



HOBBY AREA DISTRICT

HOBBY AREA DISTRICT MEETING

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

Notice is hereby given that a regular meeting of the Board of Directors of the Hobby Area District will be held on **Thursday, February 13, 2020 at 2:00 PM** at the Doubletree Hilton Hobby, 8181 Airport Blvd, Houston, TX 77061, inside the boundaries of the District, open to the public, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

AGENDA

1. General Business

- a. Call to Order;
- b. Determine Quorum;
- c. Welcome and Introductions
- d. Receive Public Comments (Limited to three minutes per person)

2. Consent Agenda – *Items may be removed and discussed separately at a board member's request; otherwise, all, or remaining, items will be voted on as a group.*

- a. Adopt Agenda
- b. Approve Minutes of Board Meeting December 12, 2019
- c. Accept Treasurer Report
 - i. Bookkeeper Report
 - ii. Assessor Collection and Delinquency Reports
- d. Ratify the Order Supplementing the Assessment Roll for the 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.

3. Director Matters, including:

- a. Accept resignation of Director DeHaven.
- b. List of Local Government Officers.
- c. Authorize filing of District Registration Form with Texas Commission on Environmental Quality.
- d. Ratify contract with East End District for Graffiti Services.
- e. Approve Service Agreement between the District and Antero Services for maintenance of pavers at Broadway and Santa Elena, Rockhill, and Morley.
- f. Ratify contract between Marriott South and the Hobby Area District.
- g. Approve videography, photography and printing services for State of The District.
- h. Approve contract with Malone Strategies for Hobby Fest planning services.

4. Executive Session - Convene Executive Session pursuant to Section 551.074, Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- a. Executive Director Position

5. **Reconvene in Open Session** - Reconvene in Open Session and authorize appropriate action regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
6. **Chairman's Report/Board Member or Staff Announcements**
7. **Next Meeting – April 09, 2020**
8. **Adjourn**

Chairman of The Board



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** – *Items may be removed and discussed separately at a board member's request; otherwise, all, or remaining, items will be voted on as a group.*
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**MINUTES OF THE MEETING OF THE
HOBBY AREA DISTRICT
BOARD OF DIRECTORS**

December 12, 2019

DETERMINE QUORUM; CALL TO ORDER

The Board of Directors (the "Board") of the Hobby Area District (the "District") held a regular meeting on December 12, 2019 at The Houston Club, 910 Louisiana, Suite 4900, One Shell Plaza, located outside 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 Sue De Haven, Liliana Rambo, Ann Collum and Darryl Bailey, 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; and Deborah Bessire of Equi-Tax, Inc.

DETERMINE QUORUM; CALL TO ORDER

Chairman Perkins called the meeting to order at 6:05 p.m.

RECEIVE PUBLIC COMMENTS

There were no public comments.

APPROVE MINUTES OF BOARD MEETING

After review and discussion, Director Bonsall made a motion to approve the minutes of the regular meeting held on October 10, 2019. Director Nelson seconded the motion, which passed by unanimous vote.

REVIEW AND ACCEPT BOOKKEEPER'S REPORT AND INVOICES FOR PAYMENT

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

REVIEW AND ACCEPT ASSESSMENTS COLLECTION AND DELINQUENCY REPORTS

The Board reviewed the assessment collection report and delinquent assessment report. No action was taken by the Board.

REVIEW AND ACCEPT AMENDMENT TO SEAL CONTRACT

Following review and discussion, Director Bonsall made a motion to approve the Amendment to Security Services Contract with SEAL Security Solutions. Director Brown seconded the motion, which passed by unanimous vote.

APPROVE HEARING EXAMINER’S REPORT AND PROPOSAL FOR DECISION REGARDING THE 2019 SUPPLEMENTAL ASSESSMENT HEARING (“THE HEARING”)

Following review and discussion, Director Brown made a motion to accept the Hearing Examiner’s Report and Proposal for Decision relating to the Hearing. Director Amin seconded the motion, which passed by unanimous vote.

The Board next reviewed the Order Supplementing the Assessment Roll; 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 (the “Order”). Following review and discussion, Director Brown made a motion to adopt the Order. Director Amin seconded the motion, and it passed by unanimous vote.

CONVENE IN EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE, SECTION 551.072 (DELIBERATIONS ABOUT REAL PROPERTY) AND SECTION 551.074 (PERSONNEL MATTERS)

The Board did not convene in executive session.

NEXT MEETING: THURSDAY, February 13, 2020

ADJOURN

There being no further business to come before the Board, the meeting was adjourned.



Chair, Vice Chair or Secretary

HOBBY AREA DISTRICT

MONTHLY FINANCIAL REPORT

DECEMBER 31, 2019

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

**Hobby Area District
Balance Sheet
As of December 31, 2019**

Page 8

	<u>Dec 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Amegy Bank	104,732.96
1020 · Wells Fargo Bank	165,163.16
1030 · Plains State Bank - CD	247,356.26
1032 · Plus4 Credit Union - CD	5.34
1040 · TexSTAR-Operating	<u>863,471.23</u>
Total Checking/Savings	1,380,728.95
Other Current Assets	
1200 · Assessment Receivable	<u>1,992,978.66</u>
Total Other Current Assets	<u>1,992,978.66</u>
Total Current Assets	3,373,707.61
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>3,410,208.23</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>99,929.32</u>
Total Accounts Payable	99,929.32
Other Current Liabilities	
2100 · Assessment Refunds Payable	-4,480.97
2200 · Deferred Assessment Revenue	<u>2,085,864.23</u>
Total Other Current Liabilities	<u>2,081,383.26</u>
Total Current Liabilities	<u>2,181,312.58</u>
Total Liabilities	2,181,312.58
Equity	
3000 · Retained Earnings	996,829.18
Net Income	<u>232,066.47</u>
Total Equity	<u>1,228,895.65</u>
TOTAL LIABILITIES & EQUITY	<u><u>3,410,208.23</u></u>

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

Page 9

MAINTENANCE & OPERATIONS FUND

M&O SOURCES OF FUNDS

	<u>Dec 19</u>	<u>Budget</u>	<u>Jan - Dec 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
4000 · District Assessments	131,688.00	158,334.00	1,863,589.40	1,900,000.00	1,900,000.00
4010 · Penalty & Interest Revenue	1,795.42	2,084.00	21,102.62	25,000.00	25,000.00
4020 · Overpayments	161.35	5,584.00	62,013.16	67,000.00	67,000.00
4030 · Assessment Refunds	0.00	-5,666.00	-66,249.36	-68,000.00	-68,000.00
4060 · Interest Revenue	1,154.12	1,250.00	26,609.89	15,000.00	15,000.00
4065 · Non-Income Funds	0.00	625.00	219,642.37	7,500.00	7,500.00
TOTAL M&O SOURCES OF FUNDS	134,798.89	162,211.00	2,126,708.08	1,946,500.00	1,946,500.00

M&O USES OF FUNDS

Public Safety

6010 · Contract Public Safety	20,785.50	22,916.00	211,048.30	275,000.00	275,000.00
6012 · Specific Sites High Density Patrol	0.00	2,084.00	0.00	25,000.00	25,000.00
6014 · Special Operations	0.00	834.00	0.00	10,000.00	10,000.00
6015 · Apartment Life Initiatives	1,657.25	1,666.00	19,638.16	20,000.00	20,000.00
6020 · Mobile Cameras	0.00	834.00	0.00	10,000.00	10,000.00
6025 · Nuisance Abatement Program	766.42	1,250.00	11,504.70	15,000.00	15,000.00
6035 · Graffiti Abatement	3,400.00	3,125.00	34,000.00	37,500.00	37,500.00
6037 · Public Safety Programs	1,050.00	334.00	5,772.22	4,000.00	4,000.00
Total Public Safety	27,659.17	33,043.00	281,963.38	396,500.00	396,500.00

Community Development

6050 · Porter Service	13,562.51	13,750.00	200,300.12	165,000.00	165,000.00
6051 · Community Enhancement Programs	0.00	6,750.00	2,711.41	81,000.00	81,000.00
6052 · Corridor & ROW Maintenance	19,167.05	30,416.00	302,694.76	365,000.00	365,000.00
6053 · Field Services Vehicle	49.66	3,312.00	622.67	39,750.00	39,750.00
6054 · Street Sweeping	7,617.20	7,166.00	91,406.40	86,000.00	86,000.00
8055 · Project/Contract Management	6,750.00	8,750.00	63,588.73	105,000.00	105,000.00
8063 · Esplanade/Roadway Enhancement	5,524.00	4,166.00	21,184.07	50,000.00	50,000.00
8065 · METRO Bus Shelter Enhancement	19,193.00	12,145.00	30,721.46	145,750.00	145,750.00
8074 · Streetscape Assessories	0.00	584.00	0.00	7,000.00	7,000.00
Total Community Development	71,863.42	87,039.00	713,229.62	1,044,500.00	1,044,500.00

Economic Development

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

Communication, Public Affairs, Marketing

6065 · Events	4,713.15	2,916.00	6,764.84	35,000.00	35,000.00
6068 · CPA&M Programs	93.35	1,684.00	1,276.35	20,200.00	20,200.00
6070 · Creative Support	3,094.00	5,209.00	63,568.88	62,500.00	62,500.00
6075 · Marketing Mtls & Promo Items	99.52	4,166.00	4,741.35	50,000.00	50,000.00
6078 · Advertisement	0.00	10,416.00	48,306.50	125,000.00	125,000.00
6235 · Hobby Area Improvement Corp.	0.00	4,166.00	0.00	50,000.00	50,000.00
Total Comm., Public Affairs, Marketing	8,000.02	28,557.00	124,657.92	342,700.00	342,700.00

Hobby Area District

Statement of Sources & Uses - Budget vs Actual

Page 10

December 2019

	<u>Dec 19</u>	<u>Budget</u>	<u>Jan - Dec 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Administration					
6112 · Administration Programs	53.29	854.00	13,143.29	10,240.00	10,240.00
6115 · Meeting Expense	137.45	1,791.00	16,573.73	21,500.00	21,500.00
6120 · Reimbursable Expenses	65.31	1,250.00	3,943.04	15,000.00	15,000.00
6125 · Postage	89.33	41.00	1,193.56	500.00	500.00
6130 · Office Supplies	825.46	625.00	11,866.93	7,500.00	7,500.00
6135 · Public Notices, Advertising	11.45	141.00	460.45	1,700.00	1,700.00
6140 · Legal Services	2,878.08	3,959.00	60,923.70	47,500.00	47,500.00
6145 · Audit Services	0.00	1,634.00	15,258.00	19,600.00	19,600.00
6145 · Audit Services (Internal Audit)	0.00	0.00	21,760.00	0.00	0.00
6150 · Bookkeeping	850.00	875.00	10,200.00	10,500.00	10,500.00
6155 · Assessment Billing	2,384.09	2,916.00	33,411.17	35,000.00	35,000.00
6160 · Assessment Database Mgmt.	300.00	334.00	3,600.00	4,000.00	4,000.00
6165 · Office Equipment	699.45	1,250.00	8,717.02	15,000.00	15,000.00
6170 · Insurance	0.00	625.00	8,206.48	7,500.00	7,500.00
6072 · Office Lease	2,450.00	2,500.00	29,400.00	30,000.00	30,000.00
6073 · Communication & Technologies	722.56	2,412.00	12,990.71	28,950.00	28,950.00
6175 · Other	0.00	25.00	1,593.39	300.00	300.00
Employee Payroll & Benefits					
6180 · Gross Wages	10,129.16	50,489.00	311,217.45	605,859.00	605,859.00
6181 · Payroll Taxes	769.17	2,964.00	21,778.00	35,568.00	35,568.00
6182 · Payroll Service	1,064.08	1,020.00	12,377.90	12,250.00	12,250.00
6183 · Health Insurance	2,895.77	5,782.00	55,066.43	69,395.00	69,395.00
6184 · Retirement Fund	83.84	1,553.00	10,051.60	18,636.00	18,636.00
Total Employee Payroll & Benefits	<u>14,942.02</u>	<u>61,808.00</u>	<u>410,491.38</u>	<u>741,708.00</u>	<u>741,708.00</u>
Total Administration	<u>26,408.49</u>	<u>83,040.00</u>	<u>663,732.85</u>	<u>996,498.00</u>	<u>996,498.00</u>
TOTAL M&O USES OF FUNDS	<u>133,931.10</u>	<u>249,079.00</u>	<u>1,841,499.61</u>	<u>2,988,998.00</u>	<u>2,988,998.00</u>
Other Expense					
9000 · Transfer to Improvement Corp.	0.00	0.00	53,142.00	0.00	0.00
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>53,142.00</u>	<u>0.00</u>	<u>0.00</u>
EXCESS (DEFICIT) OF SOURCES OVER USES	<u>867.79</u>	<u>-86,868.00</u>	<u>232,066.47</u>	<u>-1,042,498.00</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 District
Bank Account Registers
As of February 13, 2020

Page 11

<i>Type</i>	<i>Date</i>	<i>Num</i>	<i>Name</i>	<i>Memo</i>	<i>Amount</i>	<i>Balance</i>
Amegy Bank						133,284.67
Check	11/01/2019	Debit	Guardian Insurance	Dental, Life, Vision	-256.78	133,027.89
Check	12/02/2019	Debit	Guardian Insurance	Dental, Life, Vision	-256.78	132,771.11
Bill Pmt -Check	11/29/2019	ACH	BlueCross BlueShield of Texas	Health Insurance	-55.11	132,716.00
Check	12/13/2019	2839	Flight Safety International Inc.	Tax Assessment Refund	-553.17	132,162.83
Bill Pmt -Check	12/13/2019	2840	Arthur Perez	Security Review	-1,050.00	131,112.83
Bill Pmt -Check	12/13/2019	2841	One Foot Over	Marketing Retainer - Oct.	-2,796.00	128,316.83
Bill Pmt -Check	12/13/2019	2842	Texas Excavation Safety System	Message Fees for Nov.	-319.20	127,997.63
Bill Pmt -Check	12/13/2019	2843	Twisted Mister Promotions	Promote HAD to local bus.	-1,400.00	126,597.63
Check	12/13/2019	2844	Dennis Beedon	Bonus	-294.00	126,303.63
General Journal	12/13/2019	Payroll	Paychex	Payroll	-4,306.54	121,997.09
General Journal	12/13/2019	Payroll	Paychex	Payroll Taxes	-1,279.20	120,717.89
General Journal	12/13/2019	Payroll	Paychex	401K & UME	-442.66	120,275.23
General Journal	12/13/2019	Payroll	Paychex	Fee	-532.04	119,743.19
Bill Pmt -Check	12/31/2019	2845	Allen Boone Humphries Robinson	Legal	-1,534.20	118,208.99
Bill Pmt -Check	12/31/2019	2846	Mister Sweeper LP	Street Sweeper	-3,808.60	114,400.39
Bill Pmt -Check	12/31/2019	2847	Office Systems of Texas	Copier	-82.63	114,317.76
Bill Pmt -Check	12/31/2019	2848	Sandra Yakelin Pompa	Office cleaning - Sept. 27th	-60.00	114,257.76
Bill Pmt -Check	12/31/2019	2849	Twisted Mister Promotions	Promote HAD to local bus.	-1,400.00	112,857.76
Bill Pmt -Check	12/31/2019	ACH	BlueCross BlueShield of Texas	Health Insurance	-2,638.99	110,218.77
General Journal	12/31/2019	Payroll	Paychex	Payroll	-3,417.67	106,801.10
General Journal	12/31/2019	Payroll	Paychex	Payroll Taxes	-1,131.94	105,669.16
General Journal	12/31/2019	Payroll	Paychex	401K & UME	-404.16	105,265.00
General Journal	12/31/2019	Payroll	Paychex	Fee	-532.04	104,732.96
Bill Pmt -Check	01/02/2020	Online	8121 Broadway Interests LLC	Office Rent	-2,450.00	102,282.96
Check	01/02/2020	ACH	Guardian	Insurance (Dental, Life, Vision)	-256.78	102,026.18
Bill Pmt -Check	01/10/2020	2850	Amegy Visa Credit Card	Miscellaneous	-6,365.32	95,660.86
Bill Pmt -Check	01/15/2020	2851	Core Logic Safe Rent	Apartment Life Initiatives	-1,657.25	94,003.61
Bill Pmt -Check	01/15/2020	2852	East End District	Graffiti Abatement	-4,166.42	89,837.19
Bill Pmt -Check	01/15/2020	2853	Equi-tax Inc.	Monthly Assessor Services	-2,684.09	87,153.10
Bill Pmt -Check	01/15/2020	2854	Governmental Financial Reporting	Bookkeeping	-939.33	86,213.77
Bill Pmt -Check	01/15/2020	2855	Great America Financial Services	Copier	-348.42	85,865.35
Bill Pmt -Check	01/15/2020	2856	Hawes Hill & Associates LLC	Admin. Management	-6,750.00	79,115.35
Bill Pmt -Check	01/15/2020	2857	Leadership Houston	Donation for Class	-250.00	78,865.35
Bill Pmt -Check	01/15/2020	2858	NEC - Neon Electric Corporation	17 panels for bus shelters	-19,193.00	59,672.35
Bill Pmt -Check	01/15/2020	2859	One Foot Over	Marketing - Jan.	-5,000.00	54,672.35
Bill Pmt -Check	01/15/2020	2860	Pamela Guerra	December Expense Report	-160.79	54,511.56
Bill Pmt -Check	01/15/2020	2861	SEAL Security Solutions LLC	Security	-24,513.02	29,998.54
Bill Pmt -Check	01/15/2020	2862	SMC Logistics	Liter & Landscape Maint.	-38,253.56	-8,255.02
Bill Pmt -Check	01/15/2020	2863	Twisted Mister Promotions	Promote HAD to local bus.	-1,400.00	-9,655.02
Bill Pmt -Check	01/15/2020	2864	Walter Funes	Dec. Expense Report	-204.52	-9,859.54
Transfer	01/15/2020	Trf.	TexSTAR	Transfer from TexSTAR	100,000.00	90,140.46
General Journal	01/15/2020	Payroll	Paychex	Payroll	-3,393.40	86,747.06
General Journal	01/15/2020	Payroll	Paychex	Payroll Taxes	-1,132.25	85,614.81
General Journal	01/15/2020	Payroll	Paychex	401K & UME	-428.12	85,186.69
General Journal	01/15/2020	Payroll	Paychex	Fee	-534.15	84,652.54
Bill Pmt -Check	01/29/2020	ACH	8121 Broadway Interests LLC	Office Rent	-2,450.00	82,202.54
Bill Pmt -Check	01/31/2020	2865	Busy Bee Creatives LLC	Website Domain Renewal	-98.97	82,103.57
Bill Pmt -Check	01/31/2020	2866	Mister Sweeper LP	Street Sweeper	-3,808.60	78,294.97
Bill Pmt -Check	01/31/2020	2867	Office Systems of Texas	Copier	-145.56	78,149.41
Bill Pmt -Check	01/31/2020	2868	Danny R. Perkins	Dec. & Jan. Expense Report	-300.00	77,849.41
Bill Pmt -Check	01/31/2020	2869	Pamela Guerra	January Expense Report	-183.52	77,665.89
Bill Pmt -Check	01/31/2020	2870	Walter Funes	January Expense Report	-176.45	77,489.44
General Journal	01/31/2020	Payroll	Paychex	Payroll	-3,393.43	74,096.01
General Journal	01/31/2020	Payroll	Paychex	Payroll Taxes	-1,132.22	72,963.79

**Hobby Area District
Bank Account Registers
As of February 13, 2020**

Page 12

<i>Type</i>	<i>Date</i>	<i>Num</i>	<i>Name</i>	<i>Memo</i>	<i>Amount</i>	<i>Balance</i>
General Journal	01/31/2020	Payroll	Paychex	401K & UME	-428.12	72,535.67
General Journal	01/31/2020	Payroll	Paychex	Fee	-532.04	72,003.63
Bill Pmt -Check	01/31/2020	ACH	BlueCross BlueShield of Texas	Health Insurance	-2,638.99	69,364.64
Check	02/03/2020	ACH	Guardian	Insurance (Dental, Life, Vision)	-256.78	69,107.86
Check	02/12/2020	2871	2 Dog Ranch LLC	Tax Assessment Refund	-318.98	68,788.88
Check	02/12/2020	2872	Adelaide Holdings LLC	Tax Assessment Refund	-161.35	68,627.53
Check	02/12/2020	2873	APTPW LTD	Tax Assessment Refund	-728.95	67,898.58
Check	02/12/2020	2874	CWD Interests LLC	Tax Assessment Refund	-1,889.10	66,009.48
Check	02/12/2020	2875	DoubleTree by Hilton	Tax Assessment Refund	-1,207.74	64,801.74
Check	02/12/2020	2876	John H. Dover, Jr.	Tax Assessment Refund	-1,145.34	63,656.40
Bill Pmt -Check	02/13/2020	2877	Allen Boone Humphries Robinson	Legal	-1,999.46	61,656.94
Bill Pmt -Check	02/13/2020	2878	Core Logic Safe Rent	Apartment Life Initiatives	-1,657.25	59,999.69
Bill Pmt -Check	02/13/2020	2879	East End District	Graffiti Abatement	-3,925.42	56,074.27
Bill Pmt -Check	02/13/2020	2880	Equi-tax Inc.	Monthly Assessor Services	-8,146.89	47,927.38
Bill Pmt -Check	02/13/2020	2881	Governmental Financial Reporting	Bookkeeping	-920.79	47,006.59
Bill Pmt -Check	02/13/2020	2882	Great America Financial Services	Copier	-572.41	46,434.18
Bill Pmt -Check	02/13/2020	2883	Mister Sweeper LP	Street Sweeper	-3,808.60	42,625.58
Bill Pmt -Check	02/13/2020	2884	One Foot Over	Marketing - Feb.	-5,000.00	37,625.58
Bill Pmt -Check	02/13/2020	2885	Perdue, Brandon, Fielder, Collins	Delinquent collections - Dec.	-1,343.88	36,281.70
Bill Pmt -Check	02/13/2020	2886	Texas Excavation Safety System	Message Fees for Jan.	-715.35	35,566.35
Bill Pmt -Check	02/13/2020	2887	Hobby Area Improvement District	Annual Contribution	-50,000.00	-14,433.65
Transfer	02/13/2020	Trf.	TexSTAR	Transfer from TexSTAR	100,000.00	85,566.35
Total Amegy Bank					-47,718.32	85,566.35
Wells Fargo Bank						47,555.80
Deposit	11/30/2019	Dep.	Tax Revenue	November Tax Revenue	7,109.45	54,665.25
Deposit	11/30/2019	Dep.	Interest	November Interest	6.47	54,671.72
Deposit	12/31/2019	Dep.	Tax Revenue	December Tax Revenue	110,483.01	165,154.73
Deposit	12/31/2019	Dep.	Interest	December Interest	8.43	165,163.16
Total Wells Fargo Bank					117,607.36	165,163.16
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
TexSTAR-Operating						861,113.42
Deposit	11/30/2019	Dep.	Interest	November Interest	1,212.12	862,325.54
Transfer	12/31/2019	Dep.	Interest	December Interest	1,145.69	863,471.23
Transfer	01/15/2020	Trf.	Amegy	Transfer to Amegy	-100,000.00	763,471.23
Transfer	02/13/2020	Trf.	Amegy	Transfer to Amegy	-100,000.00	663,471.23
Total TexSTAR-Operating					-197,642.19	663,471.23
TOTAL					-127,753.15	1,161,562.34

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: 107966
 Billing Attorney: Timothy Austin

General

Professional Fees

Fees for services posted through December 13, 2019, as follows:

Date	Professional		Hours
11/26/19	Timothy Austin	Conference with Cheryl Panozzo regarding agreements.	0.25
11/26/19	Cheryl Panozzo	Discuss regarding pending District matters and follow up appropriately	0.25
11/30/19	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 for client use in compliance with 2019 legislation.	0.25
12/02/19	Cheryl Panozzo	Review Hearing Examiner's Report on the public hearing held October 29, 2019, and the Order Supplementing the Assessment Roll and send to District staff for the upcoming Board of Directors meeting on December 12, 2019	0.25
12/03/19	Timothy Austin	Conference with Cheryl Panozzo regarding SEAL contract.	0.25
12/04/19	Cheryl Panozzo	Review and revise amendment to contract with S.E.A.L. Security and discussion with Walter Funes regarding same	0.75
12/09/19	Cheryl Panozzo	Review draft of the agenda for upcoming Board of Directors meeting on December 12, 2019; review revised SEAL Security Contract Amendment	0.25
12/11/19	Cheryl Panozzo	Review Exhibits from the public hearing to supplement the assessment roll and prepare for filing in the District's records	0.50
12/12/19	Timothy Austin	Travel to and attend District meeting.	1.00
12/13/19	Allison Mayer	Review, sort, and add documents into district records in accordance with Records Management Act.	0.25

Allen Boone Humphries Robinson LLP

December 20, 2019

Total Fees: 1,534.20

Total Fees:	\$	1,534.20
Total Expenses and Other Items:	\$	0.00
Total Amount Due:	\$	1,534.20

Allen Boone Humphries Robinson LLP

December 20, 2019

Balance Due: \$3,808.60

Invoice No: 296585
 Cust ID: 10331-13734-WO

Amount Enclosed: \$

Bill To Information:

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

Please Return To:

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

PLEASE TEAR OFF TOP PORTION AND RETURN WITH PAYMENT.

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

Invoice No: 296585
 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
12/20/2019		Net 30	1/19/2020
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	I45 south bound feeder road from Kingsley St to Alameda Genoa Rd	139.00	625.50
1.15	Circle intersection @ I45 and Park Place Blvd and Broadway St (both side of the circle under I45)	139.00	159.85

R0606 Job done on Dec 07 and 09, 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: 296585
 Cust ID: 10331-13734-WO

Office Systems of Texas
 104 Lockhaven Dr Houston, TX 77073
 P: 281 443-2996 F: 281 443-1494



CONTRACT INVOICE

Invoice Number: 454602
 Invoice Date: 12/20/2019

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due	
HA02	Net Due 30 days	01/19/2020	\$82.63	\$82.63	
Invoice Remarks					
Contract Number	Contract	Contract Amount	P.O. Number	Start Date	Exp. Date
CONT4623-01	Pamela Guerra 832 982-2048	\$82.63		04/24/2017	
Contract Remarks					
We at Office Services of Texas appreciate your business.					

We at Office Systems of Texas appreciate your business.

Summary:

Contract base rate charge for the 11/24/2019 to 12/23/2019 billing period \$33.00
 Contract coverage charge for the 11/24/2019 to 12/23/2019 coverage period \$49.63 **
 **See coverage details below \$82.63

Detail:

Equipment included under this contract

Konica Minolta/C458									
Number	Serial Number		Base Adj.	Location					
2154	A799011004884		\$0.00	Hobby Area District 8121 Broadway St #199 Houston, TX 77061					
Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Coverage
B/W	B/W	49,745	50,426		681	2,500	0	\$0.013000	\$0.00
Color	Color	56,665	57,318		653	0	653	\$0.076000	\$49.63
									\$49.63

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

Thank you for your business

Invoice SubTotal	\$82.63
Tax	\$0.00
Invoice Total	\$82.63
Balance Due:	\$82.63

6144 Indigo Street
Houston, Texas 77074

Date	Invoice #
12/31/2019	12-02-2019

INVOICE

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

Date: 9/27/19
Invoice: 15

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

Salesperson: Sandra Yakelin Pampa
Job: Office Clean
Payment Terms: Due on receipt
Due Date: 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 pampa
Thank you for your business!
Sandra yakelin pampa 6410 Georgianna Dr, Pasadena Tx 77503
Email: jackydiamond11@gmail.com

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

5543 0001 RAN 3 7 16 191223 0 PAGE 2 of 2 12 5398 0000 TRAR 01AAS503 3263



INVOICE

Busy Bee Creatives LLC
P.O. Box 1993
Spring, Texas 77383-1993
United States
281.658.0741
BusyBeeCreatives.com

Page 16

Invoice No: 297705
Cust ID: 10331-13734-WO

Amount Enclosed: \$

BILL TO
Hobby Area Management District
Pamela Guerra
P.O. Box 22167
Houston, Texas 77227
United States
832.982.2026
pguerra@hadistrict.org

Invoice Number: 459
Invoice Date: December 14, 2019
Payment Due: December 29, 2019
Amount Due (USD): \$98.97
Pay Securely Online

Items	Quantity	Price	Amount
Domain Renewal hadistrict.org for 1 year	1	\$32.99	\$32.99
Domain Renewal hamd9.org for 1 year	1	\$32.99	\$32.99
Domain Renewal hamdistrict.org for 1 year	1	\$32.99	\$32.99
Total:			\$98.97

Amount Due (USD): \$98.97



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

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

PLEASE TEAR OFF TOP PORTION AND RETURN WITH PAYMENT.

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

Invoice No: 297705
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
1/24/2020		Net 30	2/23/2020
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

80945 Job done on January 02-03, 2020

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: 297705
Cust ID: 10331-13734-WO

Office Systems of Texas

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



CONTRACT INVOICE

Invoice Number: 456409
Invoice Date: 01/21/2020

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
HAS2	Net Due 30 days	02/20/2020	\$145.56	\$145.56
Invoice Remarks				
Contract Number Contract Contract Amount P.O. Number Start Date Exp. Date				
CONT-6023-01	Pamela Guerra 832 982-2048	\$145.56		04/24/2017
Contract Remarks				

We at Office Systems of Texas appreciate your business.

Summary:
Contract base rate charge for the 12/24/2019 to 01/23/2020 billing period \$33.00
Contract overage charge for the 12/24/2019 to 01/23/2020 overage period \$112.56**
**See overage details below \$145.56

Detail:
Equipment included under this contract

Konica Minolta/C458

Number	Serial Number	Base Adj.		Location					
2154	A79M011004884	\$0.00		Hobby Area District 8121 Broadway St #199 Houston, TX 77061					
Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Overage
BIW	BIW	50,426	50,860		434	2,500	0	\$0.013000	\$0.00
Color	Color	57,318	58,799		1,481	0	1,481	\$0.076000	\$112.56
									\$112.56

*** 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@osot.com to set up your account.

Thank you for your business



Hobby Area District - Business Expense Report

December										2018									
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Mileage Detail				
DATE	ADDRESS & LOCATION NAME	PURPOSE OF TRIP	Toll of Parking Fees	Personal Auto # of Miles
1/9/2020	DoubleTree Hobby	Committee Meeting		4
1/20/2020	Kohls Friendswood	Buy a Basket for SOTD Speaker Gift		19.4
1/21/2020	DoubleTree Hobby	Talk to Helen about SOTD- she was unavailable		4
1/30/2020	Post Office	Drop Off Mail		1
1/30/2020	Walmart	Buy a Blowdrier to smooth out SOTD backdrop		6.1
1/30/2020	Hobby Lobby	Buy fillers for SOTD speaker gift Basket		23.8
TOTAL			\$ -	58.3

Hobby Area District - Business Expense Report

[illegible]

on 575 IRS Mileage Reimbursement Rate

Hobby Area District - Business Expense Report

[illegible]

on 575 IRS Mileage Reimbursement Rate

Mileage Detail				
DATE	ADDRESS & LOCATION NAME	PURPOSE OF TRIP	Toll of Parking Fees	Personal Auto # of Miles
1/9/2020	DoubleTree by Hilton Hotel Houston Hobby Airport	Hobby Area Committee Meetings		4
1/14/2020	1400 Anderson St Bellare, TX 77401	Stone Brillard for Broadway Esplanade (Round Trip)		32
1/15/2020	8600 Paul B Koonce St, Houston, TX 77061	HobbyFest Committee Meeting		10
			</	



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

INVOICE

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

INVOICE # 23-70
DATE 12/31/2019
DUE DATE 01/31/2020
TERMS Net 30

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

Ledger: January 2020
Hobby Area Management District
P.O. Box 22167
Houston, TX 77227

Invoice Date	Parent #	Act #	Hobby Area Apartments	Management Company	HAA	Units	Net Sub Fees
1/1/2020	T6412	13376	7065 Bellfort	Boyle Group Investments	Yes	231	\$5,775
1/1/2020	T6412	16607	Alta Verde	First Choice Management	Yes	1450	\$35,750
1/1/2020	T6412	16452	Bellevue Villas	Hive Capital Partners	Yes	601	\$15,000
1/1/2020	T6412	11152	Bellfort East	Captain Investment Corp	Yes	581	\$14,500
1/1/2020	T6412	13294	Bellfort Plaza	Andy Hernandez	Yes	154	\$38,500
1/1/2020	T6412	16064	Broadway Casa	Gatesco	Yes	150	\$37,500
1/1/2020	T6412	15099	Broadway Village	Gatesco	Yes	210	\$52,500
1/1/2020	T6412	16454	Cabo San Lucas	Nova Property Management	Yes	100	\$24,500
1/1/2020	T6412	16462	Casa Anita	Hawks Management	Yes	264	\$66,000
1/1/2020	T6412	16461	Casa Cruz	Indus Management Group	Yes	262	\$65,500
1/1/2020	T6412	16451	Casa Grande	Northline Management	Yes	631	\$15,750
1/1/2020	T6412	16631	Clearwood Villas Apts	Alpha Barnes Real Estate Services	Yes	276	\$69,000
1/1/2020	T6412	15778	Crescent City	Radik Management	Yes	328	\$82,000
1/1/2020	T6412	11068	Del Lago	GWR Interests	Yes	162	\$40,500
1/1/2020	T6412	12604	Dover Place Apts	RadRock Property Management	Yes	32	\$8,000
1/1/2020	T6412	16450	Esperanza	CRH Property Management LLC	Yes	29	\$7,250
1/1/2020	T6412	16453	Grahamcrest Manor	Polaris & Son Properties	Yes	50	\$12,500
1/1/2020	T6412	11150	Lennox	Caplan Investment Corp	Yes	41	\$10,250
1/1/2020	T6412	16460	Leonora	Infratium Property Management	No	62	\$15,500
1/1/2020	T6412	15759	Leonora Square	Infratium Property Management	No	38	\$9,500
1/1/2020	T6412	16480	Los Arces	T&M Enterprises	Yes	66	\$16,500
1/1/2020	T6412	15800	Marble Creek Apts	Palm Villa Investments	Yes	6	\$1,500
1/1/2020	T6412	11303	Maple Walk	Gatesco	Yes	228	\$57,000
1/1/2020	T6412	16892	Pecan Villa Apts	Pecan Villa Apts, LLC	Yes	20	\$5,000
1/1/2020	T6412	16896	Bedford Square	Condessa Property Group	Yes	61	\$15,250
1/1/2020	T6412	16458	Spring Court Apt Homes	Greater Coastal Management Co	Yes	140	\$35,000
1/1/2020	T6412	16459	The Reserve at Bellfort	Lampost Capital Mgmt	Yes	204	\$51,000
1/1/2020	T6412	16371	The Savannah Apts	8800 Broadway LLC	Yes	306	\$76,500
1/1/2020	T6412	16093	Tropicana Apts	Creative Property Management	Yes	40	\$10,000
1/1/2020	T6412	16463	Vista Verde	First Choice Management	Yes	1040	\$260,000
1/1/2020	T6412	16463	Vista Verde	First Choice Management	Yes	6629	\$1,657,250

REMIT THIS STATEMENT WITH PAYMENT

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/02/2019	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 7	8	85.00	680.00
12/09/2019	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 4	8	85.00	680.00
12/16/2019	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 4	8	85.00	680.00
12/23/2019	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 13	8	85.00	680.00
12/30/2019	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 9	8	85.00	680.00
Total Sites Abated: 37			BALANCE DUE	\$3,400.00



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

INVOICE

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

INVOICE # 28-33
DATE 12/31/2019
DUE DATE 01/31/2020
TERMS Net 30

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
1/1/2020	54877

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

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/06/2019	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
12/06/2019	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
12/06/2019	Mileage Reimbursement 87.0 Miles	87	0.58	50.46
12/12/2019	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
12/12/2019	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
12/12/2019	Mileage Reimbursement 74.0 Miles	74	0.58	42.92
12/20/2019	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
12/20/2019	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
12/20/2019	Mileage Reimbursement 74.2 Miles	74.20	0.58	43.04
BALANCE DUE			\$766.42	

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

1/6/2020

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

For Professional Services Rendered

Bookkeeping services provided during December 2019 for the month of November 2019	850.00
Postage and Deliveries	89.33
Mileage - Could not make the December Meeting	0.00

\$939.33

HAWES HILL & ASSOCIATES
LLP

Bill To:
Hobby Area Management District (HCID #9)
8121 Broadway, Suite 199
Houston, TX 77061

1/8/2020

Invoice #: 43016218

Balance Due: \$6,750.00

DESCRIPTION	Amount
Professional consulting fee, special studies/economic and community development, December 2019 (T. Allender)	\$4,250.00
Professional consulting fee, staffing issues, December 2019 (S. Hill)	\$2,500.00

Terms: **C.O.D.** Total **\$6,750.00**

Hawes Hill & Associates, LLP, P.O. Box 22167, Houston TX 77227-2167
713-595-1200 FEIN 79-0565638

GreatAmerica
FINANCIAL SERVICES
HARD WORK • INTEGRITY • EXCELLENCE

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

Return Service Requested

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

Remittance Section
Page 20

Invoice Number: 26196590
Agreement Number: 013-1245091-000
Invoice Print Date: 12/30/2019
Due Date: 01/24/2020
Total Due: \$348.42

Use enclosed envelope and make check payable to:

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

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



0000131245091000000000026196590000000000348421

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

GreatAmerica
FINANCIAL SERVICES
HARD WORK • INTEGRITY • EXCELLENCE

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

Invoice Number: 26196590
Due Date: 01/24/2020
Total Due: \$348.42

Important Messages

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



Invoice Detail

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

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

Total Due \$348.42

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

Invoice # 26196590 For questions about these charges, please call 866-339-9781 or visit www.AccountServicing.com. (Para Español, pida la extensión 2344.) Page 1

Cindy Craig

From: Pamela Guerra <pguerra@haddistrict.org>
Sent: Monday, January 13, 2020 9:40 AM
To: Cindy Craig
Subject: FW: Donation to Leadership Houston Class of XXXVIII Charitable Program
Attachments: Fundraiser Donation.pdf

Cindy,

Per Danny's request could you process a check for this donation. Thank you.

Pam

From: Danny R. Perkins <dperkins@escpolytech.com>
Sent: Monday, January 13, 2020 9:21 AM
To: Pamela Guerra <pguerra@haddistrict.org>
Cc: dperkins@escpolytech.com
Subject: Donation to Leadership Houston Class of XXXVIII Charitable Program

Hello Pam,

Please find attached information from Leadership Houston on making donations to their charitable project we are working on. Please cut a check out in the amount of \$250.

The information is as follows:

Thanking you in advance.

Danny R. Perkins, Chair
Hobby Area District
8121 Broadway St. Suite 199
Houston, Texas 77061



HOBBY AREA DISTRICT

www.haddistrict.org

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, received late or incomplete, or could contain viruses. The sender therefore does not accept liability for any error or omission in the contents of this message, which arises as a result of e-mail transmission. If verification is required, please request a hard-copy version from the sender.

Mileage Detail						
DATE	ADDRESS & LOCATION NAME	PURPOSE OF TRIP	Toll of Parking Fees	Personal Auto # of Miles		
21/2/2019	The Houston Club 910 Louisiana St	BOD Meeting and Holiday Social includes return trip		17.8		
22/4/2019	Post Office	Drop Off Mail		1		
22/5/2019	Post Office	Drop Off Mail		1		

**SEAL Security Solutions LLC**

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

Invoice

Date	Invoice #
12/2/2019	45293

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	150.5	31.00	4,665.50
Patrol Period 11/25/2019 through 12/01/2019			
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
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	\$4,665.50	

**SEAL Security Solutions LLC**

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

Invoice

Date	Invoice #
12/9/2019	45387

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	139	31.00	4,309.00
Patrol Period 12/02/2019 through 12/08/2019			
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
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	\$4,309.00	

**SEAL Security Solutions LLC**

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

Invoice

Date	Invoice #
12/16/2019	45471

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	148.5	31.00	4,603.50
Patrol Period 12/09/2019 through 12/15/2019			
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
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	\$4,603.50	

**SEAL Security Solutions LLC**

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

Invoice

Date	Invoice #
12/23/2019	45563

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	126	31.00	3,906.00
Patrol Period 12/16/2019 through 12/22/2019			
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
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	\$3,906.00	



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

Invoice

Date	Invoice #
12/30/2019	45645

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	106.5	31.00	3,301.50
Patrol Period 12/23/2019 through 12/29/2019			
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice is Monday through Sunday inclusive.			
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		\$3,301.50



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

Invoice

Date	Invoice #
1/6/2020	45779

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	110.5	31.00	3,425.50
New Years Day at Holiday Rate	6	46.50	279.00
Patrol Period 12/30/2019 through 01/05/2020			
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%)	\$23.02
Thank you for allowing us to earn your business.	Total		\$3,727.52

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 # 2440
DATE 01/06/2020
DUE DATE 02/05/2020
TERMS Net 30

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 # 2441
DATE 01/06/2020
DUE DATE 02/05/2020
TERMS Net 30

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

We appreciate your prompt payment.

BALANCE DUE **\$32,729.56**

* 6052

ACTIVITY	QTY	RATE	AMOUNT
Irrigation Services	1	1,248.00	1,248.00
8070 1/2 and 8403 1/2 Broadway			
Irrigation Services	1	2,500.00	2,500.00
Labor (2 men) 3 days to complete			
Separate drip line for the flower beds to prevent plant death.		BALANCE DUE	\$3,748.00

* 8063

INVOICE

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



INVOICE # 2442
DATE 01/06/2020
DUE DATE 02/05/2020
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Irrigation Services	1	460.00	460.00
Hunter 6 station controller			
Irrigation Services	1	191.00	191.00
Solar Panel			
Irrigation Services	3	75.00	225.00
Labor			

4040 Broadway

BALANCE DUE

\$876.00

* 8063

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

Page 24



INVOICE # 2465
DATE 01/06/2020
DUE DATE 02/05/2020
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Irrigation Services	12	75.00	900.00
Bellaire Access Backflow Recertification			
2019 Backflow Recertification		BALANCE DUE	\$900.00

*8063

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

Invoice

Date	Invoice #
1/10/2020	01-01-2020

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

[illegible]

Hobby Area District - Business Expense Report

December 2019

NAME	NAME (SORT BY TYPE)
Walter Funes	

[illegible]

DATE _____

[illegible]

91-HOBBY AREA DISTRICT
PO BOX 73109
HOUSTON, TX 77273
PHONE: (281) 444-3946

Tendered Detail	Amount
Check received (Ck# 4214)	378.05
	0.00
Transaction Summary	Amount
Total Amount Due	59.07
Total Tendered Amount	378.05

Paid By 2 DOG RANCH LLC
16107 FALCON HWY
PEYTON, CO 80831-8193

Miscellaneous Fees

ID: R000200379 / GEOID: 910600770030008

Code	Description	Quantity	Cost	Amount Paid
OVERAGE-91	PROPERTY TAX OVERAGE PAYMENT	1	318.98	318.98
Total Paid				318.98



www.equitaxinc.com 17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
12/27/2019 P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

ADELAIDE HOLDINGS LLC
PO BOX 750546
HOUSTON, TX 77275-0546

HOBBY AREA DISTRICT
ACCOUNT NUMBER: R000199758 / 910151150110008
LEGAL DESCRIPTION: TR 8A BLK 11 N 590 FT OF E 1/2 LT 8 GENOA ACRES
SITUS: 9140 TAVENOR LN
YEAR: 2018 DATE PROCESSED: 12/27/2019

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 ☐ Account Prorated
☐ Exemption(s) Added ☐ Account Deleted
☐ Homestead ☐ Rendition Penalty Waived
☐ Over 65 ☐ Other: _____
☐ Disabled Person ☐ Disabled Veteran ☒ Lawsuit Cause No.: 2018-62446

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$161.35.

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.



www.equitaxinc.com 17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
1/3/2020 P.O. Box 73109, Houston, Texas 77273
Customer Service 281.444.3946 fax 281.440.8304

APTPW LTD
2205 AVENUE I STE 117
ROSENBERG, TX 77471

HOBBY AREA DISTRICT
ACCOUNT NUMBER: R000200096 / 910402390000073
LEGAL DESCRIPTION: TR 37A ABST 27 J R HARRIS
SITUS: 8500 BROADWAY BLVD 228
YEAR: 2018 DATE PROCESSED: 1/3/2020

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 ☐ Account Prorated
☐ Exemption(s) Added ☐ Account Deleted
☐ Homestead ☐ Rendition Penalty Waived
☐ Over 65 ☐ Other: _____
☐ Disabled Person ☐ Disabled Veteran ☒ Lawsuit Cause No.: 2018-74197

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$728.95.

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.
PO BOX 73109
HOUSTON, TX 77273
PHONE: (281) 444-3946

Paid By CWD INTERESTS LLC
7319 LONGVINE DR
HOUSTON, TX 77072-2131

Tendered Detail	Amount
Credit Card (Ck# 0091)	1,889.10
	0.00

Transaction Summary	Amount
Total Amount Due	1,889.10
Total Tendered Amount	1,889.10

Miscellaneous Fees

ID: R000200428 / GEOID: 910600770090004

Code	Description	Quantity	Cost	Amount Paid
OVERAGE	PROPERTY TAX OVERAGE PAYMENT	1	1,889.10	1,889.10
Total Paid				1,889.10

91-HOBBY AREA DISTRICT
 PO BOX 73109
 HOUSTON, TX 77273
 PHONE: (281) 444-3946

Tendered Detail		Amount
Check received (Ck# 12003)		27,651.81
		0.00
Transaction Summary		Amount
Total Amount Due		26,444.07
Total Tendered Amount		27,651.81

Paid By
DOUBLETREE BY HILTON
8181 AIRPORT BLVD
HOUSTON, TX 77061

Miscellaneous Fees

ID: R000201107 / GEOID: 910963850000001

Code	Description	Quantity	Cost	Amount Paid
OVERAGE-91	PROPERTY TAX OVERAGE PAYMENT	1	1207.74	1,207.74
Total Paid				1,207.74



www.equitaxinc.com 17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090
 P. O. Box 73109, Houston, Texas 77273
 1/20/2020 Customer Service 281.444.3946 fax 281.440.8304

DOVER, JOHN H JR
 8803 ALMEDA GENOA RD
 HOUSTON, TX 77075-2232

HOBBY AREA DISTRICT
 ACCOUNT NUMBER: R000200043 / 910342070120029
 LEGAL DESCRIPTION: TR 11A BLK 12 SOUTH HOUSTON GARDENS SEC 8
 SITUS: 8803 ALMEDA GENOA RD
 YEAR: 2019 DATE PROCESSED: 1/20/2020

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 2019 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: REMOVED FROM ASSESSMENT ROLL
- ☐ Lawsuit Cause No.:

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$1,145.34.

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
 January 29, 2020

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: 108671
 Billing Attorney: Timothy Austin

General

Professional Fees

Fees for services posted through January 24, 2020, as follows:

Date	Professional		Hours
12/30/19	Carnell Emanuel	Review District correspondence; review and update pending files	0.25
01/02/20	Cheryl Panozzo	Review the final draft of the internal audit report and update District files	0.25
01/07/20	Cheryl Panozzo	Review District correspondence and pending matters and follow up appropriately	0.25
01/09/20	Cheryl Panozzo	Discussion regarding pending matters and related follow up; review the draft of minutes to the Board of Directors meeting on December 12, 2019	0.50
01/12/20	SHARED FEES	Public Funds Investment Act and Public Funds Collateral Act Compliance and coordination	0.25
01/13/20	Cheryl Panozzo	Discussion with Pamela Guerra regarding the invoice from ev1pro for video production for 2019 State of the District presentation	0.25
01/13/20	SHARED FEES	Address task regarding implementation of 2019 legislation, including new requirements related to public construction contracts, public meetings, financial and operating information filings, and election information and filing (for December 2019)	0.25
01/16/20	Cheryl Panozzo	Review the Agreement with Malone Strategies, LLC and the proposal from Twisted Mister and discussion regarding attorney approval of same	0.50
01/21/20	Anne C. Stanford	Receive, review, and make suggested revisions and additions to proposed agreement with Malone Strategies; receive, review, and make suggested additions to agreement and proposal with Twisted Mister; draft email to legal assistant outlining modifications to proposed	1.75

Allen Boone Humphries Robinson LLP

January 29, 2020

Hobby Area District
 HOB000-01
 Statement Number: 108671
 Page: 2

01/22/20	Cheryl Panozzo	agreement with Malone Strategies and agreement with Twisted Mister.	0.25
01/23/20	Cheryl Panozzo	Discussion with Chairman Perkins regarding pending District matters	0.75
01/24/20	Timothy Austin	Discussion with attorney regarding pending District matters and follow up as appropriate	0.50
		Call from Chairman.	

Total Fees: 1,999.46

Total Fees:	\$	1,999.46
Total Expenses and Other Items:	\$	0.00
Total Amount Due:	\$	1,999.46

Allen Boone Humphries Robinson LLP

January 29, 2020



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

INVOICE

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

INVOICE # 23-71
DATE 01/31/2020
DUE DATE 02/29/2020
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
01/06/2020	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 4	8	85.00	680.00
01/13/2020	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 3	8	85.00	680.00
01/20/2020	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 7	8	85.00	680.00
01/27/2020	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 5	8	85.00	680.00
Total Sites Abated: 19			BALANCE DUE	\$2,720.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
01/31/2020	Reporting and follow-up. Mileage Reimbursement 57.1 Miles	57.10	0.58	33.12
			BALANCE DUE	\$1,205.42

Ledger: February 2020
Hobby Area Management District
P.O. Box 23167
Houston, TX 77227

Invoice Date	Parent #	Act #	Management Company	HAA	Units	RCH Sub Fees
2/1/2020	T6412	T3176	Boyce Group Investments	Yes	23	\$5.75
2/1/2020	T6412	T6607	First Choice Management	Yes	1430	\$357.50
2/1/2020	T6412	T6152	Hive Capital Partners	Yes	60	\$15.00
2/1/2020	T6412	T1152	Captain Investment Corp	Yes	58	\$14.50
2/1/2020	T6412	T1394	Andy Hernandez	Yes	154	\$38.50
2/1/2020	T6412	T6664	Gatesco	Yes	150	\$37.50
2/1/2020	T6412	T5999	Nova Property Management	Yes	210	\$52.50
2/1/2020	T6412	T6154	Haroks Management	Yes	1066	\$266.50
2/1/2020	T6412	T6161	Indus Management Group	Yes	24	\$6.00
2/1/2020	T6412	T6161	Indus Management	Yes	262	\$65.50
2/1/2020	T6412	T6161	Northline Management	Yes	63	\$15.75
2/1/2020	T6412	T6161	Alpha Barnes Real Estate Services	Yes	276	\$69.00
2/1/2020	T6412	T5778	Tadik Management	Yes	328	\$82.00
2/1/2020	T6412	T1068	GWA Interests	Yes	162	\$40.50
2/1/2020	T6412	T2604	T2/2Rock Asset Management	Yes	32	\$8.00
2/1/2020	T6412	T6150	CR Property Management LLC	Yes	29	\$7.25
2/1/2020	T6412	T6153	Poteh & Shanir Properties	Yes	40	\$12.50
2/1/2020	T6412	T1150	Captain Investment Corp	No	41	\$10.25
2/1/2020	T6412	T6660	Initium Property Management	No	62	\$15.50
2/1/2020	T6412	T5759	Initium Property Management	No	38	\$9.50
2/1/2020	T6412	T6800	Park Enterprises	No	66	\$16.50
2/1/2020	T6412	T6590	Pain Villa Investments	Yes	6	\$1.50
2/1/2020	T6412	T1403	Green Valley LLC	Yes	228	\$57.00
2/1/2020	T6412	T6883	Pecan Villa Apts, LLC	Yes	20	\$5.00
2/1/2020	T6412	T6156	Condasa Property Group	Yes	61	\$15.25
2/1/2020	T6412	T6159	Greater Coastal Management Co	Yes	140	\$35.00
2/1/2020	T6412	T6911	Lampost Capital Mgmt	Yes	204	\$51.00
2/1/2020	T6412	T6911	8800 Broadway LLC	Yes	306	\$76.50
2/1/2020	T6412	T6993	Creative Property Management	Yes	40	\$10.00
2/1/2020	T6412	T6663	First Choice Management	Yes	1040	\$260.00
REMIT THIS STATEMENT WITH PAYMENT						6629 \$1,657.25



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

INVOICE

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

INVOICE # 28-34
DATE 01/07/2020
DUE DATE 02/06/2020
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
01/03/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
01/03/2020	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
01/03/2020	Mileage Reimbursement 70.6 Miles	70.60	0.58	40.95
01/10/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
01/10/2020	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
01/10/2020	Mileage Reimbursement 70.9 Miles	70.90	0.58	41.12
01/13/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
01/13/2020	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
01/13/2020	Mileage Reimbursement 58.1 Miles	58.10	0.58	33.70
01/24/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
01/24/2020	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
01/24/2020	Mileage Reimbursement 71.6 Miles	71.60	0.58	41.53
01/31/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
01/31/2020	Reporting - Field Services	1	35.00	35.00

Equi-Tax Inc.

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

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

Invoice

DATE	INVOICE #
2/1/2020	54988

DESCRIPTION	AMOUNT
Monthly Assessor Services fee per Contract	2,568.84
Roll Management	300.00
Total	\$2,868.84

Equi-Tax Inc.

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

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

Page 29 Invoice

DATE	INVOICE #
2/1/2020	55000

DESCRIPTION	AMOUNT
Postage, Supplies and Handling for 1,586 Items	2,949.96
Data Processing Charges	967.46
Return Envelopes	126.88
Postal Service Fee on items returned for address correction	0.00
Records Retention Storage Fee, annual	324.87
Total	\$4,369.17

Equi-Tax Inc.

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

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

Invoice

DATE	INVOICE #
2/1/2020	55011

DESCRIPTION	AMOUNT
Supplemental Hearing - October 29, 2019 Assessment Year 2019	
Mail Notices: 158 First Class	293.88
Prepare Documents and Attend Hearing	615.00
Total	\$908.88

Governmental
Financial
Reporting, LLC

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

2/5/2020

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

For Professional Services Rendered

Bookkeeping services provided during January 2019 for the month of
December 2019 850.00

Postage and Deliveries 70.79

Mileage - No January Meeting 0.00

\$920.79

Remittance Section

295

Invoice Number: 26389557
Agreement Number: 013-1245091-000
Invoice Print Date: 01/30/2020
Due Date: 02/24/2020
Total Due: \$572.41

Balance Due: \$3,808.60

Invoice No: **Page 30**
Cust ID: 10331-13734-WO

Return Service Requested

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

Use enclosed envelope and make check payable to:

Amount Enclosed: \$

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

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



000013124509100000000026389557000000000572414

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



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

Invoice Number: 26389557
Due Date: 02/24/2020
Total Due: \$572.41

Important Messages

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



Invoice Detail

Agreement 013-1245091-000: Konica Minolta C458 with PC-415 Paper Feed Cabinet	Amount	Tax	Total
1 Standard Payment	348.42	0.00	348.42
2 2019 Tx Harris Co. Prop. Tax	57.04	0.00	57.04
3 2019 Tx Houston City Prop. Tax	52.54	0.00	52.54
4 2019 Tx Houston Comm. Coll. Sys. #11 Prop. Tax	9.27	0.00	9.27
5 2019 Tx Houston Ind Prop. Tax	105.14	0.00	105.14
			\$572.41

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

Total Due \$572.41

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

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



INVOICE

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

INVOICE # 1173
DATE 02/04/2020
DUE DATE 03/05/2020

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

INVOICE	IVC00050866
Type	
Date	1/10/2020
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 11/26/2019-12/29/2019	\$1,343.88
Total	\$1,343.88

ACTIVITY	QTY	RATE	AMOUNT
Marketing Retainer February 2020	1	5,000.00	5,000.00
BALANCE DUE			\$5,000.00

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: 297533
Cust ID: 10331-13734-WO

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
12/31/2019		Net 30	1/30/2020
Hrs	Description	Unit Price	Amount
3.5	Telephone Rd from Dixie Rd to Almeda Genoa Rd	139.00	486.50
3.5	Broadway from Park Place Ave to Airport Blvd	139.00	486.50
3.5	Monroe from Gulf Frwy to Almeda Genoa Rd	139.00	486.50
3	Bellfort from Gulf Frwy to Mykawa	139.00	417.00
4.5	Almeda Genoa from Gulf Frwy to Mykawa	139.00	625.50
2.25	Airport Blvd from Gulf Frwy to Monroe and from Telephone Rd to Mykawa	139.00	312.75
1.5	Reveille from Dixie Rd to Telephone Rd	139.00	208.50
4.5	145 south bound feeder road from Kingsley St to Almeda 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

80594 Job done on Dec 16-17, 2019

Texas Excavation Safety System, Inc.
PO Box 678058
(972) 231-5497
Dallas TX 75267



Invoice
#20-01031
1/31/2020

Bill To

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

AMOUNT DUE

\$715.35

Due Date: 3/1/2020

Terms	Due Date	PO #	Additional Info	Status
Net 30	3/1/2020			Open

Quantity	Item	Description	Rate	Amount
755	Message Fees	Message Fees for January 2020 / HOD	\$0.95	\$717.25
2	Credit - Cancelled Tickets	Credit for cancelled notifications / HOD	\$-0.95	\$-1.90

Total	\$715.35
Amount Paid	\$0.00
Amount Due	\$715.35

* 6056



**HOBBY AREA DISTRICT
ASSESSMENT COLLECTION REPORT
January 2020
BILLING AND COLLECTION SUMMARY
FISCAL YEAR
01/01/2020 - 12/31/2020**

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2019	0.15000	\$2,048,775.26	\$1,102,467.91	\$946,307.35	54%
2018	0.15000	\$1,867,406.91	\$1,843,090.86	\$24,316.05	99%
2017	0.15000	\$1,786,728.48	\$1,779,588.34	\$7,140.14	100%
2016	0.15000	\$1,739,126.30	\$1,736,442.69	\$2,683.61	99%
2015	0.15000	\$1,685,910.78	\$1,684,603.39	\$1,307.39	99%
2014	0.15000	\$1,524,784.44	\$1,523,734.25	\$1,050.19	99%
2013	0.15000	\$1,358,121.73	\$1,356,667.37	\$1,454.36	99%

Current Month Activity

Revenue:	<u>Current Month</u>	<u>Year to Date</u>
2019 Assessment Collected	1,004,871.22	1,004,871.22
2018 Assessment Collected	1,084.80	1,084.80
2017 Assessment Collected	280.68	280.68
2016 Assessment Collected	0.00	0.00
2015 Assessment Collected	0.00	0.00
2014 Assessment Collected	0.00	0.00
2013 Assessment Collected	0.00	0.00
Penalty & Interest	530.02	530.02
Overpayments	3,417.91	3,417.91
CAD Lawsuits	728.95	728.95
CAD Corrections	1,145.34	1,145.34
Collection Fees	524.89	524.89
Court Fees	0.00	0.00
Estimated Payments	0.00	0.00
Total Revenue	1,012,583.81	1,012,583.81
Overpayments Presented for Refund	5,451.46	5,451.46
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2019:	1,396,280,544	Uncertified:	4,418,903
ASSESSED VALUE FOR 2018:	1,268,289,509	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	\$1,356,667.37	
2014	0.15000	1,385,284	1,316,020	\$1,523,734.25	
2015	0.15000	1,412,990	1,342,340	\$1,684,603.39	
2016	0.15000	1,441,250	1,369,187	\$1,736,442.69	
2017	0.15000	1,470,075	1,396,571	\$1,779,588.34	
2018	0.15000	1,499,476	1,424,502	\$1,843,090.86	
2019	0.15000	1,529,466	1,452,992	\$1,102,467.91	
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	25,154,096		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

January 2020						
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	1097860000001	8751 BROADWAY ST #213 77061	MULTI-FAMILY	73,835,500	110,753.25	
	1097860000002	7900 MORLEY ST #292 77061				
	1097860000003	8801 GLENCREST ST #322 77061				
	1097890000008	8950 GLENCREST ST #200 77061				
	0402390000108	8750 BROADWAY ST #222 77061				
	1141750000001	8955 BROADWAY ST #208 77061				
	0402390000101	8200 BROADWAY ST #224 77061				
	1097870000007	8900 GLENCREST ST #208 77061				
	1141690000001	8915 BROADWAY ST #200 77061				
	0402390000100	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	34,684,315	51,703.56	
	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	23,192,492	23,967.01	
	1307400010001	6905 E OREM DR 77075				
	1296790010001	6903 E OREM DR 77075				
VIVA PROPERTIES LLC P O BOX 405 LOLITA TX 77971-0405	0971580000001	0 VILLA DR 77061	WAREHOUSE	22,296,563	33,444.84	
	1199160010001	0 NEUHAUS AVE 77061				
	0971580000002	8300 TEWANTIN DR				
ATRIUM FINANCE II LP MARRIOTT HOBBY 4243 HUNT RD BLUE ASH OH 45242-6645	0342030040003	9100 GULF FWY 77061	HOTEL	21,688,027	32,532.04	
	0342030020130	9100 GULF FWY 77061				
	0342030020118	9100 GULF FWY #287 77017				
GALILEO APOLLO III TX LP 3901 BELLAIRE BLVD HOUSTON TX 77025-1100	1254930010002	10235 ALMEDA GENOA RD 77034	RETAIL CENTER	18,731,027	28,096.54	
	1254930010001	10225 ALMEDA GENOA RD 77034				

HOBBY AREA DISTRICT

January 2020					
TOP TEN ASSESSMENT PAYERS					
1859 HISTORIC HOTELS LTD 2302 POST OFFICE ST GALVESTON TX 77550-1935	0963850000001 0963850000003	8181 AIRPORT BLVD #303 77061 0 RUTHBY 77061	HOTEL	18,434,540	27,651.81
POWELL ELECTRICAL SYSTEMS LLC 8550 MOSLEY RD HOUSTON TX 77075-1116	1193970010001	7232 AIRPORT BLVD 77061	MANUFACTURING	18,389,106	27,583.66
OREILLY AUTO ENTERPRISES LLC 233 S PATTERSON AVE SPRINGFIELD MO 65802-2210	0342070120005 1250380010001	8601 TAVENOR LN 77075 8910 TAVENOR LN 77075	WAREHOUSE	17,757,206	26,635.81
C G 7600 LP % GARVER 1901 LEXINGTON ST HOUSTON TX 77098-4219	0421910000006 0421910000117	7600 S SANTA FE DR 77061 7600 S SANTA FE DR 77061	WAREHOUSE	17,284,204	25,926.31

HOBBY AREA DISTRICT

January 2020						
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	
FURNITURE BANK 8220 MOSLEY RD HOUSTON TX 77075-1110	91 034 203 002 0122	8220 MOSLEY RD 77075	WAREHOUSE	2018	4,546.44	
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	
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 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	
ODUTAYO FAMILY LIMITED PARTNERSHIP 8315 LORRIE DR HOUSTON TX 77025-2714	91 095 063 000 0020	7634 BELLFORT ST 77061	MEDICAL OFFICE	2018	686.15	
* Pending HCAD Value Lawsuits						

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT ASSESSMENT REPORT
HOBBY AREA DISTRICT
February 13, 2020

Amounts shown are 2018 base assessment amounts unless indicated.

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.

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

Suit filed. Service is complete; a trial date will be set.

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 submitted on 12/6/19.

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

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

Kenneth Narinesingh 16-18 assessments \$616.71, 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. A new lawsuit was filed by the county for the 2018 taxes; we have intervened on behalf of the District.

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

We have intervened in a suit filed by Harris County; the account has been **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 3/13/20.

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

We have intervened in a suit filed by Harris County; judgment was submitted on 12/2/19.

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.

Nelson & Rosa M. Leiva \$151.25, 8301 Lockheed Ave.-0650500060001

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

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; a judgment letter has been sent.

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

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

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

- Where appropriate, delinquent 2019 assessments are included in the above suits.

Paid in full:

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

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

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

Lojon Property LLC \$355.94, 7810 Bellfort St.-0402390000102

FC Capital & Finance LLC 16-18 assessments \$340.06, Tract 5 Block 10 Section 8 on Easthaven Blvd.-0342070100026

Elias Tristan Hall \$127.66, 7527 Morley St.-0740390060023

Jorge A. & Miriam V. Cantu \$124.43, 6515 Telephone Rd.-0780710010001

Bland Ridley \$105.95, 4 Lots in Block 1 on Westover-0741530010002, 0741530010003, 0741530010005, 0741530010029

Jose Arias \$47.64, 7414 Lindencrest St.-0600170290006

Azucena Madrigal 17 assessments \$36.18, 6614 Heffernan St.-0600770060004

Anthony B. & Shanuta S. Thomas \$9.30, West half of Lt 11 Block 9 on Hogue St.-0600770090011

2018 accounts:

In addition to other 2018 accounts listed on this report, there are 25 accounts with 2018 base assessments ranging from \$3 to \$1,015; 20 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.

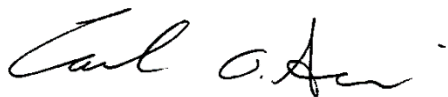
Other accounts:

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 \$280,000 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.

- In addition to the account listed above, there are 25 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

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

3. Director Matters, including:

- a. Accept resignation of Director DeHaven.
- b. List of Local Government Officers.
- c. Authorize filing of District Registration Form with Texas Commission on Environmental Quality.
- d. Ratify contract with East End District for Graffiti Services.
- e. Approve Service Agreement between the District and Antero Services for maintenance of pavers at Broadway and Santa Elena, Rockhill, and Morley.
- f. Ratify contract between Marriott South and the Hobby Area District.
- g. Approve videography, photography and printing services for State of The District.
- h. Approve contract with Malone Strategies for Hobby Fest planning services.

Sue DeHaven
7515 Chevy Chase Drive
Houston, Texas 77063

December 16, 2019

Danny R Perkins, Chair
Hobby Area District
8121 Broadway Street, Suite 199
Houston, Texas 77061

Letter of Resignation

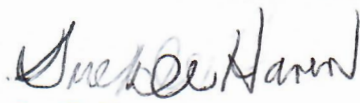
Dear Danny,

It is with a heavy heart that I write you this email to confirm my decision to resign as a member of the Hobby Area District, Board of Directors effective December 31, 2019.

While serving as a member of the board, I have seen much growth in the district and I am truly satisfied with the progress we have all made. I feel that my contributions have met its limit and it would be beneficial to the Board if I were to step down. As you well know my pet/companion, Christopher is experiencing severe health problems and is not expected to survive. Because of this reason, I do not feel comfortable leaving him alone. Please know I will still be available for assistance and is committed to the continuous growth of the Hobby district area.

Thank you again for giving me the opportunity to be part of such a strong and dedicated board. I know we have truly made a difference. I look forward to hearing of the board's continued success.

All the best and happy holidays,

A handwritten signature in dark ink, appearing to read "Sue DeHaven", written in a cursive style.

Sue DeHaven

HOBBY AREA DISTRICT

**LIST OF LOCAL GOVERNMENT OFFICERS PURSUANT TO LOCAL
GOVERNMENT CODE, CHAPTER 176.0065**

Position 1 – Danny R. Perkins, Chairman
Position 2 – Helen Bonsall, Vice Chair
Position 3 – Liliana Rambo
Position 4 – Ann Collum
Position 6 – Keyur Amin
Position 7 – Joe Edd Nelson
Position 8 – Darryl Bailey
Position 9 – James Brown, Secretary/Treasure

APPROVED by the Board of Directors this 13th day of February 2020.

Chairman, Board of Directors

(SEAL)

District Registration Form



When completed, mail to:

UTILITIES AND DISTRICT SECTION, MC-152
TCEQ
PO BOX 13087
Austin, Texas 78711-3087 or fax to: 512-239-6190

Legal Name of District or Authority: _____
District's Mailing Address: _____
City: _____ Zip Code: _____
District's Telephone Number (Include Area Code): _____

A. BOARD MEMBERS (as applicable):

TITLE	FULL NAME OF (First, Middle, Last)	FULL MAILING ADDRESS <small>According to U.S. Post Office</small>	TELEPHONE NUMBERS			TERM OF OFFICE		
			Business	Fax	Home	Elected(E) Appointed (A) Elected by Precinct (P)	Term Begins (mm/dd/yyyy)	Term Ends (mm/dd/yyyy)

B. CONSULTANTS AND REPRESENTATIVES (as applicable):

POSITION	FULL NAME OF INDIVIDUAL	NAME OF FIRM OR ORGANIZATION	FULL MAILING ADDRESS <small>According to U.S. Post Office Standards</small>	TELEPHONE	
				Business	Fax

*All information provided herein is subject to the Public Information Act and will be made available on our web site (www.tceq.state.tx.us)

District Registration Form (continued)

A. BOARD MEMBERS: (continued)

TITLE	FULL NAME	FULL MAILING ADDRESS <small>According to U.S. Post Office</small>	TELEPHONE NUMBERS			TERM OF OFFICE		
			Business	Fax	Home	Elected(E) Appointed (A) Elected by	Term Begins (mm/dd/yyyy) y)	Term Ends (mm/dd/yy yy)

Certification: I certify that the information contained herein is correct and complete to the best of my knowledge.

, Legal Assistant

Signature	Printed Name and Title	(Area Code) Daytime Telephone	Date Signed
<p>If you have questions on how to fill out this form or about the Water District program, please contact us at (512) 239 - 4691. Individuals are entitled to request and review their personal information that the Agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at (512) 239 - 3282.</p> <p>C. ADDITIONAL STATUTORY REQUIREMENTS (Texas Water Code):</p> <p>1. Requirement Generally Applicable to Most Districts and Authorities:</p> <p>a) §49.055(d). File copies of directors' sworn statements, bonds, and oaths with the District's records. File copies of directors' sworn statements and oaths with the Secretary of State within 10 days after its execution.</p> <p>b) §36.054(e) and §49.054(f). File the directors' names, mailing addresses, and terms of office with the TCEQ within 30 days after any election or appointment.</p> <p>c) Annual Audit and Financial Reports:</p> <p>1. §49.194(a). File audit with the TCEQ within 135 days of the District's fiscal year end, or §49.197(d). File financial dormancy affidavit with the TCEQ by January 31, or §49.198(c). File financial report with the TCEQ within 45 days of the District's fiscal year end.</p> <p>2. §49.194(c). File audit, financial dormancy affidavit, or financial report with the District's records.</p> <p>3. §49.194(d). Annually, submit the District's filing affidavit to the TCEQ with the District's audit, financial dormancy affidavit, or financial report.</p> <p>4. §49.158. Notify the TCEQ of the District's adoption of a fiscal year within 30 days of initial financial activity, or after a change in the District's fiscal year.</p> <p>d) §49.199(a). Adopt a code of ethics and other specified policies and procedures.</p> <p>2. Requirements Applicable to Certain Districts and Authorities, as Specified in the Statutes:</p> <p>a) §49.453. File with the TCEQ the name, address, and telephone number of the District's <i>Agent for Notice</i> (the person responsible for issuing forms to comply with the Notice to Purchaser requirements of §49.452).</p> <p>b) §49.455. File information form and map, or any amendments, with each county clerk and the TCEQ.</p> <p>c) §49.451. Post district name signs at two principal entrances to the District within 30 days of the District's creation.</p> <p>d) §49.062 Publish and file with the TCEQ a resolution establishing a meeting place outside the District.</p> <p>e) §49.307(b), §49.301(f) & §49.302. File orders excluding and annexing land with the TCEQ and in the deed records of each county(ies) in which the District is situated.</p> <p>Texas Statutes can be viewed at: http://www.capitol.state.tx.us/</p>			



August 10, 2018

Jerry Lowry
Executive Director
Hobby Area District
8121 Broadway, Suite 199
Houston, Texas 77061

Dear Mr. Lowry:

Purpose

The purpose of this job arrangement letter is to document the agreement for the East End District to provide graffiti abatement services to Hobby Area Management District. As each entity strives to serve its respective constituents and promote economic development and revitalization of each area, this collaboration will help each meet their specific district goals.

GRAFFITI ABATEMENT SERVICE AGREEMENT

This Agreement is entered into effective November 1, 2018, by and between East End District (“Contractor”) and the Hobby Area District (“Client”), both political subdivisions of the State of Texas. The parties are entering into this Agreement pursuant to Texas law including without limitation the Interlocal Cooperation Act, Chapter 791 of the Texas Local Government Code.

1. **SERVICES.** Contractor will provide the number of man hours of graffiti abatement shown on Exhibit 3 to this Agreement and other related services in the prioritized areas of Client’s boundaries set out in Exhibit 1 to this Agreement and as described in the attachment set out in Exhibit 2, which are incorporated for all intents and purposes herein (the “Services”). Such Services shall be provided during the regular work week (Monday through Friday). Contractor may perform the Services by any reasonable means and shall not be responsible for delays in performance beyond Contractor’s control. Contractor acknowledges that many of the Services will be performed in and along the streets within the boundaries of Client and that Contractor is responsible for the safety of Contractor’s employees and of the public in regard to the provision of the Services but only to the extent that loss, liability, or expense is caused by the negligence, misconduct or other fault of Contractor, its agents or employees. In the event the Services are to be performed in or along public streets or rights-of-way, the Contractor will take reasonable steps to assure the safety of its employees and of the public and to comply with all ordinances, rules and regulations by local, state or federal entities having jurisdiction over the provision of Services in the area, especially as to traffic safety plans, provided however, that if Contractor must incur any out-of-pocket expenditures to do so, Contractor shall obtain the prior approval of Client for such expenditure, and Client shall reimburse Contractor for such expenditures. Other Services may be provided on private property for which permission to enter has been obtained. If a property owner objects to Contractor’s entrance onto the private property or in any way harasses or threatens Contractor or impedes Contractor’s ability to provide the Services, Contractor will promptly leave such property without providing the Services. Time spent at such property will be billed to Client, and Client agrees to pay for such time even though the Services were not completed

William McConnell
Eco-Services
Chair

Craig Rohden
Space City Credit Union
Vice-Chair
Resident

Taryn Sims
Wulfe Management Services, Inc.
Secretary

Joe Meppelink
METALAB
Assistant Secretary

Rodrigo Tejada
L-K Industries
Treasurer

Blanca Blanco
Cetera Advisors
Resident

Erin Dyer
Lovett Commercial

John S. Jacob, Ph.D.
Texas A&M AgriLife
Extension Service

Domenic Laurenzo
El Tiempo Cantina

Devin Licata
TPC Real Estate

Marjorie Peña
BakerRipley

Stephen J. Quezada
Ogletree, Deakins, Nash,
Smoak & Stewart, P.C.
Resident

Susan Sahwani-Garcia
Chocolate Wasted
Resident

Ann Taylor
Midway

Jose Valdez
Frost Bank

Veronica C. Gorczynski
President

3211 Harrisburg Blvd.
Houston, TX 77003

713.928.9916

www.greatereastend.com

at such location. Client is solely responsible for resolving any such conflict with a property owner constituent. Contractor will provide Contractor's standard monthly reports on services for review by a committee of or the full board of directors. Additional reports will be considered Additional Services as defined below and subject to the terms and conditions applicable to Additional Services.

2. **ADDITIONAL SERVICES AT ADDITIONAL COST TO CLIENT.** The Contractor agrees to arrange for, coordinate and/or perform additional services related to graffiti abatement (such as arranging for and coordinating necessary traffic enforcement needs; producing informational material such as flyers regarding graffiti services and delivering to constituents; renting high rise equipment; or purchasing Client branded uniforms, shirts, caps for Contractor's employees working in Client's boundaries and for Client signage) as Client may request and Contractor agrees to (the "Additional Services"). Contractor and Client must agree to price and scheduling for such Additional Services in writing prior to the provision of the Additional Services. Upon receipt of a request for Additional Services, Contractor shall provide Client with a cost estimate for Client's approval. If approved, Client will sign such estimate to indicate Client's agreement to the price and schedule, and the Contractor shall then proceed with the performance of the Additional Services. Client shall be responsible for costs and for payment as set out in the cost estimate.
3. **TERM.** This Agreement shall be in effect for one year from the Effective Date and thereafter shall automatically renew for additional one-year periods unless either party hereto terminates the Agreement.
4. **TERMINATION.** If Client is dissatisfied with the quality of services during the term of this Agreement, Client may inform Contractor in writing of the specific areas of dissatisfaction, and if Contractor shall fail to substantially correct the deficiencies within thirty (30) days from receipt of such notice, Client may then terminate this Agreement by thirty (30) days written notice to Contractor. Contractor may terminate this Agreement for non-payment if Client has not remedied or disputed the non-payment within thirty (30) days after receipt of written notice from the Contractor detailing such non-payment. In addition, either party may terminate this agreement by giving thirty (30) days written notice to other party.
5. **PRICE.** Client agrees that Client will pay Contractor for the Services as set forth in the proposal attached on an hourly basis as set out in Exhibit 3, attached hereto and incorporated herein for all purposes (the "Price"). Contractor will invoice monthly for the Services, and payment of the Price shall be due by the last day of the month following the month that the services are performed. A late charge of 1% per month shall be paid by Client to Contractor on any past due payment not received by the last day of the month in question.
6. **CHANGE IN WORK PERFORMED.** The Price stated in this Agreement is based upon the size of the area where the Services are to be provided, the type of Services and the frequency of Services as specified herein. If there is any change in such area, the type or the frequency of the Services, Client and Contractor agree to try to negotiate a reasonable price adjustment.
7. **EXTRAORDINARY COST CHANGES.** If any extraordinary event affects Contractor's costs, Contractor may request that Client enter into negotiations regarding a reasonable adjustment. Both parties agree to negotiate in good faith to attempt to agree to a fair and reasonable adjustment in the Price.
8. **HOLIDAYS.** Contractor is not obligated to perform services on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. If Client requests that Services be performed on a holiday, Client recognizes that such work will be considered Additional Services and that the price to be proposed by Contractor will be based on an overtime basis. If the work is to be performed on a holiday that falls on Saturday or Sunday, it shall be subject to an additional charge of one full day at straight time. The parties will negotiate such the price for such Additional Services as provided in Section 2 hereof.

9. WEEKENDS. If Client requests that Services or Additional Services be performed on a weekend, the Price shall be agreed to in writing prior to commencement of the Additional Services.
10. **INDEMNIFICATION.** To the fullest extent allowed by law, Contractor shall indemnify, defend and hold Client, its directors, employees, agents and consultants (the “Indemnified Parties”) harmless from all loss, liability, cost, or expense (including reasonable attorney’s fees) for bodily injury, death and property damage suffered anyone (hereinafter referred to as “claim(s)”), but only to the extent same are (a) caused by negligence, strict liability, misconduct, intentional or reckless act or failure to act or other fault of Contractor, its agents and employees (the “Contractor Parties”) and (b) arise out of Services performed under this Agreement. The foregoing provision shall inure to the benefit of Client, provided that Client notifies Contractor in writing of such claim within ten (10) days of same being reported to Client.
11. DELAYS. Contractor shall not be liable for delay, loss or damage caused by warfare, riots, strikes, boycotts, criminal acts, acts or omissions of others, fire, water damage, natural calamity or causes beyond Contractor’s reasonable control.
12. **INSURANCE AND TAXES.** Contractor agrees to maintain in effect, during the term hereof, insurance for Workers Compensation with statutory limits, and commercial general liability, personal injury and property damage with \$1,000,000 combined single limit liability per occurrence. Contractor has the right to be self-insured where permitted by State law. Contractor shall furnish to Client, on request, a Certificate of Insurance evidencing such coverage. Contractor shall be responsible for paying all payroll-based taxes affecting its employees.
13. **INDEPENDENT CONTRACTOR.** Contractor is an independent contractor, and all persons employed to furnish services hereunder are employees of Contractor and not of Client. Client hereby agrees not to hire the Contractor’s employees or any subcontracted employees during the term of this contract and for one year following termination of this contract without the express written consent of the Contractor.
14. **BINDING.** This Agreement shall inure to and bind the successors, assigns, agents, and representatives of the parties.
15. **ENTIRE AGREEMENT.** This Agreement together with the attachments hereto, contains the entire agreement between the parties. All prior negotiations between the parties are merged in this Agreement, and there are no understandings or agreements other than those incorporated herein. This Agreement may not be modified except by written instrument signed by both parties.
16. **NOTICES.** Notices, requests, demands and other communications hereunder shall be in writing and delivered or mailed with postage prepaid,

To CLIENT at

Hobby Area District
 8121 Broadway, Suite 199
 Houston, Texas 77061
 832.982.2026

To Contractor at

East End District
 3211 Harrisburg
 Houston, Texas 77003
 713-928-9916

or at any other address which may be given by either party to the other in the manner provided above.

The parties have executed this Agreement in multiple counterparts, each of which shall be considered an original.

HOBBY AREA DISTRICT

By:

Name: Jerry Lowry
Title: Executive Director

EAST END DISTRICT

By:

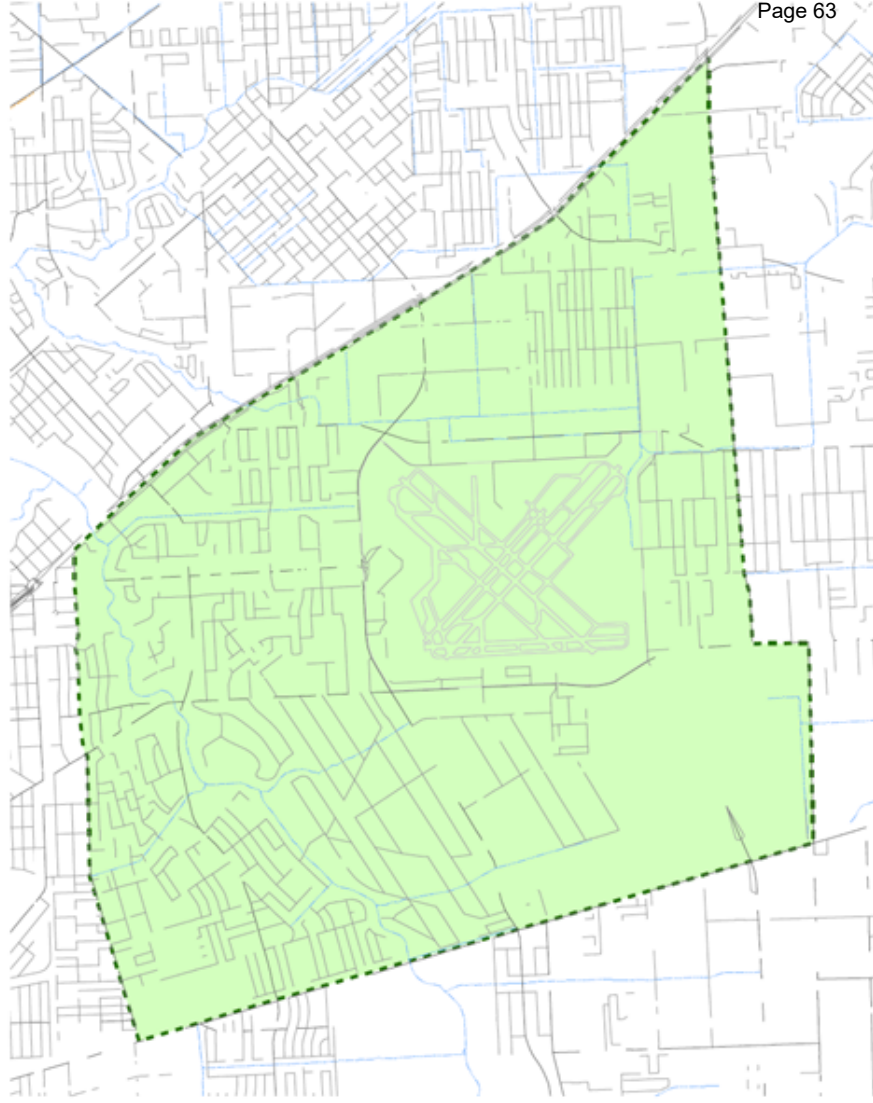
Name: Veronica Chapa Gorczynski
Title: President

Attachments

- Exhibit 1 – Target Area
- Exhibit 2 – Scope of Work
- Exhibit 3 – Service Fee
- Exhibit 4 – Additional Services (if requested)

Target Areas

- **Target Areas:**
All areas within the Hobby Area District including commercial and public property.



Scope of Work

■ Scope of work includes following activities:

Prior to Service Day

- ✓ Identification of graffiti
- ✓ Attain waiver from property owner (determine if waiver is in the system, if not, identify property owner and attain waiver)
- ✓ Schedule graffiti abatement

Service Day

- ✓ Abatement preparation (purchase and set up of supplies, paint, water for power washer, fuel for generator, etc.)
- ✓ Photograph graffiti (before / after)
- ✓ Abate graffiti (includes cost of all necessary paint and supplies)
- ✓ Site clean-up
- ✓ Equipment & Graffiti Mobile clean-up and maintenance

Post Service Day

- ✓ Database maintenance of graffiti waivers
- ✓ Generate graffiti reports to police as appropriate
- ✓ Generate monthly reports and invoices to client



Yearly Contract Total

Hourly Rate	Hours/ Day	Visits	Total Hours	Cost
\$85	8	52	416	\$35,360

Additional Fee-for-Service Information

■ Fee-for-Service, upon request:

The Contractor agrees to arrange for, coordinate and/or perform additional services related to graffiti abatement including, but not limited to arranging necessary traffic enforcement needs; producing informational material such as flyers regarding graffiti services and delivering such to constituents; renting high rise equipment; purchasing custom uniforms, shirts, caps for employees working in the district. The Contractor and the district interested in additional services must agree to price and scheduling for additional services in writing prior to the provision of additional services. Upon request for additional services, Contractor shall provide a cost estimate for approval. If approved, the district receiving additional services will sign such estimate to indicate agreement to the price and schedule, and the Contractor shall then proceed with the performance of additional services. The district receiving additional services shall be responsible for costs and for payment as set out in the cost estimate.

SERVICE AGREEMENT

This Service Agreement (this “Agreement”) is entered into on this 13th day of February, 2020 (the “Effective Date”) by and between Hobby Area District, a special district and a political subdivision of the State of Texas, created under the authority of Article XVI, Section 59 of the Texas Constitution and operating under and governed by the provisions of Chapter 49, Texas Water Code, and Chapter 3859, Texas Special District Local Laws Code, as amended (the “Owner”), and Antero Services (the “Contractor”).

RECITALS

WHEREAS, the Owner has determined it is in the Owner’s best interest to engage a professional service provider for the services described herein; and

WHEREAS, the Parties have read and understood the terms and provisions set forth in this Agreement and have been afforded a reasonable opportunity to review this Agreement with their respective legal counsel;

NOW, THEREFORE, in consideration of the premises, mutual promises, covenants, obligations and benefits herein contained, the Owner and Contractor agree as follows:

I. SERVICES

Section 1.01. Services. Contractor shall perform paver maintenance services (the “Services”) for the Owner as authorized from time to time by written task orders (“Task Orders”) approved by Owner’s Board of Directors (the “Board”), and Contractor shall be compensated for such Services as approved by the Board. Contractor may not deviate from approved Services without the prior written consent of the Board. Task Orders shall be evidenced by a written proposal or service order, which shall include the Services to be performed, the location, and the fees. Currently approved Task Orders are attached hereto as **Exhibit A**. Each Task Order shall be added as another exhibit to this Agreement, signed and dated by Owner and Contractor. The exhibits added shall be sequenced in alphabetical order beginning with **Exhibit B** and shall be dated when approved by the Board. All fees described in the Task Orders shall include charges for labor, materials, insurance, equipment and any other items required to perform the work in the Services. The terms of this Agreement shall supersede any standard or preprinted terms appearing on the face or reverse side of any task order.

II. COMPENSATION

Section 2.01. Payment for Services. Contractor shall submit a detailed monthly invoice (together with any back-up documentation requested by the Owner) indicating the Services performed for that month under the terms of this Agreement. Contractor shall submit detailed invoices to the Owner's bookkeeper:

Roland, Fry & Co., PC
Email: jroland@houston-cpas.com

With a copy to:

Pamela Guerra
pguerra@hadistrict.org

Payment shall be made within forty-five (45) days of the approval of Contractor's invoice by the Owner. Interest shall not be paid on service invoices.

Contractor agrees that upon completion of the work called for hereunder, it will furnish the Owner with proof, satisfactory to the Owner, that all labor, material and equipment for which Contractor has been paid, have been satisfied and paid, unless the Owner waives such proof. Upon furnishing such proof, or waiver thereof, the amount billed by Contractor will be reviewed by the Owner for approval and all undisputed amounts shall be paid to Contractor in accordance with this Section.

III. GENERAL CONDITIONS

Section 3.01. Contractor's Duties. Contractor covenants with the Owner to furnish its best skill and judgment in performing the Services for the Owner. Contractor agrees to furnish efficient business administration and superintendence and to use its best efforts to furnish at all times an adequate supply of workmen, materials and equipment and to perform the Services in the most expeditious and economical manner. Contractor agrees to exercise reasonable diligence in performing the Services, using the degree of care and skill that a prudent person in the same or similar profession would use.

Section 3.02. Relationship of Owner and Contractor. Contractor has been retained by the Owner for the sole purpose and to the extent set forth in this Agreement. It is understood and agreed that all work so done by Contractor shall meet with Owner approval, but that the detailed manner and method of performing the Services shall be under the control of Contractor. Contractor's relationship to the

Owner during the term of this Agreement is that of an independent contractor. The relationship between the Owner and Contractor is not exclusive.

Section 3.03. Insurance. Before commencing any work hereunder, Contractor shall furnish certificates of its insurance and copies of any required endorsements to the Owner evidencing the following insurance coverage, which coverage shall be maintained throughout the term of this Agreement. Certified copies of each policy shall be furnished to the Owner upon the Owner's request. Contractor shall not violate or knowingly permit to be violated any condition of the insurance policies required by this Agreement. Nothing contained in this Section shall limit or waive Contractor's legal or contractual responsibilities to the Owner or others. Cancellation or expiration of any of said insurance policies shall not preclude the Owner from recovery thereunder for any liability arising under this Agreement.

Contractor shall obtain the following insurance from companies having a Best's rating of B+/VII or better and licensed to transact business in the State of Texas:

- A. Workers' Compensation Insurance covering liability arising out of Contractor's employment of workers and anyone for whom the employer may be liable for workers' compensation claims at limits as imposed by statute. Workers' compensation insurance is required, and no alternative forms of insurance shall be permitted.
- B. Employer's Liability Insurance Limitations with limits of not less than \$500,000.
- C. Commercial General Liability Insurance with limits not less than:
 - 1. Each occurrence - \$1,000,000
 - 2. General aggregate - \$2,000,000
 - 3. Products-Completed Operations Aggregate - \$2,000,000
 - 4. Personal & Advertising Injury - \$1,000,000
- D. Comprehensive Automobile Liability Insurance with limits not less than \$1,000,000 (combined).
- E. Excess Liability: \$2,000,000/\$2,000,000.

Contractor's insurance shall include the following endorsements:

- A. The Owner and the Owner's agents and employees shall be added as additional insureds to all coverage required under this Agreement for all liability arising out of Contractor's work under this Agreement, except for workers' compensation insurance, as to the full limits of liability provided by each insurance policy (including limits greater than the minimum limits required herein).
- B. All required insurance shall be endorsed to provide that coverages afforded under the policy will not be canceled or modified without at least seven (7) days prior written notice to the Owner. Renewal certificates shall be

- provided at least thirty (30) days prior to the termination date of the current certificates of insurance during the term of this Agreement.
- C. Inasmuch as Owner and Contractor intend that all of Contractor's insured loss and liabilities fall upon Contractor's insurers, without recourse against Owner, Contractor agrees to cause all of its policies of insurance maintained in force or procured by Contractor to provide, if necessary by endorsement, that each such insurer fully waives subrogation against the Owner and its agents and employees.
 - D. All of the aforesaid policies shall be endorsed to provide that the coverage provided to the Owner as an additional insured will be on a primary basis, and not in excess of other insurance coverage available to the Owner, and that neither Contractor nor its insurer will seek contribution or recovery from the Owner or such other insurance available to the Owner.
 - E. Contractor shall cause its subcontractors, including all persons hired by Contractor who are not Contractor's employees, who perform any part of the work hereunder, to be added as additional insureds to all coverage required under this Agreement, as to the full limits of liability provided by each insurance policy (including limits greater than the minimum limits required herein).

Section 3.04. Indemnification.

TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND ITS OFFICERS, DIRECTORS, REPRESENTATIVES, AND AGENTS, FROM EVERY LOSS, DAMAGE, INJURY, COST, EXPENSE, CLAIM, JUDGMENT, OR LIABILITY OF EVERY KIND OR CHARACTER (INCLUDING SPECIFICALLY ATTORNEYS' FEES, COURT COSTS AND OTHER EXPENSES INCURRED IN ENFORCING THIS INDEMNITY PROVISION), WHETHER IN CONTRACT, TORT, OR OTHERWISE, WHICH ARISES DIRECTLY OR INDIRECTLY FROM THE CONTRACTOR'S WILLFUL, INTENTIONAL, RECKLESS OR NEGLIGENT (WHETHER ACTIVE, PASSIVE, OR GROSS) ACTS OR OMISSIONS RELATED TO OR ARISING FROM THIS AGREEMENT. THIS INDEMNITY AND HOLD HARMLESS PROVISION WILL APPLY WHETHER SUCH ACTS OR OMISSIONS ARE CONDUCTED BY THE CONTRACTOR OR ANY SUBCONTRACTOR OR AGENT OF THE CONTRACTOR.

THIS INDEMNITY AGREEMENT IS INTENDED TO MEET THE TEXAS "EXPRESS NEGLIGENCE RULE" BECAUSE CONTRACTOR AGREES THAT IT APPLIES AND IS ENFORCEABLE EVEN AS TO LOSSES, DAMAGES, INJURIES, EXPENSES, CLAIMS, CAUSES OF ACTION, JUDGMENTS OR LIABILITIES JOINTLY OR CONCURRENTLY CAUSED BY THE NEGLIGENCE OR OTHER FAULT OF THE OWNER. THE TERM "FAULT" IN THE PREVIOUS SENTENCE INCLUDES THE VIOLATION OR BREACH BY THE OWNER OF ANY COMMON

LAW DUTY, ANY TERM OF THIS CONTRACT, OR ANY STATUTE OR REGULATION.

THIS INDEMNIFICATION OBLIGATION IS IN ADDITION TO ALL OTHER LEGAL, EQUITABLE, OR INDEMNIFICATION REMEDIES AVAILABLE TO THE OWNER. THIS INDEMNIFICATION OBLIGATION SURVIVES THE TERMINATION OR EXPIRATION OF THIS CONTRACT.

CONTRACTOR DOES HEREBY WAIVE, RELEASE AND FOREVER RELINQUISH AND DISCHARGE THE OWNER FROM ALL OF CONTRACTOR'S CAUSES OF ACTION ARISING FROM BODILY INJURY OR DEATH OR DAMAGE TO ANY PROPERTY ARISING OUT OF THE WORK, REGARDLESS OF WHETHER THE INJURY OR DAMAGE IS CAUSED IN FULL OR IN PART BY THE NEGLIGENCE OR OTHER FAULT OF THE OWNER.

Section 3.05. Term and Termination. Either party may terminate this Agreement at any time, without cause, upon thirty (30) days written notice to the other party. Contractor shall not be entitled to any payment or further payment other than for work performed or material, equipment, or supplies furnished prior to such termination. The Owner does not waive any other remedy allowed under Texas law.

Section 3.06. Agreement Controls. To the extent that there is any inconsistency between the provisions of this Agreement and any attachments or exhibits hereto, the terms of this Agreement shall control.

Section 3.07. Regulatory Requirements. All work will be done in strict compliance with all applicable city, county, state and federal rules, regulations and laws and any codes which may apply to the Services being provided. Contractor will obtain all permits and licenses required to perform the Services and will be responsible for securing inspections and approvals of its work from any authority having jurisdiction over Contractor's Services.

Section 3.08. Safety and Health Standards. Contractor shall observe and comply with all applicable federal, state and local health and safety laws and regulations.

Section 3.09. Inspection. The Owner and its duly authorized representatives shall have the right to inspect all Services being performed hereunder at any time. Contractor agrees to maintain adequate books, payrolls and records satisfactory to the Owner in connection with any and all Services performed hereunder and to maintain such books, payrolls and records for at least four years. The Owner and its duly authorized representatives shall have the right to audit such books, payrolls and records at any reasonable time or times.

Section 3.10. Warranty. In addition to other common law and statutory warranties, whether implied or express, Contractor's warranty applies to materials,

parts, labor and workmanship for one (1) year from the date of completion of the Project. Contractor shall transfer all manufacturers' warranties to the Owner.

Section 3.11. Assignability. Contractor shall not assign its rights or obligations or any sum that may accrue to it hereunder without the written consent of the Owner, which shall be granted or denied in the Owner's sole discretion.

Section 3.12. Modifications. This Agreement shall be subject to amendment, change or modification only with the prior mutual written consent of the Owner and Contractor, except to add any future exhibits pursuant to Section 1.01.

Section 3.13. Force Majeure. In the event either party to this Agreement is rendered unable, wholly or in part, by force majeure including an act of God; strikes; lockouts, or other industrial disturbances; acts of the public enemy; orders of any kind of government of the United States or the State of Texas or any civil or military authority (other than a party to this Agreement); insurrections; riots; epidemics; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; droughts; arrests; civil disturbances; explosions; or other inability similar to those enumerated; to carry out its obligations under this Agreement, it is agreed that party shall give written notice of such act to the other party as soon as possible after the occurrence of the cause relied on and shall, thereafter, be relieved of its obligations, so far as they are affected by such act, during the continuance of any inability so caused, but for no longer.

Section 3.14. Agreement Subject to Applicable Law. This Agreement and the obligations of the parties hereunder are subject to all rules, regulations and laws which may be applicable by the United States, the State of Texas or any other regulatory agency having jurisdiction.

Section 3.15. Governing Law. This Agreement is governed in accordance with the laws of the State of Texas and shall be enforceable in the county in which the Owner is located.

Section 3.16. Waiver. No waiver or waivers of any breach or default by a party hereto of any term, covenant or condition or liability hereunder of performance by the other party of any duty or obligation hereunder will be deemed a waiver thereof in the future, nor will any such waiver or waivers be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, character or description, under any circumstances.

Section 3.17. Intended Beneficiaries. This Agreement is for the sole and exclusive benefit of the Owner and Contractor and will not be construed to confer any benefit upon any other party.

Section 3.18. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person or

circumstance is ever held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances will not be affected hereby.

Section 3.19. House Bill 89 Verification. By signing and entering into this Agreement, Contractor verifies that it does not boycott Israel and will not boycott Israel during the term of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in multiple copies, each of equal dignity, as of the date set forth on the first page hereof.

[EXECUTION PAGE FOLLOWS]

HOBBY AREA DISTRICT

President, Board of Directors

ATTEST:

Secretary, Board of Directors

(SEAL)

ANTERO SERVICES

By: _____

Name: _____

Title: _____

EXHIBIT A

**Estimate:****PaversMorelyNE0120**

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

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

Date: 01/02/2020

Description of Services:
The location at the North East corner of Broadway and Morely 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

**Estimate:****PaversMorelySE0120**

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

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

Date: 01/02/2020

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- 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

**Estimate:****PaversRockHillNE0120**

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

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

Date: 01/02/2020

Description of Services:
The location at the North East corner of Broadway and Rock Hill 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
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Phone: (281) 965-6529

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

**Estimate:****PaversRockHillSE0120**

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

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

Date: 01/02/2020

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- Kristel Williams

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

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

Estimate:

PaversSantaElenaNE0120

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

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

Date: 01/02/2020

Terms: 50:50

Description of Services:
The location at the North East corner of Broadway and Santa Elena 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.

Antero Services Turn Key:
o Inspect cross walk at concrete pads
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- 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

Estimate:

PaversSantaElenaNW0120

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

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

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	Tax	
	Grand Total	\$3,750.00

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

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

DESCRIPTION OF GROUP AND EVENT

The following represents an agreement between Houston Marriott South at Hobby Airport, 9100 Gulf Freeway, Houston, TX, 77017, (713) 943-7979 and Hobby Area District.

ORGANIZATION: Hobby Area District
CONTACT:
Name: Pamela Guerra
Job Title: Administration and Support Service Manager
Street Address: 8121 Broadway Street Ste 199
City, State, Postal Code: Houston, TX 77061-1340
Country/Region: USA
Phone Number: (832) 901-2228
E-mail Address: pguerra@hadistrict.org

NAME OF EVENT: State of the District
REFERENCE #: M-K1GHA4Y
OFFICIAL PROGRAM DATES: Thursday, 02/27/2020 - Thursday, 02/27/2020

NO ROOM TRANSFER BY GUEST

Hobby Area District agrees that neither Hobby Area District nor attendees of the Event nor any intermediary shall be permitted to assign any rights or obligations under this Group Sales Agreement, or to resell or otherwise transfer to persons not associated with Hobby Area District reservations for guestrooms, meeting rooms or any other facilities made pursuant to this Group Sales Agreement.

METHOD OF PAYMENT

Hobby Area District has indicated that it has elected to use the following form of payment:

☒ Check

Hobby Area District may not change this form of payment.

ADVANCE PAYMENT

<u>Deposit/Payment Amount</u>	<u>Time Frame</u>
35% of estimated revenues	At time of signed agreement
35% of estimated revenues	30 days prior to event
Remaining estimated balance	7 days prior to event

FUNCTION INFORMATION AGENDA/EVENT AGENDA

Based on the requirements outlined by Hobby Area District, the Hotel has reserved the function space set forth on the below Function Information Agenda/Event Agenda.

Date	Day	Start Time	End Time	Function Type	Setup	#People
02/27/2020	Thu	9:00 AM	5:00 PM	General Session	Rounds of 10	125

All meeting room, food and beverage, and related services are subject to applicable taxes (currently 8.25%) and service charge (currently 25%) in effect on the date(s) of the event.

DAMAGE TO FUNCTION SPACE

Hobby Area District agrees to pay for any damage to the function space that occurs while Hobby Area District is using it. Hobby Area District will not be responsible, however, for ordinary wear and tear or for damage that it can show was caused by persons other than Hobby Area District and its attendees.

MINIMUM BANQUET FOOD AND BEVERAGE REVENUE REQUIREMENT

Hobby Area District agrees to a minimum banquet food and beverage revenue of **(\$5,625.00)**, exclusive of tax and service charge (the "Minimum Banquet Food and Beverage Revenue"). If the actual banquet food and beverage revenue is less than the Minimum Banquet Food and Beverage Revenue, the difference will be posted to the Master Account. Hotel will confirm the food and beverage prices **72 hours** prior to Hobby Area District's arrival date. Page 79

OUTSIDE FOOD AND BEVERAGE POLICY

All food and beverages served at functions associated with the Event must be provided, prepared, and served by Hotel, and must be consumed on Hotel premises.

CANCELLATION

Hobby Area District agrees that it will provide a Minimum Banquet Food and Beverage Revenue of **\$7,031.25** (inclusive of applicable service charges and taxes) for the Event.

In the event of a group cancellation occurring from the Date of this Agreement to four (4) business days prior to the Event(s), liquidated damages in the amount of forty percent (40%) of the Minimum Banquet Food and Beverage Revenue will be due, plus applicable taxes.

In the event of a group cancellation within three (3) business days of the Event(s), liquidated damages in the amount of one hundred percent (100%) of the Minimum Banquet Food and Beverage Revenue and Total Meeting Room Rental will be due, plus applicable taxes.

IMPOSSIBILITY

The performance of this Agreement is subject to termination without liability upon the occurrence of any circumstance beyond the control of either party – such as acts of God, war, acts of terrorism, government regulations, disaster, strikes, civil disorder, or curtailment of transportation facilities – to the extent that such circumstance makes it illegal or impossible for the Hotel to provide, or for groups in general to use, the Hotel facilities. The ability to terminate this Agreement without liability pursuant to this paragraph is conditioned upon delivery of written notice to the other party setting forth the basis for such termination as soon as reasonably practical - but in no event longer than ten (10) days - after learning of such basis.

COMPLIANCE WITH LAW

This Agreement is subject to all applicable federal, state, and local laws, including health and safety codes, alcoholic beverage control laws, disability laws, federal anti-terrorism laws and regulations, and the like. Hotel and Hobby Area District agree to cooperate with each other to ensure compliance with such laws.

CHANGES, ADDITIONS, STIPULATIONS, OR LINING OUT

Any changes, additions, stipulations or deletions including corrective lining out by either Hotel or Hobby Area District will not be considered agreed to or binding on the other unless such modifications have been initialed or otherwise approved in writing by the other.

LITIGATION EXPENSES

The parties agree that, in the event litigation relating to this Agreement is filed by either party, the non-prevailing party in such litigation will pay the prevailing party's costs resulting from the litigation, including reasonable attorneys' fees.

LIQUOR LICENSE

Hobby Area District understands that Hotel's liquor license requires that beverages only be dispensed by Hotel employees or bartenders. Alcoholic beverage service may be denied to those guests who appear to be intoxicated or are underage.

COMPLIANCE WITH EQUAL OPPORTUNITY LAWS

This section describes Marriott's obligations as a U.S. federal contractor. It does not apply to customers that are not part of the U.S. federal government or using funds from the U.S. federal government for this contract.

Marriott shall comply with all applicable laws, statutes, rules, ordinances, codes, orders and regulations of all federal, state, local and other governmental and regulatory authorities and of all insurance bodies applicable to the Hotel premises in performing its obligations under this Agreement.

Marriott (referred to as "contractor" in this section) shall comply with Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and the Vietnam Era Veterans' Readjustment Assistance Act, as amended, which are administered by the United States Department of Labor ("DOL"), Office of Federal Contract Compliance

Programs ("OFCCP"). The equal employment opportunity clauses of the implementing regulations, including but not limited to 41 C.F.R. §§ 60.1-4, 60-300.5(a), and 60-741.5(a), are hereby incorporated by reference, with all relevant rules, regulations and orders pertaining thereto. **This contractor and subcontractor shall abide by the requirements of 41 C.F.R. §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability.**

Marriott also shall comply with Executive Order 13496 and with all relevant rules, regulations and orders pertaining thereto, to the extent applicable. The employee notice clause and all other provisions of 29 C.F.R. Part 471, Appendix A to Subpart A, are hereby incorporated by reference.

To the extent applicable, Marriott shall include the provisions of this section in every subcontract or purchase order so that such provisions shall be binding upon each contractor, subcontractor or vendor performing services or providing materials relating to this Agreement and the services provided pursuant to the terms hereof.

PRIVACY

Marriott International, Inc. ("Marriott") is committed to complying with obligations applicable to Marriott under applicable privacy and data protection laws, including to the extent applicable EU data protection laws. Hotel shall comply with the then-current Marriott Group Global Privacy Statement (the "Privacy Statement," currently available at <http://www.marriott.com/about/privacy.mi>) with respect to any personal data received under this Agreement.

Without limiting the foregoing obligation, Hotel has implemented measures designed to: (1) provide notice to individuals about its collection and use of their personal data, including through the Privacy Statement; (2) use such personal data only for legitimate business purposes; (3) provide means by which individuals may request to review, correct, update, suppress, restrict or delete or port their personal data, consistent with applicable law; (4) require any service providers with whom personal data is shared to protect the confidentiality and security of such data; and (5) use technical and organizational measures to protect personal data within its organization against unauthorized or unlawful access, acquisition, use, disclosure, loss, or alteration.

Hobby Area District will obtain all necessary rights and permissions prior to providing any personal data to Hotel, including all rights and permissions required for Hotel, Hotel affiliates, and service providers to use and transfer the personal data to locations both within and outside the point of collection (including to the United States) in accordance with Hotel's privacy statement and applicable law. Notwithstanding any other provision, Hotel may use an individual's own personal data to the extent directed by, consented to or requested by such individual.

IN-HOUSE EQUIPMENT

Hotel will provide, at no charge, a reasonable amount of meeting equipment (for example, chairs, tables, chalkboards, etc.). These complimentary arrangements do not include special setups or extraordinary formats that would deplete Hotel's present in-house equipment to the point of requiring rental of an additional supply to accommodate Hobby Area District's needs. If such special setups or extraordinary formats are requested, Hotel will present Hobby Area District two (2) alternatives: (1) charging Hobby Area District the rental cost for additional equipment, or (2) changing the extraordinary setup to a standard format, avoiding the additional cost.

UNATTENDED ITEMS/ADDITIONAL SECURITY

The Hotel cannot ensure the security of items left unattended in function rooms. Special arrangements may be made with the Hotel for securing a limited number of valuable items. If Hobby Area District requires additional security with respect to such items or for any other reason, the Hotel will assist in making these arrangements. All security personnel to be utilized during the Event are subject to Hotel approval.

USE OF OUTSIDE VENDORS

If Hobby Area District wishes to hire outside vendors to provide any goods or services at Hotel during the Event, Hobby Area District must notify Hotel of the specific goods or services to be provided and provide sufficient advance notice to the Hotel so that the Hotel can (i) determine, in Hotel's sole discretion, whether such vendor must provide Hotel, in form and amount reasonably satisfactory to Hotel, an indemnification agreement and proof of adequate insurance, and (ii) approve, using reasonable judgment, the selection of the outside vendor and the goods or services to be provided by such outside vendor to Hobby Area District, taking into consideration: (a) whether Hotel offers such goods and services; (b) the risk level posed by certain activities; and (c) the safety and well-being of guests at Hotel.

PERFORMANCE LICENSES

Hobby Area District will be solely responsible for obtaining any necessary licenses or permission to perform, broadcast, transmit, or display any copyrighted works (including without limitation, music, audio, or video recordings, art, etc.) that Hobby Area District may use or request to be used at the Hotel.

MARRIOTT BONVOY EVENTS

Marriott Bonvoy Events provides Points or Miles to eligible Marriott Bonvoy Members who book and hold qualifying meetings and events at Participating Properties.

Approximately ten (10) business days after the conclusion of the Event (provided that the Event is not cancelled and Hobby Area District has otherwise complied with the material terms and conditions of this Agreement), the Hotel will award Points or Miles to the Member and relevant account identified below. By inserting the airline frequent flyer account information, the recipient elects to receive Miles instead of Points.

Marriott Bonvoy Events is not available in certain circumstances, including (1) for any government employee or official booking a government event (U.S. government event or non-U.S. government event); (2) for any employee of a state-owned or state-controlled entity ("SOE") booking an event on behalf of the SOE; or (3) for any other planner or intermediary when booking an event on behalf of a non-U.S. governmental entity or SOE. Hotels in the Asia Pacific region are restricted from awarding Points or Miles to any intermediary booking an event on behalf of any governmental entity or SOE.

GROUP MUST CHECK ONE OPTION BELOW:

- ☐ The Contact (as identified on page 1 of this Agreement or the Authorized Signer of this Agreement) is eligible to receive Points or Miles.

Member Name _____

Marriott Bonvoy Membership Number _____

*If Miles are desired instead of Points, please also provide:

Participating airline name _____

Participating airline frequent flyer account number _____

OR

- ☐ The Contact (as identified on page 1 of this Agreement or the Authorized Signer of this Agreement) declines or is not eligible to receive Points or Miles and hereby waives the right to receive Points or Miles in connection with the Event.

The individual identified above to receive either Points or Miles may not be changed without such individual's prior written consent. The number of Points or Miles to be awarded shall be determined pursuant to the Marriott Bonvoy Terms and Conditions (the "Terms and Conditions"), as in effect at the time of award. All Marriott Bonvoy Terms and Conditions apply. The Terms and Conditions are available on-line at <https://www.marriott.com/loyalty/terms/default.mi> and may be changed at the sole discretion of Marriott International, Inc. at any time and without notice. Capitalized terms used in this section have the meanings given to them in the Terms and Conditions.

ACCEPTANCE

When presented by the Hotel to Hobby Area District, this document is an invitation by the Hotel to Hobby Area District to make an offer. Upon signature by Hobby Area District, this document will be an offer by Hobby Area District. Only upon signature of this document by all parties will this document constitute a binding agreement. Unless the Hotel otherwise notifies Hobby Area District at any time prior to Hobby Area District's execution of this document, the outlined format and dates will be held by the Hotel for Hobby Area District on a first-option basis until **Tuesday, February 2, 2020**. If Hobby Area District cannot make a commitment prior to that date, this invitation to offer will revert to a second-option basis or, at the Hotel's option, the arrangements will be released, in which case neither party will have any further obligations.

Upon signature by both parties, Hobby Area District and the Hotel shall have agreed to and executed this Agreement by their authorized representatives as of the dates indicated below.

SIGNATURES

Approved and authorized by Hobby Area District:

Name: (Print) Danny Perkins

Title: (Print) Chair

Signature: _____

Date: _____

Atrium TRS II, LP

By: _____

Name: _____

Title: Authorized Signatory



February 5, 2020

Agreement to render services for the Hobby Management District State of the District

The Purpose of this document is to establish an agreement between **Ev1pro LLC**, hereinafter referred to as **EV1PRO**, and the **Hobby Management.**, hereinafter referred to as **HAD** for the **Hobby Management District State of the District** hereinafter referred to as the **HAD SoTD**.

1. EV1PRO offers the services for the **HAD SoTD**, in exchange for valuable consideration as specified below.
2. DESCRIPTION OF THE PRODUCTION: **HAD SoTD** will be executed in 2 stages:

A) **Production of video to be presented at the HAD SoTD.** It will consist of interviews done on location, b-roll filmed around the Hobby district, photos and/or documents related to the script of the video, with background music and text where needed. It will be between 3-6 minutes long.

Production of a video to highlight the HAD SoTD luncheon, to be held and recorded at the Houston Marriot South Hotel on February 27th, 2020 at 11:30 am. It will be between 3-6 minutes long and will be finished approximately 7 days after the event.

Both videos will be delivered on digital HD format. The cost for both videos is \$2,200.00 (Two thousand two hundred 00/100 dollars)

B) **Photo coverage at the HAD SoTD to be held at the Houston Marriot South Hotel on February 27th, 2020 at 11:30 am.** Approximately 3 business days after the session date the digital files will be available for viewing and downloading from an online, password-protected gallery. The number of files will be determined by the nature of the event (number of people, locations, length of the event, etc.) and at the discretion of EV1PRO, unless HAD has indicated a pre-determined number of images to be delivered. **The cost for the photo coverage is \$400.00 (four hundred 00/100 dollars)**

The total cost for these services is: \$2600.00 (Two thousand six hundred 00/100 dollars)

HAD is the sole and exclusive owner of the copyright of the images, photos and videos produced as described on this agreement. **EV1PRO** will maintain the right to use the images produced as part of its portfolio and business marketing.

This Contract incorporates the entire understanding of the parties. Any modifications of this Contract must be in writing and signed by both parties.

I have read and agree to the preceding terms and conditions:

Juan Islas

EV1PRO LLC

6315 N. Gessner Rd. Suite A.
Houston, TX 77041
713.703.4811

Danny Perkins

HOBBY MANAGEMENT DISTRICT

8121 Broadway, Suite 199
Houston, TX 77061
832.703.1103

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. **Executive Session** - Convene Executive Session pursuant to Section 551.074, Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
 - a. Executive Director Position

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

