



# 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, April 16, 2020 at 1:00 PM** via teleconference\* at **Telephone Number: (866) 390-1828, Participant PIN: 7607880**, 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;
2. Public Comments
3. Approve Minutes of Board Meeting February 13, 2020
4. Accept Treasurer Report
  - a. Bookkeeper Report
  - b. Assessor Collection and Delinquency Reports
5. Engage auditor to conduct audit for fiscal year ending December 31, 2019.
6. Approve recommendation from staff for Continuity of Operations Plans.
7. Professional Services Agreement with SMC Landscaping.
8. Approve MOU between Hobby Area District and Houston Police Department for the Crime Initiative Overtime Program.
9. 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.
10. 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.
11. Chairman's Report/Board Member or Staff Announcements
12. Next Meeting – June 11, 2020
13. Adjourn

\*As a result of the current COVID-19 virus epidemic emergency, the convening at one location of a quorum of the Board is difficult or impossible. Therefore, the Board will conduct this meeting by telephone conference call rather than by physical quorum pursuant to Texas Government Code Sec. 551.125 and guidance of the Governor of the State of Texas. Members of the public are entitled to participate and address the Board during the telephonic meeting. In all respects, this meeting will be open to the public and compliant with applicable law and guidance of the Governor of the State of Texas. An electronic copy of the agenda packet (which consists of the regular reports presented to the Board by its consultants) can be found at [hadistrict.org](http://hadistrict.org).



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Chairman of The Board



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

**February 13, 2020**

**DETERMINE QUORUM; CALL TO ORDER**

The Board of Directors (the "Board") of the Hobby Area District (the "District") held a regular meeting on February 13, 2020, at The Doubletree Hotel, 8181 Airport Blvd, located inside the boundaries of the District, open to the public, and the roll was called of duly appointed members of the Board, to-wit:

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

and the above were present except Directors Sue De Haven, and Daryl Bailey, 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 and Carnell Emanuel of Allen Boone Humphries Robinson, LLP; Jack Rolland, Roland Fry & Warren LLC; Deborah Bessire from EquiTax; Susan Hill of Hawes Hill; Ericka Rocha and Jacob Montgomery with Seal Security.

**DETERMINE QUORUM; CALL TO ORDER**

Chairman Perkins called the meeting to order at 1:03 p.m.

**RECEIVE PUBLIC COMMENTS**

There were no public comments.

**2.A. ADOPT AGENDA**

**2.B. APPROVE MNUTES OF BOARD MEETING FEBRUARY 13, 2020**

**2.C. ACCEPT TREASURERS REPORT**

**I. REVIEW AND ACCEPT BOOKKEEPER'S REPORT AND INVOICES FOR PAYMENT**

**II. REVIEW AND ACCEPT ASSESSMENTS COLLECTION AND DELINQUENCY REPORTS**

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

Director Nelson made a motion to approve consent agenda items 2A-2D. Director Amin seconded the motion, which passed by unanimous vote.

**3.DIRECTOR MATTERS, INCLUDING:**

**3.A. ACCEPT RESIGNATION OF DIRECTOR DEHAVEN.**

Director Brown made a motion to accept resignation from Director DeHaven. Director Amin seconded the motion, which passed by unanimous vote.

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

Director Brown made a motion to approve List of Local Government Officers. Director Amin seconded the motion, which passed by unanimous vote.

**3.C. AUTHORIZE FILING OF DISTRICT REGISTRATION FORM WITH TEXAS COMMISSION ON ENVIROMENTAL QUATLITY.**

Director Bonsall made a motion to authorize the District Registration Form. Director Brown seconded the motion, which passed by unanimous vote.

**3.D. RATIFY CONTRACT WITH EAST END DISTRICT FOR GRAFFITI SERVICES.**

Director Brown made a motion to approve ratification of the contract with East End District. Director Collum seconded the motion, which passed by unanimously.

**3.E. APPROVE SERVICE AGREEMENT BETWEEN THE DISTRICT AND ANTERO SERVICES FOR MAINTENANCE OF PAVERS AT BROADWAY AND SANTA ELENA, ROCKHILL, AND MORLEY.**

Director Collum made a motion to approve Agreement with Antero Services. Director Nelson seconded the motion, which passed by unanimous vote.

**3.F. RATIFY CONTRACT BETWEEN MARRIOTT SOUTH AND THE HOBBY AREA DISTRICT ("CONTRACT").**

Director Nelson made a motion to approve ratification of Contract. Director Bonsall seconded the motion, which passed by unanimous vote.

**3.G. APPROVE VIDEOGRAPHY, PHOTOGRAHY AND PRINTING SERVICES FOR STATE OF THE DISTRICT.**

Director Bonsall made a motion to approve expenses for State of the District. Director Nelson approved, which passed by unanimous vote.



**3.H. APPROVE CONTRACT WITH MALONE STRATEGIES FOR HOBBY FEST PLANNING SERVICES.**

This Item was moved for discussion during Executive Session.

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

**RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION**

Director Brown made a motion to authorize Director Perkins and Ms. Hill to initiate discussion with the proposed Executive Director candidate and negotiate final terms, as authorized during Executive Session. Director Rambo seconded the motion, which passed by unanimous vote.

Director Nelson made a motion to approve contract with Malone Strategies, pending discussed modifications. Director Brown seconded the motion, which passed by unanimously.

Director Collum made a motion to authorize Mr. Austin to prepare a memorandum of understanding addressed to the Houston Police Department regarding an Overtime Initiative. Director Brown seconded the motion, which passed by unanimous vote.

**NEXT MEETING: THURSDAY, April 9, 2020**

**ADJOURN**

There being no further business to come before the Board, upon a motion made by Director Nelson and seconded by Director Brown, Chairman Perkins adjourned the meeting at 2:36 p.m., which passed by unanimous vote.



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Chair, Vice Chair or Secretary

# **HOBBY AREA DISTRICT**

## **MONTHLY FINANCIAL REPORT**

**FEBRUARY 29, 2020**

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

**Hobby Area District  
Balance Sheet  
As of February 29, 2020**

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	<u>Feb 29, 20</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Amegy Bank	7,141.51
1020 · Wells Fargo Bank	778,456.57
1030 · Plains State Bank - CD	252,492.17
1032 · Plus4 Credit Union - CD	5.34
1040 · TexSTAR-Operating	<u>1,846,321.72</u>
Total Checking/Savings	2,884,417.31
Other Current Assets	
1200 · Assessment Receivable	<u>206,165.52</u>
Total Other Current Assets	<u>206,165.52</u>
Total Current Assets	3,090,582.83
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>
<b>TOTAL ASSETS</b>	<u><u>3,127,083.45</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>80,084.36</u>
Total Accounts Payable	80,084.36
Other Current Liabilities	
2100 · Assessment Refunds Payable	-1,782.76
2200 · Deferred Assessment Revenue	<u>1,737,750.32</u>
Total Other Current Liabilities	<u>1,735,967.56</u>
Total Current Liabilities	<u>1,816,051.92</u>
Total Liabilities	1,816,051.92
Equity	
3000 · Retained Earnings	1,234,031.56
Net Income	<u>76,999.97</u>
Total Equity	<u>1,311,031.53</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>3,127,083.45</u></u>

**Hobby Area District**  
**Statement of Sources & Uses - Budget vs Actual**  
**February 2020**

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**MAINTENANCE & OPERATIONS FUND**

**M&O SOURCES OF FUNDS**

	<u>Feb 20</u>	<u>Budget</u>	<u>Jan - Feb 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
4000 · District Assessments	170,445.28	158,333.00	341,176.54	316,666.00	1,900,000.00
4010 · Penalty & Interest Revenue	1,019.74	3,000.00	1,549.76	6,000.00	36,000.00
4020 · Overpayments	7,524.72	5,583.00	11,671.58	11,166.00	67,000.00
4030 · Assessment Refunds	-2,698.21	-5,667.00	-8,149.67	-11,334.00	-68,000.00
4060 · Interest Revenue	1,916.24	1,667.00	3,057.79	3,334.00	20,000.00
<b>TOTAL M&amp;O SOURCES OF FUNDS</b>	<b>178,207.77</b>	<b>162,916.00</b>	<b>349,306.00</b>	<b>325,832.00</b>	<b>1,955,000.00</b>

**M&O USES OF FUNDS**

**Public Safety**

6010 · Contract Public Safety	18,181.50	25,208.00	36,246.52	50,416.00	302,500.00
6012 · Specific Sites High Density Patrol	0.00	5,417.00	0.00	10,834.00	65,000.00
6014 · Special Operations	0.00	10,000.00	0.00	20,000.00	120,000.00
6015 · Apartment Life Initiatives	1,657.25	1,667.00	3,314.50	3,334.00	20,000.00
6020 · Mobile Cameras	0.00	2,547.00	0.00	5,094.00	30,560.00
6025 · Nuisance Abatement Program	998.53	1,250.00	2,203.95	2,500.00	15,000.00
6035 · Graffiti Abatement	2,720.00	3,125.00	5,440.00	6,250.00	37,500.00
6037 · Public Safety Programs	0.00	333.00	0.00	666.00	4,000.00
<b>Total Public Safety</b>	<b>23,557.28</b>	<b>49,547.00</b>	<b>47,204.97</b>	<b>99,094.00</b>	<b>594,560.00</b>

**Community Development**

6050 · Porter Service	14,302.28	13,750.00	27,864.79	27,500.00	165,000.00
6051 · Community Enhancement Programs	0.00	6,750.00	715.35	13,500.00	81,000.00
6052 · Corridor & ROW Maintenance	20,212.45	34,583.00	39,379.50	69,166.00	415,000.00
6053 · Field Services Vehicle	46.04	933.00	46.04	1,866.00	11,200.00
6054 · Street Sweeping	7,617.20	7,167.00	15,234.40	14,334.00	86,000.00
8055 · Project/Contract Management	6,500.00	10,417.00	13,000.00	20,834.00	125,000.00
8063 · Esplanade/Roadway Enhancement	0.00	4,167.00	0.00	8,334.00	50,000.00
8065 · METRO Bus Shelter Enhancement	0.00	1,833.00	0.00	3,666.00	22,000.00
8074 · Streetscape Assessories	0.00	583.00	0.00	1,166.00	7,000.00
<b>Total Community Development</b>	<b>48,677.97</b>	<b>80,183.00</b>	<b>96,240.08</b>	<b>160,366.00</b>	<b>962,200.00</b>

**Economic Development**

6060 · Economic Developmt Programs	0.00	8,333.00	0.00	16,666.00	100,000.00
8053 · Market Feasibility Study	0.00	8,333.00	0.00	16,666.00	100,000.00
<b>Total Economic Development</b>	<b>0.00</b>	<b>16,666.00</b>	<b>0.00</b>	<b>33,332.00</b>	<b>200,000.00</b>

**Communication, Public Affairs, Marketing**

6065 · Events	814.61	3,042.00	814.61	6,084.00	36,500.00
6068 · CPA&M Programs	103.29	833.00	156.58	1,666.00	10,000.00
6070 · Creative Support	5,000.00	8,958.00	11,400.00	17,916.00	107,500.00
6075 · Marketing Mtls & Promo Items	0.00	4,167.00	250.00	8,334.00	50,000.00
6078 · Advertisement	0.00	10,417.00	0.00	20,834.00	125,000.00
<b>Total Comm., Public Affairs, Marketing</b>	<b>5,917.90</b>	<b>27,417.00</b>	<b>12,621.19</b>	<b>54,834.00</b>	<b>329,000.00</b>

**Hobby Area District**  
**Statement of Sources & Uses - Budget vs Actual**  
**February 2020**

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	<u>Feb 20</u>	<u>Budget</u>	<u>Jan - Feb 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Administration					
6112 · Administration Programs	0.00	651.00	65.00	1,302.00	7,815.00
6115 · Meeting Expense	1,242.61	2,000.00	2,972.94	4,000.00	24,000.00
6120 · Reimbursable Expenses	112.27	1,375.00	172.24	2,750.00	16,500.00
6125 · Postage	68.49	46.00	139.28	92.00	550.00
6130 · Office Supplies	484.15	833.00	1,217.85	1,666.00	10,000.00
6135 · Public Notices, Advertising	9.00	142.00	9.00	284.00	1,700.00
6140 · Legal Services	9,519.65	4,583.00	12,044.00	9,166.00	55,000.00
6145 · Audit Services	0.00	3,750.00	0.00	7,500.00	45,000.00
6150 · Bookkeeping	1,000.00	1,000.00	1,850.00	2,000.00	12,000.00
6155 · Assessment Billing	7,846.89	3,208.00	10,230.98	6,416.00	38,500.00
6160 · Assessment Database Mgmt.	300.00	367.00	600.00	734.00	4,400.00
6165 · Office Equipment	2,618.49	1,250.00	3,550.86	2,500.00	15,000.00
6170 · Insurance	0.00	1,250.00	0.00	2,500.00	15,000.00
6072 · Office Lease	2,450.00	3,333.00	4,900.00	6,666.00	40,000.00
6073 · Communication & Technologies	612.79	2,863.00	1,236.38	5,726.00	34,350.00
6175 · Other	0.00	125.00	25.00	250.00	1,500.00
Employee Payroll & Benefits					
6180 · Gross Wages	9,166.66	33,333.00	18,333.32	66,666.00	400,000.00
6181 · Payroll Taxes	695.54	2,550.00	1,391.08	5,100.00	30,600.00
6182 · Payroll Service	532.04	33.00	1,630.23	66.00	400.00
6183 · Health Insurance	2,895.77	5,784.00	5,791.54	11,568.00	69,407.00
6184 · Retirement Fund	45.34	94.00	90.68	188.00	1,133.00
Total Employee Payroll & Benefits	<u>13,335.35</u>	<u>41,794.00</u>	<u>27,236.85</u>	<u>83,588.00</u>	<u>501,540.00</u>
Total Administration	<u>39,599.69</u>	<u>68,570.00</u>	<u>66,250.38</u>	<u>137,140.00</u>	<u>822,855.00</u>
TOTAL M&O USES OF FUNDS	<u>117,752.84</u>	<u>242,383.00</u>	<u>222,316.62</u>	<u>484,766.00</u>	<u>2,908,615.00</u>
Other Expense					
9000 · Transfer to Improvement Corp.	<u>50,000.00</u>	<u>50,000.00</u>	<u>50,000.00</u>	<u>50,000.00</u>	<u>50,000.00</u>
Total Other Expense	<u>50,000.00</u>	<u>50,000.00</u>	<u>50,000.00</u>	<u>50,000.00</u>	<u>50,000.00</u>
EXCESS (DEFICIT) OF SOURCES OVER USES	<u>10,454.93</u>	<u>-129,467.00</u>	<u>76,989.38</u>	<u>-208,934.00</u>	<u>-1,003,615.00</u>
Total Projected Revenue & Reimbursements					1,955,000
Total Projected Uses of Funds					2,958,615
Prior Year Reserves					<u>1,229,955</u>
Projected Year End Cash Reserves					226,340

**Hobby Area District**  
**Bank Account Registers**  
**As of April 9, 2020**

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<i>Type</i>	<i>Date</i>	<i>Num</i>	<i>Name</i>	<i>Memo</i>	<i>Amount</i>	<i>Balance</i>
<b>Amegy Bank</b>						<b>85,566.35</b>
Check	01/31/2020	ACH	BlueCross BlueShield of Texas	Health Insurance	-35.41	85,530.94
Bill Pmt -Check	02/14/2020	2988	Mister Sweeper LP	Street Sweeping	-3,808.60	81,722.34
Bill Pmt -Check	02/14/2020	2900	Amegy Visa Credit Card	Miscellaneous	-2,935.31	78,787.03
Bill Pmt -Check	02/14/2020	2901	Hawes Hill & Associates LLC	Admin. Management	-6,500.00	72,287.03
Bill Pmt -Check	02/14/2020	2902	Sandra Yakelin Pompa	Cleaning	-35.00	72,252.03
Bill Pmt -Check	02/14/2020	2903	SMC Logistics	Liter & Landscape Maint.	-32,729.56	39,522.47
General Journal	02/15/2020	Payroll	Paychex	Payroll	-3,393.43	36,129.04
General Journal	02/15/2020	Payroll	Paychex	Payroll Taxes	-1,132.22	34,996.82
General Journal	02/15/2020	Payroll	Paychex	401K & UME	-428.12	34,568.70
General Journal	02/15/2020	Payroll	Paychex	Fee	-532.04	34,036.66
Bill Pmt -Check	02/26/2020	2889	Danny R. Perkins	February Expense Report	-150.00	33,886.66
Bill Pmt -Check	02/26/2020	2890	Pamela Guerra	February Expense Report	-190.60	33,696.06
Bill Pmt -Check	02/26/2020	2891	Walter Funes	February Expense Report	-178.75	33,517.31
Bill Pmt -Check	02/26/2020	2892	Mister Sweeper LP	Street Sweeping	-3,808.60	29,708.71
Bill Pmt -Check	02/26/2020	2893	Office Systems of Texas	Copier	-109.15	29,599.56
Bill Pmt -Check	02/26/2020	2894	SEAL Security Solutions LLC	Security	-14,337.50	15,262.06
Bill Pmt -Check	02/28/2020	ACH	BlueCross BlueShield of Texas	Health Insurance	-3,166.78	12,095.28
General Journal	02/29/2020	Payroll	Paychex	Payroll	-3,393.43	8,701.85
General Journal	02/29/2020	Payroll	Paychex	Payroll Taxes	-1,132.22	7,569.63
General Journal	02/29/2020	Payroll	Paychex	401K & UME	-428.12	7,141.51
Check	03/02/2019	Debit	Guardian Insurance	Dental, Life, Vision	-256.78	6,884.73
Bill Pmt -Check	03/02/2020	ACH	8121 Broadway Interests LLC	Office Rent	-2,450.00	4,434.73
Transfer	03/04/2020	Trf.	TexSTAR	Transfer to Amegy	100,000.00	104,434.73
Bill Pmt -Check	03/13/2020	2895	Amegy Visa Credit Card	Miscellaneous	-5,056.41	99,378.32
General Journal	03/15/2020	Payroll	Paychex	Payroll	-5,271.52	94,106.80
General Journal	03/15/2020	Payroll	Paychex	Payroll Taxes	-1,629.68	92,477.12
General Journal	03/15/2020	Payroll	Paychex	401K & UME	-428.12	92,049.00
General Journal	03/15/2020	Payroll	Paychex	Fee	-548.55	91,500.45
Check	03/20/2020	2896	Harris County WCID 91	Tax Assessment Refund	-10.53	91,489.92
Check	03/20/2020	2897	Cuong Nguyen	Tax Assessment Refund	-113.49	91,376.43
Check	03/20/2020	2898	Milton Carroll	Tax Assessment Refund	-412.51	90,963.92
Check	03/20/2020	2899	CFS 2907 Houston LLC	Tax Assessment Refund	-1,272.02	89,691.90
Check	03/20/2020	2904	Enterprise Jet Center Inc.	Tax Assessment Refund	-529.77	89,162.13
Check	03/20/2020	2905	Kainer Export Crating Inc.	Tax Assessment Refund	-103.44	89,058.69
Check	03/20/2020	2906	PEJ Real Estate LLC	Tax Assessment Refund	-131.34	88,927.35
Bill Pmt -Check	03/20/2020	2907	Allen Boone Humphries Robinson LI	Legal	-9,519.65	79,407.70
Bill Pmt -Check	03/20/2020	2908	Core Logic Safe Rent	Apartment Life Initiatives	-1,657.25	77,750.45
Bill Pmt -Check	03/20/2020	2909	CoStar Realty Information, Inc.	Eco Development	-3,276.08	74,474.37
Bill Pmt -Check	03/20/2020	2910	East End District	Graffiti Abatement	-3,718.53	70,755.84
Bill Pmt -Check	03/20/2020	2911	Equi-tax Inc.	Monthly Assessor Services	-2,868.84	67,887.00
Bill Pmt -Check	03/20/2020	2912	Governmental Financial Reporting, I	Bookkeeping	-1,078.41	66,808.59
Bill Pmt -Check	03/20/2020	2913	Great America Financial Services	Copier	-348.42	66,460.17
Bill Pmt -Check	03/20/2020	2914	Hawes Hill & Associates LLC	Admin. Management	-6,500.00	59,960.17
Bill Pmt -Check	03/20/2020	2915	Mister Sweeper LP	Street Sweeping	-3,808.60	56,151.57
Bill Pmt -Check	03/20/2020	2916	One Foot Over	Marketing - March	-5,000.00	51,151.57
Bill Pmt -Check	03/20/2020	2917	Perdue, Brandon, Fielder, Collins &	Delinquent Collections	-524.89	50,626.68
Bill Pmt -Check	03/20/2020	2918	SEAL Security Solutions LLC	Security	-22,971.00	27,655.68
Bill Pmt -Check	03/20/2020	2919	SMC Logistics	Liter & Landscape Maint.	-34,514.73	-6,859.05
General Journal	03/31/2020	Payroll	Paychex	Payroll	-6,903.28	-13,762.33
General Journal	03/31/2020	Payroll	Paychex	Payroll Taxes	-2,374.46	-16,136.79
General Journal	03/31/2020	Payroll	Paychex	401K & UME	-604.66	-16,741.45
General Journal	03/31/2020	Payroll	Paychex	Fee	-128.37	-16,869.82
Bill Pmt -Check	04/01/2020	Online	8121 Broadway Interests LLC	Office Rent	-2,450.00	-19,319.82

**Hobby Area District**  
**Bank Account Registers**  
**As of April 9, 2020**

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<i>Type</i>	<i>Date</i>	<i>Num</i>	<i>Name</i>	<i>Memo</i>	<i>Amount</i>	<i>Balance</i>
Bill Pmt -Check	04/01/2020	ACH	BlueCross BlueShield of Texas	Health Insurance	-3,694.58	-23,014.40
Transfer	04/08/2020	Trf.	TexSTAR	Transfer to Amegy	175,000.00	151,985.60
Bill Pmt -Check	04/09/2020	2920	Allen Boone Humphries Robinson LI	Legal	-3,889.17	148,096.43
Bill Pmt -Check	04/09/2020	2921	Amegy Visa Credit Card	Miscellaneous	-3,281.65	144,814.78
Bill Pmt -Check	04/09/2020	2922	Core Logic Safe Rent	Apartment Life Initiatives	-1,657.25	143,157.53
Bill Pmt -Check	04/09/2020	2923	East End District	Liter & Landscape Maint.	-4,269.67	138,887.86
Bill Pmt -Check	04/09/2020	2924	Equi-tax Inc.	Graffiti Abatement	-2,868.84	136,019.02
Bill Pmt -Check	04/09/2020	2925	Governmental Financial Reporting, I	Bookkeeping	-1,043.79	134,975.23
Bill Pmt -Check	04/09/2020	2926	Great America Financial Services	Copier	-348.42	134,626.81
Bill Pmt -Check	04/09/2020	2927	Hawes Hill & Associates LLC	Admin. Management	-2,250.00	132,376.81
Bill Pmt -Check	04/09/2020	2928	Office Systems of Texas	Copier	-202.63	132,174.18
Bill Pmt -Check	04/09/2020	2929	One Foot Over	Marketing - April	-5,000.00	127,174.18
Bill Pmt -Check	04/09/2020	2930	Perdue, Brandon, Fielder, Collins &	Delinquent Collections	-1,462.77	125,711.41
Bill Pmt -Check	04/09/2020	2931	SEAL Security Solutions LLC	Security	-11,842.00	113,869.41
Bill Pmt -Check	04/09/2020	2932	SMC Logistics	Liter & Landscape Maint.	-34,514.73	79,354.68
Total Amegy Bank					-6,211.67	<b>79,354.68</b>
<b>Wells Fargo Bank</b>						<b>165,163.16</b>
Debit	01/24/2020	Debit	Returned Tax Assmt. Check	Returned Item Charge	-2,258.68	162,904.48
Debit	01/28/2020	Debit	Returned Tax Assmt. Check	Returned Item Charge	-353.36	162,551.12
Deposit	01/31/2020	Dep.	Tax Revenue	January Tax Revenue	1,027,898.96	1,190,450.08
Deposit	01/31/2020	Dep.	Interest	January Interest	76.05	1,190,526.13
Debit	01/31/2020	Debit	Returned Tax Assmt. Check	Returned Item Charge	-11.00	1,190,515.13
Debit	02/06/2020	Debit	Returned Tax Assmt. Check	Returned Item Charge	-7,871.10	1,182,644.03
Transfer	02/12/2020	Trf.	TexSTAR	Transfer to TexSTAR	-1,180,000.00	2,644.03
Deposit	02/29/2020	Dep.	Tax Revenue	February Tax Revenue	775,681.29	778,325.32
Deposit	02/29/2020	Dep.	Interest	February Interest	131.25	778,456.57
Transfer	04/07/2020	Trf.	TexSTAR	Transfer to TexSTAR	-750,000.00	28,456.57
Total Wells Fargo Bank					-136,706.59	<b>28,456.57</b>
<b>Plains State Bank - CD</b>						<b>247,356.26</b>
					0.00	<b>247,356.26</b>
<b>Plus4 Credit Union - CD</b>						<b>5.34</b>
Total Plus4 Credit Union					0.00	<b>5.34</b>
<b>TexSTAR-Operating</b>						<b>663,471.23</b>
Deposit	01/31/2020	Dep.	Interest	January Interest	1,065.50	664,536.73
Transfer	02/12/2020	Trf.	Wells Fargo	Transfer from Wells Fargo	1,180,000.00	1,844,536.73
Deposit	02/29/2020	Dep.	Interest	February interest	1,784.99	1,846,321.72
Transfer	03/04/2020	Trf.	Interest	Transfer to Amegy	-100,000.00	1,746,321.72
Transfer	04/07/2020	Trf.	Wells Fargo	Transfer from Wells Fargo	750,000.00	2,496,321.72
Transfer	04/08/2020	Trf.	Amegy	Transfer to Amegy	-175,000.00	2,321,321.72
Total TexSTAR-Operating					1,657,850.49	<b>2,321,321.72</b>
<b>TOTAL</b>					<b>1,514,932.23</b>	<b>2,676,494.57</b>

### Mileage Detail

Mileage Detail					
DATE	ADDRESS & LOCATION NAME	PURPOSE OF TRIP	Toll of Parking Fee	Personal Auto # of Miles	
2/4/2020	Walmart Rowlett St.	Supplies for Office		6.1	
2/19/2020	Target	Buy Basket for SOTT MC		9.7	
2/19/2020	Ace Hardware League City	Signature from Keyur Order Supplementing Assessments		35.7	
2/21/2020	Post Office	Mail Drop off		1	
2/24/2020	Walmart Rowlett St.	Basket Covers		6.1	
2/26/2020	Marratt	Final Walk Through		6	
2/27/2020	Marratt	SOTT Event		6	
TOTAL				\$ -	70.6

## Hobby Area District - Business Expense Report

[illegible]

0.575 IRS Mileage Reimbursement Rate

## Hobby Area District - Business Expense Report

[illegible]

0.575 IRS Mileage Reimbursement Rate





**SEAL Security Solutions LLC**

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

**Invoice**

Date	Invoice #
1/13/2020	45863

**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	147.5	31.00	4,572.50
Patrol Period 01/06/2020 through 01/12/2020			
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%) \$0.00
Thank you for allowing us to earn your business.		<b>Total</b>	<b>\$4,572.50</b>

**SEAL Security Solutions LLC**

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

Page 14 **Invoice**

Date	Invoice #
1/20/2020	45949

**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	148	31.00	4,588.00
Patrol Period 01/13/2020 through 01/19/2020			
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%) \$0.00
Thank you for allowing us to earn your business.		<b>Total</b>	<b>\$4,588.00</b>

**SEAL Security Solutions LLC**

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

**Invoice**

Date	Invoice #
1/27/2020	46025

**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	167	31.00	5,177.00
Patrol Period 01/20/2020 through 01/26/2020			
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%) \$0.00
Thank you for allowing us to earn your business.		<b>Total</b>	<b>\$5,177.00</b>





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

Tendered Detail	Amount
Check received (Ck# 5430)	1,081.80
	0.00
Transaction Summary	Amount
Total Amount Due	669.29
Total Tendered Amount	1,081.80

Paid By **CARROLL, MILTON**  
**PO BOX 1680**  
**SUGAR LAND, TX 77487-1680**

**Miscellaneous Fees**

ID: R000200926 / GEOID: 910741530040002

Code	Description	Quantity	Cost	Amount Paid
OVERAGE-91	PROPERTY TAX OVERAGE PAYMENT	1	412.51	412.51
<b>Total Paid</b>				<b>412.51</b>



www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090

2/6/2020

P. O. Box 73109, Houston, Texas 77273

CFS 2907 HOUSTON LLC  
200 W MONROE ST STE 1500  
CHICAGO, IL 60606-5114

HOBBY AREA DISTRICT  
ACCOUNT NUMBER: R000200201 / 910421950000050  
LEGAL DESCRIPTION: TR 5A-2 ABST 324 D W C HARRIS  
SITUS: 7601 AIRPORT BLVD  
YEAR: 2019

DATE PROCESSED: 2/6/2020

**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 2019 tax year.

The explanation of the change is:

- |  |  |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                            |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                             |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                    |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                |
| <input type="checkbox"/> Disabled Person             |  |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: 101-19-000609 |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$135.33.

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

2/6/2020

P. O. Box 73109, Houston, Texas 77273

CFS 2907 HOUSTON LLC  
200 W MONROE ST STE 1500  
CHICAGO, IL 60606-5114

HOBBY AREA DISTRICT  
ACCOUNT NUMBER: R000200080 / 910402390000051  
LEGAL DESCRIPTION: TRS 22H & 22L & TR 5 ABST 324 D W C HARRIS ABST 27 J R HARRIS  
SITUS: 7601 AIRPORT BLVD 1618  
YEAR: 2019

DATE PROCESSED: 2/6/2020

**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 2019 tax year.

The explanation of the change is:

- |  |  |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                            |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                             |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                    |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                |
| <input type="checkbox"/> Disabled Person             |  |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: 101-19-000609 |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$989.92.

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

2/6/2020

P. O. Box 73109, Houston, Texas 77273

CFS 2907 HOUSTON LLC  
840 S WAUKEGAN RD STE 222  
LAKE FOREST, IL 60045-2619

HOBBY AREA DISTRICT  
ACCOUNT NUMBER: R000200122 / 910402390000169  
LEGAL DESCRIPTION: TR 22G ABST 27 J R HARRIS  
SITUS: WYNLEA  
YEAR: 2019

DATE PROCESSED: 2/6/2020

**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 2019 tax year.

The explanation of the change is:

- |  |  |
|--|--|
| <input type="checkbox"/> Decrease in Appraised Value | <input type="checkbox"/> Account Prorated                            |
| <input type="checkbox"/> Exemption(s) Added          | <input type="checkbox"/> Account Deleted                             |
| <input type="checkbox"/> Homestead                   | <input type="checkbox"/> Rendition Penalty Waived                    |
| <input type="checkbox"/> Over 65                     | <input type="checkbox"/> Other: _____                                |
| <input type="checkbox"/> Disabled Person             |  |
| <input type="checkbox"/> Disabled Veteran            | <input checked="" type="checkbox"/> Lawsuit Cause No.: 101-19-000609 |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of \$146.77.

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

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




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

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090  
P. O. Box 73109, Houston, Texas 77273  
Customer Service 281.444.3946 fax 281.440.8304
**ENTERPRISE JET CENTER INC**  
 8620 W MONROE RD  
 HOUSTON, TX 77061-4800

 HOBBY AREA DISTRICT  
 ACCOUNT NUMBER: R000200206 / 910432280000040  
 LEGAL DESCRIPTION: TR 3 (IMPS ONLY) (LAND\*0432280000015) ABST 562 P MAHAN  
 SITUS: 8850 W MONROE RD  
 YEAR: 2019 DATE PROCESSED: 2/25/2020
**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 2019 tax year.

The explanation of the change is:

<input checked="" type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input type="checkbox"/> 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 **\$529.77**.

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

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


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

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090  
P. O. Box 73109, Houston, Texas 77273  
Customer Service 281.444.3946 fax 281.440.8304
**KAINER EXPT CRATING INC**  
 PO BOX 266969  
 HOUSTON, TX 77207

 HOBBY AREA DISTRICT  
 ACCOUNT NUMBER: R000200470 / 910620310050005  
 LEGAL DESCRIPTION: LTS 5 & 6 & TR 4B W 1/2 OF LT BLK 5 DIXIE ACRES  
 SITUS:  
 YEAR: 2016 DATE PROCESSED: 2/6/2020
**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 2016 tax year.

The explanation of the change is:

<input type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input checked="" type="checkbox"/> Lawsuit Cause No.: 2016-80596

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of **\$103.44**.

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

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


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

www.equitaxinc.com

17111 Rolling Creek Drive, Suite 200, Houston, Texas 77090  
P. O. Box 73109, Houston, Texas 77273  
Customer Service 281.444.3946 fax 281.440.8304
**PEJ REAL ESTATE LLC**  
 9916 GULF FWY  
 HOUSTON, TX 77034-1043

 HOBBY AREA DISTRICT  
 ACCOUNT NUMBER: R000201266 / 911290960010002  
 LEGAL DESCRIPTION: RES B BLK 1 GULF FREEWAY CENTER  
 SITUS: 8341 MOSLEY ST  
 YEAR: 2019 DATE PROCESSED: 2/6/2020
**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 2019 tax year.

The explanation of the change is:

<input checked="" type="checkbox"/> Decrease in Appraised Value	<input type="checkbox"/> Account Prorated
<input type="checkbox"/> Exemption(s) Added	<input type="checkbox"/> Account Deleted
<input type="checkbox"/> Homestead	<input type="checkbox"/> Rendition Penalty Waived
<input type="checkbox"/> Over 65	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Disabled Person	
<input type="checkbox"/> Disabled Veteran	<input type="checkbox"/> 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 **\$131.34**.

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.


**ALLEN BOONE HUMPHRIES ROBINSON LLP**

Taxpayer ID 74-3091731

March 03, 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: 109535  
 Billing Attorney: Timothy Austin
**General****Professional Fees**

Fees for services posted through February 21, 2020, as follows:

Date	Professional	Hours	
01/27/20	Ceryl Panozzo	Review of pending matters and follow up appropriately	0.25
01/28/20	Ceryl Panozzo	Discussion regarding pending District matters and related follow up	0.25
01/28/20	Carnell Emanuel	Review and discuss District correspondence; follow up with District staff regarding graffiti abatement agreement; review and update pending files; review draft minutes from previous Board of Directors meeting	1.75
01/29/20	Carnell Emanuel	Discuss pending matters; review and revise draft minutes from previous Board of Directors meeting	1.25
01/29/20	Timothy Austin	Conference with Ceryl Panozzo regarding graffiti agreement status	0.25
01/30/20	Ceryl Panozzo	Discussion regarding pending District matters	0.25
01/30/20	Carnell Emanuel	Discuss pending District matters and follow up with Director regarding same	0.50
01/30/20	Timothy Austin	Call with Susan Hill; call with Danny Perkins; review proposed employment contract draft and call to vendor regarding cancellation.	2.00
01/31/20	Ceryl Panozzo	Review attorney comments on the Consulting Services Agreement for planning HobbyFest 2020 and send same to Malone Strategies, LLC	0.50
01/31/20	Timothy Austin	Call with contractor; conference with Ceryl Panozzo and review contract and hiring issues.	1.00
02/03/20	Ceryl Panozzo	Discussion regarding contract with East End District for graffiti abatement services; prepare letter to Malone Strategies LLC regarding House Bill 1295 requirements and provide contract identification number and description	0.50

Allen Boone Humphries Robinson LLP

March 03, 2020

02/03/20	Carnell Emanuel	for submittal to the Texas Ethics Commission	1.25
02/03/20	Timothy Austin	Review District correspondence; review and update pending files; discuss pending matters; follow up regarding State of District contract and graffiti abatement contract	0.75
02/04/20	Cheryl Panozzo	Meeting with legal assistant regarding pending contracts.	0.50
02/04/20	Carnell Emanuel	Review and revise draft of minutes to the Board of Directors meeting on December 12, 2019	1.75
02/04/20	Timothy Austin	Review and revise draft agenda for upcoming board meeting; review, revise, and discuss draft minutes from previous board meeting; review District correspondence	1.50
02/05/20	Cheryl Panozzo	Draft revisions to employment contra act and response regarding benefits.	0.25
02/05/20	Carnell Emanuel	Discussion regarding pending District matters	1.25
02/05/20	Timothy Austin	Review and discuss draft minutes from previous board meeting; review, revise and discuss draft agenda for upcoming board meeting	0.25
02/06/20	Cheryl Panozzo	Review draft of the agenda for upcoming Board of Directors meeting on February 13, 2020 and provide comments	0.50
02/06/20	Carnell Emanuel	Review, revise and discuss draft agenda for upcoming board meeting; review draft minutes from previous board meeting	1.25
02/06/20	Timothy Austin	Conference and review benefit package regarding new director issue.	0.50
02/07/20	Carnell Emanuel	Follow up regarding draft agenda; follow up regarding draft services agreement	0.50
02/07/20	Timothy Austin	Review employment terms and respond.	0.25
02/09/20	Anne C. Stanford	Receive, review and consider comments from Malone Strategies relating to Malone Strategies agreement terms; draft new language for agreement and draft email to Malone Strategies regarding same; internal emails regarding district business decisions related to agreement with Malone Strategies	0.50
02/10/20	Carnell Emanuel	Prepare and review draft service agreement for paver maintenance; review pending files; review, revise and distribute draft District Registration Form; discuss pending Board material with District staff	1.50
02/11/20	Carnell Emanuel	Review and update pending files; review draft contract for Malone Strategies; follow up with District staff regarding List of Local Government Officers; correspondence with District regarding agenda for upcoming Board meeting	1.50
02/11/20	Timothy Austin	Work on agreements.	0.25
02/12/20	Anne C. Stanford	Receive and review revisions to Malone Strategies Agreement; approve revisions.	0.25
02/12/20	Carnell Emanuel	Discuss agenda items for upcoming Board meeting; review draft service agreement	0.50
02/12/20	Timothy Austin	Review services contract.	0.50

Allen Boone Humphries Robinson LLP

March 03, 2020

02/13/20	Allison Mayer	Review, sort, and add documents into district records in accordance with Records Management Act	0.25
02/13/20	Carnell Emanuel	Prepare attorney packet for board meeting; review and update meeting folder; review and revise service agreement with Malone Strategies; travel to, attend, and travel from Board meeting	3.75
02/13/20	Timothy Austin	Prepare for meeting; travel to and attend District meeting.	2.50
02/14/20	Carnell Emanuel	Review correspondence and update pending files regarding upcoming Board meeting; review and revise meeting calendar; update records; discuss Board actions from previous Board meeting; follow up regarding revisions to agreement with Malone Strategies	1.00
02/19/20	Timothy Austin	Follow up regarding open items.	0.25

Total Fees: 9,500.00

Expenses and Other Items

Expenses and Other Items posted through February 21, 2020, as follows:

02/13/20	TA	Mileage expense	17.25
02/19/20	CWE	Postage	2.40
Total Expenses and Other Items:			19.65

Total Fees: \$ 9,500.00  
Total Expenses and Other Items: \$ 19.65  
Total Amount Due: \$ 9,519.65

Allen Boone Humphries Robinson LLP

March 03, 2020

Make check payable to:  
Hobby Area Management District  
P.O. Box 40953  
Atlanta, GA 30384-2453

Ledger: March 2020  
Hobby Area Management District  
P.O. Box 40953  
Houston, TX 77227

Invoice Date	Parent #	Ref #	Management Company	HAA	Units	RCS Sub Fees
3/1/2020	76412	13176	Boyce Group Investments	Yes	23	\$5.75
3/1/2020	76412	13176	First Choice Management	Yes	1430	\$357.50
3/1/2020	76412	13176	Hive Capital Partners	Yes	60	\$15.00
3/1/2020	76412	13176	Captain Investment Corp	Yes	58	\$14.50
3/1/2020	76412	13176	Andy Hernandez	Yes	154	\$38.50
3/1/2020	76412	13176	Gatesco	Yes	150	\$37.50
3/1/2020	76412	13176	Broadway Casa	Yes	210	\$52.50
3/1/2020	76412	13176	Nova Property Management	Yes	1066	\$266.50
3/1/2020	76412	13176	Haroks Management	Yes	74	\$6.00
3/1/2020	76412	13176	Superior Plus Real Estate Group	Yes	262	\$65.50
3/1/2020	76412	13176	Northline Management	Yes	63	\$15.75
3/1/2020	76412	13176	Alpha Barnes Real Estate Services	Yes	276	\$69.00
3/1/2020	76412	13176	Tradik Management	Yes	328	\$82.00
3/1/2020	76412	13176	GWR Interests	Yes	162	\$40.50
3/1/2020	76412	13176	TA/ROCK Asset Management	Yes	32	\$8.00
3/1/2020	76412	13176	CKT Property Management LLC	Yes	29	\$7.25
3/1/2020	76412	13176	Foteh & Sharar Properties	Yes	41	\$10.25
3/1/2020	76412	13176	Capital Investment Corp	No	62	\$15.50
3/1/2020	76412	13176	Infinitum Property Management	No	38	\$9.50
3/1/2020	76412	13176	Infinitum Property Management	Yes	66	\$16.50
3/1/2020	76412	13176	T&M Enterprises	Yes	238	\$59.50
3/1/2020	76412	13176	Palm Villa Investments	Yes	61	\$15.25
3/1/2020	76412	13176	Pecan Villa Apts, LLC	Yes	61	\$15.25
3/1/2020	76412	13176	Greater Coastal Management Co	Yes	140	\$35.00
3/1/2020	76412	13176	Stirling Court Apt Homes	Yes	204	\$51.00
3/1/2020	76412	13176	8805 Ross Capital Mgmt	Yes	306	\$76.50
3/1/2020	76412	13176	The Savannah Apts	Yes	40	\$10.00
3/1/2020	76412	13176	Utopiana Apts	Yes	1040	\$260.00
3/1/2020	76412	13176	First Choice Management	Yes	6629	\$1,657.00

REMIT THIS STATEMENT WITH PAYMENT

INVOICE

Location ID:	11186900
Invoice Date:	03/02/20
Invoice Number:	110830740-1
Fed Tax ID No:	52-2134617

Page 1 of:



CoStar™ 1331 L Street, NW  
Washington, DC 20005

1824 1 AB 0.419 E0138X 0275 05874531947 S2 P7180633 0001:0002  
TOBY STEPHENS  
HOBBY AREA DISTRICT  
8121 BROADWAY ST STE 199  
HOUSTON TX 77061-1340

TX-HB 89

CURRENT INVOICE See the following page(s) for detail

Property Professional	3,276.08
Sub-Total	3,276.08
Tax	0.00
Current Invoice Total	3,276.08

SUMMARY OF CHARGES

Previous Balance	3,135.00
Late Charge	0.00
Payments (last payment received on 04/28/19)	(6,135.00)
Credits	0.00
Debits	3,000.00
Invoice Total	3,276.08

Total Balance Due 3,276.08

Payments received after the date noted in the Summary of Charges will appear on your next invoice.

For questions about your bill, please call us at 800-694-4720.  
Email: Billing@costar.com

Please ensure that your account is kept current to avoid an interruption of service.

TEAR HERE

REMITTANCE DOCUMENT - Please Include With Your Payment

TEAR HERE



Location ID: 111869001  
TOBY STEPHENS  
HOBBY AREA DISTRICT  
8121 BROADWAY ST, SUITE 199  
HOUSTON TX 77061-1340

Please Send Written Correspondence Including Address Changes To:

CoStar Group, Inc.  
Attn: Accounting Dept. - Contracts  
1331 L Street, NW  
Washington, DC 20005

Make Checks Payable and Send To:

COSTAR REALTY INFORMATION, INC.  
P.O. Box 791123  
Baltimore MD 21279-1123

Invoice Number:	110830740-1
Invoice Date:	03/02/20
Payment Due Date:	03/17/20
Current Invoice Amount:	3,276.08
Total Balance:	3,276.08

Amount Enclosed:

To View and Pay Your Bill Online Go To: costar.billtrust.com

Use This Enrollment Token: DXT XKS MWR



Location ID	Invoice Date	Invoice Number	Fed Tax ID #	Page
111869001	03/02/20	110830740-1	52-2134617	2 of 2

PROPERTY PROFESSIONAL						
SITE ADDRESS	SUBMARKET	CONTRACT #	BILLING PERIOD	SUBTOTAL	TAX	AMOUNT
8121 Broadway St, Suite 199 Houston, TX 77061-1340	HOUS	201111	03/01/2020 to 02/28/2021	3,276.08	0.00	3,276.08
Per your agreement, effective this period your license or service fee has increased.						
Property Professional				3,276.08	0.00	3,276.08
Current Invoice Total:				3,276.08	0.00	3,276.08

*[Handwritten signature]*



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 #** 23-72  
**DATE** 02/29/2020  
**DUE DATE** 03/31/2020  
**TERMS** Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/03/2020	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 7	8	85.00	680.00
02/10/2020	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 7	8	85.00	680.00
02/17/2020	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 6	8	85.00	680.00
02/24/2020	<b>Graffiti Abatement</b> Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 7	8	85.00	680.00
<b>Total Sites Abated: 27</b>			<b>BALANCE DUE</b>	<b>\$2,720.00</b>

1824 1 AS 0.419 E0138X 10276 D5874531947 S2 P7160833 0000-0000 0000110830740100000327608



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 #** 28-35  
**DATE** 02/29/2020  
**DUE DATE** 03/31/2020  
**TERMS** Net 30

## Equi-Tax Inc.

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

## Invoice

DATE	INVOICE #
3/1/2020	55136

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

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/07/2020	<b>Field Services</b> Inspections, surveying, and follow-ups	4	35.00	140.00
02/07/2020	<b>Reporting - Field Services</b> Reporting and follow-up.	2	35.00	70.00
02/07/2020	<b>Mileage Reimbursement</b> 61.6 Miles	61.60	0.575	35.42
02/14/2020	<b>Field Services</b> Inspections, surveying, and follow-ups	4	35.00	140.00
02/14/2020	<b>Reporting - Field Services</b> Reporting and follow-up.	2	35.00	70.00
02/14/2020	<b>Mileage Reimbursement</b> 68.7 Miles	68.70	0.575	39.50
02/21/2020	<b>Field Services</b> Inspections, surveying, and follow-ups	4	35.00	140.00
02/21/2020	<b>Reporting - Field Services</b> Reporting and follow-up.	2	35.00	70.00
02/21/2020	<b>Mileage Reimbursement</b> 76.9 Miles	76.90	0.575	44.22
02/27/2020	<b>Field Services</b> Inspections, surveying, and follow-ups	5	35.00	175.00
02/27/2020	<b>Reporting - Field Services</b> Reporting and follow-up.	1	35.00	35.00
02/27/2020	<b>Mileage Reimbursement</b> 68.5 Miles	68.50	0.575	39.39

**BALANCE DUE \$998.53**

DESCRIPTION	AMOUNT
Monthly Assessor Services fee per Contract	2,568.84
Roll Management	300.00

**Total \$2,868.84**

# Governmental Financial Reporting, LLC

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

3/10/2020

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

For Professional Services Rendered

Bookkeeping services provided during February 2019 for the month of January 2020	1,000.00
Postage and Deliveries	35.49
Mileage - February Meeting	42.92

\$1,078.41



3/6/2020

Invoice #: 43016270

## Bill To:

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

## Invoice

Balance Due: \$6,500.00

Description	Amount	Tax
Professional consulting fee, special studies/economic and community development, February 2020 (T. Allender)	\$4,250.00	
Professional consulting fee, staffing issues, February 2020 (S. Hill)	\$2,250.00	

Terms: C.O.D.

Sales Tax: \$0.00  
Total Amount: \$6,500.00

Owed As Of: 3/6/2020

30 DAYS	90 DAYS	90+ DAYS	Total Owed
			\$6,500.00

HAWES HILL & ASSOCIATES LLP PO BOX 22167 HOUSTON TX 77227-2167  
713-595-1200 FEIN 76-0565638

**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)

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

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

0000131245091000000000265788530000000000348421

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: 26578853  
Due Date: 03/24/2020  
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 # 26578853 For questions about these charges, please call 866-339-9781 or visit www.AccountServicing.com. (Para Español, pida la extensión 2344.) Page 1

Balance Due: \$3,023.25

Invoice No: 298813

Cust ID: 10331-13734-5948

Amount Enclosed: \$

## Bill To Information:

Hobby Area Management District  
8121 Broadway St. #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: 298813  
Cust ID: 10331-13734-5948

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

## Bill To:

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

## Ship To:

Hobby Area Mgmt. District  
Various Streets  
HOUSTON, TX 77001

Date	P.O. No.	Terms	Due Date
2/27/2020		Net 30	3/28/2020
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

81854 Swept on 02/18/2020

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

Invoice No: 298813  
Cust ID: 10331-13734-5948



Balance Due: \$785.35

Invoice No: 298814  
Cust ID: 10331-13734A-6391

Amount Enclosed: \$                     

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

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## INVOICE

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

INVOICE # 1180  
DATE 03/02/2020  
DUE DATE 04/01/2020

Bill To Information:  
Hobby Area Management District  
8121 Broadway St. #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: 298814  
Cust ID: 10331-13734A-6391

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

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

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

ACTIVITY	QTY	RATE	AMOUNT
Marketing Retainer March 2020	1	5,000.00	5,000.00
BALANCE DUE			<b>\$5,000.00</b>

Date	P.O. No.	Terms	Due Date
2/27/2020		Net 30	3/28/2020
Hrs	Description	Unit Price	Amount
4.5	I45 south bound feeder road from Kingsley St to Almeda 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
81919 Job done on 02/19/2020			

Subtotal \$785.35  
Sales Tax (8.25%) \$0.00  
Invoice Total \$785.35  
Payments/Credits \$0.00

Invoice No: 298814  
Cust ID: 10331-13734A-6391

**Balance Due \$785.35**

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

INVOICE	IVC00051447
Type	
Date	2/6/2020
Page	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 #
2/3/2020	46151

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

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

Description	Ext. Price
Professional Services rendered in the collection of delinquent taxes, penalties and interest 12/31/2019-01/29/2020	\$524.89
<b>Total</b>	<b>\$524.89</b>

Terms			
Net 30			
Description	Hours	Rate/ Hour	Amount
Commissioned Security Officer with Vehicle and K-9  Patrol Period 01/27/2020 through 02/02/2020  Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.  This invoice is Monday through Sunday inclusive.	172	31.00	5,332.00
NOTE: A 3% convenience fee will be charged on all payments made by credit card.			Sales Tax (8.25%) \$0.00
<b>Thank you for allowing us to earn your business.</b>		<b>Total</b>	<b>\$5,332.00</b>

**SEAL Security Solutions LLC**

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

**Invoice**

Date	Invoice #
2/10/2020	46239

**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	128	31.00	3,968.00	
Patrol Period 02/03/2020 through 02/09/2020				
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	\$3,968.00	

**SEAL Security Solutions LLC**

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

Page 22

**Invoice**

Date	Invoice #
2/17/2020	46316

**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	130	31.00	4,030.00	
Patrol Period 02/10/2020 through 02/16/2020				
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	\$4,030.00	

**SEAL Security Solutions LLC**

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

**Invoice**

Date	Invoice #
2/24/2020	46399

**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	156.5	31.00	4,851.50	
Patrol Period 02/17/2020 through 02/23/2020				
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	\$4,851.50	

**SEAL Security Solutions LLC**

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

**Invoice**

Date	Invoice #
3/2/2020	46521

**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	154.5	31.00	4,789.50	
Patrol Period 02/24/2020 through 03/01/2020				
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	\$4,789.50	

SMC Landscape Services  
13107 James Ln.  
Stafford, TX 77477 US  
hello@smclandscape.com  
www.smclandscape.com



## INVOICE

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

**INVOICE #** 2526  
**DATE** 03/06/2020  
**DUE DATE** 04/05/2020  
**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
Hobby Broadway Landscape Maintenance 2020 February Broadway Landscape Maintenance	1	11,984.12	11,984.12
Hobby Special Projects 2020 February Litter abatement of right-of-way for Hobby Area Management District	1	14,302.28	14,302.28
Hobby Gulf Freeway Landscape Maintenance 2020 February Gulf Freeway Landscape Maintenance	1	7,442.69	7,442.69
Hobby Metro Bus Shelter Maintenance 2020 February METRO Bus Shelter Maintenance	1	785.64	785.64

We appreciate your prompt payment.

**BALANCE DUE**

**\$34,514.73**



**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: 110196  
 Billing Attorney: Timothy Austin

**General**

**Professional Fees**

Fees for services posted through March 20, 2020, as follows:

Date	Professional	Hours
02/18/20	Carnell Emanuel	0.50
02/19/20	Carnell Emanuel	0.75
02/20/20	Carnell Emanuel	1.50
02/21/20	Carnell Emanuel	0.25
02/24/20	Carnell Emanuel	0.75
02/25/20	Carnell Emanuel	1.50
02/28/20	Carnell Emanuel	0.25
03/02/20	Carnell Emanuel	1.00
03/09/20	SHARED FEES	0.50

Allen Boone Humphries Robinson LLP

April 01, 2020

03/11/20	Carnell Emanuel	Phone conversation with Director regarding meeting with staff; coordinate same	0.25
03/12/20	Carnell Emanuel	Receive and review consulting services agreement; review and update pending files regarding same; acknowledge Form 1295; update meeting file; review correspondence regarding District Registration Form; update pending files and records relating to same; follow up with District staff regarding meeting with director and executive director; review and discuss District correspondence; distribute same to consultant	0.75
03/13/20	Carnell Emanuel	Discuss and coordinate meeting with District staff and Director; follow up with staff regarding Property Rendition Notice	0.25
03/16/20	Carnell Emanuel	Phone conversation with Director regarding meeting with staff and consultant; review meeting file; attend meeting with Director and staff; follow to meeting with Director and staff, including distribution of discussed state regulations	2.25
03/16/20	Timothy Austin	Meeting with new executive director.	1.25
03/18/20	Carnell Emanuel	Review and respond to correspondence regarding financial audit; review memorandum regarding legal requirements for Districts with websites; review and update pending files regarding financial audit; review and discuss procedures relating to audit filing	0.75
03/20/20	Carnell Emanuel	Review pending files and District correspondence; phone conversation with Director and District staff regarding landscaping agreement; distribute landscaping agreement to Contracts Department; prepare letter regarding Form 1295 and distribute to District staff	1.50
Total Fees:			3,889.17
Total Expenses and Other Items:			\$ 0.00
Total Amount Due:			\$ 3,889.17

Allen Boone Humphries Robinson LLP

April 01, 2020

**AmegyBank of Texas** **VISA**

CONTROL ACCOUNT  
 HOBBY AREA DISTRICT  
 Account Number: XXXX XXXX 0536

**ACCOUNT SUMMARY**

Account Number:	XXXX XXXX 0536	Previous Balance:	\$5,056.41
Credit Limit:	\$10,000.00	Payments:	\$5,056.41
Available Credit:	\$6,633.00	Credits:	\$0.00
Statement Closing Date:	March 23, 2020	Purchases:	\$5,281.65
Payment Due Date:	April 12, 2020	Other Charges:	\$0.00
Amount Due:	\$0.00	Cash Advances:	\$0.00
Min Payment Due:	\$82.00	Finance Charges:	\$0.00
Days in Billing Cycle:	28	New Balance:	\$5,281.65

TOTAL "FINANCE CHARGE" PAID IN 2019: \$0.00

**REWARDS SUMMARY**

BEGINNING REWARDS BALANCE	194.488	Log into internet banking www.amegybank.com to redeem your
TX CATEGORY EARNED THIS STATEMENT	2.616	Amazn Rewards points or call 1-855-662-9200.
XX CATEGORY EARNED THIS STATEMENT	0	
XX CATEGORY EARNED THIS STATEMENT	1.998	
TOTAL REWARDS EARNED THIS STATEMENT	4.614	
REWARDS REDEEMED THIS STATEMENT	0	
ENDING REWARDS BALANCE	199.102	

**TRANSACTIONS**

Trans Date	Post Date	Reference Number	Transaction Description	Amount
05/16	05/16	7476800EXBKDRZBQ6	PAYMENT - THANK YOU	-\$5,056.41
TOTAL XXXXXXXXXX000536				\$5,056.41

DANNY PERKINS  
 03/03 03/03 2476501EG5SBZ2902 GRINGO'S MEXICAN NO. 4 HOUSTON TX \$48.97

See Reverse Side for Important Information About Your Account.

0045 0001 5AM 5 7 16 288325 8 PAGE 1 of 2 12 5398 0000 TRAR 01A85543 5937

**AmegyBank of Texas**

P.O. BOX 38035  
 SALT LAKE CITY UT 84130-0835

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

**PAYMENT INFORMATION**

Account Number:	XXXX XXXX 0536
Payment Due Date:	04/12/20
New Balance:	\$0.00
Minimum Payment Due:	\$0.00
Post Due Amount:	\$0.00
Cash Enclosed:	
Total Payment Amount:	\$

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

**AmegyBank of Texas** **VISA**

DANNY PERKINS  
 HOBBY AREA DISTRICT  
 Account Number: XXXX XXXX 0635

**ACCOUNT SUMMARY**

Account Number:	XXXX XXXX 0635	Previous Balance:	\$0.00
Credit Limit:	\$5,000.00	Payments:	\$0.00
Available Credit:	\$5,000.00	Credits:	\$0.00
Statement Closing Date:	March 23, 2020	Purchases:	\$0.00
Payment Due Date:	April 12, 2020	Other Charges:	\$0.00
Amount Due:	\$0.00	Cash Advances:	\$0.00
Min Payment Due:	\$0.00	Finance Charges:	\$0.00
Days in Billing Cycle:	0	New Balance:	\$0.00

TOTAL "FINANCE CHARGE" PAID IN 2019: \$0.00

**TRANSACTIONS**

Trans Date	Post Date	Reference Number	Transaction Description	Amount
03/03	03/03	2476501EG5SBZ2902	GRINGO'S MEXICAN NO. 4 HOUSTON TX	\$48.97
03/03	03/03	2415359107NVLINIX	USPS PO 4868911584 PEARLAND TX	\$11.00
TOTAL PURCHASES				\$59.97
TOTAL				\$59.97

**Finance Charge Summary**

Finance Charge Summary	Daily Periodic Rate (APR Year)	Total Finance Charge	Balance Subject to Finance Charge	Annual Percentage Rate
Purchase	0.03482%	\$0.00	\$0.00	12.75%
Cash Advances	0.04918%	\$0.00	\$0.00	18.00%

See Reverse Side for Important Information About Your Account.

0045 0001 5AM 5 7 16 288325 8 PAGE 1 of 2 12 5398 0000 TRAR 01A85543 5938

**AmegyBank of Texas**

P.O. BOX 38035  
 SALT LAKE CITY UT 84130-0835

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

**PAYMENT INFORMATION**

Account Number:	XXXX XXXX 0635
Payment Due Date:	04/12/20
New Balance:	\$0.00
Minimum Payment Due:	\$0.00
Post Due Amount:	\$0.00
Cash Enclosed:	
Total Payment Amount:	\$

**BANKCARD CENTER**  
 PO BOX 38035  
 SALT LAKE CITY UT 84130-0835

**DANNY PERKINS**  
 HOBBY AREA DISTRICT  
 8121 BROADWAY ST STE 199  
 HOUSTON TX 77061-1340



AmegyBank of Texas
PAMELA GUERRA
HOBBY AREA DISTRICT
Account Number: 8888 8888 8888
VISA
ACCOUNT SUMMARY
Previous Balance \$0.00
Payments \$0.00
Credits \$0.00
Debits \$0.00
New Balance \$0.00
TOTAL FINANCE CHARGE PAID IN 2019 \$0.00
TRANSACTIONS
Transaction Description
Amount
TOTAL PURCHASES \$2,195.88
TOTAL \$2,195.88

AmegyBank of Texas
WALTER FUMES
HOBBY AREA DISTRICT
Account Number: 8888 8888 8888
VISA Page 25
ACCOUNT SUMMARY
Previous Balance \$0.00
Payments \$0.00
Credits \$0.00
Debits \$0.00
New Balance \$0.00
TOTAL FINANCE CHARGE PAID IN 2019 \$0.00
TRANSACTIONS
Transaction Description
Amount
TOTAL PURCHASES \$1,025.80
TOTAL \$1,025.80

AmegyBank of Texas
P O BOX 30833
SALT LAKE CITY UT 84130-0833
BANKCARD CENTER
PO BOX 30833
SALT LAKE CITY UT 84130-0833
PAMELA GUERRA
HOBBY AREA DISTRICT
8121 BROADWAY ST STE 199
HOUSTON TX 77061-1340
INVOICE # 23-73
DATE 03/31/2020
DUE DATE 04/30/2020
TERMS Net 30
INVOICE
DATE ACTIVITY QTY RATE AMOUNT
03/02/2020 Graffiti Abatement 8 85.00 680.00
03/09/2020 Graffiti Abatement 8 85.00 680.00
03/16/2020 Graffiti Abatement 8 85.00 680.00
03/23/2020 Graffiti Abatement 8 85.00 680.00
03/30/2020 Graffiti Abatement 8 85.00 680.00
Total Sites Abated: 64
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 # 23-73
DATE 03/31/2020
DUE DATE 04/30/2020
TERMS Net 30
INVOICE
DATE ACTIVITY QTY RATE AMOUNT
03/02/2020 Graffiti Abatement 8 85.00 680.00
03/09/2020 Graffiti Abatement 8 85.00 680.00
03/16/2020 Graffiti Abatement 8 85.00 680.00
03/23/2020 Graffiti Abatement 8 85.00 680.00
03/30/2020 Graffiti Abatement 8 85.00 680.00
Total Sites Abated: 64
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 # 28-36  
DATE 03/31/2020  
DUE DATE 04/30/2020  
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/05/2020	Field Services Inspections, surveying, and follow-ups	3	35.00	105.00
03/05/2020	Reporting - Field Services Reporting and follow-up.	1	35.00	35.00
03/05/2020	Mileage Reimbursement 30.0 Miles	30	0.575	17.25
03/13/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
03/13/2020	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
03/13/2020	Mileage Reimbursement 55.8 Miles	55.80	0.575	32.09
03/20/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
03/20/2020	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
03/20/2020	Mileage Reimbursement 74.0 Miles	74	0.575	42.55
03/27/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
03/27/2020	Reporting - Field Services Reporting and follow-up.	1	35.00	35.00
03/27/2020	Mileage Reimbursement 74.4 Miles	74.40	0.575	42.78

BALANCE DUE **\$869.67**

## Governmental Financial Reporting, LLC

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

4/6/2020

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

For Professional Services Rendered

Bookkeeping services provided during March 2020 for the month of February 2020	1,000.00
Postage and Deliveries	43.79
Mileage - No March Meeting	0.00

**\$1,043.79**

## 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 26 Invoice

DATE	INVOICE #
4/1/2020	55313

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

**GreatAmerica**  
FINANCIAL SERVICES  
HARD WORK • INTEGRITY • EXCELLENCE

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

### Remittance Section

Invoice Number: 26765392  
Agreement Number: 013-1245091-000  
Invoice Print Date: 03/30/2020  
Due Date: 04/24/2020  
Total Due: \$348.42

Return Service Requested

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

Use enclosed envelope and make check payable to:

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

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

00001312450910000000000267653920000000000348423

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: 26765392  
Due Date: 04/24/2020  
Total Due: \$348.42

### Important Messages

The amount invoiced includes the last unconditional scheduled payment under an agreement. That agreement will continue in renewal unless you exercise other options under the agreement. It is your responsibility to remove all confidential information from all storage media devices (e.g. - disk drives, hard drives, magnetic media, etc.) prior to exercising an end of term option under the agreement.

### Invoice Detail

Agreement 013-1245091-000: Konica Minolta C465 with PC-415 Paper Feed Cabinet	Amount	Tax	Total
1 Standard Payment	348.42	0.00	348.42
			<b>\$348.42</b>

For more information about your invoice, please:  
- Call us at 866-339-9781  
- Email us at customersupport-01@accountservicing.com  
- 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

HAWES HILL & ASSOCIATES  
LLP  
P.O. Box 22167  
Houston TX 77227-2167

Invoice #: 43016291  
Date: 4/2/2020

## Invoice

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

Description	Amount
Professional consulting fee, staffing issues, March 2020 (S. Hill)	\$2,250.00

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



CONTRACT INVOICE  
Page 27  
Invoice Number: 460308  
Invoice Date: 03/20/2020

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
HA02	Net Due 30 days	04/19/2020	\$202.63	\$202.63
Invoice Remarks				
Contract Number	Contact	Contract Amount	P.O. Number	Start Date
CONT4623-01	Pamela Guerra 832 982-2048	\$202.63		04/24/2017
Contract Remarks				
We at Office Systems of Texas appreciate your business.				

### Summary:

Contract base rate charge for the 02/24/2020 to 03/23/2020 billing period \$33.00  
Contract overage charge for the 02/24/2020 to 03/23/2020 overage period \$169.63 \*\*  
\*\*See overage details below \$202.63

### Detail:

#### Equipment included under this contract

Konica Minolta /C458		Base Adj.		Location	
Number	Serial Number				
2154	A79M011004884	\$0.00		Hobby Area District 8121 Broadway St # 199	
				Houston, TX 77061	
Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total
B/W	B/W	51,617	52,136		519
Color	Color	59,801	62,033		2,232
					Covered
					Billable
					Rate
					Overage
					\$0.013000
					\$0.076000
					\$169.63
					\$169.63

\*\*\* You can now order supplies and place service calls at [www.osot.com](http://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](mailto:deborah@osot.com) to set up your account.

Thank you for your business

Invoice SubTotal	\$202.63
Tax	\$0.00
Invoice Total	\$202.63
Balance Due:	\$202.63



Page 1 of 1

One Foot Over  
1824 Spring Street Suite 110  
Houston, TX 77007  
[hami@getonefootover.com](mailto:hami@getonefootover.com)



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

INVOICE	IVC00052305
Type	
Date	3/26/2020
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 2/28/2020-3/26/2020	\$1,462.77
Total	
	\$1,462.77

## INVOICE

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

INVOICE # 1188  
DATE 04/03/2020  
DUE DATE 05/03/2020

ACTIVITY	AMOUNT
Marketing Retainer April 2020	5,000.00

BALANCE DUE \$5,000.00

**SEAL Security Solutions LLC**

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

**Invoice**

Date	Invoice #
3/9/2020	46606

**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	127.5	31.00	3,952.50
Patrol Period 03/02/2020 through 03/08/2020			
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%) \$0.00
Thank you for allowing us to earn your business.		<b>Total</b>	<b>\$3,952.50</b>

**SEAL Security Solutions LLC**

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

Page 28 **Invoice**

Date	Invoice #
3/16/2020	46705

**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	113	31.00	3,503.00
Patrol Period 03/09/2020 through 03/15/2020			
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%) \$0.00
Thank you for allowing us to earn your business.		<b>Total</b>	<b>\$3,503.00</b>

**SEAL Security Solutions LLC**

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

**Invoice**

Date	Invoice #
3/23/2020	46807

**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	141.5	31.00	4,386.50
Patrol Period 03/16/2020 through 03/22/2020			
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%) \$0.00
Thank you for allowing us to earn your business.		<b>Total</b>	<b>\$4,386.50</b>

**SMC Landscape Services**

13107 James Ln.  
Stafford, TX 77477 US  
[hello@smclandscape.com](mailto:hello@smclandscape.com)  
[www.smclandscape.com](http://www.smclandscape.com)

**INVOICE****BILL TO**

Hobby Area Management  
District  
PO Box 22167  
Houston, TX 77227

INVOICE # 2560

DATE 04/03/2020

DUE DATE 05/03/2020

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Hobby Broadway Landscape Maintenance 2020	1	11,984.12	11,984.12
Mach Broadway Landscape Maintenance			
Hobby Special Projects 2020	1	14,302.28	14,302.28
March Litter abatement of right-of-way for Hobby Area Management District			
Hobby Gulf Freeway Landscape Maintenance 2020	1	7,442.69	7,442.69
March Gulf Freeway Landscape Maintenance			
Hobby Metro Bus Shelter Maintenance 2020	1	785.64	785.64
March METRO Bus Shelter Maintenance			

We appreciate your prompt payment.

BALANCE DUE

**\$34,514.73**



8121 Broadway Interests LLC  
2429 Bissonet  
Houston, TX 77005  
kellie@8121broadwayinterestsllc.com



INVOICE

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

INVOICE # 1273  
DATE 03/18/2020  
DUE DATE 04/01/2020

MONTH  
APRIL

DATE	ACCOUNT SUMMARY	AMOUNT
02/17/2020	Balance Forward	\$2,450.00
	Other payments and credits after 02/17/2020 through 03/17/2020	-2,450.00
03/18/2020	Other invoices from this date	0.00
	New charges (details below)	2,450.00
	Total Amount Due	\$2,450.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
03/18/2020	Rental Fee	April 2020 - Suite 135/135S	1	2,450.00	2,450.00

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

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

\*Paid by ACH - 4/1/20

Account:	22223 - HARRIS COUNTY IMPROVEMENT DISTRICT NUMBER 9
Profile:	000066259 - ALL SUBSCRIBERS
Bill Date:	03-18-2020
Payment Due Date:	04-01-2020
Bill Period:	04-01-2020 to 05-01-2020
Page	2

Remittance Address:  
BlueCross and Blue Shield  
of Texas  
P.O. Box 650115  
Dallas, TX 75265-0115  
For All Billing Inquiries Call:  
800-445-2227

BlueCross BlueShield  
of Texas  
An Equal Opportunity Employer  
An Independent Licensee of the Blue Cross and Blue Shield Association.

BILL SUMMARY

Previous Amount Billed

Payments

Online Bill Payment

Adjustments

NONE

Total Payments and Adjustments

Remaining Balance

Charges

Current Charges

Subscriber Fee Adjustments

Total Fees

Total Amount Due \*

\* Total Amount Due includes the effects of Health Insurer and Reinsurance fees (including but not limited to successor or alternate programs), if any, plus any federal and state taxes applicable to the fees for (BCBSTX) products/services. Allocated Taxes and Fees.

Date

Activity

Date

Activity

Date

Activity

Date

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Date

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Total Due

(3,166.78)

.00

(\$3,166.78)

\$0.00

3,694.58

.00

\$3,694.58

\$3,694.58

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2019	0.15000	\$2,046,056.93	\$1,953,960.07	\$92,096.86	95%
2018	0.15000	\$1,864,305.82	\$1,847,278.61	\$17,027.21	99%
2017	0.15000	\$1,785,618.99	\$1,778,909.00	\$6,709.99	99%
2016	0.15000	\$1,738,474.86	\$1,735,893.69	\$2,581.17	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:	Current Month	Year to Date
2019 Assessment Collected	78,850.33	1,856,363.38
2018 Assessment Collected	5,457.81	5,272.55
2017 Assessment Collected	343.74	-398.66
2016 Assessment Collected	0.00	-549.00
2015 Assessment Collected	0.00	0.00
2014 Assessment Collected	0.00	0.00
2013 Assessment Collected	0.00	0.00
Penalty & Interest	7,748.63	9,298.39
Overpayments	63.11	4,017.56
CAD Lawsuits	0.00	7,717.13
CAD Corrections	0.00	1,931.56
Collection Fees	1,462.77	2,495.29
Court Fees	0.00	0.00
Estimated Payments	0.00	0.00
<b>Total Revenue</b>	<b>93,926.39</b>	<b>1,886,148.20</b>
Overpayments Presented for Refund	5,675.83	13,825.50
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2019:	<b>1,394,468,323</b>	Uncertified:	<b>3,447,321</b>
ASSESSED VALUE FOR 2018:	<b>1,266,222,117</b>	Uncertified:	<b>654,390</b>
ASSESSED VALUE FOR 2017:	<b>1,217,148,586</b>	Uncertified:	<b>654,390</b>
ASSESSED VALUE FOR 2016:	<b>1,176,288,257</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2015:	<b>1,137,542,865</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2014:	<b>1,029,864,792</b>	Uncertified:	<b>0</b>
ASSESSED VALUE FOR 2013:	<b>919,950,929</b>	Uncertified:	<b>0</b>

Assessment Collection Account: Wells Fargo, Account No. 3402018257

**ASSESSMENT PLAN PROJECTIONS**

YEAR	CURRENT RATE	PROJECTED LEVY 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	\$1,735,893.69	
2017	0.15000	1,470,075	1,396,571	\$1,778,909.00	
2018	0.15000	1,499,476	1,424,502	\$1,847,278.61	
2019	0.15000	1,529,466	1,452,992	\$1,953,960.07	
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	26,008,548		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

March 2020						
TOP TEN ASSESSMENT PAYERS						
PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT	
VERDE COMMUNITIES LLC	10978600000001	8751 BROADWAY ST #213 77061	MULTI-FAMILY	73,835,500	110,753.25	
440 N WELLS ST STE 410	10978600000002	7900 MORLEY ST #292 77061				
CHICAGO, IL 60654-4975	10978600000003	8801 GLENCREST ST #322 77061				
	10978900000008	8950 GLENCREST ST #200 77061				
	04023900000108	8750 BROADWAY ST #222 77061				
	11417500000001	8955 BROADWAY ST #208 77061				
	04023900000101	8200 BROADWAY ST #224 77061				
	10978700000007	8900 GLENCREST ST #208 77061				
	11416900000001	8915 BROADWAY ST #200 77061				
	04023900000100	8501 BROADWAY ST #380 77061				
ARCP MT HOUSTON TX LLC	12582100100001	0 MELDRUM 77075	WAREHOUSE STORE	34,684,315	51,703.56	
2325 E CAMELBACK RD STE 1100	1260630010012	0 ROWLETT ST 77075				
PHOENIX AZ 85016-9078	1260630010005	10013 ALMEDA GENOA RD 77075				
	1260630010006	10025 ALMEDA GENOA RD 77075				
	1260630010010	10009 ALMEDA GENOA RD 77075				
	1260630010011	0 MELDRUM 77075				
INLAND DIVERSIFIED HOUSTON OREM LLC	13074000100001	6905 E OREM DR 77075	WAREHOUSE	23,192,492	23,967.01	
ATTN PM DEPT 4714	12967900100001	6903 E OREM DR 77075				
11995 EL CAMINO REAL						
SAN DIEGO CA 92130-2539						
VIVA PROPERTIES LLC	09715800000001	0 VILLA DR 77061	WAREHOUSE	22,296,563	33,444.84	
P O BOX 405	11991600100001	0 NEUHAUS AVE 77061				
LOLITA TX 77971-0405	09715800000002	8300 TEWANTIN DR				
ATRIUM FINANCE II LP	03420300400003	9100 GULF FWY 77061	HOTEL	21,688,027	32,532.04	
MARRIOTT HOBBY	0342030020130	9100 GULF FWY 77061				
4243 HUNT RD	0342030020118	9100 GULF FWY #287 77017				
BLUE ASH OH 45242-6645						
GALILEO APOLLO III TX LP	12549300100002	10235 ALMEDA GENOA RD 77034	RETAIL CENTER	18,731,027	28,096.54	
3901 BELLAIRE BLVD	12549300100001	10225 ALMEDA GENOA RD 77034				
HOUSTON TX 77025-1100						

HOBBY AREA DISTRICT

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

TOP TEN DELINQUENT ACCOUNTS						
PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT	
A & L EQUITIES LP P O BOX 750276 HOUSTON TX 77275-0276	91 034 203 002 0091	8550 HANSEN RD 77075	WAREHOUSE	2019	6,292.50	
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 - 2019	5,454.19	
SHASTA BEVERAGES INC 8100 SW 10TH ST STE 4000 PLANTATION FL 33324-3224	91 096 317 000 0003	7333 MAJOR ST 77061	WAREHOUSE	2019	5,247.62	
FURNITURE BANK 8220 MOSLEY RD HOUSTON TX 77075-1110	91 034 203 002 0122	8220 MOSLEY RD 77075	WAREHOUSE	2018	4,546.44	
MANNING FAMILY PARTNERSHIP 820 S FRIENDSWOOD DR STE 203A FRIENDSWOOD TX 77546-4665	91 034 203 001 0045	8777 TALLYHO RD 77061	WAREHOUSE	2019	4,201.70	
GLENVISTA LLC 6610 STILLWELL ST HOUSTON TX 77087-1418	91 094 210 000 0002	8505 GLENVISTA ST 77061	VOCATIONAL SCHOOL	2019	3,607.49	
HEALTH CONSULTANTS INC 9030 MONROE RD HOUSTON TX 77061-5229	91 116 848 000 0002	9033 MONROE RD 77061	WAREHOUSE	2019	3,483.69	
AREVALO MANUFACTURING INC 5710 HEISER ST HOUSTON TX 77087	91 094 210 000 0003	8505 GLENVISTA ST 77061	WAREHOUSE	2019	2,835.53	
CANTO III LLC 7901 LEONORA ST HOUSTON TX 77061-1080	91 095 066 000 0012	7901 LEONORA ST 77061	APARTMENTS	2019	2,812.50	
Reading HCAR Value I Law Suite						

**PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.**  
**DELINQUENT ASSESSMENT REPORT**  
**HOBBY AREA DISTRICT**  
**April 9, 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. On 3/17/20, a tax service called to confirm the balance due. The county has not set the property for tax sale because the county taxes have been paid. The 2019 assessments have been paid in full.

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

Suit filed; the account has been **paid in full**. The account has a total exemption for 2019 and a prorated exemption for 2018.

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.

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.

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. The suit was recently dismissed for want of prosecution; we are closing our file.

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 was set for 3/13/20 but was cancelled; a new trial date has not been set at this time. In February, Rodney Underwood and American Title called for payoff statements which were sent.

Global New Millennium 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.

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 but there has been no response.

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



**Paid in full:**

Isidro Gallegos, Jr. 17-18 assessments \$318.95, 7046 Bellfort St.-0741530030012

**2018 accounts:**

The Furniture Bank \$4,546.44, 8220 Mosley Rd – 0342030020122

This account is a late delinquency. They have filed for exempt status and the application is pending.

- In addition to other 2018 accounts listed on this report, there are 21 accounts with 2018 base assessments ranging from \$3 to \$1,015; 17 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 24 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](mailto:csandin@pbfcml.com)

Office: 713-802-6965 (Direct Line)

Mobile: 713-824-1290

Fax: 713-862-1429

**Hobby Area District**  
**Lawsuit and Arbitration Status Summary as of 3/6/2020**

Jur 943

**Summary**

## Settled

2,586,628,964	Original value of <b>Settled</b> accounts as of 3/6/2020
798	Number of <b>Settled</b> accounts as of 3/6/2020
340,337,372	Reduction in value of <b>Settled</b> accounts
<b>13.16%</b>	Average % reduction in value of <b>Settled</b> accounts

## Unsettled

422,926,333	Original value of <b>Unsettled</b> accounts as of 3/6/2020
142	Number of <b>Unsettled</b> accounts as of 3/6/2020

0.15 Tax rate per \$100 valuation

<b>\$83,470</b>	Estimated* reduction in assessment on	142	Unsettled accounts,
	based on	<b>13.16%</b>	average

*Historical data from Tax Years 2007 through 2012 were used to establish initial statistics for the "average % reduction in value of Settled accounts."*



## Hobby Area District Lawsuit and Arbitration Status Detail as of 3/6/2020

Jur 943

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
<b>Tax Year 2016</b>											
Tax Year 2016	034-203-003-0127	MPT Interest LLC	1,158,000		2016-80783						
<b>Tax Year 2016</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>1,158,000</b>								
<b>Tax Year 2016</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>1</b>								
<b>Tax Year 2017</b>											
<b>Unsettled</b>											
Tax Year 2017	096-294-000-0001	Heritage Gulf Coast LLC	3,602,464		2017-69192						
Tax Year 2017	034-203-001-0010	Clarke Distributing LLC	881,762		2017-69461						
Tax Year 2017	096-294-000-0003	Heritage Gulf Coast LLC	12,606		2017-78745						
Tax Year 2017	096-294-000-0004	Heritage Gulf Coast LLC	1,185,957		2017-78745						
Tax Year 2017	132-245-001-0001	Heritage Gulf Coast LLC	843,386		2017-78745						
<b>Tax Year 2017</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>6,526,175</b>								
<b>Tax Year 2017</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>5</b>								
<b>Tax Year 2018</b>											
<b>Settled</b>											
Tax Year 2018	034-203-002-0100	Sexton Interests Ltd	2,824,371	\$4,236.56	2016-67130	2/26/2020	1,900,000	\$1,386.56	32.73%	2/26/2020	3/30/2020
Tax Year 2018	129-785-001-0001	Advance Stores Company Inc	706,236	\$1,059.35	2018-53438	2/26/2020	657,083	\$73.73	6.96%	Received	3/30/2020
Tax Year 2018	121-614-001-0001	SAI Inc Regency Inn & Suites	2,564,875	\$3,847.31	2018-59410	2/26/2020	2,115,000	\$674.81	17.54%	2/26/2020	3/30/2020
Tax Year 2018	064-215-000-0027	Phoenix Huang Inc	778,618	\$1,167.93	2018-70953	2/26/2020	710,000	\$102.93	8.81%	2/26/2020	3/30/2020
Tax Year 2018	040-239-000-0073	APTIPW Ltd	3,985,966	\$5,978.95	2018-74197	1/2/2020	3,500,000	\$728.95	12.19%	1/3/2020	2/3/2020
Tax Year 2018	034-203-001-0050	Best Western Plus Hobby Airport	4,900,000	\$7,350.00	2018-56256	2/24/2020	4,300,000	\$900.00	12.24%	2/25/2020	3/30/2020
Tax Year 2018	047-123-000-0064	Gulf Towers Houston LLC	5,159,043		2018-53999		4,534,140				
Tax Year 2018	047-123-000-0066	Gulf Towers Houston LLC	5,081,338		2018-53999		4,465,860				
Tax Year 2018	118-422-001-0006	Enterprise Leasing Company of Houston	705,079		2018-72797		670,079				
			330,079,466				297,940,385				
			84								
<b>Unsettled</b>											
Tax Year 2018	096-294-000-0001	Heritage Gulf Coast LLC	3,882,330		2017-69192						
Tax Year 2018	096-294-000-0003	Heritage Gulf Coast LLC	12,575		2017-78745						
Tax Year 2018	096-294-000-0004	Heritage Gulf Coast LLC	1,273,989		2017-78745						
Tax Year 2018	132-245-001-0001	Heritage Gulf Coast LLC	850,972		2017-78745						
Tax Year 2018	040-239-001-0020	Smith Jim R	2,306,986		2018-59994						
Tax Year 2018	040-239-001-0038	Smith Jim R	750,000		2018-60630						
Tax Year 2018	096-318-000-0007	Discount Rags Properties LLC	3,598,729		2018-61104						
Tax Year 2018	064-052-000-0045	Awad Mustafa	480,840		2018-61146						
Tax Year 2018	123-155-001-0001	Gulf Freeway Quality Hotel Inc	4,900,000		2018-63410						
Tax Year 2018	123-155-001-0002	Houston Hobby Express Hotel Inc	5,100,000		2018-63410						
Tax Year 2018	028-059-000-0016	Stiles Properties Braniff Road Ltd	1,697,100		2018-65344						
Tax Year 2018	136-453-001-0001	Telephone Square LLC	7,519,783		2018-67518						
Tax Year 2018	096-321-000-0004	Pingree 2000 Real Estate Holdings	3,517,502		2018-67607						

## Hobby Area District Lawsuit and Arbitration Status Detail as of 3/6/2020

Jur 943

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
Tax Year 2018	123-174-001-0001	Lauren Holdings	2,739,675		2018-68431						
Tax Year 2018	040-239-000-0041	2ML Real Estate Interests Inc	2,411,364		2018-68687						
Tax Year 2018	129-096-001-0001	Standard Morgan Partners Ltd	2,046,572		2018-68703						
Tax Year 2018	078-051-001-0007	Grace Business Investments LLC	5,923,328		2018-69515						
Tax Year 2018	062-031-008-0004	Garza Norberto / Askew Mellanie	560,000		2018-71743						
Tax Year 2018	062-031-010-0001	Garza Norberto / Askew Mellanie	705,000		2018-71743						
Tax Year 2018	034-203-001-0010	Clarke Distributing LLC	901,793		2018-71785						
Tax Year 2018	060-014-023-0038	Priya Holdings LLC	596,955		2018-71881						
Tax Year 2018	034-203-003-0127	MPT Interests LLC	1,192,500		2018-72173						
Tax Year 2018	062-031-005-0005	Kainer Expt Crating Inc	1,117,575		2018-72266						
Tax Year 2018	065-050-005-0004	Bradley Harry E Estate	673,502		2018-72306						
Tax Year 2018	096-318-000-0006	Nitro Phos Inc	2,902,155		2018-72810						
Tax Year 2018	040-239-000-0011	Broadway Bellfort Prop LLC	3,603,297		2018-72925						
Tax Year 2018	062-031-002-0011	Maraldo Mike	696,000		2018-73458						
Tax Year 2018	034-203-001-0009	Lowen Company Murray Div	540,963		2018-73801						
Tax Year 2018	040-239-000-0002	Apt Broadway Village LLC	5,756,467		2018-74038						
Tax Year 2018	060-077-009-0004	CWD Interests LLC	1,320,548		2018-74144						
Tax Year 2018	046-205-000-0021	NPA III Hotel Group LLC	5,917,175		2018-74176						
Tax Year 2018	040-239-001-0009	Cardena Adans	1,833,541		2018-74517						
Tax Year 2018	040-239-000-0058	BBK Properties LLC	237,000		2018-74965						
Tax Year 2018	118-275-001-0001	Maankee Hospitality LLC	3,513,932		2018-75462						
Tax Year 2018	034-203-002-0192	Reynolds Tony Rex & Janice	895,205		2018-75646						
Tax Year 2018	076-121-004-0016	Bah Texas LP	160,000		2018-75702						
Tax Year 2018	120-681-001-0001	Mambo Holdings LP	1,772,000		2019-28490						
<b>Tax Year 2018</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>83,907,353</b>								
<b>Tax Year 2018</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>37</b>								
<b>Tax Year 2019</b>											
<b>Settled</b>											
Tax Year 2019	028-063-002-0014	B&G Tobacco & Candy Co Inc	1,454,000		101-19-000091		1,350,000				
Tax Year 2019	034-207-011-0070	Wejeca Limited Partnership	385,360	no change	101-19-000729	1/2/2020	385,360	na	na	na	na
Tax Year 2019	034-203-003-0307	Commercial Properties Inc	2,240,298		101-19-000747		1,800,000				
Tax Year 2019	034-203-001-0011	Spencer Bluebonnet LLC	768,000	due	101-19-001267	1/2/2020	620,000	na	na	na	na
Tax Year 2019	034-203-002-0081	Cidema Three Limited Partnership	2,314,973		101-19-000153		2,106,500				
Tax Year 2019	120-681-001-0001	Mambo Holdings LP	1,867,814		101-19-001373		1,867,814				
Tax Year 2019	034-203-002-0091	A&L Equities LP	4,521,000	due	101-19-000396	1/28/2020	4,195,000	na	na	na	na
Tax Year 2019	040-239-000-0051	CFS 2907 Houston LLC	2,000,000	\$3,000.00	101-19-000609	1/28/2020	1,340,050	\$989.92	33.00%	2/6/2020	3/2/2020
Tax Year 2019	040-239-000-0169	CFS 2907 Houston LLC	407,248	\$610.87	101-19-000609	1/28/2020	309,400	\$146.77	24.03%	2/6/2020	3/2/2020
Tax Year 2019	042-195-000-0050	CFS 2907 Houston LLC	229,018	\$343.53	101-19-000609	1/28/2020	138,800	\$135.33	39.39%	2/6/2020	3/2/2020
Tax Year 2019	129-096-001-0004	Pej Real Estate LLC	3,773,409	\$5,660.11	101-19-001987	1/28/2020	3,690,000	\$125.11	2.21%		
Tax Year 2019	129-096-001-0002	Pej Real Estate LLC	3,687,558	\$5,531.34	101-19-002002	1/28/2020	3,600,000	\$131.34	2.37%		
Tax Year 2019	132-115-001-0001	Hycos Industrial Inc	3,297,124	\$4,945.69	101-19-000733	2/21/2020	2,241,662	na	na	na	na
Tax Year 2019	132-115-001-0002	Hycos Industrial Inc	705,702	\$1,058.55	101-19-000733	2/21/2020	573,137	\$198.84	18.78%	2/25/2020	3/30/2020
Tax Year 2019	043-228-000-0040	Enterprise Jet Center Inc	853,177		101-19-002227		500,000				

## Hobby Area District Lawsuit and Arbitration Status Detail as of 3/6/2020

Jur 943

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
Tax Year 2019	087-209-000-0019	IBNI Investments LLC	438,400		101-19-002577		350,000				
Tax Year 2019	034-203-001-0050	Best Western Plus Hobby Airport	4,562,239	\$6,843.36	2019-60843	2/21/2020	4,150,000	\$618.36	9.04%	2/25/2020	3/30/2020
Tax Year 2019	034-203-001-0100	Best Western Plus Hobby Airport	100,361	no change	2019-60843	2/21/2020	100,361	na	na	na	na
Tax Year 2019	118-275-001-0002	RCI Holdings Inc	724,647		101-19-001162		650,000				
Tax Year 2019	034-203-002-0118	Atrium Finance II LP	19,563,009		2019-48883		16,845,202			Received	
Tax Year 2019	034-203-002-0130	Atrium Finance II LP	1,581,088		2019-48883		1,361,434			Received	
Tax Year 2019	034-203-004-0003	Atrium Finance II LP	543,930		2019-48883		468,364			Received	
Tax Year 2019	040-239-000-0111	Acquisition 8800 Broadway LLC	12,750,438		2019-53645		10,900,000			Received	
Tax Year 2019	047-123-000-0064	Gulf Towers Houston LLC	5,013,279		2019-59816		4,786,040				
Tax Year 2019	047-123-000-0066	Gulf Towers Houston LLC	4,975,233		2019-59816		4,713,960				
Tax Year 2019	126-063-001-0003	Wal-Mart Real Estate Business Tr	12,052,500		2019-61398		11,175,464			Received	
			90,809,805				80,218,548				
			26								
<b>Unsettled</b>											
Tax Year 2019	034-203-001-0047	TPS Hobby LLC	1,025,555		101-19-001306						
Tax Year 2019	034-203-001-0048	TPS Hobby LLC	152,950		101-19-001306						
Tax Year 2019	034-203-001-0049	TPS Hobby LLC	587,806		101-19-001306						
Tax Year 2019	034-203-001-0312	TPS Hobby LLC	2,056,896		101-19-001306						
Tax Year 2019	034-203-002-0079	TPS Hobby LLC	438,470		101-19-001306						
Tax Year 2019	034-203-002-0085	TPS Hobby LLC	438,470		101-19-001306						
Tax Year 2019	034-203-002-0086	TPS Hobby LLC	438,470		101-19-001306						
Tax Year 2019	034-203-002-0158	TPS Hobby LLC	438,470		101-19-001306						
Tax Year 2019	034-203-002-0159	TPS Hobby LLC	73,224		101-19-001306						
Tax Year 2019	034-203-002-0160	TPS Hobby LLC	219,235		101-19-001306						
Tax Year 2019	034-203-002-0184	TPS Hobby LLC	73,006		101-19-001306						
Tax Year 2019	034-203-002-0189	TPS Hobby LLC	73,224		101-19-001306						
Tax Year 2019	034-203-003-0170	Hobby Warehouse Center LLC	1,600,000		101-19-001843						
Tax Year 2019	040-239-001-0020	Smith Jim R	2,175,000		2018-59994						
Tax Year 2019	078-051-001-0007	Grace Business Investments LLC	5,227,400		2018-69515						
Tax Year 2019	104-827-000-0001	Grace Business Investments LLC	1,772,210		2018-69515						
Tax Year 2019	040-239-000-0100	Verde Communities LLC	10,256,380		2019-49259						
Tax Year 2019	040-239-000-0101	Verde Communities LLC	6,827,410		2019-49259						
Tax Year 2019	040-239-000-0108	Verde Communities LLC	6,827,400		2019-49259						
Tax Year 2019	109-786-000-0001	Verde Communities LLC	6,648,690		2019-49259						
Tax Year 2019	109-786-000-0002	Verde Communities LLC	8,217,840		2019-49259						
Tax Year 2019	109-786-000-0003	Verde Communities LLC	8,849,980		2019-49259						
Tax Year 2019	109-787-000-0007	Verde Communities LLC	6,787,720		2019-49259						
Tax Year 2019	109-787-000-0008	Verde Communities LLC	6,707,590		2019-49259						
Tax Year 2019	114-169-000-0001	Verde Communities LLC	6,442,020		2019-49259						
Tax Year 2019	114-175-000-0001	Verde Communities LLC	6,270,470		2019-49259						
Tax Year 2019	131-366-001-0001	First Service Credit Union	1,105,160		2019-52528						
Tax Year 2019	040-239-001-0038	Smith Jim R	752,750		2019-53611						
Tax Year 2019	034-203-002-0101	Macey Family Properties Ltd	3,440,230		2019-54101						
Tax Year 2019	034-203-002-0108	Northern Holdings Ltd	1,309,607		2019-54298						
Tax Year 2019	096-294-000-0003	Heritage Gulf Coast LLC	12,575		2019-55847						
Tax Year 2019	070-072-028-0001	Triangle Shopping Center LP	1,850,000		2019-56586						
Tax Year 2019	057-259-000-0046	Autozone Texas LP	1,246,093		2019-56953						

## Hobby Area District Lawsuit and Arbitration Status Detail as of 3/6/2020

Jur 943

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
Tax Year 2019	040-239-000-0052	Lam Airport LP	1,900,000		2019-60193						
Tax Year 2019	128-049-001-0001	Almeda Center 45 LP	6,657,162		2019-60600						
Tax Year 2019	034-203-003-0204	Hazari LLC	740,269		2019-60849						
Tax Year 2019	034-203-003-0315	Hazari LLC	3,004,849		2019-60849						
Tax Year 2019	034-203-002-0099	CCI Hobby I LP	3,700,000		2019-60952						
Tax Year 2019	078-051-001-0001	PCL Galveston Partners Ltd	4,745,000		2019-62649						
Tax Year 2019	040-239-000-0078	GHC Property LLC	8,651,271		2019-62728						
Tax Year 2019	078-071-001-0002	F&S Grahamcrest LLC	2,790,000		2019-63366						
Tax Year 2019	041-012-001-0032	ZMS & Associates Inc	28,400		2019-63818						
Tax Year 2019	119-602-001-0001	Syndex Corporation	7,800,000		2019-63820						
Tax Year 2019	136-207-001-0001	HWC Wire & Cable Company	4,150,500		2019-63843						
Tax Year 2019	064-063-008-0001	Furmanite US GSG LLC	1,311,500		2019-63941						
Tax Year 2019	015-115-011-0008	Adelaide Holdings LLC	1,885,186		2019-64438						
Tax Year 2019	122-722-001-0001	Damjj Ltd	3,584,701		2019-64486						
Tax Year 2019	136-453-001-0001	Damjj Ltd	8,177,000		2019-64772						
Tax Year 2019	096-319-000-0004	Icon Owner Pool 6 West Southwest	5,514,000		2019-64951						
Tax Year 2019	094-210-000-0006	Public Storage Mgmt Inc	5,561,510		2019-65624						
Tax Year 2019	094-210-000-0007	Public Storage Mgmt Inc	2,438,490		2019-65624						
Tax Year 2019	043-228-000-0073	Friedkin Realty Hobby Airport	3,584,128		2019-65785						
Tax Year 2019	034-203-003-0123	Comerica Bank	2,446,788		2019-65864						
Tax Year 2019	129-785-001-0004	Kucinski Family Trust	978,525		2019-65864						
Tax Year 2019	043-228-000-0041	Ean Holdings LLC	1,126,080		2019-65933						
Tax Year 2019	040-239-000-0005	Global New Millennium Partners Ltd	370,096		2019-66176						
Tax Year 2019	126-063-001-0010	ARCP MT Houston TX LLC	1,446,342		2019-66230						
Tax Year 2019	129-578-001-0002	Capview Income & Value Fund IV LP	1,170,154		2019-66436						
Tax Year 2019	132-094-001-0001	VLR Texas Properties LLC	627,406		2019-66784						
Tax Year 2019	129-785-001-0001	Advance Stores Company Inc 8094	739,577		2019-66785						
Tax Year 2019	034-203-001-0023	Silk Road Properties LLC	383,250		2019-66899						
Tax Year 2019	034-203-001-0025	Silk Road Properties LLC	425,178		2019-66899						
Tax Year 2019	065-050-005-0004	Bradley Harry E Estate	806,136		2019-67944						
Tax Year 2019	034-203-001-0010	Clarke Distributing LLC	932,000		2019-67999						
Tax Year 2019	062-031-002-0011	Maraldo Mike	762,685		2019-68070						
Tax Year 2019	098-435-000-0001	DDC Hotels Inc	7,208,682		2019-68415						
Tax Year 2019	040-239-000-0056	Flight Safety Inc	3,332,269		2019-68424						
Tax Year 2019	060-077-009-0004	CWD Interests LLC	1,765,111		2019-69959						
Tax Year 2019	096-321-000-0004	Pingree 2000 Real Estate Holdings	3,613,768		2019-70056						
Tax Year 2019	040-239-000-0041	ML Real Estate Interest Inc	2,499,525		2019-70058						
Tax Year 2019	040-239-001-0051	7950 Bellfort Ltd	10,569,335		2019-70350						
Tax Year 2019	040-239-001-0014	Bellfort Village Phase II	10,579,588		2019-70367						
Tax Year 2019	125-821-001-0001	ARCP MT Houston TX LLC	271,847		2019-70586						
Tax Year 2019	126-063-001-0005	ARCP MT Houston TX LLC	15,058,758		2019-70586						
Tax Year 2019	126-063-001-0006	ARCP MT Houston TX LLC	17,741,100		2019-70586						
Tax Year 2019	126-063-001-0010	ARCP MT Houston TX LLC	1,446,342		2019-70586						
Tax Year 2019	126-063-001-0011	ARCP MT Houston TX LLC	149,759		2019-70586						
Tax Year 2019	129-987-001-0003	GPC Family LP	9,309,526		2019-70819						
Tax Year 2019	118-422-001-0006	Enterprise Leasing Company of Houston	883,387		2019-71077						
Tax Year 2019	096-249-000-0001	HSR Bellfort Plaza Apt LLC	6,050,150		2019-71443						

**Hobby Area District**  
**Lawsuit and Arbitration Status Detail as of 3/6/2020**

Jur 943

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
Tax Year 2019	034-207-012-0030	E J Stanton LP	805,708		2019-71745						
Tax Year 2019	034-203-002-0192	Reynolds Tony Rex & Janice	895,205		2019-71776						
Tax Year 2019	034-203-001-0324	Medallion Investment IV	4,399,898		2019-72141						
Tax Year 2019	034-203-001-0062	Sexton Interest IV Ltd	556,925		2019-72241						
Tax Year 2019	132-329-001-0003	FPA Pinpoint Mykawa LLC	863,033		2019-72494						
Tax Year 2019	034-203-002-0100	Sexton Interests Ltd	2,824,371		2019-72527						
Tax Year 2019	034-203-003-0127	MPT Interest LLC	1,196,808		2019-72742						
Tax Year 2019	124-659-001-0002	Freeland Holdings Ltd	802,019		2019-73255						
Tax Year 2019	040-239-001-0009	Cardenas Adans	1,977,141		2019-73614						
Tax Year 2019	118-275-001-0001	Maankee Hospitality LLC	3,525,781		2019-73691						
Tax Year 2019	040-239-000-0011	Broadway Bellfort Prop LLC	2,904,568		2019-73789						
Tax Year 2019	040-239-000-0002	APT Broadway Village LLC	7,193,707		2019-73808						
Tax Year 2019	028-059-000-0016	Stiles Properties Braniff Road Ltd	1,813,350		2019-73872						
Tax Year 2019	096-318-000-0006	Snyder Dan	2,834,688		2019-73966						
Tax Year 2019	119-800-001-0001	Ghormley Cecil D	2,712,061		2019-77449						
Tax Year 2019	034-203-002-0105	Krishna Hobby LLC	691,408		2019-79390						
Tax Year 2019	040-239-000-0061	APTBC LLC	6,302,752		2019-82303						
Tax Year 2019	040-239-000-0073	APTPW Ltd	4,510,678		2019-82323						
Tax Year 2019	129-096-001-0006	9333 Bryant LLC	5,265,073		2019-82859						
<b>Tax Year 2019</b>	<b>Total</b>	<b>Unsettled Accounts, original value</b>	<b>331,334,805</b>								
<b>Tax Year 2019</b>	<b>Total</b>	<b>Unsettled Accounts, number of accounts</b>	<b>99</b>								

**Hobby Area District**  
**Lawsuit and Arbitration Status Detail as of 3/6/2020**

Jur 943

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent to Owner	Date Refund Notice Sent to Bkpr
<b>Cumulative</b>											
<b>Settled</b>											
<b>Cumulative</b>	<b>Grand Total</b>	<b>Settled Accounts, original value</b>	2,586,628,964				2,246,291,592				
<b>Cumulative</b>	<b>Grand Total</b>	<b>Settled Accounts, number of accounts</b>	798								
<b>Unsettled</b>											
<b>Cumulative</b>	<b>Grand Total</b>	<b>Unsettled Accounts, original value</b>	422,926,333								
<b>Cumulative</b>	<b>Grand Total</b>	<b>Unsettled Accounts, number of accounts</b>	142								
<b>Color Legend</b>											
	Light Gray	Settled previously									
	Yellow	Settled as of this report									
	White	Unsettled									
	Pink	Unsettled and new since previous report									
<b>Abbreviations</b>											
	NA	Not applicable									
	x	Previous to implementation of Designation Form									
	DELQ	Refund was not issued -- Reduction in assessment was applied to the account, and account still has a balance due.									
	PAID	Refund was not issued -- Reduction in assessment was applied to the account, and account is now paid in full.									
	NYB	Not yet billed									
	25.25b	Settled under Tax Code 25.25b; refund processed									

**McCALL GIBSON SWEDLUND BARFOOT PLLC***Certified Public Accountants*

13100 Wortham Center Drive  
Suite 235  
Houston, Texas 77065-5610  
(713) 462-0341  
Fax (713) 462-2708  
E-Mail: [mgsb@mgsbpllc.com](mailto:mgsb@mgsbpllc.com)

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

April 9, 2020

Board of Directors  
Hobby Area District  
Harris County, Texas

We are pleased to confirm our understanding of the services we are to provide Hobby Area District (the "District"). We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of the District as of and for each of the District's fiscal year ending December 31<sup>st</sup>.

**ANNUAL AUDIT OF FINANCIAL STATEMENTS**

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis, and
- 2) Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund

We have also been engaged to report on supplementary information other than RSI that accompanies the District's financial statements. The document we submit to you will include various supplementary schedules as required by the Texas Commission on Environmental Quality (the "Commission") as published in the *Water District Financial Management Guide*. This supplementary information will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and we will provide an opinion on it in relation to the financial statements as a whole except for that portion marked "unaudited", on which we will express no opinion.

### **Audit Objective**

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Directors of the District. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or may withdraw from this engagement.

### **Audit Procedures - General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the District or to acts by management or employees acting on behalf of the District.



### **Audit Procedures – General (Continued)**

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform you of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform you of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include direct confirmation of certain assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

### **Audit Procedures – Internal Control**

Our audit will include obtaining an understanding of the District and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

### **Audit Procedures – Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

## **Other Services**

We will also prepare the financial statements, the appropriate capital asset schedules including calculation of depreciation on the capital assets and the journal entries to convert the fund financial statements to the government-wide financial statements as required by generally accepted accounting principles based on information provided by you. We will perform the services in accordance with applicable professional standards. The other services are limited to the services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

## **Management Responsibilities**

Management is responsible for establishing and maintaining effective internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, consultants, regulators, or others. In addition, you are responsible for identifying and ensuring that the District complies with applicable laws and regulations.

### **Management Responsibilities (Continued)**

You are responsible for the preparation of the supplementary information in conformity with the Commission's requirements. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with the Commission's requirements, (2) that you believe the supplementary information, including its form and content, is fairly presented in accordance with the Commission's requirements, (3) that the methods of measurement or presentation have not changed from those used in the prior period, and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

With regard to using the auditor's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

You agree to assume all management responsibilities for financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

### **Engagement Administration, Fees and Other**

We are aware of the State statute requiring the audit to be completed within 120 days and filed with the Texas Commission on Environmental Quality within 135 days from the closing date of the audit and barring any unforeseen circumstances every effort will be made to comply with this rule.

In accordance with provisions of the Local Records Retention Schedule Section 2-1: Item 1025-01(e) we agree to retain our audit work papers in our office for a period of three years after all questions arising from the audit have been resolved. In order to allow for all questions arising from the audit to be resolved and to comply with Rule 501.76(f) of the Rules of Professional Conduct of the Texas State Board of Public Accountancy the actual date will be the five-year anniversary of the audit report in question.

### **Engagement Administration, Fees and Other (Continued)**

We expect to present a draft of the audit report within 45 days of the availability of the District's accounting records. Joseph Ellis is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign the report. We will annually provide to the Board of Directors and the District's bookkeeper an estimate of the fees for the audit services during the District's annual budget process. The following is an estimate of our fees for the services included in this engagement letter for the initial audit period under this agreement:

- Fees for the audit of the District's financial statements and for the other services to be provided for the year ended December 31, 2019, will range between \$14,000 and \$16,000

Not included in the fees above are out-of-pocket costs such as printing, postage, and other charges incidental to the completion of our audit. If for any reason our services are terminated prior to issuance of a final report, our engagement will be deemed to have been completed, even if we have not completed our report. The District will be obligated to compensate us for our time expended through the date of termination. The above fee is based on anticipated cooperation from your consultants and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

### **GENERAL TERMS AND CONDITIONS**

You may request that we perform additional services not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written documentation from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

This agreement may be terminated by either party, with or without cause, upon 30 days written notice.

You agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.

As required by Chapter 2270, Government Code, we hereby verify that our firm does not boycott Israel and will not boycott Israel through the term of our engagement. For purposes of this verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

Pursuant to Chapter 2252, Texas Government Code, we represent and certify that, at the time of execution of this Agreement neither our firm, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same (i) engages in business with Iran, Sudan, or any foreign terrorist organization as described in Chapters 806 or 807 of the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code, or (ii) is a company listed by the Texas Comptroller of Public Accounts under Sections 806.051, 807.051, or 2252.153 of the Texas Government Code. The term "foreign terrorist organization" in this paragraph has the meaning assigned to such term in Section 2252.151 of the Texas Government Code.

We believe this letter accurately summarizes the significant terms of the engagement. If you have any questions, please let us know. If you agree with the terms of the engagement as described in this letter, please sign the enclosed copy and return it to us. We appreciate the confidence you have placed in us by retaining this firm as your independent auditor in this matter.

Sincerely,

*McCall Gibson Swedlund Barfoot PLLC*

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants

This letter correctly sets forth the understanding of the District.

	<u>AUDIT COMMITTEE CHAIR</u>	<u>2 APR 2020</u>
Signature	Title	Date

Engagement Letter



**HOBBY AREA**  
DISTRICT

**Continuity of Operations Plan**  
**COOP**

**Purpose**

It is the intent of the Hobby Area District to respond quickly at all levels in the event of an emergency or threat in order to continue both critical internal and external operations within the boundaries of the District and surrounding areas. In accordance with the National Incident Management System (NIMS), a threat is defined as an occurrence, natural or man-made, that requires a response to protect life or property. The District will maintain cohesive contact with emergency management and response agencies, contracted vendors and staff that may be affected by the event. The identification and prioritization of essential functions is a necessity because it establishes the factors that drive all continuity planning and preparedness efforts. Specifically, they represent the overarching responsibilities of a governmental agency to lead and sustain vital operations and services during a crisis. Therefore, the uninterrupted continuation of the essential functions shall be the primary focus of government leadership during and in the aftermath of an emergency that adversely affects the district that it serves. Leadership and employees will continue to recognize their responsibilities to life safety and public safety while exercising this COOP Plan in a timely manner when confronted with disasters. In the event of disaster, the Hobby Area District may need to rely on services of adjacent jurisdictions, state and federal agencies, the private sector, and/or non-governmental organizations.

This plan identifies mission critical functions which consists of objectives, essential functions, notification procedures, and facilities readiness all reinforced by comprehensive training, orientation, and exercise programs. The District must maintain its COOP capabilities at a high level of readiness able to be implemented no later than 12 hours after activation, and be able to maintain sustained operations for up to 30 days or until termination.

## **Objectives**

The objectives of this COOP Plan are as follows:

- Ensure the safety of the District's employees;
- Maintain command, control and direction during emergencies;
- Maintain mission essential operations;
- Protect critical facilities, equipment, records, and other assets;
- Maintain internal and external essential communications;
- Assess and minimize damages and losses;
- Provide organizational and operational stability;
- Facilitate decision-making during an emergency;
- Achieve an orderly recovery from emergency operations;
- Provide for the line of succession to critical management and technical positions.

These objectives comprise to meet the five phases of emergency preparedness which are classified below:





**Essential Functions:**

When confronting events that disrupt normal operations, the Hobby Area District is committed to ensuring that essential functions will be continued even under emergency circumstances. The Hobby Area District has identified as critical only those priority business functions that are required by statute, regulation or executive order, or are otherwise necessary to provide vital services, exercise civil authority, maintain the safety and well-being of the general populace, or to sustain critical support to the leadership and staff.

There are 4 essential functions that must be continued under all circumstances to enable District to carry out its critical government functions and services. They are the critical functions that save lives; protect the safety and security of the public; and protect property, critical infrastructure and the environment. These functions shall be reviewed and updated on an annual basis. The following are the current essential functions of the District:

*Life Safety*

*Public Safety*

*Litter and Trash Abatement*

*Business Functions*

**Organization Readiness and Preparedness**

Typically, a local or county disaster declaration will trigger activation of a COOP plan. There are rare cases where the activation will be based on the assumption that the District will not receive warning of an impending emergency or disaster. As a result, the District must be prepared to activate the plan with or without warning and be operational within 12 hours and up to 30 days or whenever the threat/hazard no longer exists.

### **Staff Readiness and Preparedness**

Hobby Area District personnel will prepare for a continuity event and plan in advance for what to do in an emergency. Personnel will train in partnership with FEMA, The Texas Division of Emergency Management and TEEX. Personnel will walk through a tabletop exercise quarterly to assess the readiness of the staff and the District's readiness weaknesses and capabilities.

The District staff will have access to cell phones, laptops and other devices deemed necessary to carry out operations remotely if needed. Personnel will create and maintain Go-Kits. Continuity personnel are responsible for carrying the kits to the continuity facility or pre-positioning the kits at the continuity facility. Staff will be given a list of typical Go-Kit items.

### **Alert and Notification Procedures**

The District has established specific procedures to alert the Board of Director's that COOP activation is imminent. The Board will be notified electronically followed up with a phone call.

The District will also develop a social media response that encompasses information vital to its constituents tailored to each event.

### **Facilities Continuities**

To prepare for a continuity event, the District must be prepared to handle three types of emergencies: a localized emergency requiring relocation to an alternate site; a widespread emergency requiring relocation to an alternate site; and a widespread emergency NOT requiring relocation to an alternate site.

If the District is faced with any emergency that requires the staff to relocate, there is no current facility that is in place to operate as an alternate location. The staff would then work remotely from their respective homes.

### **Order of Succession**

Orders of succession are activated when leadership is unable or unavailable to execute their duties during an emergency. Departments must establish, disseminate, and maintain their orders of succession by COOP critical positions. Delegation of authority should be exercised only when immediate action is required, and a superior is unable and unavailable to exercise the authority. Essential personnel and their successors as identified as follows:

<b>Position</b>	<b>Designated Successor</b>
Chair	Executive Director
Executive Director	Field Service Manager
Field Service Manager	Office Support

### **Essential Records**

Essential Records are records that, if damaged or destroyed, would disrupt operations and information flow and require replacement or re-creation at considerable expense or inconvenience. In continuity of operations planning, vital records are those records that are necessary to carry out mission essential functions. The Hobby Area District follows the TSLAC Local Government Records Act and therefore considers the District's records secure.

<b>Danny Perkins</b>	<i>Position 1 Chairman Chair, Executive Committee Chair, Economic Development Committee</i>
<b>Helen Bonsall</b>	<i>Position 2 Vice Chair Chair, Public Safety Committee</i>
<b>Liliana Rambo</b>	<i>Position 3</i>
<b>Ann Collum</b>	<i>Position 4 Chair, Community Development Committee</i>
<b>Vacant</b>	<i>Position 5</i>
<b>Keyur Amin</b>	<i>Position 6 Chair, Public Affairs &amp; Marketing Committee</i>
<b>Joe Edd Nelson</b>	<i>Position 7 Chair, Business Networking Sub-Committee</i>
<b>Darryl Bailey</b>	<i>Position 8</i>
<b>James Brown</b>	<i>Position 9 Secretary/Treasurer Chair, Audit Committee</i>
<b>Beth Strobe</b>	<i>Executive Director</i>
<b>Walter Funes</b>	<i>Special Projects and Field Office Support</i>
<b>Pam Guerra</b>	<i>Administrative and Support Services</i>

The Hobby Area District's Continuity of Operations Plan is effective upon approval by the Board of Directors. By signature below, the Chairman of the Board and the acting Executive Director have read, understand and will follow the procedures put forth when an emergency or event is applicable to activation of this document.

---

Chairman of the Board

Date

---

Executive Director

Date

The requirements of Subchapter J, Chapter 552, Government Code, may apply to this Agreement and the Contractor agrees that the Agreement can be terminated if the Contractor knowingly or intentionally fails to comply with a requirement of that subchapter.

### SERVICE AGREEMENT

This Service Agreement (this "Agreement") is entered into April 9, 2020, by and between Hobby Area District (the "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 SMC Logistics, LLC dba SMC Landscape 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:

### SECTION I. SERVICES

Section 1.01. Services. Contractor shall perform certain landscape maintenance and litter abatement 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**. Nevertheless, all proposals or service orders of the Contractor that are approved by the Board are governed by the terms of this Agreement even if such proposal or service order does not expressly reference or is not attached to this Agreement. Any additional Task Order shall be approved by the Board and 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, and the Services authorized by each Task Order shall be subject to the terms and conditions of this Agreement.

## SECTION 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:

Jack Roland  
Roland, Fry & Co., PC  
[jroland@houston-cpas.com](mailto:jroland@houston-cpas.com)

With a copy to:

Beth Strobe  
8121 Broadway Street, Suite 199  
Houston, Texas 77061  
[bstrobe@hadistrict.org](mailto:bstrobe@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.

## 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 seven (7) 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 AGREEMENT, 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 AGREEMENT.

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 Service. 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 exclusively in the state court 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.

Section 3.20. Anti-Terrorism Verification. Contractor hereby represents and warrants that at the time of this Agreement neither Contractor nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Contractor: (i) engages in business with Iran, Sudan, or any foreign terrorist organization as described in Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Sections 806.051, 807.051, or 2252.153 of the Texas Government Code. The term "foreign terrorist organization" has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code.

Section 3.21. Contracting Information.

(a) If the amount the Owner pays in public funds of the Owner in one fiscal year under this Agreement is equal to or greater than \$1,000,000, Contractor, pursuant to the Government Code Section 552.372, shall:

- A. preserve all Contracting Information related to the Agreement as provided by the records retention requirements applicable to the Owner for the duration of this Agreement;
- B. promptly provide to the Owner any Contracting Information related to the Agreement that is in the custody or possession of the Owner on request of the Owner; and

C. on final completion of the Agreement, provide at no cost to Owner all Contracting Information related to the Agreement that is in the custody or possession of the Contractor or preserve the Contracting Information related to this Agreement as provided by the records retention requirements of the Owner.

(b) Contracting Information means the following:

- i. information in a voucher or contract/agreement relating to the receipt or expenditure of public funds by a governmental body;
- ii. solicitation or bid documents relating to a contract/agreement with a governmental body;
- iii. communications sent between a governmental body and a vendor, contractor, potential vendor, or potential contractor during the solicitation, evaluation, or negotiation of a contract/agreement;
- iv. documents, including bid tabulations, showing the criteria by which, a governmental body evaluates each vendor, contractor, potential vendor, or potential contractor responding to a solicitation and, if applicable, an explanation of why the vendor or contractor was selected; and
- v. communications and other information sent between a governmental body and a vendor or contractor related to the performance of a final contract/agreement with the governmental body or work performed on behalf of the governmental body.

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

By: \_\_\_\_\_

Name:

Dann \_\_\_\_\_

Title: President, Board of Directors

ATTEST:

\_\_\_\_\_  
Secretary, Board of Directors

(SEAL)



SMC LOGISTICS, LLC DBA SMC LANDSCAPE SERVICES

By: Sonia J. Chavez  
Name: Sonia J. Chavez  
Title: Owner

# EXHIBIT A

## SCOPE OF WORK

SMC Logistics (**CONTRACTOR**) will provide employees with sufficient uniforms, personal safety equipment, and all necessary equipment to perform the services as set forth above under this Agreement. Additionally, **CONTRACTOR** will provide logos of the **DISTRICT** for use on the **CONTRACTOR'S** truck(s) while working within the **DISTRICT**. All services are to be provided under the direction of the Hobby Area Management District (**DISTRICT**) as described below:

### SPECIAL PROJECTS:

- A full-time crew of four (4) will be working from 6:30 A.M. to 3:00 P.M. for five (5) days a week.
- A **DISTRICT** representative together with the **CONTRACTOR** shall determine the Right-of-Way (ROW) sites that are a priority for mowing and edging, which will focus on gateways and major business corridors. The ROW's selected to be mowed will be enough to allow for a two (2) week turnaround.
- Collect and dispose of litter, removal of debris and bandit signs from public ROW and esplanades of thoroughfares within the **DISTRICT** boundaries. The ROW includes all areas within the setback, either 10' from the curb (or edge of street) or 3' from the outer edge of an existing sidewalk or pedestrian pathway.
- Collect and dispose of litter, mow, and edge Monroe Boulevard ditch and medians from the Gulf Freeway to Panair Street. Mowing of the median includes from the curb or private property line to the embankment of the ditch. Mowing of the ditch includes the ditch in the Monroe Boulevard median and includes the ditch as it continues behind the Holiday Inn (8611 Airport Boulevard) to Panair Street.
- Mow under maintained right-of-way areas of the **DISTRICT**.
- Porter services crew may collect litter, mow, and edge other ROW on an as needed basis, as directed by the **DISTRICT**.
- Porter services crew may do additional special projects, such as edge to expose curves and sidewalks and small tree trimming projects, as requested to improve the appearance of the **DISTRICT**.
- Collect all bandit signs located along public ROW's on the streets in the scope of work.

### BROADWAY LANDSCAPE MAINTENANCE:

- **CONTRACTOR** will collect and dispose of litter, dispose of debris, weed flower beds, and apply herbicide within medians on Broadway Street from Interstate 45 Frontage Road to Airport Boulevard each week, fifty-two (52) times a year.
- **CONTRACTOR** will water setback trees within the designated area fifty-two (52) times each year.
- **CONTRACTOR** will fertilize trees and shrubs within the designated area two (2) times each year, in the Spring and Fall.
- **CONTRACTOR** will apply mulch to flower beds within the designated area two (2) times each year.
- **CONTRACTOR** will fertilize flowers within the designated area three (3) times each year.
- **CONTRACTOR** will change out seasonal color within the designated area three (3) times each year.

# EXHIBIT A

## **GULF FREEWAY LANDSCAPE MAINTENANCE:**

- **CONTRACTOR** will collect and dispose of litter, dispose of debris, mow and edge the West side of Interstate 45 from Dixie Drive to Almeda Genoa Road each month, twelve (12) times a year.
- **CONTRACTOR** will apply herbicide to control weeds on hard surfaces within the designated area four (4) times each year.
- **CONTRACTOR** will trim trees to prevent obstruction and remove dead vegetation within the designated area once each year in the early Spring.

## **ADDITIONAL SERVICES**

Additional services not listed under the scope of work requested by the **DISTRICT** will be provided under a separate cost proposal.

- Clean-up of illegal dumpsites will be considered an additional service as this type of project may require disposal fee at the landfill as well as requiring the crew to work outside of their normal working hours.
- Tire disposal will be \$3 for small tires and \$7 for tractor trailer tires.

## **TERM:**

This agreement shall begin on January 1, 2020 and shall be in effect for one (1) year from the EFFECTIVE DATE and thereafter shall automatically renew for additional one (1) year periods unless either party hereto terminates the Agreement.

## **PRICE:**

DISTRICT agrees to pay CONTRACTOR for the services \$34,365.97 per month, which will be billed at the end of each service month for a total of \$412,391.65 annually.

## **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 the DISTRICT requests that services be performed on a holiday, the DISTRICT 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.

## **NOTICE:**

Notices, requests, demands and other communications hereunder shall be in writing and delivered or mailed with postage prepaid,

To District:

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

To Contractor:

SMC Logistics, LLC DBA SMC Landscape Services  
12200 Carlsbad St.  
Houston, TX 77085

# EXHIBIT A

## Rates:

	Number	Rate	Cost
<b>Special Projects</b>	52	\$ 3,286.30	<b>\$170,887.63</b>
<b>Broadway Landscape Maintenance</b>			
Maintenance	52	\$ 1,474.20	\$ 76,658.40
Fertilize tree/shrub	2	\$ 3,171.89	\$ 6,343.79
Fertilize flowers	3	\$ 467.84	\$ 1,403.51
Seasonal flower change	3	\$ 2,411.17	\$ 7,233.50
Water setback trees	52	\$ 393.12	\$ 20,442.24
Mulch beds	2	\$ 15,554.07	\$ 31,108.14
			<b>\$143,189.58</b>
<b>Gulf Freeway Landscape Maintenance</b>			
Mow, edge, etc. West and North side of I-45	12	\$ 2,425.50	\$ 29,106.00
Collect litter and debris West side of I-45	12	\$ 1,616.06	\$ 19,392.66
Herbicide application	4	\$ 1,662.57	\$ 6,650.28
Seasonal trimming	1	\$ 13,230.00	\$ 13,230.00
Remove dead vegetation	1	\$ 3,307.50	\$ 3,307.50
Suicide Circle	12	\$ 420.00	\$ 5,040.00
ROW mowing Kingsley to Alameda Genoa	12	\$ 824.25	\$ 9,891.00
ROW mowing Northside of 45 from Kingsley to Suicide Circle	12	\$ 105.00	\$ 1,260.00
Prune Small Trees (15 ft. and under) at Suicide Circle	1	\$ 1,050.00	\$ 1,050.00
			<b>\$88,927.44</b>
<b>Metro Bus Shelters</b>			
Power Wash 22 bus shelters	12	\$ 577.50	\$ 6,930.00
Trash Pickup and Disposal	52	\$ 47.25	\$ 2,457.00
			<b>\$9,387.00</b>
<b>Total</b>			<b>\$412,391.65</b>

**HOBBY AREA DISTRICT**

8121 Broadway, Suite 199  
Houston, Texas 77061

April 16, 2020

Chief Art Acevedo  
Houston Police Department  
City of Houston  
Attn: Lt. Robert Irving

Re: Crime Reduction Initiative – Hobby Area District (the “District”)

The purpose of this letter is to document the understanding and expectations of the Hobby Area District (“the District”) and the Houston Police Department, Southeast Division (the “Department”), with respect to the services to be provided within the District relating to the development and operation of a crime reduction initiative (the “Initiative”).

The District and the Department will each establish a designee who will coordinate with each other regarding the provision of services to the District. The Department will identify hot spots within the District and proactively work to: (1) increase officer visibility; (2) reduce violent crimes; (3) identify gang-related activity; (4) remove illegal firearms; (5) identify/arrest those engaged in criminal activity; and (6) arrest wanted individuals.

As a proactive program, assignments will be determined by the Department, and assigned officers will maintain full responsibility for their activities. Low productivity will result in immediate removal from the Initiative. The Initiative will begin on May 1, 2020, and will be re-assessed monthly. Weekly reports will be provided to the District detailing services performed in connection with the accomplishment of the goals described above, as well as a full accounting of funds used. If terminated, the Department will refund any unused District funds.

The District will provide funding in an amount not to exceed \$10,000 for each month, with the first payment being provided to the Department as soon as practicable following receipt of your acceptance of this letter. By accepting this funding, the Department agrees to abide by the terms of this letter. The terms stated in this letter are valid until December 31, 2020.

HOBBY AREA DISTRICT

HOUSTON POLICE DEPARTMENT

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Name: Danny Perkins

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Title: Chairman

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Name:

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Title:

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