Properties the services and improvements described in the Petition, the Service Plan, and the Order and that all properties added should be subject to assessment by the District for all years in which they will receive benefits from the services and improvements described in the Petition, the Service Plan, and the Order.

The Act recites that the District was created for the public purposes of economic development and diversification; elimination of unemployment and underemployment; development and expansion of transportation and commerce; promotion of health, safety, and welfare of residents, employers, employees, visitors, and consumers in the District and the general public; enhancement of economy and vitality of the area of the District as a community and business center; the expansion and improvement of pedestrian facilities and systems; and the restoration, preservation, and enhancement of scenic and aesthetic beauty.

The witnesses testified in favor of the advisability of adding the Supplemental Properties to the Assessment Roll and in favor of the provision of the services and improvements to such properties and each stated, in his or her judgment, that all assessable property within the District, including the Supplemental Properties, has been and/or will be greatly benefited by providing such services and improvements, and that, in his or her judgment, all owners of assessable property in the District, irrespective of their location in the District, whether on the periphery or in the center of the District or in between, would receive specific benefits equal to or greater than the cost of the assessment. The Hearing Examiner agrees that the properties on the Supplemental Assessment Roll are located within the District and will receive benefits from the services and improvements provided by the District for all years for which each individual property is to be assessed.

3. WOULD THE SUPPLEMENTAL PROPERTIES PROPOSED TO BE ADDED TO THE ASSESSMENT ROLL AND PROPOSED TO BE ASSESSED FOR SERVICES AND IMPROVEMENTS SET FORTH IN THE SERVICE PLAN BE BENEFITED BY THE PROVISION OF SUCH SERVICES AND IMPROVEMENTS AND SHOULD THE ASSESSMENT BE BASED ON 2019 HCAD VALUES?

The Hearing Examiner recommends that the Board find from the preponderance of evidence that the Supplemental Properties have received or will receive specific benefits which equal or exceed the cost of the assessments proposed to be levied in the Petition for each year of assessment as well as for the remaining term of the Service Plan. The Hearing Examiner heard testimony that the provision of the services and

improvements set forth in the Service Plan will benefit all of the assessable properties within the District, including the Supplemental Properties. The Hearing Examiner heard further testimony that basing the assessment of the Supplemental Properties on the 2019 values will be appropriate and fair. The Hearing Examiner finds that each property of the Supplemental Properties will continue each year to receive benefits from the services and improvements provided by the District which equal or exceed the assessment on each property for each year and will receive special benefits during the remainder of the ten-year period of assessment installments in an amount equal to or greater than the total amount assessed during the term of the Service Plan. The Hearing Examiner agrees that the assessment should be based on 2019 HCAD values.

4. WHAT ARE THE ANNUAL COSTS OF THE SERVICES AND IMPROVEMENTS DESCRIBED IN THE PETITION AND PROPOSED IN THE SERVICE PLAN, WHAT ARE THE TOTAL COSTS OF SUCH SERVICES AND IMPROVEMENTS OVER A TEN-YEAR PERIOD, AND ARE THOSE COSTS FAIR AND REASONABLE AND PROPERLY PAYABLE FROM ASSESSMENTS LEVIED BY THE DISTRICT?

The Hearing Examiner recommends that the Board find from the preponderance of evidence that the annual costs of the services and improvements and the total costs of the services and improvements over the ten-year term set forth in the Service Plan continue to be fair and reasonable and properly payable from assessments levied by the Board.

The costs of providing the various services are as follows:

Summary of Expenses

<u>Projected Services</u>	<u>Projected Average Annual Expenditure</u>	<u>Expenditure over Life of the Plan</u>	<u>Projected Percentage</u>
Security & Public Safety	\$576,383	\$5,763,830	40%
Business Development	\$360,240	\$3,602,400	25%
Transportation Planning	\$144,095	\$1,440,950	10%
Visual Improvements & Cultural Promotion	\$72,048	\$720,480	5%
Project Staffing & Administration	\$288,192	\$2,881,920	20%
TOTAL	\$1,440,958	\$14,409,580	100%

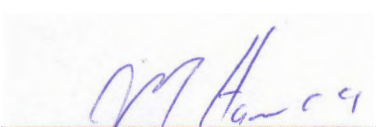
The written testimony and oral evidence submitted at the Hearing suggests that the foregoing estimates of costs continue to be fair and reasonable and will be adequate to provide the services and improvements proposed in the Service Plan.

RECOMMENDATIONS OF THE HEARING EXAMINER

The Hearing Examiner recommends that the Board find from the preponderance of the evidence, and data officially noticed, that:

- (A) The Board should supplement the Assessment Roll with the Supplemental Properties.
- (B) The Board should levy assessments in accordance with the Petition and the Order on the Supplemental Properties payable in the year 2019 through and including 2023 on the value of benefited property in the District as determined by the Board, as such property is valued on the tax rolls of HCAD for the year 2019 and as shown on the Assessment Roll, as supplemented.
- (C) That in all other respects, the Board should continue to follow the Order.

After a review of the record and for the reasons given above, the Hearing Examiner recommends that the Board adopt an order approving the Assessment Roll as supplemented.



Josh Hawes
Hearing Examiner

EXHIBIT 1

Documentary Evidence

EXHIBIT	DESCRIPTION
A	Order Granting Petition; Approving a Service, 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	Affidavit of Publication of Notice of Public Hearing to Consider Advisability of Supplementing Assessment Roll in the <u>Houston Business Journal</u>
C	Affidavit of Mailing of Notice of Public Hearing to Consider Advisability of Supplementing Assessment Roll by First Class Mail
D	Supplemental Assessment Roll

ORDER SUPPLEMENTING THE ASSESSMENT ROLL FOR HOBBY AREA DISTRICT; LEVYING ASSESSMENTS AGAINST THE PROPERTY ON THE SUPPLEMENTAL ASSESSMENT ROLL FOR THE REMAINDER OF THE TEN-YEAR PERIOD; AND SETTING THE RATE OF ASSESSMENT FOR THE YEAR 2019

On December 12, 2019, at 6:00 p.m., the Board of Directors of Hobby Area District, formerly known as Harris County Improvement District No. 9, (the "District") convened in duly called session, at The Houston Club, 910 Louisiana Street, Suite 4900, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board of Directors of the District (the "Board"):

Danny R. Perkins	Chair
Helen Bonsall	Vice Chair
James Brown	Secretary/Treasurer
Liliana Rambo	Director
Ann Collum	Director
Sue De Haven	Director
Keyur Amin	Director
Joe Edd Nelson	Director
Darryl Bailey	Director

all such members being present except Director(s) _____, thus constituting a quorum, when, among other business, there came on for consideration the Hearing Examiner's Report and Proposal for Decision (the "Hearing Examiner's Report") and recommendation on the advisability of supplementing the assessment roll and of levying assessments on Supplemental Properties within the District, a copy of which is attached as Exhibit A, and such other orders, acts, procedures, and relief as may be necessary and proper in connection therewith. All terms used herein that begin with initial capital letters shall have the meaning set forth in the Hearing Examiner's Report unless otherwise defined herein.

In accordance with the provisions of House Bill No. 4110, Acts of the 80th Legislature, Regular Session, 2007, codified as Chapter 3859, Texas Special District Local Laws Code (the "Act") and of Chapter 375, Texas Local Government Code (the "Code"), there was presented to the Board by petitioners ("Petitioners"), a petition (the "Petition") requesting the District provide the services and improvements as described in the Petition and the 2014-2023 Service and Improvement Plan and Assessment Plan (the "Service Plan"). The Petition and the Service Plan were approved and granted by the Order Granting Petition; Approving a Service, 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, adopted November 14, 2013 (the "Order"). The Order provides that the District may supplement the original Assessment Roll without the need for an additional petition, provided that a hearing is held upon duly given notice as provided in the Act and the Code. A hearing to supplement the original Assessment Roll with the Supplemental Properties as defined in the Hearing Examiner's Report was ordered and held.

The Hearing Examiner heard all evidence and approved the Hearing Examiner's Report which he now presents to the Board for action. The Board has reviewed the Hearing Examiner's Report and considered all issues presented.

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 such Hearing includes:

1. All memoranda and reports of the staff of and consultants to the District and documents of the District prepared and dated as of or prior to the date of the Hearing and relating to the Petitioners, the Petition, the District, the Service Plan, the levy of assessments, the Assessment Roll and the supplement of the Assessment Roll with the Supplemental Properties, 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 Harris County, 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 the Board relating to the Hearing, the Service Plan, the Assessment Roll, and the levy of assessments; and
4. The tax rolls of the Harris County Appraisal District for the year 2019, the value of property on such tax roll and the owners of property and their addresses on such tax roll.

There was submitted for the record and as evidence of the matters therein contained, an affidavit of publication of the notice of the Hearing in the Houston Business Journal, with such publication occurring on September 27, 2019, which is at least 30 days prior to the date of such Hearing, as required by the Code.

There was also submitted at the Hearing an Affidavit of Mailing stating that the notice of the Hearing was mailed by First Class mail, to each owner of property which is

Supplemental Properties in the District subject to assessment at the address of such property owner as reflected on the most recent tax roll of the Harris County Appraisal District.

After official notice of the foregoing matters and following receipt of all testimony, other evidence, exhibits, and statements of counsel for all persons, agencies, and parties, the Board received and reviewed the Hearing Examiner's Report. The Board invited any interested person, entity, or party to offer testimony or other evidence on the supplementing of the Assessment Roll with the Supplemental Properties, the levy of assessments thereon and other matters relating to the subject. The Hearing Examiner explained the reasons for the decisions reflected in the Hearing Examiner's Report.

FINDINGS OF FACT

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

1. All petitions, resolutions, orders, and related documents and data required of Petitioners pursuant to the Act and the Code, and of the District, have been duly and timely submitted to and filed with the District; and
2. The Hearing before the Hearing Examiner was set for October 29, 2019, at 10:00 a.m. at the District offices, 8121 Broadway St., Suite 199, Houston, Texas 77061; and
3. A notice (the "Notice") setting forth the time and place of the Hearing, the general nature of the services and improvements proposed by the Petition, the estimated cost of the services and improvements, the area and property to be benefited, the amount of the benefit and the proposed time, method and amount of assessment was promulgated. Notice of the Hearing was given by publishing a copy of the Notice in the Houston Business Journal, a newspaper of general circulation in Harris County, on September 27, 2019, a date not less than 30 days prior to the commencement of the Hearing on October 29, 2019, and by mailing a copy of the Notice by First Class mail, on September 24, 2019, which is not later than 30 days before the date of the Hearing on October 29, 2019, to each owner of Supplemental Properties in the District subject to additional or first-time assessment at the address of such property owner as reflected on the most recent tax roll of the Harris County Appraisal District; and
4. There has been presented to the Board a Petition requesting the services and improvements as set forth in the Service Plan which was executed by

50 or more owners of real property in the District as shown on the tax rolls of the Harris County Appraisal District as required by the Act. The Petition was properly executed and meets all of the requirements of the Act and the Code; and

5. The Service Plan fully explains and describes the services and improvements proposed for the District; contains a description of the general nature of the proposed services and improvements, the estimated costs thereof, the area benefited, the proposed method of assessment, and the time for payment of the assessments; and contains a recommendation with respect to the penalties to be imposed and interest to accrue on delinquent assessments. The Service Plan authorizes the District to supplement the Assessment Roll without need for a further petition, provided that a public hearing is held in compliance with all requirements of the Code and the Act; and
6. The Assessment Roll as supplemented with the Supplemental Properties and presented to the Board and incorporated herein by reference (the "Assessment Roll") should be approved as the Assessment Roll for the District; and
7. There should be levied against all property shown on the Assessment Roll, as supplemented, for each of the remaining tax years from 2019 through 2023, an assessment for services and improvements in accordance with the Petition, the Service Plan and the Order; and
8. All of the real property in the District which is being assessed by the Board in the amount shown in the Assessment Roll, as supplemented, 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; and
9. 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 Assessment Roll, as supplemented, 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; and

10. The provisions relating to due and delinquency dates for assessments, interest, and penalties on delinquent assessments, and procedures concerning the imposition and collection of assessments as set forth in the Service Plan and Order 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 in the Service Plan; and
11. 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 assessable properties within the District, including the Supplemental Properties, as determined and set forth in the Service Plan; and
12. It is advisable that the improvements and services set forth in the Service Plan be provided to properties within the District, including the Supplemental Properties, during the term set forth in the Service Plan; and
13. Each property proposed to be assessed in the Petition and Service Plan at the rate and in the amount shown on the Assessment Roll, as supplemented, will receive special benefits equal to or greater than the assessment to be levied against such property pursuant to the Service Plan and the Assessment Roll; and
14. Assessments for services and improvements should be payable in annual installments for each property and in accordance with the Order; and
15. The matters, facts, and recommendations of the Hearing Examiner's Report are found to be true and correct; and
16. The Order has been duly adopted, is in full force and effect, and should be ratified and confirmed.

CONCLUSIONS OF LAW

In consideration of all issues of fact and law relative to the Hearing, the Board rules and makes the following Conclusions of Law:

1. The District has met all requirements of the Act and the Code related to supplementing the Assessment Roll with the Supplemental Properties and levying assessments on such property and the Hearing and Assessment Roll, as supplemented, should be approved.
2. The Hearing of the District on the advisability of the District supplementing the Assessment Roll with and undertaking and providing

services and improvements as provided in the Petition and the Service Plan to the Supplemental Properties, was held and all necessary and appropriate notice thereof was given under the authority of and in accordance with the provisions of the Act and the Code.

3. The Board has jurisdiction to supplement the Assessment Roll and to conduct the Hearing and is authorized to supplement the Assessment Roll and to levy assessments for services and improvements in accordance with the Order.
4. In order to accomplish and effectuate the purposes for which the District was created as set forth in the Act and Section 375.001 of the Code, the Hearing Examiner's Report should be approved in its entirety, the Assessment Roll should be supplemented, and an assessment for services and improvements on Supplemental Properties as shown on the Assessment Roll, as supplemented, and as described in the Service Plan and the Order should be levied by the Board for the tax years 2019 through and including 2023.
5. 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.
6. The Order has been duly adopted, is in full force and effect, and shall be ratified and confirmed.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF HOBBY AREA DISTRICT THAT:

Section 1. Findings and Adoption of Hearings Examiner's Report. The recitals, findings and conclusions 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 are hereby adopted.

Section 2. Assessment Roll. The Assessment Roll as supplemented with the Supplemental Properties and as recommended by the Hearing Examiner is hereby approved. The Assessment Roll is incorporated in this order by reference.

Section 3. Levy of Assessments on Supplemental Properties. The Board hereby levies upon the Supplemental Properties on the Assessment Roll, as supplemented, an

assessment, payable in annual installments in the years 2019 through and including 2023, at the rate provided below per \$100 valuation of benefited property as shown on the tax rolls of the Harris County Appraisal District for services and improvements as shown in the Service Plan, which levy is in the annual amount and in the total amount for the remaining period of the Service Plan as set forth in the Assessment Roll, as supplemented.

Section 4. Assessment Rate for the Year 2019. The rate of assessment for the year 2019 shall be \$0.15 per \$100 of assessed valuation.

Section 5. Collection of Assessments. The procedures contained in the Order 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 are hereby confirmed.

Section 6. Prior Order. The Order is hereby ratified and confirmed.

Section 7. 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 8. Notice. The Board officially finds, determines, recites, and declares that sufficient written notices of the date, time, 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.

[Execution page follows.]

PASSED AND ADOPTED this December 12, 2019.

Chair, Board of Directors
HOBBY AREA DISTRICT

ATTEST:

Secretary, Board of Directors
HOBBY AREA DISTRICT

Exhibit A - Hearing Examiner's Report

The undersigned hereby consent to the Order Supplementing the Assessment Roll for Hobby Area District; Levying Assessments Against the Property on the Supplemental Assessment Roll for the Remainder of the Ten-Year Period; and Setting the Rate of Assessment for the Year 2019.

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

AGENDA MEMORANDUM

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

- 5. Convene in Executive Session pursuant to Texas Government Code, Section 551.071 (private consultation with attorney) and Section 551.074 (personnel matters).**

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

AGENDA MEMORANDUM

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

- 6. Reconvene in Open Session and authorize appropriate action regarding pending or contemplated litigation, or a settlement offer and the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee**

