



HOBBY AREA DISTRICT

Agenda and Agenda Materials
Meeting of the Board of Directors

August 13, 2020



HOBBY AREA DISTRICT

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

NOTICE is hereby given that a regular meeting of the Board of Directors of the Hobby Area District will be held on Thursday, August 13, 2020, at 1:00 p.m., via Zoom videoconference at: <https://us02web.zoom.us/j/85089201191?pwd=cTdwanJKd3VOZGhwajNYb29PSGhtZz09> - or via teleconference at: 1-346-248-7799 US (Houston), Meeting ID: **850 8920 1191**, Passcode: **492379**, open to the public, to consider, discuss, and make recommendations, and take direct actions as may be necessary, desirable, or convenient with respect to the following matters:

AGENDA

1. Call to order; determine quorum.
2. Public comments.
3. Approve Minutes of Board Meeting held June 11, 2020.
4. Receive Bookkeeper's Report and approve payment of invoices.
5. Receive Assessments Collection and Delinquency Report.
6. Approve FY2019 Annual Financial Report and Audit from McCall Gibson Swedlund Barfoot, PLLC.
7. Receive presentation from Clark Condon, LLC, regarding Hobby Area Preliminary Gateway Designs.
8. Consider proposal from Tribe Design for graphic design services for District newsletter; and authorize execution of agreement.
9. Consider proposal from UpArt Studio for refreshing painted surfaces of District's mini-murals; and authorize execution of agreement.
10. Approve Letter Agreements necessary to set up off-duty police officer services.
11. Approve recognition of Lt. Irving.
12. Appoint Budget Committee and Nominating Committee.
13. Discuss strategies for monitoring activities with potential impact on the District during the legislative session which convenes in January 2021.
14. 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.
15. 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.
16. Executive Director's Report/Board Member or Staff Announcements.
17. Next Meeting – October 8, 2020.
18. Adjourn


Executive Director



*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 teleconference 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 <https://hadistrict.org/>



HOBBY AREA DISTRICT

(HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9)

CITY OF HOUSTON
HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

To: Hobby Area District Board of Directors
From: Executive Director
Subject: Agenda Item Materials

3. Approve Minutes of Board Meeting held June 11, 2020.

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

June 11, 2020

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the Hobby Area Management District held a regular meeting on Thursday, June 11, 2020, at 1:00 p.m. via Zoom videoconference and via teleconference, with access available to the public pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott's emergency disaster declaration dated March 13, 2020, and the roll was called of the members of the Board being present by electronic means, to-wit:

Position 1, Danny Perkins, Chair
Position 2, Helen Bonsall, Vice Chair
Position 3, Liliana Rambo
Position 4, Ann Collum
Position 5, vacant

Position 6, Keyur Amin
Position 7, Joe Edd Nelson
Position 8, Darryl Bailey
Position 9, James Brown, Secretary-Treasurer

and all the above were present, except Directors Rambo, Amin, and Brown, thus constituting a quorum.

Also present were Joaquin Martinez, Council Member Gallegos' office; Beth Strobe, Executive Director; Susan Hill, Josh Hawes, Alan Bernstein, Tony Allender, Brian Burks, and Buddy Tautenhahn, all of Hawes Hill & Associates, LLP; Cindy Craig and Jack Roland, Governmental Financial Reporting, LLC; Debra Bessire, Equi-Tax, Inc.; Tim Austin and Carnell Emanuel, ABHR; Ericka Rocha and Jacob Montgomery, S.E.A.L. Security; and Jason Miller, Clark Condon & Associates. Chairman Perkins called the meeting to order at 1:00 p.m.

Mr. Austin provided a brief overview of recommended protocols for conducting the meeting via videoconference and teleconference. He stated that the meeting was being recorded and that materials presented to the board are posted online and are available to the public in the form of a "board book" available at <https://hadistrict.org/resources/board-books/>.

PUBLIC COMMENTS.

There were no public comments.

APPROVE MINUTES OF BOARD MEETING, MAY 01, 2020.

Director Collum moved to approve the minutes as presented; Vice Chair Bonsall seconded. The Board voted unanimously to approve the motion and adopt the minutes with no changes or additions.

REVIEW AND ACCEPT BOOKKEEPER'S REPORT.

Mr. Roland presented the June financial report included in the Board agenda materials and reviewed invoices submitted for payment. Vice Chair Bonsall moved to accept the financial report as presented and to approve invoices for payment; Director Collum seconded. The Board voted unanimously to approve the motion.

REVIEW AND ACCEPT ASSESSMENT COLLECTION AND DELINQUENCY REPORT.

Ms. Bessire went over the Assessment Collection and Delinquency Report for May 2020, noting a 97% collection rate. Upon motion by Vice Chair Bonsall, seconded by Director Nelson, the Board voted unanimously to accept the Assessment Collection and Delinquency Report as presented.

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY AND ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY.

ACCEPT ANNUAL DISCLOSURE STATEMENT OF INVESTMENT OFFICER AND BOOKKEEPER.

ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS.

Mr. Austin suggested handling the three preceding agenda items as a package of related actions. He explained that the review of the Investment Policy, disclosure statement, and authorization of depositories and broker/dealers are routine items required annually by state law. Legal counsel has reviewed all documents as to form and compliance with statute and recommends their approval and adoption as presented. Director Bailey moved to approve all three agenda items as presented; Director Nelson seconded. The Board voted unanimously to approve the agenda items as presented.

ADOPT ORDER DESIGNATING A RECORDS MANAGEMENT OFFICER.

Ms. Strobe stated that as part of its contract with the District, Hawes Hill & Associates, LLP, will handle maintenance of the District's permanent records and recommended that Linda Clayton, the firm's Director of Records and Compliance, be designated as the District's Records Management Officer. Director Collum moved to approve the Order as presented; Vice Chair Bonsall seconded. The Board voted unanimously to approve the Order.

APPROVE THE DISTRICT'S PURCHASING POLICY.

Ms. Strobe briefly went over the proposed District Purchasing Policy, noting that she had presented the final version at a meeting of the Executive Committee last month. She recommended that the Board approve the purchasing policy as presented. Director Bailey made a motion to approve the District's Purchasing Policy; Director Nelson seconded. The Board voted unanimously to approve and adopt the new policy.

APPROVE MEMBERSHIP IN THE STATE OF TEXAS SMART BUY/BUY BOARD PROGRAM.

Ms. Strobe described the program as a State-run purchasing pool that will allow the District to obtain services and products from vendors within geographical boundaries the District sets that are pre-screened and verified as meeting the standards of the District's purchasing policy and other important criteria, including those favoring historically underutilized businesses ("HUB"), minority and woman-owned business enterprises ("MWBE"), and the like. She recommended approval of the District becoming a member. Director Nelson moved to approve membership in The State of Texas SmartBuy/Buy Board Program; Director Bailey seconded. The Board voted unanimously to approve membership.

APPROVE SOCIAL MEDIA CONTRACT WITH BUSY BEE CREATIVES, LLC.

Noting that the Board previously approved cancellation of the contract with One Foot Over, effective July 1, 2020, Ms. Strobe reported that she obtained two proposals from vendors of social media services and presented an analysis of their services and costs to the Marketing & Communications Committee. The committee recommends the board approve the proposal offered by Busy Bee Creatives, LLC. Director Collum moved to approve the committee's recommendation; Director Nelson seconded. Director Bailey asked about the termination clause of the contract. Ms. Strobe replied that it is a month-to-month contract with a 30-day cancellation clause. With no additional discussion, the Board voted unanimously to approve the motion to approve Busy Bee Creatives' contract proposal.

TAKE ACTION ON LIMB DESIGN, LLC, CONTRACT.

Ms. Strobe stated that the new contract with Busy Bee Creatives now supersedes the contract with Limb Design. She recommended cancellation of the contract. Vice Chair Bonsall moved to terminate the Limb Design contract; Director Bailey seconded. The Board voted unanimously to approve the motion.

APPROVE THE HOBBY AREA GATEWAY PRELIMINARY DESIGN CONTRACT WITH CLARK CONDON, LLC.

Ms. Strobe provided a comprehensive overview of the results of the Economic Development Committee's meeting on June 14 regarding the project to improve and beautify the underpass at Broadway and I-45, thereby creating a gateway to the District that would enhance its visibility and brand. Director Bailey moved to approve the preliminary design contract with Clark Condon, LLC; Director Nelson seconded. Mr. Allender, Senior Urban Planner with Hawes Hill & Associates, provided additional information and responded to a variety of questions from Directors regarding the scope of the project and its staged expansion to other prominent intersections in the District along I-45. Mr. Miller, of Clark Condon & Associates, also provided input regarding his firm's proposal to provide preliminary design services for a staged project. Following extensive discussion, the Board voted unanimously to approve the Hobby Area Gateway Preliminary Design contract with Clark Condon, LLC.

APPROVE THE PAYCHEX ORGANIZATION RESOLUTION FOR CHANGE IN AUTHORIZED REPRESENTATIVE.

Ms. Strobe explained that the District's payroll servicer requires the Board to designate her as the authorized agent to make corrections to the District's account. Upon motion by Director Collum, seconded by Director Bailey, the Board voted unanimously to authorize Ms. Strobe to serve in this capacity.

APPROVE DESIGN, PURCHASE AND INSTALLATION OF MEANINGFULCHANGE.ORG SIGNS.

Ms. Strobe next reviewed the results of a June 14th meeting of the Community Development Committee, an outcome of which was to recommend that the Board approve the purchase and installation of signs at the freeway intersections discouraging panhandling. She provided a photo of the signs currently designed by the Meaningful Change organization and installed in the East Aldine Management District along I-69. She has obtained specifications and prices from the sign-maker that district used and requested Board approval to pursue this project with a budget not to exceed \$3,000.00. Vice Chair Bonsall moved to approve the project budget and to authorize Ms. Strobe to obtain approvals from the Texas Department of Transportation and the City of Houston as necessary. Director Nelson seconded. Director Collum stated that neighborhood associations may

wish to participate in the project as sponsors of signs in certain locations. At the conclusion of discussion, the Board voted unanimously to approve the design, purchase, and installation of the signs as described with a budget not to exceed \$3,000.00.

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.

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.

An executive session was not required. The meeting remained open.

EXECUTIVE DIRECTOR'S REPORT/BOARD MEMBER OR STAFF ANNOUNCEMENTS.

Ms. Strobe brought to the Board's attention that the developer of a newly built 144-unit affordable senior housing complex in the district has requested a variance from the City of Houston's noise standards for the zone in which it is located and asks for a letter from the Board supporting its request. The developer's case will be presented at a meeting of the Airport Board of Adjustment. The board discussed the matter of providing a letter of support at length. By consensus, the Board determined that Chair Perkins and Ms. Strobe should provide a letter of support. Director Collum asked that her opposition to the letter be recorded in these minutes.

Ms. Strobe continued and concluded her report on several activities in the District as described in her written report in the published agenda materials.

NEXT MEETING – AUGUST 13, 2020.

The Board affirmed the date of its next meeting.

ADJOURN.

There being no further business to come before the Board, Chair Perkins adjourned the meeting at 2:13 p.m.

(SEAL)

Secretary



HOBBY AREA DISTRICT

(HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9)

CITY OF HOUSTON

HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

To: Hobby Area District Board of Directors
From: Executive Director
Subject: Agenda Item Materials

4. Receive Bookkeeper's Report and approve payment of invoices.

HOBBY AREA DISTRICT

MONTHLY FINANCIAL REPORT

JUNE 30, 2020

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

**Hobby Area District
Balance Sheet
As of June 30, 2020**

	<u>Jun 30, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Amegy Bank	6,341.61
1020 · Wells Fargo Bank	168,778.66
1030 · Plains State Bank - CD	252,492.17
1032 · Plus4 Credit Union - CD	5.34
1040 · TexSTAR-Operating	<u>2,024,337.29</u>
Total Checking/Savings	2,451,955.07
Other Current Assets	
1200 · Assessment Receivable	<u>75,437.80</u>
Total Other Current Assets	<u>75,437.80</u>
Total Current Assets	2,527,392.87
Other Assets	
1230 · Due From Improvement Corp	<u>5,582.16</u>
Total Other Assets	<u>5,582.16</u>
TOTAL ASSETS	<u><u>2,532,975.03</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>69,364.53</u>
Total Accounts Payable	69,364.53
Other Current Liabilities	
2100 · Assessment Refunds Payable	1,257.95
2200 · Deferred Assessment Revenue	<u>1,041,743.83</u>
Total Other Current Liabilities	<u>1,043,001.78</u>
Total Current Liabilities	<u>1,112,366.31</u>
Total Liabilities	<u>1,112,366.31</u>
Equity	
3000 · Retained Earnings	1,188,466.94
Net Income	<u>232,141.78</u>
Total Equity	<u>1,420,608.72</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,532,975.03</u></u>

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

MAINTENANCE & OPERATIONS FUND

M&O SOURCES OF FUNDS

	<u>Jun 20</u>	<u>Budget</u>	<u>Jan - Jun 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
4000 · District Assessments	169,065.50	158,333.00	1,024,513.89	949,998.00	1,900,000.00
4010 · Penalty & Interest Revenue	2,535.09	3,000.00	14,659.83	18,000.00	36,000.00
4020 · Overpayments	4,042.80	5,583.00	30,175.44	33,498.00	67,000.00
4030 · Assessment Refunds	-899.85	-5,667.00	-29,364.97	-34,002.00	-68,000.00
4060 · Interest Revenue	354.61	1,667.00	6,257.04	10,002.00	20,000.00
TOTAL M&O SOURCES OF FUNDS	175,098.15	162,916.00	1,046,241.23	977,496.00	1,955,000.00

M&O USES OF FUNDS

Public Safety

6010 · Contract Public Safety	20,677.00	25,208.00	126,270.52	151,248.00	302,500.00
6012 · Specific Sites High Density Patrol	0.00	5,417.00	0.00	32,502.00	65,000.00
6014 · Special Operations	0.00	10,000.00	0.00	60,000.00	120,000.00
6015 · Apartment Life Initiatives	1,657.25	1,667.00	9,943.50	10,002.00	20,000.00
6020 · Mobile Cameras	1,700.00	2,547.00	1,700.00	15,282.00	30,560.00
6025 · Nuisance Abatement Program	926.06	1,250.00	5,911.23	7,500.00	15,000.00
6035 · Graffiti Abatement	3,400.00	3,125.00	17,680.00	18,750.00	37,500.00
6037 · Public Safety Programs	0.00	333.00	0.00	1,998.00	4,000.00
Total Public Safety	28,360.31	49,547.00	161,505.25	297,282.00	594,560.00

Community Development

6050 · Porter Service	14,302.28	13,750.00	85,073.91	82,500.00	165,000.00
6051 · Community Enhancement Programs	350.55	6,750.00	2,907.60	40,500.00	81,000.00
6052 · Corridor & ROW Maintenance	28,612.45	34,583.00	154,209.30	207,498.00	415,000.00
6053 · Field Services Vehicle	0.00	933.00	46.04	5,598.00	11,200.00
6054 · Street Sweeping	7,617.20	7,167.00	45,703.20	43,002.00	86,000.00
8055 · Project/Contract Management	9,000.00	10,417.00	33,250.00	62,502.00	125,000.00
8063 · Esplanade/Roadway Enhancement	0.00	4,167.00	5,826.98	25,002.00	50,000.00
8065 · METRO Bus Shelter Enhancement	0.00	1,833.00	0.00	10,998.00	22,000.00
8074 · Streetscape Assessories	0.00	583.00	0.00	3,498.00	7,000.00
Total Community Development	59,882.48	80,183.00	327,017.03	481,098.00	962,200.00

Economic Development

6060 · Economic Developmt Programs	0.00	8,333.00	3,276.08	49,998.00	100,000.00
8053 · Market Feasibility Study	137.59	8,333.00	137.59	49,998.00	100,000.00
Total Economic Development	137.59	16,666.00	3,413.67	99,996.00	200,000.00

Communication, Public Affairs, Marketing

6065 · Events	0.00	3,042.00	814.61	18,252.00	36,500.00
6068 · CPA&M Programs	21.31	833.00	337.76	4,998.00	10,000.00
6070 · Creative Support	5,000.00	8,958.00	31,400.00	53,748.00	107,500.00
6075 · Marketing Mtls & Promo Items	510.79	4,167.00	760.79	25,002.00	50,000.00
6078 · Advertisement	0.00	10,417.00	906.59	62,502.00	125,000.00
Total Comm., Public Affairs, Marketing	5,532.10	27,417.00	34,219.75	164,502.00	329,000.00

Hobby Area District

Statement of Sources & Uses - Budget vs Actual

June 2020

	<u>Jun 20</u>	<u>Budget</u>	<u>Jan - Jun 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Administration					
6112 · Administration Programs	0.00	651.00	65.00	3,906.00	7,815.00
6115 · Meeting Expense	103.98	2,000.00	4,525.17	12,000.00	24,000.00
6120 · Reimbursable Expenses	44.74	1,375.00	219.28	8,250.00	16,500.00
6125 · Postage	125.30	46.00	415.09	276.00	550.00
6130 · Office Supplies	27.99	833.00	3,206.97	4,998.00	10,000.00
6135 · Public Notices, Advertising	9.36	142.00	18.36	852.00	1,700.00
6140 · Legal Services	4,808.88	4,583.00	39,271.26	27,498.00	55,000.00
6145 · Audit Services	3,600.00	3,750.00	3,600.00	22,500.00	45,000.00
6150 · Bookkeeping	1,000.00	1,000.00	5,850.00	6,000.00	12,000.00
6155 · Assessment Billing	2,568.84	3,208.00	20,506.34	19,248.00	38,500.00
6160 · Assessment Database Mgmt.	300.00	367.00	1,800.00	2,202.00	4,400.00
6165 · Office Equipment	479.60	1,250.00	6,176.37	7,500.00	15,000.00
6170 · Insurance	400.00	1,250.00	400.00	7,500.00	15,000.00
6072 · Office Lease	2,450.00	3,333.00	14,700.00	19,998.00	40,000.00
6073 · Communication & Technologies	262.79	2,863.00	3,848.98	17,178.00	34,350.00
6175 · Other	389.87	125.00	1,020.56	750.00	1,500.00
Employee Payroll & Benefits					
6180 · Gross Wages	9,562.50	33,333.00	98,541.48	199,998.00	400,000.00
6181 · Payroll Taxes	731.54	2,550.00	4,329.25	15,300.00	30,600.00
6182 · Payroll Service	260.00	33.00	4,591.34	198.00	400.00
6183 · Health Insurance	5,998.59	5,784.00	22,941.87	34,704.00	69,407.00
6184 · Retirement Fund	382.50	94.00	1,916.43	564.00	1,133.00
Total Employee Payroll & Benefits	<u>16,935.13</u>	<u>41,794.00</u>	<u>132,320.37</u>	<u>250,764.00</u>	<u>501,540.00</u>
Total Administration	<u>33,506.48</u>	<u>68,570.00</u>	<u>237,943.75</u>	<u>411,420.00</u>	<u>822,855.00</u>
TOTAL M&O USES OF FUNDS	<u>127,418.96</u>	<u>242,383.00</u>	<u>764,099.45</u>	<u>1,454,298.00</u>	<u>2,908,615.00</u>
Other Expense					
9000 · Transfer to Improvement Corp.	0.00	0.00	50,000.00	50,000.00	50,000.00
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>50,000.00</u>	<u>50,000.00</u>
EXCESS (DEFICIT) OF SOURCES OVER USES	<u>47,679.19</u>	<u>-79,467.00</u>	<u>232,141.78</u>	<u>-526,802.00</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 August 13, 2020**

Type	Date	Num	Name	Memo	Amount	Balance
Amegy Bank						66,062.20
Check	05/01/2020	ACH	Guardian	Insurance (Dental/Life/Vision)	-110.89	65,951.31
General Journal	05/04/2020	Payroll	Paychex	Payroll	-6,545.20	59,406.11
General Journal	05/04/2020	Payroll	Paychex	Payroll	-4,370.23	55,035.88
Check	05/15/2020	Debit	Amegy Bank	Wire Transaction Fee	-14.00	55,021.88
Check	05/22/2020	Debit	Amegy Bank	Wire Transaction Fee	-14.00	55,007.88
Check	05/22/2020	Debit	Amegy Bank	Bank Service Charge	-35.00	54,972.88
Bill Pmt -Check	05/29/2020	ACH	BlueCross BlueShield of Texas	Health Insurance	-3,694.58	51,278.30
Bill Pmt -Check	06/12/2020	2996	One Foot Over	Marketing - June	-5,000.00	46,278.30
General Journal	06/15/2020	Payroll	Paychex	Payroll	-3,506.86	42,771.44
General Journal	06/15/2020	Payroll	Paychex	Payroll Taxes	-1,305.47	41,465.97
General Journal	06/15/2020	Payroll	Paychex	401K & UME	-525.94	40,940.03
Check	06/16/2020	Debit	Deluxe Checks	Checks	-319.87	40,620.16
Deposit	06/23/2020	Dep.	Rachel Reeves	Returned dep. for mask order	500.00	41,120.16
Check	06/29/2020	ACH	Paychex	HR Solutions - Admin. Service	-260.00	40,860.16
Check	06/29/2020	ACH	Paychex	FSA Negative Bal Fee Adj	-1,936.34	38,923.82
Bill Pmt -Check	06/30/2020	2997	Beth Strobe	June expense report	-170.74	38,753.08
Bill Pmt -Check	06/30/2020	2998	Mister Sweeper LP	Street Sweeping	-7,617.20	31,135.88
Bill Pmt -Check	06/30/2020	2999	Office Systems of Texas	Copier	-130.42	31,005.46
Bill Pmt -Check	06/30/2020	3000	SEAL Security Solutions LLC	Security	-15,531.00	15,474.46
Bill Pmt -Check	06/30/2020	3001	Texas Comptroller of Public Accts	Texas SmartBuy Membership	-100.00	15,374.46
Bill Pmt -Check	06/30/2020	ACH	BlueCross BlueShield of Texas	Health Insurance	-3,694.58	11,679.88
General Journal	06/30/2020	Payroll	Paychex	Payroll	-3,210.66	8,469.22
General Journal	06/30/2020	Payroll	Paychex	Payroll Taxes	-1,219.17	7,250.05
General Journal	06/30/2020	Payroll	Paychex	401K & UME	-908.44	6,341.61
Bill Pmt -Check	07/01/2020	ACH	8121 Broadway Interests LLC	Office Rent	-2,450.00	3,891.61
Transfer	07/08/2020	Trf.	TexSTAR	Transfer from TexSTAR	100,000.00	103,891.61
Check	07/08/2020	3002	Medallion Investment IV	Tax Assessment Refund	-899.85	102,991.76
Bill Pmt -Check	07/09/2020	3003	Allen Boone Humphries Robinson	Legal	-4,808.88	98,182.88
Bill Pmt -Check	07/09/2020	3004	Amegy Visa Credit Card	Miscellaneous	-371.83	97,811.05
Bill Pmt -Check	07/09/2020	3005	Core Logic Safe Rent	Apartment Life Initiatives	-1,657.25	96,153.80
Bill Pmt -Check	07/09/2020	3006	East End District	Graffiti Abatement	-4,326.06	91,827.74
Bill Pmt -Check	07/09/2020	3007	Equi-Tax Inc.	Monthly Assessor Services	-2,868.84	88,958.90
Bill Pmt -Check	07/09/2020	3008	Great America Financial Services	Copier	-348.42	88,610.48
Bill Pmt -Check	07/09/2020	3009	Hawes Hill & Associates LLC	Admin. Management	-9,146.95	79,463.53
Bill Pmt -Check	07/09/2020	3010	McCall Gibson Swedlund Barfoot	Audit - Interim Billing	-10,000.00	69,463.53
Bill Pmt -Check	07/09/2020	3011	SEAL Security Solutions LLC	Security	-5,146.00	64,317.53
Bill Pmt -Check	07/09/2020	3012	SMC Logistics	Liter Abatement & Landscape	-34,964.73	29,352.80
Bill Pmt -Check	07/09/2020	3013	Texas Excavation Safety System	Texas811 Message Fees	-1,871.15	27,481.65
Bill Pmt -Check	07/09/2020	3014	Victor O. Schinnerer & Co., Inc.	Bond Coverage Insurance	-400.00	27,081.65
Bill Pmt -Check	07/09/2020	3015	Zaladium Analytics LLC	Monitoring cameras	-1,700.00	25,381.65
General Journal	07/15/2020	Payroll	Paychex	Payroll	-3,210.65	22,171.00
General Journal	07/15/2020	Payroll	Paychex	Payroll Taxes	-1,348.27	20,822.73
General Journal	07/15/2020	Payroll	Paychex	401K & UME	-908.44	19,914.29
General Journal	07/15/2020	Payroll	Paychex	Fee	-12.00	19,902.29
Transfer	07/27/2020	Trf.	TexSTAR	Transfer from TexSTAR	100,000.00	119,902.29
Bill Pmt -Check	07/28/2020	3016	Antero Services	Paver Maintenance	-7,950.00	111,952.29
Bill Pmt -Check	07/28/2020	3017	Beth Strobe	June Expense Report	-754.79	111,197.50
Bill Pmt -Check	07/28/2020	3018	Governmental Financial Reporting	Bookkeeping	-1,070.30	110,127.20
Bill Pmt -Check	07/28/2020	3019	Memorial Hermann Foundation	Covid Hobby Area District	-2,500.00	107,627.20
Bill Pmt -Check	07/28/2020	3020	Mister Sweeper LP	Street Sweeping	-3,808.60	103,818.60
Bill Pmt -Check	07/28/2020	3021	Music of Ministry Publishing Co.	African Am. Pilot Illustration	-200.00	103,618.60
Bill Pmt -Check	07/28/2020	3022	Office Systems of Texas	Copier	-98.08	103,520.52
Bill Pmt -Check	07/28/2020	3023	SEAL Security Solutions LLC	Security	-17,406.50	86,114.02
Bill Pmt -Check	07/30/2020	ACH	8121 Broadway Interests LLC	Office Rent	-2,450.00	83,664.02

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

Type	Date	Num	Name	Memo	Amount	Balance
General Journal	07/31/2020	Payroll	Paychex	Payroll	-3,210.66	80,453.36
General Journal	07/31/2020	Payroll	Paychex	Payroll Taxes	-1,333.08	79,120.28
General Journal	07/31/2020	Payroll	Paychex	401K & UME	-908.44	78,211.84
General Journal	07/31/2020	Payroll	Paychex	Fee - Credit	99.05	78,310.89
Bill Pmt -Check	08/13/2020	3024	Allen Boone Humphries Robinson	Legal	-3,372.15	74,938.74
Bill Pmt -Check	08/13/2020	3025	Arthur Perez	Computer Maintenance	-962.50	73,976.24
Bill Pmt -Check	08/13/2020	3026	Busy Bee Creatives LLC	Website Maint. & Social Media	-3,000.00	70,976.24
Bill Pmt -Check	08/13/2020	3027	Core Logic Safe Rent	Apartment Life Initiatives	-1,657.25	69,318.99
Bill Pmt -Check	08/13/2020	3028	East End District	Graffiti Abatement	-3,972.69	65,346.30
Bill Pmt -Check	08/13/2020	3029	Equi-Tax Inc.	Monthly Assessor Services	-2,868.84	62,477.46
Bill Pmt -Check	08/13/2020	3030	Great America Financial Services	Copier	-348.42	62,129.04
Bill Pmt -Check	08/13/2020	3031	Hawes Hill & Associates LLC	Admin. Management	-9,313.08	52,815.96
Bill Pmt -Check	08/13/2020	3032	Mister Sweeper LP	Street Sweeping	-3,808.60	49,007.36
Bill Pmt -Check	08/13/2020	3033	SEAL Security Solutions LLC	Security	-5,797.00	43,210.36
Bill Pmt -Check	08/13/2020	3034	SMC Logistics	Liter Abatement & Landscape	-37,291.73	5,918.63
Bill Pmt -Check	08/13/2020	3035	Texas Excavation Safety System, Inc	Message Fees for July - Texas	-403.75	5,514.88
Bill Pmt -Check	08/13/2020	3036	Zaladium Analytics LLC	Monitoring Cameras	-1,700.00	3,814.88
Total Amegy Bank					-62,247.32	3,814.88
Wells Fargo Bank						145,288.01
Deposit	05/31/2020	Dep.	Tax Revenue	May Tax Revenue	2,604.28	147,892.29
Deposit	05/31/2020	Dep.	Interest	May Interest	18.29	147,910.58
Deposit	06/30/2020	Dep.	Tax Revenue	June Tax Revenue	20,846.98	168,757.56
Deposit	06/30/2020	Dep.	Interest	June Interest	21.10	168,778.66
Total Wells Fargo Bank					23,490.65	168,778.66
Plains State Bank - CD						252,492.17
Deposit	07/14/2020	Dep.	Interest	Jan - July Interest	2,600.20	255,092.37
					2,600.20	255,092.37
Plus4 Credit Union - CD						5.34
Total Plus4 Credit Union					0.00	5.34
TexSTAR-Operating						2,023,536.48
Deposit	05/31/2020	Dep.	Interest	May Interest	467.30	2,024,003.78
Transfer	06/30/2020	Dep.	Interest	June Interest	333.51	2,024,337.29
Transfer	07/08/2020	Trf.	Amegy	Transfer to Amegy	-100,000.00	1,924,337.29
Transfer	07/27/2020	Trf.	Amegy	Transfer to Amegy	-100,000.00	1,824,337.29
Total TexSTAR-Operating					-199,199.19	1,824,337.29
TOTAL					-237,955.86	2,252,028.54

A black and white photograph of a modern, multi-story building with a flat roof and large windows. The building is surrounded by trees and a paved area in the foreground.

[illegible]



Date	06/06/2020
PO #	04

Purchaser

Beth Strobe

DATE	ADDRESS & LOCATION NAME	PURPOSE OF TRIP	Toll or Parking Fees	Personal Auto # of Miles
6/8/2020	To:Ribbons Crafts Co. Harwin Dr.	Purchase yellow ribbon for G. Floyd Funeral		37.2
6/6/2020	From:Ribbons Crafts Co. Harwin Dr.	Purchase yellow ribbon for G. Floyd Funeral		40.6
TOTAL			\$ -	77.8

TOTAL	\$ -	77.8
-------	------	------

Qty	Description	Quantity	Unit Price	Line Total
1	Ribbons Crafts	8	17.99	\$126.00
2	Amazon.com <i>Returned</i>	1	22.99	\$22.99
3				
4				
5				
6				
7				
8				
9				
10				

Yellow Ribbon and staple gun to tie around trees on Broadway corridor for G. Floyd's funeral.

Total: ~~\$148.99~~

126.00 BAZ

Date 06/08/20

Balance Due: \$3,023.25

Invoice No: 302823
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: 302823
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
6/12/2020		Net 30	7/12/2020
Hrs	Description	Unit Price	Amount
3.5	Telephone Rd from Dixie Rd to Almeda Genoa Rd	139.00	486.50
3.5	Broadway from Park Place Ave to Airport Blvd	139.00	486.50
3.5	Monroe from Gulf Frwy to Almeda Genoa Rd	139.00	486.50
3	Bellfort from Gulf Frwy to Mykawa	139.00	417.00
4.5	Almeda Genoa from Gulf Frwy to Mykawa	139.00	625.50
2.25	Airport Blvd from Gulf Frwy to Monroe and from Telephone Rd to Mykawa	139.00	312.75
1.5	Reveille from Dixie Rd to Telephone Rd	139.00	208.50

84488 Swept on 06/01/2020 and 06/02/2020

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

Invoice No: 302823
Cust ID: 10331-13734-5948

Balance Due \$3,023.25

Balance Due: \$785.35

Invoice No: 302824
Cust ID: 10331-13734A-6391

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: 302824
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

Date	P.O. No.	Terms	Due Date
6/12/2020		Net 30	7/12/2020
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
	84532 Swept on 06/04/2020		

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

Invoice No: 302824
Cust ID: 10331-13734A-6391

Balance Due \$785.35

Balance Due: \$3,023.25

Invoice No: 302874
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: 302874
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
6/19/2020		Net 30	7/19/2020
Hrs	Description	Unit Price	Amount
3.5	Telephone Rd from Dixie Rd to Almeda Genoa Rd	139.00	486.50
3.5	Broadway from Park Place Ave to Airport Blvd	139.00	486.50
3.5	Monroe from Gulf Frwy to Almeda Genoa Rd	139.00	486.50
3	Bellfort from Gulf Frwy to Mykawa	139.00	417.00
4.5	Almeda Genoa from Gulf Frwy to Mykawa	139.00	625.50
2.25	Airport Blvd from Gulf Frwy to Monroe and from Telephone Rd to Mykawa	139.00	312.75
1.5	Reveille from Dixie Rd to Telephone Rd	139.00	208.50

84495 Swept on 06/16/2020 and 06/17/2020

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

Invoice No: 302874
Cust ID: 10331-13734-5948

Balance Due \$3,023.25

Balance Due: \$785.35

Invoice No: 302875
Cust ID: 10331-13734A-6391

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: 302875
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

Date	P.O. No.	Terms	Due Date
6/19/2020		Net 30	7/19/2020
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

84543 Swept on 06/17/2020

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

Invoice No: 302875
Cust ID: 10331-13734A-6391

Balance Due \$785.35

Office Systems of Texas

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



www.osot.com

CONTRACT INVOICE

Invoice Number: 465983
Invoice Date: 06/22/2020

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	07/22/2020	\$130.42	\$130.42
Invoice Remarks				
Contract Number	Contact	Contract Amount	P.O. Number	Start Date
CONT4623-01	Beth Strobe 832 982-2048	\$130.42		04/24/2017
Contract Remarks				
We at Office Systems of Texas appreciate your business.				

Summary:

Contract base rate charge for the 05/24/2020 to 06/23/2020 billing period \$36.00
Contract overage charge for the 05/24/2020 to 06/23/2020 overage period \$94.42 **
**See overage details below \$130.42

Detail:

Equipment included under this contract

Konica Minolta/C458

Number	Serial Number	Base Adj.	Location
2154	A79M011004884	\$0.00	Hobby Area District 8121 Broadway St #199 Houston, TX 77061

Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Overage
B/W	B/W	52,213	52,267		54	2,500	0	\$0.014000	\$0.00
Color	Color	62,775	63,899		1,124	0	1,124	\$0.084000	\$94.42
									\$94.42

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

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

Thank you for your business



Authorized Dealer Since 1977

Page 1 of 1

Invoice SubTotal	\$130.42
Tax:	\$0.00
Invoice Total	\$130.42
Balance Due:	\$130.42



SEAL Security Solutions LLC

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

Invoice

Date	Invoice #
6/8/2020	47938

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	131	31.00	4,061.00
Patrol Period 06/01/2020 through 06/07/2020			
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.		Total	\$4,061.00

**SEAL Security Solutions LLC**

1525 Blalock Road
Houston, TX 77080-7318
www.SEALSecurity.com

713-979-2388
TX DPS Lic. #C15942

Invoice

Date	Invoice #
6/15/2020	48028

Bill To

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

Description	Hours	Rate/ Hour	Terms
			Net 30
Commissioned Security Officer with Vehicle and K-9 Patrol Period 06/08/2020 through 06/14/2020 Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date. This invoice is Monday through Sunday inclusive.	190.5	31.00	Amount 5,905.50
		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	\$5,905.50	

**SEAL Security Solutions LLC**

1525 Blalock Road
Houston, TX 77080-7318
www.SEALSecurity.com

713-979-2388
TX DPS Lic. #C15942

Invoice

Date	Invoice #
6/22/2020	48117

Bill To

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

Description	Hours	Rate/ Hour	Terms
			Net 30
Commissioned Security Officer with Vehicle and K-9 Patrol Period 06/15/2020 through 06/21/2020 Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date. This invoice is Monday through Sunday inclusive.	179.5	31.00	Amount 5,564.50
		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	\$5,564.50	



Purchase Order

Date	06/11/2020
PO #	05

Vendor

Texas Comptroller of Public
Accounts

Purchaser

Beth Strobe

Qty	Description	Quantity	Unit Price	Line Total
1	Texas Smartbuy Program	1	\$100.00	\$100.00
2				
3				
4				
5				
6				
7				
8				
9				
10				

NOTES

Texas Smartbuy
BuyBoard Program

Subtotal: \$100.00

Shipping:

Discount

Total: \$100.00

Purchased By:

Beth Strobe

Date 06/11/20

Authorized By:

[Signature]

Date 6/11/20



Texas SmartBuy Membership Program

Texas SmartBuy Membership Application

Beth Strobe

Danny Perkins

Name of Authorized Individual

Name of Authorized Individual (secondary contact)

(NOTE: Please list 2 people who are authorized to sign for purchases and will receive all correspondence from CPA. Additional authorized signers or Agents of Record may be listed on the resolution with the signatures documented at the bottom of the resolution.)

Hobby Area District (Harris County Improvement District #9)

Organization/Qualified Entity Name

8121 Broadway Suite 199

Address

Houston, TX 77061

City, State, Zip Code

bstrobe@hadistrict.org

dperkins@hadistrict.org

Primary Email Address

Secondary Email Address

832 982 2026

Phone Numbers

Fax Number

The annual membership fee for participation in the Texas SmartBuy Membership Program is:

\$100.00 - FEE IS NON-REFUNDABLE

Please make checks payable to:

Texas Comptroller of Public Accounts

Please mail to:

Texas Comptroller of Public Accounts

P.O. Box 13186

Austin, TX 78711

**PLEASE RETURN THIS FORM WITH PAYMENT
AND ALL REQUIRED DOCUMENTS AND SIGNATURES**

Questions? Contact the Texas SmartBuy Membership Program at 512-463-3368 or at members@cpa.texas.gov.



RESOLUTION

State of Texas
County of Harris

Whereas, the Texas Comptroller of Public Accounts is authorized to provide purchasing services for local governments pursuant to §§ 271.082 and 271.083 of the Local Government Code;

and WHEREAS, the Board of Directors
(e.g., Commissioner's Court, City Council, School Board, Board of Directors)

of Hobby Area District, is a: (Check one of the following.)
(Name of Qualified Entity)

- | | |
|---|--|
| <input type="radio"/> County | <input type="radio"/> Independent School District |
| <input type="radio"/> Municipality | <input type="radio"/> Junior College District |
| <input checked="" type="radio"/> Political Subdivision (Utility, Appraisal Districts) | <input type="radio"/> Mental Health and Mental Disability Community Center |
| <input type="radio"/> State-funded Assistance Organization | <input type="radio"/> Housing and Transportation Authority |

defined as an entity qualified to participate in the Texas SmartBuy Membership Program of the Texas Comptroller of Public Accounts pursuant to § 271.081 of the Local Government Code; and

WHEREAS, in accordance with the requirements of 34 TAC §20.85 administrative rules, the Agent(s) of Record,

Beth Strobe Executive Director

(Name of Person, primary contact) (Title)

(and Danny Perkins Chairman) is/are authorized to execute
(Name of Person, secondary contact) (Title)

any and all documentation for Hobby Area District pertaining to its participation in the Texas
(Entity Name)

Comptroller of Public Accounts Cooperative Purchasing Program; and

WHEREAS, Hobby Area District acknowledges its obligation to pay annual participation fees
(Entity Name)

established by the Texas Comptroller of Public Accounts.

NOW, THEREFORE BE IT RESOLVED, that request be made to the Texas Comptroller of Public Accounts to approve

Hobby Area District for participation in the Texas Comptroller of Public Accounts Cooperative Purchasing Program.
(Entity Name)

Adopted this 11 day of June, 2020 by Hobby Area District
(Entity Name)

By: _____

(Signature of Chair)

Danny Perkins

(Printed Name)

Chairperson

(Title of Chair)

(Signature of primary Agent of Record)

Beth Strobe, Executive Director

(Name/Title of primary Agent of Record)

(Signature of secondary Agent of Record)

Danny Perkins, Chairman

(Name/Title of secondary Agent of Record)



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

6/23/2020

Customer Service 281.444.3946 fax 281.440.8304

MEDALLION INVESTMENT IV

c/o Popp Hutcheson PLLC

1301 S MoPac Expressway Ste 430

Austin, TX 78746

HOBBY AREA DISTRICT

ACCOUNT NUMBER: R000199861 / 910342030010324

LEGAL DESCRIPTION: TRS 49A-2 & 50D SOUTH HOUSTON GARDENS SEC 6

SITUS: 8776 AIRPORT BLVD 73

YEAR: 2019

DATE PROCESSED: 6/23/2020

NOTICE OF CHANGE IN TAX LIABILITY

We have been notified by the Appraisal District of a change in the appraisal of your property that has resulted in a change in you tax liability for the 2019 tax year.

The explanation of the change is:

- | | |
|--|---|
| <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.: 2019-72141 |

This action has resulted in a decrease in the amount you owe. Accordingly, we are issuing you a refund in the amount of **\$899.85**.

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

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

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

June 29, 2020

HOBBY AREA DISTRICT

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

Client/Matter: HOB000-01
Statement Number: 112284
Billing Attorney: Timothy Austin

General

Professional Fees

Fees for services posted through June 19, 2020, as follows:

Date	Professional		Hours
05/26/20	Carnell Emanuel	Review pending files; phone conversation with director regarding personnel matters	0.25
05/27/20	Carnell Emanuel	Review and distribute memorandum regarding website policies	0.25
05/28/20	SHARED FEES	Conduct research and meetings with district consultants and prepare forms and memorandums regarding (1) requirements for districts to post or have posted certain contact, financial, operating, and tax-related information on an accessible website and to provide certain tax-related information to the appraisal district to incorporate in its property tax database; and (2) changes to the "truth-in-taxation" property tax rate calculations and tax levy process for water districts. Review guidance issued by the Department of Information Resources regarding the requirement for all elected directors to take cybersecurity training; review certified training programs, certifications, and reporting requirements and forms.	0.25
05/29/20	Carnell Emanuel	Follow up with staff regarding district insurance policies; review and discuss invoice	0.50
05/29/20	Timothy Austin	Teleconference with Beth Strobe regarding purchasing policy and executive committee.	1.00
06/01/20	Carnell Emanuel	Prepare draft response regarding complaint of criminal misconduct	1.25
06/02/20	Carnell Emanuel	Phone conversation with staff regarding upcoming board meeting and pending matters; prepare draft resolutions regarding review of investment policy and qualified brokers; prepare draft disclosure statement; review and update	2.00

Allen Boone Humphries Robinson LLP

June 29, 2020

Hobby Area District
HOB000-01

Statement Number:

Page: 2
112284

		pending files; review minutes from previous board meetings	
06/03/20	Carnell Emanuel	Review and discuss draft agenda for upcoming board meeting; review draft minutes from previous board of directors meeting	1.75
06/04/20	Carnell Emanuel	Review memo regarding records management officer; prepare order designating records management officer; review and discuss agenda for upcoming board meeting; discuss draft minutes from previous board meeting	1.75
06/04/20	Timothy Austin	Review and revise meeting agenda	0.25
06/08/20	Carnell Emanuel	Review board book; review and organize meeting folder; review pending files	1.00
06/10/20	Carnell Emanuel	Discuss pending contracts; follow up with staff regarding cybersecurity training	0.25
06/11/20	Carnell Emanuel	Update files relating to cybersecurity training; prepare for and attend board meeting	1.25
06/11/20	Timothy Austin	Prepare for and attend District meeting.	1.25
06/12/20	Carnell Emanuel	Review and file district correspondence	0.25
06/16/20	Carnell Emanuel	Phone conversation with director and staff regarding pending matters	0.50
06/17/20	Carnell Emanuel	Conduct research relating to City of Houston and Harris County nuisance abatement programs	0.50
06/18/20	Carnell Emanuel	Conduct research and discussion regarding pending matters, including nuisance abatement	1.25

Total Fees: 4,600.83

Expenses and Other Items

Expenses and Other Items posted through June 19, 2020, as follows:

04/16/20	Telephone Conference for Client Meeting	182.46
04/30/20	Telephone Conference for Client Meeting	25.29
05/26/20	TF Photocopy Charges	0.30
Total Expenses and Other Items:		208.05

Total Fees:	\$	4,600.83
Total Expenses and Other Items:	\$	208.05
Total Amount Due:	\$	4,808.88

Allen Boone Humphries Robinson LLP

June 29, 2020



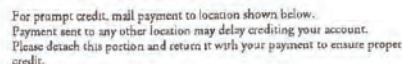
Account Number	xxxx xxxx xxxx 0536	Previous Balance	\$1,032.05
Credit Limit	\$10,000.00	Payments	\$1,032.05
Available Credit	\$9,628.00	Credits	\$387.68
Statement Closing Date	June 22, 2020	Purchases	\$759.51
Payment Due Date	July 12, 2020	Other Charges	\$0.00
Amount Past Due	\$0.00	Cash Advances	\$0.00
Min Payment Due	\$30.00	Finance Charges	\$0.00
Days in Billing Cycle	31	New Balance	\$371.83

BEGINNING REWARDS BALANCE	201,594	Log into internet banking www.ama5ingbank.com to redeem your AmaZing Rewards points or call 1-855-662-9200.
1X CATEGORY EARNED THIS STATEMENT	5-	
2X CATEGORY EARNED THIS STATEMENT	0	
3X CATEGORY EARNED THIS STATEMENT	1,132	
TOTAL REWARDS EARNED THIS STATEMENT	1,127	
REWARDS REDEEMED THIS STATEMENT	0	
ENDING REWARDS BALANCE	202,721	

Trans Date	Post Date	Reference Number	Transaction Description	Amount
06/16	06/16	74769001HRX2QLDWSY	PAYMENT - THANK YOU	-\$1,032.05
TOTAL		XXXXXXXXXXXX0536	\$1,032.05-	

06/01	06/01	242697YHA00LAZJ6D	BARNABYS CAFE - MUSEUM HOUSTON TX	\$74.08
06/08	06/08	2476147HH00YYDDOOD	HABANERA & THE GUERO HOUSTON TX	\$29.90

5543 0001 BAH 3 7 16 200622 0 PAGE 1 of 2 12 5398 0000 TBAR 01AAS543 4403



Account Number	XXXX XXXX XXXX 0936
Payment Due Date	07/12/20
New Balance	\$371.83
Minimum Payment Due	\$30.00
Past Due Amount	\$0.00
Cash Enclosed	
Total Payment Amount	

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



1:5066 00001:539800000 20 20 536"

Trans Date	Post Date	Reference Number	Transaction Description	Amount
TOTAL		XXXXXXXXXXXX0635		\$103.98

05/24	05/24	2442106H12DZM0AD	AMZN MKTP US*M73A861H2 AM AMZN.COM/BILL WA	\$27.99
06/06	06/06	2469216HE2XVFEEZ9	AMZN Mktp US*MY96J9VH0 Amzn.com/bill WA	\$22.99
06/13	06/13	7469216HME2XXJQRKL	AMZN Mktp US Amzn.com/bill WA CREDIT	-\$22.99
TOTAL XXXXXXXXXX8950				\$27.99

05/25	05/25	2469216H22X9YTH3N	MAILCHIMP *MISC MAILCHIMP.COM GA	\$21.31
05/31	05/31	2469216H82XBFRDQ	OOMA INC 888-711-6662 CA	\$214.40
06/11	06/11	7443059HLM8935BVM	MICROSOFT*365 MSBILL.INFO WA CREDIT	-364.69
06/11	06/11	2443106HLCRQNAAYV	ADOBE CREATIVE CLOUD 408-536-6000 CA	\$57.36
06/12	06/12	2443099HLM8952APN	MSFT *E040B81O4 800-642-7676 WA	\$93.69
06/20	06/20	2469216HW2XT86S0N	COMCAST OF HOUSTON 713-341-1000 TX	\$162.79
TOTAL XXXXXXXXXXXXXXX1304				\$184.86

06/12	06/12	2413746HM00XLAPBY	USPS PO 4801290015 HOUSTON TX	\$55.00
TOTAL		XXXXXXXXXXXX4084		\$55.00

Finance Charge Summary	Daily Periodic Rate (May Vary)	Total Finance Charge	Balance Subject to Finance Charge	Annual Percentage Rate
Purchase	0.030722%	\$0.00	\$0.00	11.25%
Cash Advances	0.049183%	\$0.00	\$0.00	18.00%

Or Write:

Bankcard Center
PO Box 25787
Salt Lake City UT 84125-0787

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

5563 0001 BAH 3 7 16 200622 0 PAGE 2 of 2 12 5398 0000 TBAR 01AA5543 4403



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 # 23-76
DATE 06/30/2020
DUE DATE 07/31/2020
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/01/2020	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites abated: 8	8	85.00	680.00
06/08/2020	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 9	8	85.00	680.00
06/15/2020	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 5	8	85.00	680.00
06/22/2020	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 9	8	85.00	680.00
06/29/2020	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 18	8	85.00	680.00

Total Sites Abated: 49

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 # 28-39
DATE 06/30/2020
DUE DATE 07/31/2020
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/05/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
06/05/2020	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
06/05/2020	Mileage Reimbursement 70.6 Miles	70.60	0.575	40.60
06/11/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
06/11/2020	Reporting - Field Services Reporting and follow-up.	1	35.00	35.00
06/11/2020	Mileage Reimbursement 59.2 Miles	59.20	0.575	34.04
06/19/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
06/19/2020	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
06/19/2020	Mileage Reimbursement 74.5 Miles	74.50	0.575	42.84
06/26/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
06/26/2020	Reporting - Field Services Reporting and follow-up.	1	35.00	35.00
06/26/2020	Mileage Reimbursement 67.1 Miles	67.10	0.575	38.58

BALANCE DUE **\$926.06**

Equi-Tax Inc.

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

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

Invoice

DATE	INVOICE #
7/1/2020	55646

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



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

FORWARDING 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

Remittance Section

295

Invoice Number: 27330158
Agreement Number: 013-1245091-000
Invoice Print Date: 08/29/2020
Due Date: 07/24/2020
Total Due: \$348.42

Use enclosed envelope and make check payable to:

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



00001312450910000000000273301560000000000348422

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



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

Invoice Number: 27330158
Due Date: 07/24/2020
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	Amount	Tax	Total
013-1245091-000: Konica Minolta C458 with PC-415 Paper Feed Cabinet	348.42	0.00	348.42
1 Standard Payment			\$348.42

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

Invoice #
27330158

For more information about your invoice, please call us at 866-339-9781 or email at customersupport-01@accountservicing.com

Page 1

Invoice

HAWES HILL & ASSOCIATES

P.O. Box 22167
Houston TX 77227-2167

Invoice #: 43016362
Date: 7/7/2020

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

Description	Amount
Professional consulting and administrative/management support services, June 2020	\$9,000.00
GIS/mapping, P. Horton, June 2020	\$137.59
Agenda posting, Harris County Clerk, June 1, 2020	\$9.36

OTHER - HOBBY AREA MGMT. DISTRICT
HAWES HILL & ASSOCIATES LLP
PATRICK HORTON (GIS/MAPPING)

EXPENSE DETAIL (HOBBY)			PAPER + INK				
DATE	CUBIT	DESCRIPTION	LABOR	COPIES	RESRCE COST	SIZE (SF)	ITEM TOTAL
6/5/2020	R. Tautenhahn	Edit and email large format maps for District	0.3300	0	0.00		\$9.00
6/22/2020	Misc.	Download and organize HCAD Real Account Prop Details, Jur. Values, Bldg, Improv. Type Tables	0.0667	0	0.00		\$9.00
6/23/2020	R. Tautenhahn	Edit and print large format map of District with Road Network, Aerial Imagery, etc.	0.1520	2	0.67	8.89	\$11.86
6/22/2020	D. Benavides	Edit and print large format map of District with latest Real Property Records	0.2500	1	0.67	8.89	\$5.93

TOTAL	\$119.80
Rate: \$150/hr	\$119.80

P&L \$137.59

I certify that the above is true and correct to the best of my knowledge.

Patrick L. Horton

7/2/2020
Date

Your Order #:

Total Amount:	\$9,146.95
Amount Applied:	\$0.00
Balance Due:	\$9,146.95



State of Texas
County of Harris
County Auditor's Form 153
Harris County, TX (rev. 07/11)

Chris Hollins, County Clerk
Personal Records (713) 274-8686
201 Caroline, STE 330, Houston, TX 77002
Fee Officer's Official Receipt

Receipt #: PR20011099
Receipt Date: 06/01/2020 10:13:14 AM
Fees Assessed By: CCO\mnieves
Cashier: Salas, Ada (CCO)

HOBBY AREA DISTRICT

Fee Description	Amount	Notes
Credit Card Surcharge	\$0.36	NOTICE OF PUBLIC MEETING - 1403091
County Clerk	\$9.00	HOBBY AREA DISTRICT::TO THE PUBLIC
Total :	\$9.36	\$9.36

Tender Type	Tender SubType	Check # / CC Auth #	Tender Amount
CREDIT CARD	Visa	Surcharge: \$0.36	\$9.36
Total Paid:			\$9.36

THANK YOU

Print Date : 06/01/2020 10:13:15 AM

Customer Copy



HOBBY AREA DISTRICT

Community and Economic Development Committee Meeting Notice and Agenda

Thursday, June 04th, 2020 at 10:00 am

NOTICE is hereby given that the Business & Economic Development Committee of the Hobby Area District will hold a meeting on Thursday, June 04, 2020, at 10:00 a.m., via Zoom videoconference at: <https://us02web.zoom.us/j/83249271951?pwd=TUNVdFpUSmMxGMENeYlITNzVPeGM4QT09> or via teleconference at: 346 248 7799 US (Houston); Meeting ID: 832 4927 1951; Password: 494361; open to the public, to consider, discuss, and make recommendations, and take direct actions as may be necessary, desirable, or convenient with respect to the following matters:

AGENDA FOR MEETING

Committee Chair: Ann Collum, Danny Perkins
Committee Members: Darryl Bailey, James Brown
Staff Lead: Danny Perkins

1. Call to Order - Danny Perkins
2. Community Development - Ann Collum, Chair
 - a. Meaningfulchange.org Signage
 - b. Neighborhood Monument Grant - Gulf Freeway Oaks
3. Economic Development - Danny Perkins, Chair
 - a. Underpass Project
4. Adjourn

Beth Strobe

Sheila Condon

Beth Strobe
Executive Director

As a result of the current COVID-19 virus epidemic emergency, the convening at one location of the Committee is difficult or impossible. Therefore, the Committee will conduct this meeting by videoconference 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 Committee during the videoconference 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 Committee by its consultants) can be found at: <https://haddistrict.org/>

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: mgswb@mgswbpllc.com

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

July 6, 2020

Hobby Area District
 c/o Governmental Financial Reporting, LLC
 1525 Lakeview Drive, Suite 121
 Kingwood, TX 77339

Client Number: 350-05

Audit of Hobby Area District as of December 31, 2019, and for
 the year then ended.

Interim Billing **\$ 10,000.00**

Member of
 American Institute of Certified Public Accountants
 Texas Society of Certified Public Accountants



SEAL Security Solutions LLC

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

Invoice

Date	Invoice #
6/29/2020	48197

Bill To

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

Description	Hours	Rate/ Hour	Terms
			Net 30
Commissioned Security Officer with Vehicle and K-9 Patrol Period 06/22/2020 through 06/28/2020 Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date. This invoice is Monday through Sunday inclusive.	166	31.00	5,146.00
NOTE: A 3% convenience fee will be charged on all payments made by credit card.		Sales Tax (8.25%)	\$0.00
Thank you for allowing us to earn your business.	Total	\$5,146.00	

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



INVOICE

BILL TO

Beth Strobe
Hobby Area Management
District
8121 Broadway Suite 199
Houston, TX. 77061

INVOICE # 2661
DATE 07/07/2020
DUE DATE 08/06/2020
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Hobby Broadway Landscape Maintenance 2020	1	11,984.12	11,984.12
June Broadway Landscape Maintenance	1	14,302.28	14,302.28
Hobby Special Projects 2020	1	7,442.69	7,442.69
June Litter abatement of right-of-way for Hobby Area Management District	1	785.64	785.64
Hobby Gulf Freeway Landscape Maintenance 2020	1	250.00	250.00
June Gulf Freeway Landscape Maintenance	1	200.00	200.00
Hobby Metro Bus Shelter Maintenance 2020	1		
June METRO Bus Shelter Maintenance	1		
Special Project	1		
Clean-up of 4 underpasses on June 4	1		
Landfill Fees	1		
Large trash disposal of underpass cleanup	1		

We appreciate your prompt payment.

BALANCE DUE

\$34,964.73

Cindy Craig

From: Beth Strobe <Bstrobe@hadistrict.org>
Sent: Monday, July 6, 2020 12:12 PM
To: Cindy Craig
Subject: FW: Overdue Invoices - Texas811

Cindy,
Could you review the email below that was sent to Walter? Do we pay these bills? It looks like there hasn't been any payment activity since last year. Is this legit?

Beth Strobe, CPA
Executive Director
Hobby Area District
8121 Broadway, Suite 199
Houston, TX 77061
832.982.2026 Office
281.221.1235 Cell
bstrobe@hadistrict.org

-----Original Message-----

From: Accounting Texas811 (accounting@texas811.org) <system@sent-via.netsuite.com>
Sent: Monday, July 6, 2020 11:21 AM
To: Walter Funes <wfunes@hadistrict.org>
Subject: Overdue Invoices - Texas811

A reminder that you have overdue invoice(s) due to Texas811. Please review the Customer Statement below and remit payment for all due/overdue invoices immediately.

Thank you.

Texas Excavation Safety System, Inc.
PO Box 678058
(972) 231-5497
Dallas TX 75267
<<https://5740859.app.netsuite.com/core/media/media.nl?id=2402&c=5740859&h=17a1be0e56b87c56fbb2>>
Statement
7/6/2020

Billing Address
Hobby Area District
Attn: Walter Funes
8121 Broadway St, Suite 199
Houston TX 77061
United States
Amount Due
\$1,871.15

Date	Description	Charge	Payment	Balance	
12/31/2019	Invoice #19-24743		\$519.65	\$519.65	
2/29/2020	Invoice #20-02842		\$374.30	\$893.95	
3/31/2020	Invoice #20-04758		\$286.90	\$1,180.85	
5/21/2020	Invoice #20-08642		\$50.00	\$1,230.85	
5/31/2020	Invoice #20-010354		\$289.75	\$1,520.60	
6/30/2020	Invoice #20-12243		\$350.55	\$1,871.15	
Current	1-30 Days	31-60 Days	61-90 Days	Over 90 Days	Amount Due
\$350.55	\$339.75	\$0.00	\$286.90	\$893.95	\$1,871.15

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



Invoice

#20-12243
6/30/2020

AMOUNT DUE

\$350.55

Due Date: 7/30/2020

Bill To

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

Terms	Due Date	PO #	Additional Info	Status
Net 30	7/30/2020			Open

Quantity	Description	Rate	Amount
369	Message Fees for June 2020 / HOD	\$0.95	\$350.55
		Total	\$350.55
		Amount Paid	\$0.00
		Amount Due	\$350.55



Victor Insurance Managers Inc.
3100 Wilcrest Drive, Suite 200
Houston, TX 77042
301-961-9800

INVOICE

Page No. 1

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

Invoice Number: SI864724
Invoice Date: 6/21/2020
Account # 43860

Victor Insurance Managers Inc.
Victor Insurance Services Inc. in MN
D&A in CA and NY; Victor Insurance Services | CA Ins. Lic. #0156109
301-961-9800 • info.us@victorinsurance.com •
7700 Wisconsin Avenue, Suite 400, Bethesda, MD 20814

Policy Number: 61BSBGP0668
Insured: Hobby Area District
Policy Period: 07/24/20 to 07/24/21
Installment No.: 0
Installment Period: 07/24/20 to 07/24/21
Type of Coverage: BONDS
State: TX

Due Date 07/24/20 or the date on the binder

Item/Description	Total Price
Premium-Policy	400.00
Net Invoice Due	400.00

F.I.D. 53-0181759

Please detach and return this portion to assure proper credit.
Remit To: Amount of Remittance

\$

Victor Insurance Managers Inc.
14288 Collections Center Drive
Chicago, IL 60693

Invoice Number: SI864724
Invoice Amount: 400.00
Account #: 43860
Condensed Name (ACCT): Victor O. Schinnerer & Co., Inc.
ISN: C11302493
Insured: Hobby Area District
Policy #: 61BSBGP0668
Program Code: 4550
Billing Period: 07/24/20 to 07/24/21
Location Code: HOUSTON
Installment No.: 0



1 of 1



20-12243

Zaladium Analytics LLC

1525 Blalock Road
Houston, TX 77080
832-900-9969
www.zaladium.com
TX PSB# C20262

Invoice

Date	Invoice #
6/26/2020	48265

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

	Terms
	Net 30

Description	Amount
One 2 PTZ cameras plug-in pole unit -Includes off-hours monitoring and response -Pole # ZEE061 Location: Double Tree 8181 Airport Blvd, Houston, TX 77061	850.00
One 2 PTZ cameras plug-in pole unit -Includes off-hours monitoring and response -Pole # ZEE063 Location: 7987 Belfort, Houston, TX 77061	850.00
Monitoring Period from 06/26/2020 through 07/25/2020	
Monitoring invoices are billed every month for the entire month.	
This invoice is billed in advance for the month.	
MSU# ZEE061 was deployed on 6/25 MSU# ZEE063 was deployed on 6/25	

	Sales Tax (8.25%)	\$0.00
	Total	\$1,700.00
	Payments/Credits	\$0.00
	Balance Due	\$1,700.00

ANTEROSERVICES



Estimate:

PaversMorleySW0620

To:

Beth Strobe
Hobby Area District
8121 Broadway Suite 199
Houston, TX 77061

From:

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

Date: 06/13/2020

Terms: 50:50

Description of Services:

The location at the South West corner of Broadway and Morley is in need of paver repairs. AnteroServices will repair the pavers at Southbound crosswalk as agreed upon. This has been discussed and agreed upon by both parties.

Antero Services Turn Key:

- o Inspect cross walk at concrete pads
- o Remove/ Clean existing pavers
- o Level and Stabilize crosswalk
- o Install new pavers provided by HAD
- o Add silica

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

- Kristel Williams

Contact information:

Email: kristel@anteroservices.com

Phone: (281) 965-6529

Description:	Quantity:	Hours	Unit Price:	Total:
Paver Repair	1		\$3,750.00	\$3,750.00
Silica added	1		\$200.00	\$200.00

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

~~AS~~

PaversMorleyNW0620

Beth Strobe
Hobby Area District
8121 Broadway Suite 199
Houston, TX 77061

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

Terms: 50:50

The location at the North West corner of Broadway and Morley is in need of paver repairs. AnteroServices will repair the pavers at Northbound crosswalk as agreed upon. This has been discussed and agreed upon by both parties.

- Inspect cross walk at concrete pads
- Remove/ Clean existing pavers
- Level and Stabilize crosswalk
- Install new pavers provided by HAD
- add silica

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

- Kristel Williams

Email: krstel@anteroservices.com

Phone: (281) 965-6529

Subtotal	\$4,000.00
----------	------------

Tax

Grand Total	\$4,000.00
-------------	------------

Beth Strobe

EMPLOYEE NAME (PRINT OR TYPE)

June

FOUR PERIOD

[illegible]

Beth Strope

07.13.20

EMPLOYEE SIGNATURE _____

Approved by _____

0.575 IRS Mileage Reimbursement Rate

TOTAL EXPENSES	\$754.79
(Less Personal Expenses)	
(Less Advances)	
AMOUNT DUE EMPLOYEE	\$754.79



Purchase Order

Date	05/28/2020
PO #	02

Vendor

Purchaser

Vistaprint

Beth Strope

Qty	Description	Quantity	Unit Price	Line Total
1	Surcurity/Identity Business Magnets	200	\$160.00	\$160.00
2	Business Cards	250	\$12.80	12.80
3				
4				
5				
6				
7				
8				
9				
10				

NOTES

Beth Strope Business Cards

Magnets for S.E.A.L.
Security to pass out to
businesses w/emergency
numbers

Subtotal:	\$172.80
Shipping:	\$11.99
Discount	
Total:	\$184.79

Purchased By:	<i>Beth Strope</i>	Date	5/28/20
Authorized By:	<i>[Signature]</i>	Date	06/03/20



Purchase Order

Date	06/16/2020
PO #	07

Vendor

Purchaser

Glasscock School

Beth Strope

Qty	Description	Quantity	Unit Price	Line Total
1	Spanish Program	1	\$470.00	\$470.00
2				
3				
4				
5				
6				
7				
8				
9				
10				

NOTES

Basic Spanish Class for
office environment

Subtotal:	\$470.00
Shipping:	
Discount	
Total:	\$470.00

Purchased By:	<i>Beth Strope</i>	Date	06/17/20
Authorized By:	<i>[Signature]</i>	Date	06/17/20

7/1/2020

Order Details

My Account / Order History / **Order Details**

Account # 5399-3144-8060

Order Details | Order # CWX2Z-V5A26-2N4

Order Date: 6/9/2020 12:38 PM

Estimated Date of Arrival: 6/19/2020

Order Status: **Shipped****Shipping Address**

Beth Strobe
18311 Blanchmont Lane
Houston, TX 77058
United States of America
8329821103
Hobby Area Improvement
District

Billing Address

Beth Strobe
18311 Blanchmont Lane
Houston, TX 77058
United States of America
8329821103
Hobby Area Improvement
District

Delivery Speed

Standard

Payment Information

 ****9298
Exp. 6/2022

Order Total

Product Total \$172.80
You Saved 20% (\$43.20)!

Shipping & Processing
Standard - Est. Arrival Jun 19 \$11.99

Sales Tax \$0.00

You Paid: **\$184.79**

2 Item(s)

Reorder

Resi

18311 Strobe, TX 77058
United States of America

18311 Strobe, TX 77058
United States of America

18311 Strobe, TX 77058
United States of America

**Business cards - standard textured uncoated**Status: **Shipped**

Track: 1Z7R44E20373100923

Qty 250

Base Price ~~\$16.00~~ \$12.80

Item Total * **\$12.80**

7/1/2020

Order Details

**Postcard Magnets**

magnet

Status: **Shipped**

Track: 1Z7R44E20373100923

Qty 200

Base Price ~~\$200.00~~ \$160.00

Item Total * **\$160.00**

*State sales tax is required on this item.

Beth Strope

From: Beth Strope <bfs40@yahoo.com>
Sent: Tuesday, June 30, 2020 8:35 PM
To: Beth Strope
Subject: Fw: Notification of Payment

----- Forwarded Message -----

From: "fl@rice.edu" <fl@rice.edu>
To: "bfs40@yahoo.com" <bfs40@yahoo.com>
Sent: Wednesday, June 17, 2020, 01:40:48 PM CDT
Subject: Notification of Payment

You have received this email from fl@rice.edu in response to payment processing.

Notification of Payment

This message is an automated notification to inform you that your payment has been completed successfully. Please note that all payments are subject to approval and final verification.

Billed To:
Beth Strope
18311 Blanchmont Lane
Houston, TX
77058
United States

Payment Information:
Payment Type:Credit Card
Card Number:xxxxxxxxxx9298
Card Type:Discover
*** Card Not Present ***

System Tracking ID:257345
Date/Time:June 17, 2020 1:40:46 PM CDT
Payment Gateway Reference Number:20200617000014
Payment Amount:\$470.00
Total Paid:\$470.00

Thank You

Foreign Language Program

Governmental Financial Reporting, LLC

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

7/15/2020

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

For Professional Services Rendered

Bookkeeping services provided during June 2020 for the month of May 2020	1,000.00
Postage and Deliveries	70.30
Mileage - Virtual June Board Meeting	0.00

\$1,070.30

Cindy Craig

From: Beth Strobe <Bstrobe@hadistrict.org>
Sent: Thursday, July 23, 2020 12:36 PM
To: Cindy Craig
Subject: FW: outreach

Cindy,

The check will be in the amount of \$2500.00 with the info below. Thank you.

You can have a check issued to Memorial Hermann Foundation, with a memo of "Covid Hobby Area District". You can send it to my attention at:

Memorial Hermann Foundation
Attn: Michelle Bair
929 Gessner, Suite 2650
Houston, TX 77024

Beth Strobe, CPA
Executive Director
Hobby Area District
8121 Broadway, Suite 199
Houston, TX 77061
832.982.2026 Office
281.221.1235 Cell
bstrobe@hadistrict.org



HOBBY AREA DISTRICT

From: Bair, Michelle <Michelle.Bair@memorialhermann.org>
Sent: Thursday, July 23, 2020 10:46 AM
To: Von Wenckstern, Gerrit <Gerrit.Vonwenckstern@memorialhermann.org>; Beth Strobe <Bstrobe@hadistrict.org>
Cc: Abrego, Corrina <Corrina.Abrego@memorialhermann.org>; Lilley, Rebecca <Rebecca.Lilley2@memorialhermann.org>
Subject: RE: outreach

This is tremendous! Thank you so much for your support and partnership.

You can make the donation online by [clicking here](#), or you can have a check issued to Memorial Hermann Foundation, with a memo of "Covid Hobby Area District". You can send it to my attention at:

Memorial Hermann Foundation
Attn: Michelle Bair
929 Gessner, Suite 2650

Balance Due: \$3,023.25

Invoice No: 303907

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: 303907

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
7/17/2020		Net 30	8/16/2020
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

85123 Swept on July 02-03, 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: 303907
Cust ID: 10331-13734-5948

Balance Due: \$785.35

Invoice No: 303908
Cust ID: 10331-13734A-6391

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: 303908
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

Date	P.O. No.	Terms	Due Date
7/17/2020		Net 30	8/16/2020
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
85157 Swept on July 02, 2020			

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

Balance Due \$785.35

Invoice No: 303908
Cust ID: 10331-13734A-6391



Music of Ministry Publishing Company
(MOMPCO)
PO Box 891512
Houston TX 77289-1512
P: 832.978.8858 F: 281.476.7075
E-mail: mike@mompco.com

Invoice

DATE	INVOICE #
6/19/2020	101

BILL TO	SHIP TO
Hobby Area District 8121 Broadway Street Houston TX 77061 Attn: Accounts Payable	

		DUE DATE		P.O. NUMBER	
		6/19/2020			
ITEM	DESCRIPTION	QTY	RATE	AMOUNT	
Design & Layout	African American Pilot Illustration	1	200.00	200.00T	
All work is complete!		Subtotal		200.00	
		8.25% Tax		16.50	
		Total		216.50	
		Balance Due		216.50	

Office Systems of Texas

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



CONTRACT INVOICE

Invoice Number: 467895
Invoice Date: 07/22/2020

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	08/21/2020	\$98.08	\$98.08	
Invoice Remarks					
Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
CONT4623-01	Beth Strobe 832 982-2048	\$98.08		04/24/2017	
Contract Remarks					
We at Office Systems of Texas appreciate your business.					

Summary:

Contract base rate charge for the 06/24/2020 to 07/23/2020 billing period
Contract overage charge for the 06/24/2020 to 07/23/2020 overage period
**See overage details below

\$36.00
\$62.08 **
\$98.08

Detail:

Equipment included under this contract

Konica Minolta/C458

Number	Serial Number	Base Adj.	Location
2154	A79M011004884	\$0.00	Hobby Area District 8121 Broadway St #199 Houston, TX 77061

Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Overage
B/W	B/W	52,267	52,537		270	2,500	0	\$0.014000	\$0.00
Color	Color	63,899	64,638		739	0	739	\$0.084000	\$62.08
									\$62.08

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

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

Thank you for your business



Page 1 of 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 #
7/6/2020	48322

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	159	31.00	4,929.00
Independence Day is billed at the Holiday Rate	24	46.50	1,116.00
Patrol Period 06/29/2020 through 07/05/2020			
Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date.			
This invoice is Monday through Sunday inclusive.			
NOTE: A 3% convenience fee will be charged on all payments made by credit card.		Sales Tax (8.25%)	\$0.00
Thank you for allowing us to earn your business.	Total	\$6,045.00	



SEAL Security Solutions LLC

1525 Blalock Road
Houston, TX 77080-7318
www.SEALSecurity.com

713-979-2388
TX DPS Lic. #C15942

Invoice

Date	Invoice #
7/13/2020	48414

Bill To

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

Description	Hours	Rate/ Hour	Terms
			Net 30
Commissioned Security Officer with Vehicle and K-9 Patrol Period 07/06/2020 through 07/12/2020 Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date. This invoice is Monday through Sunday inclusive.	194.5	31.00	6,029.50
		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	\$6,029.50	



SEAL Security Solutions LLC

1525 Blalock Road
Houston, TX 77080-7318
www.SEALSecurity.com

713-979-2388
TX DPS Lic. #C15942

Invoice

Date	Invoice #
7/20/2020	48499

Bill To

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

Description	Hours	Rate/ Hour	Terms
			Net 30
Commissioned Security Officer with Vehicle and K-9 Patrol Period 07/13/2020 through 07/19/2020 Patrols are billed every Monday for the hours patrolled the week preceding the above invoice date. This invoice is Monday through Sunday inclusive.	172	31.00	5,332.00
		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	\$5,332.00	

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 # 1317
DATE 07/14/2020
DUE DATE 08/01/2020

MONTH AUGUST

DATE	ACCOUNT SUMMARY	AMOUNT
06/16/2020	Balance Forward	\$2,450.00
	Other payments and credits after 06/16/2020 through 07/13/2020	-2,450.00
07/14/2020	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
07/14/2020	Rental Fee	August 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 Online - 7/30/20

ABHR
ALLEN BOONE HUMPHRIES ROBINSON LLP
Taxpayer ID 74-3091731
July 31, 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: 112951
Billing Attorney: Timothy Austin

General

Professional Fees

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

Date	Professional		Hours
06/24/20	Carnell Emanuel	Review security report; phone conversation with staff and director regarding security matters	1.00
06/25/20	Carnell Emanuel	Phone conversation with director regarding personnel matters; review pending files; review and revise draft misconduct report	1.50
06/30/20	Carnell Emanuel	Follow up with consultant regarding request for records; review and revise draft misconduct report; discuss pending matters	0.50
07/01/20	Carnell Emanuel	Discuss pending matters; coordinate conference call for further discussion	0.75
07/02/20	Timothy Austin	Call regarding employees.	0.50
07/06/20	Carnell Emanuel	Conference call regarding pending security and personnel matters	0.50
07/06/20	Timothy Austin	Call regarding employment matters.	0.50
07/07/20	Carnell Emanuel	Review district correspondence; follow up with consultant regarding Form 1295's	0.50
07/08/20	Carnell Emanuel	Phone conversation with staff regarding procedures relating to Form 1295's and other pending matters; follow up with consultant regarding records and procedures relating to Form 1295's	0.50
07/09/20	Beth King	Correspond with LA regarding district tabs for directory request.	0.25
07/13/20	Carnell Emanuel	Phone conversation with director regarding pending matters; review district correspondence	0.25
07/14/20	Carnell Emanuel	Discuss pending district matters; review, revise, and discuss draft letter agreements for security services; phone	1.75

Allen Boone Humphries Robinson LLP

July 31, 2020

Hobby Area District
HOB000-01

Statement Number: Page: 2
112951

		conversation with staff regarding same	
07/14/20	Timothy Austin	Review terms of HPD patrolman's letter agreement.	0.50
07/22/20	Carnell Emanuel	Phone conversation with director and follow up regarding pending matters	0.50
07/22/20	Timothy Austin	Call to chairman.	0.25
07/23/20	Carnell Emanuel	Phone conversation with staff regarding pending matters	0.25
07/24/20	Carnell Emanuel	Discuss pending matters; review and discuss meeting calendar	0.50

Total Fees: 3,127.50

Expenses and Other Items

Expenses and Other Items posted through July 24, 2020, as follows:

05/01/20	Telephone conference fee for client meeting	244.65
Total Expenses and Other Items:		244.65

Total Fees:	\$	3,127.50
Total Expenses and Other Items:	\$	244.65
Total Amount Due:	\$	3,372.15

Arthur Perez

Security and Networking Consulting

4714 Silver Spruce Lane
Friendswood, Texas 77546
832-309-6937

INVOICE

INVOICE NO: 200802
DATE: August 3, 2020

Bill To:

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

CUSTOMER	P.O. NUMBER	SERVICE DATE	PROJECT	ONSITE SERVICE	TERMS
HADIST	Verbal	06/07-2020	004	Yes	NET 30

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
2.00	06/17/2020 Examine Office 365 Logs and create report	175.00	350.00
3.50	07/23/2020 Get Data off District Laptops and reset them.	175.00	612.50
SUBTOTAL			\$962.50
BALANCE FORWARD			.00
TOTAL DUE			\$962.50

SPECIAL NOTE:

Please make check payable to Arthur Perez at above address

If you have any questions concerning this invoice, call me at 832-309-6937

THANK YOU FOR YOUR BUSINESS!



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

281.658.0741

BILL TO
Hobby Area Management District
Beth Strobe
P.O. Box 22167
Houston, Texas 77227
United States

832.982.2026
BStrope@hadistrict.org

Invoice Number: 620

Invoice Date: August 2, 2020

Payment Due: August 16, 2020

Amount Due (USD): \$3,000.00

 Pay Securely Online

Items	Quantity	Price	Amount
Website Maintenance + Social Media	1	\$3,000.00	\$3,000.00

Website Maintenance + Social Media

- Hosting of the site
- Regular security scans and malware protection
- Daily back-up of database, weekly back-up of complete website
- Restore of website from back-up if needed
- Update of WordPress core system as needed
- Update of plug-ins as needed
- Posting of news and board materials
- Maintenance of email database
- Monthly e-news letter
- Mass email campaigns as needed
- Brand management of social media accounts
- Posting and scheduling news and campaigns on social media

Total: \$3,000.00

Amount Due (USD): \$3,000.00

Pay Securely Online



link.waveapps.com/wma6gc-2d7y46

Ledger: August 2020

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

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

[illegible]

REMIT THIS STATEMENT WITH PAYMENT

6629	\$1,557.25
------	------------



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

INVOICE

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

INVOICE # 23-77
DATE 07/31/2020
DUE DATE 08/31/2020
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/06/2020	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 12	8	85.00	680.00
07/13/2020	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 5	8	85.00	680.00
07/20/2020	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 10	8	85.00	680.00
07/27/2020	Graffiti Abatement Constituent visits, waiver collection, follow-up visits, graffiti identification, reporting, and graffiti abatement. Sites Abated: 12	8	85.00	680.00

Total Sites Abated: 39

BALANCE DUE \$2,720.00



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 # 28-40
DATE 07/31/2020
DUE DATE 08/31/2020
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/02/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
07/02/2020	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
07/02/2020	Mileage Reimbursement 72.7 Miles	72.70	0.575	41.80
07/10/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
07/10/2020	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
07/10/2020	Mileage Reimbursement 69.9 Miles	69.90	0.575	40.19
07/17/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
07/17/2020	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
07/17/2020	Mileage Reimbursement 67.8 Miles	67.80	0.575	38.99
07/24/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
07/24/2020	Reporting - Field Services Reporting and follow-up.	2	35.00	70.00
07/24/2020	Mileage Reimbursement 70.0 Miles	70	0.575	40.25
07/31/2020	Field Services Inspections, surveying, and follow-ups	4	35.00	140.00
07/31/2020	Reporting - Field Services	2	35.00	70.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/31/2020	Reporting and follow-up. Mileage Reimbursement 72.1 Miles	72.10	0.575	41.46
BALANCE DUE			\$1,252.69	

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
8/1/2020	55758

BILL TO

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

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



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

Remittance Section

295

Invoice Number: 27522971
Agreement Number: 013-1245091-000
Invoice Print Date: 07/30/2020
Due Date: 08/24/2020
Total Due: \$348.42

FORWARDING 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



0000131245091000000000275229710000000000348426

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



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

Invoice Number: 27522971
Due Date: 08/24/2020
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 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



Invoice

Invoice #: 43016400
Date: 8/4/2020

HAWES HILL & ASSOCIATES
LLP

P.O. Box 22167
Houston TX 77227-2167

Bill To:

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

Description

Amount

Professional consulting and administrative/management support services, July 2020	\$9,000.00
GIS/mapping services, P. Horton, July 2020	\$285.00
Committee meeting agenda postings, Harris County Clerk, 7/13/2020	\$28.08

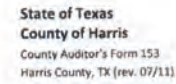
Your Order #:

Total Amount: \$9,313.08
Amount Applied: \$0.00
Balance Due: \$9,313.08

Invoice #
27522971

For more information about your invoice, please call us at 866-339-9781 or email at customersupport-01@accountservicing.com

Page 1



Chris Hollins, County Clerk
Personal Records (713) 274-8686
201 Caroline, STE 330, Houston, TX 77002
Fee Officer's Official Receipt

Receipt #: PR20014780

Receipt Date : 07/13/2020 08:25:01 AM

Fees Assessed By : CCO\JGARCIA

Cashier : Salas, Ada (CCO)

HOBBY AREA MGMT. DISTRICT
HAWES HILL & ASSOCIATES LLP
PATRICK HORTON (GIS/MAPPING)

HOBBY AREA DISTRICT

[illegible]

I certify that the above is true and correct to the best of my knowledge.


Patrick L. Horton

8/11/2020
Date:

Fee Description

Credit Card Surcharge
County Clerk

Total :

Amount

\$1.08
\$27.00

\$28.08

Notes

NOTICE OF PUBLIC MEETING - 1407195
HOBBY AREA DISTRICT::TO THE PUBLIC
NOTICE OF PUBLIC MEETING - 1407196
HOBBY AREA DISTRICT::TO THE PUBLIC
NOTICE OF PUBLIC MEETING - 1407197
HOBBY AREA DISTRICT::TO THE PUBLIC

Tender Type	Tender SubType	Check # / CC Auth #	Tender Amount
CREDIT CARD	Visa	Surcharge: \$1.08	\$28.08
		Total Paid:	\$28.08

THANK YOU

Print Date : 07/13/2020 08:25:01 AM

Customer Copy



1407196
07/13/2020 PERSONAL
49.00 NPR - NOTICE MTG

HOBBY AREA DISTRICT

Community and Economic Development Committee Meeting Notice and Agenda

Thursday, July 9th, 2020 at 10:00 am

NOTICE is hereby given that the Community & Economic Development Committee of the Hobby Area District will hold a meeting on Thursday, July 9, 2020, at 10:00 a.m., via Zoom videoconference at: <https://us02web.zoom.us/j/8495224484?pwd=aUdRcmx1YUFLaE14UTB5THVGbnZoQT09> or via teleconference at: 1 346 248 7799 ; Meeting ID: 849 5224 4484; Password: 934428; open to the public, to consider, discuss, and make recommendations, and take direct actions as may be necessary, desirable, or convenient with respect to the following matters:

AGENDA FOR MEETING

Committee Chair: Ann Collum, Danny Perkins
Committee Members: Darryl Bailey, James Brown
Staff Lead: Beth Strope

1. Call to Order –Danny Perkins
2. Community Development-Ann Collum, Chair
 - a. Field Service update
 - b. Mini-Mural Project
 - c. Neighborhood Sign Grant
3. Economic Development –Danny Perkins, Chair
 - a. Business Ambassador
4. Adjourn

2020 JUL -6 AM 11:00
FILED
HARRIS

Danny Benavides
Beth Strope
Beth Strope

Beth Strope
Danny Benavides

Beth Strope

Executive Director

As a result of the current COVID-19 virus epidemic emergency, the convening at one location of the Committee is difficult or impossible. Therefore, the Committee will conduct this meeting by videoconference 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 Committee during the videoconference 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 Committee by its consultants) can be found at: <https://hadistrict.org/>



1407195
07/13/2020 PERSONAL
49.00 NPR - NOTICE MTG

HOBBY AREA DISTRICT

Public Safety Committee

Meeting Notice and Agenda Thursday, July 9th, 2020 at 11:00 p.m.

NOTICE is hereby given that the Public Safety Committee of the Hobby Area District will hold a meeting on Thursday, July 9th, 2020, at 11:00 a.m., via Zoom videoconference at: <https://us02web.zoom.us/j/88986077959?pwd=aT0yV1U1LzV1UWxYNC80dVBlOD91UT09> or via teleconference at: 1 346 248 7799 Meeting ID: 889 8607 7959 Password :279850; open to the public, to consider, discuss, and make recommendations, and take direct actions as may be necessary, desirable, or convenient with respect to the following matters:

AGENDA FOR MEETING

Committee Chair: Helen Bonsall
Committee Members: Ann Collum, Joe Nelson, Danny Perkins
Staff Lead: Beth Strope

1. Call to Order – Helen Bonsall, Chair
2. Discuss HAD Public Safety Initiatives – Beth Strope
 - a. HPD Patrol Update – Lt. Robert (Bob) Irving
 - b. HPD Vice Update – Sgt. Antonio Gracia, Jr
 - c. SEAL Security Update – Erica Rocha
 - d. Code Enforcement Update – Beth Strope
3. Apartment Managers PIP Initiative - Beth Strope
4. Elizabeth Gray
5. Adjourn

2020 JUL -6 AM 11:00
FILED
HARRIS

Beth Strope

Executive Director

As a result of the current COVID-19 virus epidemic emergency, the convening at one location of the Committee is difficult or impossible. Therefore, the Committee will conduct this meeting by videoconference 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 Committee during the videoconference 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 Committee by its consultants) can be found at: <https://hadistrict.org/>



1407197
07/13/2020 PERSONAL
\$9.00 MPB - NOTICE HITG

HOBBY AREA DISTRICT

Marketing and Communications

Committee Meeting Notice and Agenda

Thursday, July 9th, 2020 at 12:00 pm

NOTICE is hereby given that the Marketing and Communications Committee of the Hobby Area District will hold a meeting on Thursday, July 9th, 2020, at 12:00 p.m., via Zoom videoconference at: <https://us02web.zoom.us/j/87946223741?pwd=djQwWIRNRzFnRHptTUM5aDNKWm9TU09> or via teleconference at: 1 346 248 7799 US (Houston); Meeting ID: 879 4622 3741 Password: 673033 ; open to the public, to consider, discuss, and make recommendations, and take direct actions as may be necessary, desirable, or convenient with respect to the following matters:

AGENDA FOR MEETING

Committee Chair: Joe Edd Nelson
Committee Members: Danny Perkins, Keyur Amin, Liliana Rambo
Staff Lead: Beth Stroppe

1. Call to Order- Joe Nelson, Chair
2. Communications & Media Updates
 - a. Social Metrics Beth Stroppe
3. Social Media Introduction – Busy Bee Creatives Beth Stroppe
Chris Labod
Dorothy Puch Lillig
4. Adjourn

Beth Stroppe

Executive Director

As a result of the current COVID-19 virus epidemic emergency, the convening at one location of the Committee is difficult or impossible. Therefore, the Committee will conduct this meeting by videoconference 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 Committee during the videoconference 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 Committee by its consultants) can be found at: <https://hadistrict.org/>

Balance Due: \$3,023.25

Invoice No: 304033

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: 304033

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
7/30/2020		Net 30	8/29/2020
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

85133 Swept on July 22-24, 2020

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

Invoice No: 304033
Cust ID: 10331-13734-5948

Balance Due \$3,023.25

Balance Due: \$785.35

Invoice No: 304034
Cust ID: 10331-13734A-6391

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

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(214) 638-2833 fax

Invoice No: 304034
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

Date	P.O. No.	Terms	Due Date
7/30/2020		Net 30	8/29/2020
Hrs	Description	Unit Price	Amount
4.5	I45 south bound feeder road from Kingsley St to Alameda Genoa Rd	139.00	625.50
1.15	Circle intersection @ I45 and Park Place Blvd and Broadway St (both side of the circle under I45)	139.00	159.85
85167 Swept on July 15, 2020			

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

Balance Due \$785.35

Invoice No: 304034
Cust ID: 10331-13734A-6391



SEAL Security Solutions LLC

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

Invoice

Date	Invoice #
7/27/2020	48581

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	187	31.00	5,797.00
Patrol Period 07/20/2020 through 07/26/2020			
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.	Total	\$5,797.00	

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



INVOICE

BILL TO
Beth Strope
Hobby Area Management
District
8121 Broadway Suite 199
Houston, TX 77061

INVOICE # 2703
DATE 08/04/2020
DUE DATE 09/03/2020
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Irrigation Services	1	560.00	560.00
Irrigation repairs at 4015 Broadway			
Planting	1	527.00	527.00
45 gallon Live Oak			
Planting	1	1,465.00	1,465.00
30 Indian Hawthornes and 25 liriope, sod and bed prep			
Irrigation Services	3	75.00	225.00
Labor			

Completed July 29

BALANCE DUE **\$2,777.00**

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



INVOICE

BILL TO
Beth Strope
Hobby Area Management
District
8121 Broadway Suite 199
Houston, TX 77061

INVOICE # 2704
DATE 08/04/2020
DUE DATE 09/03/2020
TERMS Net 30

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

We appreciate your prompt payment.

BALANCE DUE **\$34,514.73**

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



Invoice

#20-14680
7/31/2020

Bill To

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

AMOUNT DUE

\$403.75

Due Date: 8/30/2020

Terms	Due Date	PO #	Additional Info	Status
Net 30	8/30/2020			Open

Quantity	Description	Rate	Amount
425	Message Fees for July 2020 / HOD	\$0.95	\$403.75

Total	\$403.75
Amount Paid	\$0.00
Amount Due	\$403.75



Zaladium Analytics LLC

1525 Blalock Road
Houston, TX 77080
832-900-9969
www.zaladium.com
TX PSB# C20262

Invoice

Date	Invoice #
7/26/2020	48448

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

Terms
Net 30

Description	Amount
One 2 PTZ cameras plug-in pole unit -Includes off-hours monitoring and response -Pole # ZEE061 Location: Double Tree 8181 Airport Blvd, Houston, TX 77061	850.00
One 2 PTZ cameras plug-in pole unit -Includes off-hours monitoring and response -Pole # ZEE063 Location: 7987 Belfort, Houston, TX 77061 Monitoring Period from 07/26/2020 through 08/25/2020 Monitoring invoices are billed every month for the entire month. This invoice is billed in advance for the month.	850.00
	Sales Tax (8.25%) \$0.00
	Total \$1,700.00
	Payments/Credits \$0.00
	Balance Due \$1,700.00



20-14680



HOBBY AREA DISTRICT

(HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9)

CITY OF HOUSTON

HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

To: Hobby Area District Board of Directors
From: Executive Director
Subject: Agenda Item Materials

5. Receive Assessments Collection and Delinquency Report.

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

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2019	0.15000	\$2,025,074.08	\$1,987,759.77	\$37,314.31	98%
2018	0.15000	\$1,862,260.24	\$1,846,664.93	\$15,595.31	99%
2017	0.15000	\$1,785,571.35	\$1,779,053.54	\$6,517.81	99%
2016	0.15000	\$1,738,474.86	\$1,736,083.44	\$2,391.42	99%
2015	0.15000	\$1,685,910.78	\$1,684,740.37	\$1,170.41	99%
2014	0.15000	\$1,524,784.44	\$1,523,869.76	\$914.68	99%
2013	0.15000	\$1,358,121.73	\$1,356,800.12	\$1,321.61	99%

Current Month Activity

Revenue:	<u>Current Month</u>	<u>Year to Date</u>
2019 Assessment Collected	5,666.22	1,890,163.08
2018 Assessment Collected	134.51	4,658.87
2017 Assessment Collected	148.30	-254.12
2016 Assessment Collected	145.87	-359.25
2015 Assessment Collected	136.98	136.98
2014 Assessment Collected	135.51	135.51
2013 Assessment Collected	132.75	132.75
Penalty & Interest	2,114.26	16,774.09
Overpayments	0.00	4,026.34
CAD Lawsuits	3,712.11	29,861.21
CAD Corrections	0.00	2,108.28
Collection Fees	2,104.90	4,995.60
Court Fees	0.00	0.00
Miscellaneous Revenue	0.00	25.73
Estimated Payments	0.00	0.00
Total Revenue	14,431.41	1,952,405.07
Overpayments Presented for Refund	6,855.06	36,220.03
Overpayments Applied to Assessment	0.00	0.00

ASSESSED VALUE FOR 2019:	1,380,479,754	Uncertified:	3,447,321
ASSESSED VALUE FOR 2018:	1,264,858,398	Uncertified:	654,390
ASSESSED VALUE FOR 2017:	1,217,116,826	Uncertified:	654,390
ASSESSED VALUE FOR 2016:	1,176,288,257	Uncertified:	0
ASSESSED VALUE FOR 2015:	1,137,542,865	Uncertified:	0
ASSESSED VALUE FOR 2014:	1,029,864,792	Uncertified:	0
ASSESSED VALUE FOR 2013:	919,950,929	Uncertified:	0

Assessment Collection Account: Wells Fargo, Account No. 3402018257

ASSESSMENT PLAN PROJECTIONS

YEAR	CURRENT RATE	PROJECTED LEVY 2%	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2013	0.15000	1,358,122	1,290,216	\$1,356,800.12	
2014	0.15000	1,385,284	1,316,020	\$1,523,869.76	
2015	0.15000	1,412,990	1,342,340	\$1,684,740.37	
2016	0.15000	1,441,250	1,369,187	\$1,736,083.44	
2017	0.15000	1,470,075	1,396,571	\$1,779,053.54	
2018	0.15000	1,499,476	1,424,502	\$1,846,664.93	
2019	0.15000	1,529,466	1,452,992	\$1,987,759.77	
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	26,042,473		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

July 2020

TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	ACCOUNT NOS	SITUS	PROPERTY TYPE	VALUE	ASSESSMENT
VERDE COMMUNITIES LLC 440 N WELLS ST STE 410 CHICAGO, IL 60654-4975	1097860000001 1097860000002 1097860000003 1097890000008 0402390000108 1141750000001 0402390000101 1097870000007 1141690000001 0402390000100	8751 BROADWAY ST #213 77061 7900 MORLEY ST #292 77061 8801 GLENCREST ST #322 77061 8950 GLENCREST ST #200 77061 8750 BROADWAY ST #222 77061 8955 BROADWAY ST #208 77061 8200 BROADWAY ST #224 77061 8900 GLENCREST ST #208 77061 8915 BROADWAY ST #200 77061 8501 BROADWAY ST #380 77061	MULTI-FAMILY	73,835,500	110,753.25
ARCP MT HOUSTON TX LLC 2325 E CAMELBACK RD STE 1100 PHOENIX AZ 85016-9078	1258210010001 1260630010012 1260630010005 1260630010006 1260630010010 1260630010011	0 MELDRUM 77075 0 ROWLETT ST 77075 10013 ALMEDA GENOA RD 77075 10025 ALMEDA GENOA RD 77075 10009 ALMEDA GENOA RD 77075 0 MELDRUM 77075	WAREHOUSE STORE	34,684,315	51,703.56
INLAND DIVERSIFIED HOUSTON OREM LLC ATTN PM DEPT 4714 11995 EL CAMINO REAL SAN DIEGO CA 92130-2539	1307400010001 1296790010001	6905 E OREM DR 77075 6903 E OREM DR 77075	WAREHOUSE	23,192,492	23,967.01
VIVA PROPERTIES LLC P O BOX 405 LOLITA TX 77971-0405	0971580000001 1199160010001 0971580000002	0 VILLA DR 77061 0 NEUHAUS AVE 77061 8300 TEWANTIN DR	WAREHOUSE	22,296,563	33,444.84
ATRIUM FINANCE II LP MARRIOTT HOBBY 4243 HUNT RD BLUE ASH OH 45242-6645	0342030040003 0342030020130 0342030020118	9100 GULF FWY 77061 9100 GULF FWY 77061 9100 GULF FWY #287 77017	HOTEL	21,688,027	32,532.04
GALILEO APOLLO III TX LP 3901 BELLAIRE BLVD HOUSTON TX 77025-1100	1254930010002 1254930010001	10235 ALMEDA GENOA RD 77034 10225 ALMEDA GENOA RD 77034	RETAIL CENTER	18,731,027	28,096.54

HOBBY AREA DISTRICT

July 2020

TOP TEN ASSESSMENT PAYERS

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

HOBBY AREA DISTRICT

July 2020

TOP TEN DELINQUENT ACCOUNTS

PROPERTY OWNER	ACCOUNT NO	SITUS	PROPERTY TYPE	ASSESSMENT YEAR(S)	ASSESSMENT
INDUSTRIAL SURPLUS INC 6532 RUPLEY CIR HOUSTON TX 77087-3442	91 048 001 000 0195	9200 TELEPHONE RD 77075	INDUSTRIAL	2017 - 2018	6,054.71
HAMS AVIATION MAINTENANCE SRV INC 7766 BRANIFF ST HOUSTON TX 77061-5120	91 043 228 000 0031	8703 TELEPHONE RD 77061	STORAGE HANGAR	2013 - 2019	5,454.19
FURNITURE BANK 8220 MOSLEY RD HOUSTON TX 77075-1110	91 034 203 002 0122	8220 MOSLEY RD 77075	WAREHOUSE	2018	4,546.44
GLENVISTA LLC 6610 STILLWELL ST HOUSTON TX 77087-1418	91 094 210 000 0002	8505 GLENVISTA ST 77061	VOCATIONAL SCHOOL	2019	3,607.49
RBIP TRANSPORTATION LLC 6750 BENDER RD HUMBLE TX 77396-2107	91 034 207 011 0025	9201 TAVENOR LN 77075	WAREHOUSE	2019	2,084.98
ALFE PROPERTIES LLC 8303 HANSEN RD HOUSTON TX 77075-1003	91 034 203 002 0107	8303 HANSEN RD 77075	WAREHOUSE	2019	2,043.00
BERLANGA JUVENTINO M 8100 STONE ST APT 1311 HOUSTON TX 77061-1950	91 034 203 001 0037	0 MONROE RD 77061	VACANT	2016 - 2019	1,974.35
BLACKBURN INSTRUMENTS CO 7525 WYNLEA ST HOUSTON TX 77061-2833	91 040 239 000 0050	7525 WYNLEA ST 77061	WAREHOUSE	2019	1,334.52
CASTILLO WALTER S 14432 BONHAM ST HOUSTON TX 77015-5308	91 076 121 004 0015	7614 PECAN VILLAS DR 77061	SHOPPING CENTER	2016 - 2019	1,313.28
STMS INC DBA SOUTH TEXAS ADULT DAY ACTIVITY CENTER 2602 GRANITE CT PEARLAND TX 77584-9155	91 070 072 027 0017	6011 TELEPHONE RD 77087	DAY CARE CENTER	2017 - 2019	1,208.70

* Pending HCAD Value Lawsuits

Hobby Area District
Lawsuit and Arbitration Status Summary as of 7/2/2020

Jur 943

Summary

Settled

2,666,204,921	Original value of Settled accounts as of 7/2/2020
837	Number of Settled accounts as of 7/2/2020
347,261,033	Reduction in value of Settled accounts
13.02%	Average % reduction in value of Settled accounts

Unsettled

332,157,844	Original value of Unsettled accounts as of 7/2/2020
101	Number of Unsettled accounts as of 7/2/2020

0.15 Tax rate per \$100 valuation

\$64,893	Estimated* reduction in assessment on	101	Unsettled accounts,
	based on	13.02%	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 7/2/2020

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 2016											
Unsettled											
Tax Year 2016	034-203-003-0127	MPT Interest LLC	1,158,000		2016-80783						
Tax Year 2016	Total	Unsettled Accounts, original value	1,158,000								
Tax Year 2016	Total	Unsettled Accounts, number of accounts	1								
Tax Year 2017											
Settled											
Tax Year 2017	034-203-001-0010	Clarke Distributing LLC	881,762	\$1,322.64	2017-69461	6/19/2020	850,000	\$47.64	3.60%	6/23/2020	8/3/2020
			272,568,091				243,591,342				
			76								
Unsettled											
Tax Year 2017	096-294-000-0001	Heritage Gulf Coast LLC	3,602,464		2017-69192						
Tax Year 2017	096-294-000-0003	Heritage Gulf Coast LLC	12,606		2017-78745						
Tax Year 2017	096-294-000-0004	Heritage Gulf Coast LLC	1,185,957		2017-78745						
Tax Year 2017	132-245-001-0001	Heritage Gulf Coast LLC	843,386		2017-78745						
Tax Year 2017	Total	Unsettled Accounts, original value	5,644,413								
Tax Year 2017	Total	Unsettled Accounts, number of accounts	4								
Tax Year 2018											
Settled											
Tax Year 2018	034-203-001-0010	Clarke Distributing LLC	901,793	\$1,352.69	2018-71785	6/19/2020	870,000	\$47.69	3.53%	6/23/2020	8/3/2020
Tax Year 2018	062-031-005-0005	Kainer Expt Crating Inc	1,117,575	\$1,676.36	2018-72266	6/19/2020	1,100,000	\$26.36	1.57%	Received	8/3/2020
Tax Year 2018	046-205-000-0021	NPA III Hotel Group LLC	5,917,175	no change	2018-74176	6/19/2020	5,917,175	\$0.00	0.00%	na	na
Tax Year 2018	040-239-001-0009	Cardena Adans	1,833,541	no change	2018-74517	6/19/2020	1,833,541	\$0.00	0.00%	na	na
Tax Year 2018	034-203-002-0192	Reynolds Tony Rex & Janice	895,205	no change	2018-75646	6/19/2020	895,205	\$0.00	0.00%	na	na
			342,418,095				310,013,333				
			91								
Unsettled											
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	028-059-000-0016	Stiles Properties Braniff Road Ltd	1,697,100		2018-65344						
Tax Year 2018	136-453-001-0001	Telephone Square LLC	7,519,783		2018-67518						
Tax Year 2018	096-321-000-0004	Pingree 2000 Real Estate Holdings	3,517,502		2018-67607						
Tax Year 2018	123-174-001-0001	Lauren Holdings	2,739,675		2018-68431						
Tax Year 2018	040-239-000-0041	2ML Real Estate Interests Inc	2,411,364		2018-68687						
Tax Year 2018	129-096-001-0001	Standard Morgan Partners Ltd	2,046,572		2018-68703						

Hobby Area District Lawsuit and Arbitration Status Detail as of 7/2/2020

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	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	060-014-023-0038	Priya Holdings LLC	596,955		2018-71881						
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	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	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	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						
Tax Year 2018	Total	Unsettled Accounts, original value	61,027,761								
Tax Year 2018	Total	Unsettled Accounts, number of accounts	27								
Tax Year 2019											
Settled											
Tax Year 2019	118-275-001-0002	RCI Holdings Inc	724,647	\$1,086.97	101-19-001162	7/1/2020	650,000	\$111.97	10.30%	Received	8/3/2020
Tax Year 2019	034-203-002-0118	Atrium Finance II LP	19,563,009	\$29,344.51	2019-48883	4/7/2020	16,845,202	\$4,076.71	13.89%	Received	5/1/2020
Tax Year 2019	034-203-002-0130	Atrium Finance II LP	1,581,088	\$2,371.63	2019-48883	4/7/2020	1,361,434	\$329.48	13.89%	Received	5/1/2020
Tax Year 2019	034-203-004-0003	Atrium Finance II LP	543,930	\$815.90	2019-48883	4/7/2020	468,364	\$113.35	13.89%	Received	5/1/2020
Tax Year 2019	040-239-000-0111	Acquisition 8800 Broadway LLC	12,750,438	\$19,125.66	2019-53645	4/7/2020	10,900,000	\$2,775.66	14.51%	Received	5/1/2020
Tax Year 2019	047-123-000-0064	Gulf Towers Houston LLC	5,013,279	\$7,179.06	2019-59816	4/7/2020	4,786,040	na	na	na	na
Tax Year 2019	047-123-000-0066	Gulf Towers Houston LLC	4,975,233	\$7,070.94	2019-59816	4/7/2020	4,713,960	na	na	na	na
Tax Year 2019	126-063-001-0003	Wal-Mart Real Estate Business Tr	12,052,500	\$18,078.75	2019-61398	4/7/2020	11,175,464	\$1,315.55	7.28%	Received	5/1/2020
Tax Year 2019	136-453-001-0001	Telephone Square LLC	8,177,000	\$12,265.50	2019-64772	4/21/2020	7,600,000	\$865.50	7.06%	4/30/2020	6/1/2020
Tax Year 2019	034-203-001-0047	TPS Hobby LLC	1,025,555	\$1,538.33	101-19-001306	5/14/2020	914,171	\$167.07	10.86%	9/18/2020	6/1/2020
Tax Year 2019	034-203-001-0048	TPS Hobby LLC	152,950	\$229.42	101-19-001306	5/14/2020	141,239	\$17.56	7.65%	9/18/2020	6/1/2020
Tax Year 2019	034-203-001-0049	TPS Hobby LLC	587,806	\$881.71	101-19-001306	5/14/2020	580,297	\$11.26	1.28%	9/18/2020	6/1/2020
Tax Year 2019	034-203-001-0312	TPS Hobby LLC	2,056,896	no change	101-19-001306	5/14/2020	2,056,896	\$0.00	0.00%	na	na
Tax Year 2019	034-203-002-0079	TPS Hobby LLC	438,470	no change	101-19-001306	5/14/2020	438,470	\$0.00	0.00%	na	na
Tax Year 2019	034-203-002-0085	TPS Hobby LLC	438,470	no change	101-19-001306	5/14/2020	438,470	\$0.00	0.00%	na	na
Tax Year 2019	034-203-002-0086	TPS Hobby LLC	438,470	no change	101-19-001306	5/14/2020	438,470	\$0.00	0.00%	na	na
Tax Year 2019	034-203-002-0158	TPS Hobby LLC	438,470	no change	101-19-001306	5/14/2020	438,470	\$0.00	0.00%	na	na
Tax Year 2019	034-203-002-0159	TPS Hobby LLC	73,224	no change	101-19-001306	5/14/2020	73,224	\$0.00	0.00%	na	na
Tax Year 2019	034-203-002-0160	TPS Hobby LLC	219,235	no change	101-19-001306	5/14/2020	219,235	\$0.00	0.00%	na	na
Tax Year 2019	034-203-002-0184	TPS Hobby LLC	73,006	no change	101-19-001306	5/14/2020	73,006	\$0.00	0.00%	na	na
Tax Year 2019	034-203-002-0189	TPS Hobby LLC	73,224	no change	101-19-001306	5/14/2020	73,224	\$0.00	0.00%	na	na
Tax Year 2019	136-207-001-0001	HWC Wire & Cable Company	4,150,500	\$6,225.75	2019-63843	5/14/2020	3,650,000	\$750.75	12.06%	Received	6/1/2020
Tax Year 2019	040-239-000-0056	Flight Safety Inc	3,332,269	\$4,998.40	2019-68424	5/14/2020	2,990,000	\$513.40	10.27%	5/18/2020	6/1/2020
Tax Year 2019	129-987-001-0003	GPC Family LP	9,309,526	\$13,964.29	2019-70819	5/14/2020	8,900,000	\$614.29	4.40%	5/18/2020	6/1/2020
Tax Year 2019	132-329-001-0003	FPA Pinpoint Mykawa LLC	863,033	\$891.85	2019-72494	5/14/2020	225,000	\$554.35	62.16%	5/18/2020	6/1/2020

Hobby Area District Lawsuit and Arbitration Status Detail as of 7/2/2020

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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	034-203-003-0170	Hobby Warehouse Center LLC	1,600,000	\$2,400.00	101-19-001843	6/19/2020	877,641	\$1,083.54	45.15%	Received	8/3/2020
Tax Year 2019	034-203-002-0099	CCI Hobby I LP	3,700,000	\$5,550.00	2019-60952	6/19/2020	3,450,500	\$374.25	6.74%	Received	8/3/2020
Tax Year 2019	034-203-003-0123	Comerica Bank	2,446,788	\$3,670.18	2019-65864	6/19/2020	2,147,316	\$449.21	12.24%	6/23/2020	8/3/2020
Tax Year 2019	129-785-001-0004	Kucinski Family Trust	978,525	\$1,467.79	2019-65864	6/19/2020	858,061	\$180.70	12.31%	6/23/2020	8/3/2020
Tax Year 2019	126-063-001-0010	ARCP MT Houston TX LLC	1,446,342	\$2,169.51	2019-66230	6/19/2020	1,286,270	\$240.11	11.07%	Received	8/3/2020
Tax Year 2019	129-578-001-0002	Capview Income & Value Fund IV LP	1,170,154	\$1,755.23	2019-66436	6/19/2020	1,012,144	\$237.01	13.50%	6/23/2020	8/3/2020
Tax Year 2019	129-785-001-0001	Advance Stores Company Inc 8094	739,577	\$1,109.37	2019-66785	6/19/2020	666,056	\$110.29	9.94%	6/23/2020	8/3/2020
Tax Year 2019	034-203-001-0010	Clarke Distributing LLC	932,000	\$1,398.00	2019-67999	6/19/2020	890,000	\$63.00	4.51%	6/23/2020	8/3/2020
Tax Year 2019	096-321-000-0004	Pingree 2000 Real Estate Holdings	3,613,768	\$5,420.65	2019-70056	6/19/2020	3,425,000	\$283.15	5.22%	6/23/2020	8/3/2020
Tax Year 2019	034-203-001-0324	Medallion Investment IV	4,399,898	\$6,599.85	2019-72141	6/19/2020	3,800,000	\$899.85	13.63%	Received	7/1/2020
Tax Year 2019	119-602-001-0001	Syndex Corporation	7,800,000	\$11,700.00	2019-63820	7/20/2020	6,000,000	\$2,700.00	23.08%	7/23/2020	8/3/2020
Tax Year 2019	043-228-000-0073	Friedkin Realty Hobby Airport	3,584,128	\$5,376.19	2019-65785	7/20/2020	3,400,000	\$276.19	5.14%	7/23/2020	8/3/2020
Tax Year 2019	040-239-000-0005	Global New Millennium Partners Ltd	370,096	\$555.14	2019-66176	7/20/2020	316,188	\$80.86	14.57%	7/23/2020	8/3/2020
Tax Year 2019	119-800-001-0001	Ghormley Cecil D	2,712,061	\$4,068.09	2019-77449	7/20/2020	2,350,000	\$543.09	13.35%	7/23/2020	8/3/2020
			157,165,371				139,947,896				
			57								
Unsettled											
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					Received	
Tax Year 2019	040-239-000-0101	Verde Communities LLC	6,827,410		2019-49259					Received	
Tax Year 2019	040-239-000-0108	Verde Communities LLC	6,827,400		2019-49259					Received	
Tax Year 2019	109-786-000-0001	Verde Communities LLC	6,648,690		2019-49259					Received	
Tax Year 2019	109-786-000-0002	Verde Communities LLC	8,217,840		2019-49259					Received	
Tax Year 2019	109-786-000-0003	Verde Communities LLC	8,849,980		2019-49259					Received	
Tax Year 2019	109-787-000-0007	Verde Communities LLC	6,787,720		2019-49259					Received	
Tax Year 2019	109-787-000-0008	Verde Communities LLC	6,707,590		2019-49259					Received	
Tax Year 2019	114-169-000-0001	Verde Communities LLC	6,442,020		2019-49259					Received	
Tax Year 2019	114-175-000-0001	Verde Communities LLC	6,270,470		2019-49259					Received	
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	Northden Holdings Ltd	1,309,607		2019-54298						
Tax Year 2019	034-203-002-0145	Northden Holdings Ltd	334,306		2019-54298						
Tax Year 2019	096-294-000-0003	Heritage Gulf Coast LLC	12,575		2019-55847						
Tax Year 2019	070-072-028-0001	Triangle Shopping Center LP	1,850,000		2019-56586						
Tax Year 2019	057-259-000-0046	Autozone Texas LP	1,246,093		2019-56953						
Tax Year 2019	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	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	064-063-008-0001	Furmanite US GSG LLC	1,311,500		2019-63941						

Hobby Area District Lawsuit and Arbitration Status Detail as of 7/2/2020

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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	015-115-011-0008	Adelaide Holdings LLC	1,885,186		2019-64438						
Tax Year 2019	122-722-001-0001	Damij Ltd	3,584,701		2019-64486					Received	
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	043-228-000-0041	Ean Holdings LLC	1,126,080		2019-65933						
Tax Year 2019	132-094-001-0001	VLR Texas Properties LLC	627,406		2019-66784						
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	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	060-077-009-0004	CWD Interests LLC	1,765,111		2019-69959						
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	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						
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	034-203-001-0062	Sexton Interest IV Ltd	556,925		2019-72241						
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	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						
Tax Year 2019	Total	Unsettled Accounts, original value	264,327,670								
Tax Year 2019	Total	Unsettled Accounts, number of accounts	69								

Hobby Area District Lawsuit and Arbitration Status Detail as of 7/2/2020

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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
Cumulative											
Settled											
Cumulative	Grand Total	Settled Accounts, original value	2,666,204,921				2,318,943,888				
Cumulative	Grand Total	Settled Accounts, number of accounts	837								
Unsettled											
Cumulative	Grand Total	Unsettled Accounts, original value	332,157,844								
Cumulative	Grand Total	Unsettled Accounts, number of accounts	101								
Color Legend											
	Light Gray	Settled previously									
	Yellow	Settled as of this report									
	White	Unsettled									
	Pink	Unsettled and new since previous report									
Abbreviations											
	NA	Not applicable									
	x	Previous to implementation of Designation Form									
	DELQ	Refund was not issued -- Reduction in assessment was applied to the account, and account still has a balance due.									
	PAID	Refund was not issued -- Reduction in assessment was applied to the account, and account is now paid in full.									
	NYB	Not yet billed									
	25.25b	Settled under Tax Code 25.25b; refund processed									

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

Amounts shown are 2019 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. On 6/26/20, a title company requested a payoff statement which was sent. 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.

Juventino M. Berlanga 16-19 assessments \$1,974.35, 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 but the judgment was denied. An additional lienholder was recently added to the suit; a hearing date will be set when service is complete.

Global New Millennium Partners Ltd. 18-19 taxes \$890.64, 6750 Telephone Rd.-0600090000060

We have intervened in a suit filed by Harris County. A trial date was set for 6/12/20 but has been cancelled; a new trial date will be set.

Kenneth Narinesingh 16-19 assessments \$851.47, 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 and 2019 taxes; we have intervened on behalf of the District.

Rodney E. Underwood d/b/a Uplift House 13-19 assessments \$531.46, 6549 Northdale St.-0600770090019

We have intervened in a suit filed by Harris County. A trial date was set for 3/13/20 and again for 6/12/20 but both dates were cancelled; a new trial date will be set. In February, Rodney Underwood and American Title called for payoff statements which were sent.

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.

Victor & Maria E. Caraveo 15-19 assessments \$521.95, 6902 Telephone Rd – 0600170290001

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

JSO Properties LLC/Jerry O'Brien \$46.40, Lot 19 Block 6 on Morley St.-0740390060019

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

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

We have intervened in a suit filed by Harris County; judgment will be submitted on 8/10/20. (This report was prepared on 8/6/20.)

Paid in full:

Manning Family Partnership \$4,201.70, 8777 Tallyho Rd., Tract 1C Block 15 on Villa Dr. & Reserve A Block 1 on Monroe Rd.-0342030010045, 1033550000009, 1184220010001
T E Davis Investments Unlimited \$1,380.20, 4 Reserves on Alameda Genoa Rd.-0772800470058, 0772800470060, 0772800470063, 0772800470064
Eliseo Sanchez & Jasmine Cavillo \$600.66, 5 reserves on Alameda Genoa Rd.-0772800460014, 0772800460015, 0772800460016, 0772800460017, 0772800460018
Gaylord Enterprises \$400.18, 7542 Bellfort St.-0950660000020
Hixe Investments LLC \$383.72, 8945 Clearwood Dr.-1219280010003
Powerup Surplus \$336.18, 8151 Alameda Genoa Rd.-0772800470059
Agustin & Jose Hernandez \$232.95, 8728 Easthaven Blvd.-0630330250023
Julio Cesar Saucedo \$93.75, Lots 19 & 20 Block 47 on Edgebrook Dr.-0630350470039
Johnell C. Engleton 16-19 assessments \$37.16, East half of Lot 11 Block 9 on Hogue St.-0600770090029
Michael Obanese Ogugua 18 assessments \$27.00, 6702 Bellfort St.-0600770060026

2019 accounts:

Glenvista LLC \$3,607.49, 8505 Glen Vista St.-0942100000002

There has been no response to our demand letter, phone call or emailed statement. A statement has been sent to the lienholder, Texan Bank, N.A.

- The 2019 delinquent assessment accounts were turned over to us for collection last month; the above account is a new delinquency. In addition to the account listed above, there are 65 accounts with 2019 base assessments ranging from \$2 to \$2,085; 45 of these accounts have base assessments of less than \$400. Initial demand letters have been sent, we are trying to reach each owner by phone and we are contacting lienholders, where appropriate.

Other accounts:

Ham's Aviation Maintenance Service Inc. 13-19 assessments \$5,454.19, 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 \$2943,000 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.

The Furniture Bank 18 assessments \$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 the account listed above, there are 34 accounts with base assessments between \$3 and \$1,642. 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



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HOBBY AREA DISTRICT

(HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9)

CITY OF HOUSTON

HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

To: Hobby Area District Board of Directors
From: Executive Director
Subject: Agenda Item Materials

6. Approve FY2019 Annual Financial Report and Audit from McCall Gibson Swedlund Barfoot, PLLC.

HOBBY AREA DISTRICT

HARRIS COUNTY, TEXAS

ANNUAL FINANCIAL REPORT

DECEMBER 31, 2019

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McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Hobby Area District
Harris County, Texas

We have audited the accompanying financial statements of the governmental activities and major fund of Hobby Area District (the "District"), as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and major fund of the District as of December 31, 2019, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information, excluding that portion marked "Unaudited" on which we express no opinion or provide any assurance, has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

August 13, 2020

HOBBY AREA DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED DECEMBER 31, 2019

The purpose of the Management's Discussion and Analysis (MD&A) is to give the readers an objective and easily readable analysis of the financial activities of Hobby Area District (the "District"), formerly Harris County Improvement District No. 9, for the year ending December 31, 2019. The analysis is based on currently known facts, decisions, or economic conditions. It presents a short and long-term analysis of the District's activities, compares current year results with those of the prior year, and discusses the positive and negative aspects of that comparison. Please read the MD&A in conjunction with the District's financial statements, which follow this section.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The basic financial statements include: (1) fund financial statements and government-wide financial statements and (2) notes to the financial statements. The fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Funds Balance Sheet and (2) the Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances. This report also includes required and other supplementary information in addition to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

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

The Statement of Net Position presents information on all of the District's assets, liabilities, and deferred outflows/inflows of resources with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating. Other nonfinancial factors, such as the District's property assessment base and the condition of the District's infrastructure, need to be considered to assess the overall health of the District.

The Statement of Activities presents information showing how the District's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows - the accrual method rather than modified accrual that is used in the fund level statements.

HOBBY AREA DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED DECEMBER 31, 2019

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

1. Governmental Activities -All the District's activities are reported within this class. The government-wide financial statements can be found after the MD&A.

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

Governmental Funds

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

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

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

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

Notes to Financial Statements

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

HOBBY AREA DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED DECEMBER 31, 2019

Other Information

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of the District's financial position. Assets exceeded liabilities and deferred inflows of resources by \$1,969,655 as of December 31, 2019.

A portion of the District's net position, \$724,540 or 37%, reflects its investments in capital assets (e.g., land, building and improvements, equipment, and construction in progress) less any debt used to acquire those assets that is still outstanding. The District uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending.

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

Summary of Changes in the Statement of Net Position			
	2019	2018	Change Positive (Negative)
Cash and Other Assets	\$ 3,417,300	\$ 3,090,182	\$ 327,118
Capital Assets (Net of Accumulated Depreciation)	724,540	681,542	42,998
Total Assets	\$ 4,141,840	\$ 3,771,724	\$ 370,116
Total Liabilities	\$ 117,110	\$ 122,091	\$ 4,981
Deferred Inflows of Resources	\$ 2,055,075	\$ 1,907,272	\$ (147,803)
Net Position:			
Investment in Capital Assets	\$ 724,540	\$ 681,542	\$ 42,998
Unrestricted	1,245,115	1,060,819	184,296
Total Net Position	\$ 1,969,655	\$ 1,742,361	\$ 227,294

During the current fiscal year, the District's net position increased by \$227,294 mainly due to the property assessment increase and an overall decrease in expenditures. The revenue recognition for the 2019 assessment has been fully deferred to the 2020 fiscal year.

HOBBY AREA DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED DECEMBER 31, 2019

Statement of Activities:

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

	Summary of Changes in the Statement of Activities		
	2019	2018	Change Positive (Negative)
Revenues:			
Property Assessment	\$ 1,842,281	\$ 1,821,652	\$ 20,629
Investment Earnings	31,719	28,170	3,549
Other Revenues	305,463	390,678	(85,215)
Total Revenues	\$ 2,179,463	\$ 2,240,500	\$ (61,037)
Expenses for Services	1,952,169	2,106,562	154,393
Change in Net Position	\$ 227,294	\$ 133,938	\$ 93,356
Net Position, Beginning of Year	1,742,361	1,608,423	133,938
Net Position, End of Year	\$ 1,969,655	\$ 1,742,361	\$ 227,294

FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS

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

Governmental Funds-The District's General Fund fund balance as of December 31, 2019 was \$1,188,467. The fund balance increased by \$191,638 from prior year. This increase was primarily due to a decrease in overall expenditures during the fiscal year.

The Hobby area improvement fund has a fund balance as of December 31, 2019 was \$30,589. The fund balance decreased by \$30,201 from prior year. This decrease was mainly due to an increase in the amount of scholarships given.

GENERAL FUND BUDGETARY HIGHLIGHTS

Actual revenues were \$182,254 more than budgeted primarily as the result of other revenues being more than budgeted. Actual expenditures were \$1,101,882 less than budgeted primarily due to less expenditures in security, community development, economic development, public affairs and marketing, and other expenditures than anticipated.

HOBBY AREA DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED DECEMBER 31, 2019

CAPITAL ASSETS

At the end of the year, the District's government activities had invested \$724,540 in a variety of capital assets and infrastructure, net of depreciation.

The major capital asset events during the current fiscal year included the purchase of a vehicle in the amount of \$34,061 and construction of bus shelters in the amount of \$82,417.

Capital Assets At Year-End, Net of Accumulated Depreciation			Change Positive (Negative)
	2019	2018	
Capital Assets, Net of Accumulated Depreciation:			
Equipment	\$ 32,129	\$	\$ 32,129
Buildings and Improvements	692,411	681,542	10,869
Total Net Capital Assets	<u>\$ 724,540</u>	<u>\$ 681,542</u>	<u>\$ 42,998</u>

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

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District's budgeted expenditures for 2020 are \$2,482,915. The District's property assessment rate will be \$0.15 per \$100 of the property assessed value for the 2019 fiscal year.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. Questions concerning this report or requests for additional information should be addressed to Hobby Area District, 8121 Broadway, Suite 199, Houston, Texas 77061.

HOBBY AREA DISTRICT
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
DECEMBER 31, 2019

	General Fund	Hobby Area Improvement	Total
ASSETS			
Cash	\$ 274,430	\$ 38,751	\$ 313,181
Investments	1,115,963		1,115,963
Receivables:			
Assessments	1,988,156		1,988,156
Due from Other Funds	5,582		5,582
Prepaid Costs			
Capital Assets (Net of Accumulated Depreciation)			
TOTAL ASSETS	<u>\$ 3,384,131</u>	<u>\$ 38,751</u>	<u>\$ 3,422,882</u>
LIABILITIES			
Accounts Payable	\$ 105,089	\$ 2,580	\$ 107,669
Compensated Absences			
Due to Other Funds		5,582	5,582
TOTAL LIABILITIES	<u>\$ 105,089</u>	<u>\$ 8,162</u>	<u>\$ 113,251</u>
DEFERRED INFLOWS OF RESOURCES			
Assessment Revenues	\$ 2,090,575	\$ -0-	\$ 2,090,575
FUND BALANCES			
Assigned	\$ 527,915	\$	\$ 527,915
Unassigned	660,552	30,589	691,141
TOTAL FUND BALANCES	<u>\$ 1,188,467</u>	<u>\$ 30,589</u>	<u>\$ 1,219,056</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 3,384,131</u>	<u>\$ 38,751</u>	<u>\$ 3,422,882</u>
NET POSITION			
Investment in Capital Assets			
Unrestricted			
TOTAL NET POSITION			

<u>Adjustments</u>	<u>Statement of Net Position</u>
\$	\$ 313,181
	1,115,963
	1,988,156
(5,582)	
<u>724,540</u>	<u>724,540</u>
\$ 718,958	\$ 4,141,840
\$	\$ 107,669
9,441	9,441
(5,582)	
<u>\$ 3,859</u>	<u>\$ 117,110</u>
\$ (35,500)	\$ 2,055,075
\$ (527,915)	\$
(691,141)	
<u>\$ (1,219,056)</u>	<u>\$ - 0 -</u>
\$ 724,540	\$ 724,540
<u>1,245,115</u>	<u>1,245,115</u>
<u>\$ 1,969,655</u>	<u>\$ 1,969,655</u>

HOBBY AREA DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2019

Total Fund Balances - Governmental Funds	\$ 1,219,056
--	--------------

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds.	724,540
--	---------

Deferred inflows of resources related to assessment revenues for the 2018 and prior levies became part of recognized revenue in the governmental activities of the District.	35,500
--	--------

Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. These liabilities at year end consist of:

Compensated Absences	\$ (9,441)	<u>(9,441)</u>
Total Net Position - Governmental Activities		<u><u>\$ 1,969,655</u></u>

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HOBBY AREA DISTRICT
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2019

	General Fund	Hobby Area Improvement	Total
REVENUES			
Assessment Revenues	\$ 1,838,461	\$	\$ 1,838,461
Penalty and Interest	32,349		32,349
Investment Revenues	31,719		31,719
Miscellaneous Revenues	226,225	46,889	273,114
TOTAL REVENUES	\$ 2,128,754	\$ 46,889	\$ 2,175,643
EXPENDITURES/EXPENSES			
Service Operations:			
Personnel	\$ 410,491	\$	\$ 410,491
Professional Fees	76,182		76,182
Contract Services	47,211		47,211
Public Safety and Security	281,936		281,936
Community Development	637,396		637,396
Business and Economic Development	57,916		57,916
Communications, Public Affairs, and Marketing	129,658		129,658
Planning and Development/Program		103,113	103,113
Community Donations		22,751	22,751
Other	129,848	1,226	131,074
Depreciation			
Capital Outlay	116,478		116,478
TOTAL EXPENDITURES/EXPENSES	\$ 1,887,116	\$ 127,090	\$ 2,014,206
EXCESS (DEFICIENCY) OF REVENUES OVER			
EXPENDITURES/EXPENSES	\$ 241,638	\$ (80,201)	\$ 161,437
OTHER FINANCING SOURCES (USES)			
Transfers In(Out)	\$ (50,000)	\$ 50,000	\$ - 0 -
NET CHANGE IN FUND BALANCES	\$ 191,638	\$ (30,201)	\$ 161,437
CHANGE IN NET POSITION			
FUND BALANCES/NET POSITION -			
JANUARY 1, 2019	996,829	60,790	1,057,619
FUND BALANCES/NET POSITION -			
DECEMBER 31, 2019	\$ 1,188,467	\$ 30,589	\$ 1,219,056

Adjustments	Statement of Activities
\$ 3,820	\$ 1,842,281
	32,349
	31,719
	273,114
<u>\$ 3,820</u>	<u>\$ 2,179,463</u>
\$ (19,039)	\$ 391,452
	76,182
	47,211
	281,936
	637,396
	57,916
	129,658
	103,113
	22,751
	131,074
73,480	73,480
<u>(116,478)</u>	
<u>\$ (62,037)</u>	<u>\$ 1,952,169</u>
\$ 65,857	\$ 227,294
\$ - 0 -	\$ - 0 -
<u>\$ (161,437)</u>	<u>\$</u>
227,294	227,294
<u>684,742</u>	<u>1,742,361</u>
<u><u>\$ 750,599</u></u>	<u><u>\$ 1,969,655</u></u>

HOBBY AREA DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2019

Net Change in Fund Balances - Governmental Funds	\$ 161,437
--	------------

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report assessments revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the assessments are levied.	3,820
--	-------

Compensated Absences are reported as a liability in the Statement of Net Position. Therefore, an expense is recored in the Statement of Activities.	19,039
---	--------

Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.	(73,480)
--	----------

Governmental funds report capital expenditures as expenditures in the period purchased. However, in the Statement of Net Position, capital assets are increased by new purchases and the Statement of Activities is not affected.	116,478
---	---------

Change in Net Position - Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black; display: inline-block; padding: 2px 10px;">\$ 227,294</div>
--	---

HOBBY AREA DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 1 – CREATION OF DISTRICT

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICES

A. Reporting Entity

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

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

Blended Component Unit

Hobby Area Improvement Corporation

The Hobby Area Improvement Corporation (the "Corporation") has been included in the reporting entity as a blended component unit. The Corporation was organized and operated exclusively for one or more charitable purpose. The Corporation was further organized for the purpose of aiding, assisting, and acting on behalf of the District in the performance of its governmental functions to construct, acquire, operate, maintain, and finance parks, green space,

HOBBY AREA DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

landscaping, beautification, and recreational improvement to benefit the District; to advance the civic, social, commercial, industrial, and economic interest of the District and to raise, administer, and distribute the funds necessary for the active promotion of these interests; and to aid, assist, and act on behalf of the District in the administration and operation of a tax increment zone created by, for, or in the area of, the District.

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

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

B. Government-Wide Financial Statements

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

C. Basis of Presentation - Government-Wide Financial Statements

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

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

D. Basis of Presentation - Fund Financial Statements

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

The District reports the following governmental funds:

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

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

Certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfers in/out. While

HOBBY AREA DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column.

E. Measurement Focus and Basis of Accounting

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property assessment is recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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

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

HOBBY AREA DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

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

1. Cash and Cash Equivalents

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

2. Investments

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

Texas statutes include specifications for and limitations applicable to the District and its authority to purchase investments as defined in the Public Funds Investment Act. The District has adopted a written investment policy to establish the guidelines by which it may invest. This policy is reviewed annually. The District's investment policy may be more restrictive than the Public Funds Investment Act.

3. Capital Assets

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

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

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

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

HOBBY AREA DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

4. Deferred Outflows/Inflows of Resources

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

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

5. Compensated Employee Absences

The District provides its employees with personal time off (PTO) for vacation, sick leave, personal times and holidays. PTO may be accumulated from year to year up to 480 hours. PTO hours that would surpass the 480-hour limit will be paid on the next pay period following the limit being exceeded. Upon termination, any unused PTO hours will be paid. The estimated amount of compensation for services provided that is expected to be liquidated with expendable, available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it when it matures or becomes due. Amounts of accumulated PTO that are not expected to be liquidated with expendable, available financial resources are maintained separately and represent a reconciling item between the fund and government-wide presentations. As of December 31, 2019, the District has recorded a liability in the Statement of Net Position in the amount of \$9,441.

6. Net Position Flow Assumption

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

HOBBY AREA DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

7. Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last. The District has assigned \$527,915 of its General Fund fund balance to cover a portion of the 2020 budget.

8. Fund Balance Policies

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

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

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

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

HOBBY AREA DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2019

9. Budget

An annual unappropriated budget is adopted for the General Fund by the District's Board of Directors. The budget is prepared using the same method of accounting as for financial reporting. The original General Fund budget for the current year was not amended. The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund presents the original and revised budget amounts, if revised, compared to the actual amounts of revenues and expenditures for the current year.

10. Estimates

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

NOTE 3 – CASH AND TEMPORARY INVESTMENTS

As of December 31, 2019, the District had the following investments:

Fund and Investment Type	Fair Value	Maturities of Less Than 1 Year
<u>GENERAL FUND</u>		
TexSTAR	\$ 863,471	\$ 863,471
Certificate of Deposit	<u>252,492</u>	<u>252,492</u>
TOTAL INVESTMENTS	<u>\$ 1,115,963</u>	<u>\$ 1,115,963</u>

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

Custodial credit risk-deposits. In the case of deposits, this is the risk that the District's deposits may not be returned in the event of a bank failure. The District's investment policy requires funds on deposit at the depository bank to be collateralized by securities. As of December 31, 2019, the carrying amount of the District's deposits was \$565,673 and the bank balance was \$638,131. Of the bank balance, \$635,659 was covered by federal depository insurance and \$2,492 was covered by pledged securities.

HOBBY AREA DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2019

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at December 31, 2019, as listed below:

	Cash	Certificates of Deposit	Total
GENERAL FUND	\$ 274,430	\$ 252,492	\$ 526,922
HOBBY AREA IMPROVEMENT	38,751		38,751
TOTAL DEPOSITS	<u>\$ 313,181</u>	<u>\$ 252,492</u>	<u>\$ 565,673</u>

Custodial credit risk-investments. For an investment, this is the risk that the District will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party in the event of the failure of the counterparty. The District's investment policy requires that it will seek to safekeep securities at financial institutions, avoiding physical possession. Further, all trades, where applicable, shall be conducted on a delivery versus payment basis or commercial book entry system as utilized by the Federal Reserve and shall be protected through the use of a third-party custody/safekeeping agent.

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

TexSTAR

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

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

HOBBY AREA DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2019

NOTE 4 - ANNUAL ASSESSMENT

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

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

For the 2019 assessment year, the District levied an ad valorem assessment of \$0.15 per \$100 of assessed valuation, resulting in an assessment of \$2,055,075. Revenue recognition for the 2019 assessment has been fully deferred to the 2020 fiscal year.

All property values and exempt status, if any, are determined by the appraisal district. Assessed values are determined as of January 1 of each year, at which time a tax lien attaches to the related property. Taxes are levied around October/November, are due upon receipt and are delinquent the following February 1. Penalty and interest attach thereafter.

NOTE 5 – CAPITAL ASSETS

A Summary of changes in capital assets for the year ended December 31, 2019 is as follows:

	January 1, 2019	Increases	Decreases	December 31, 2019
Capital Assets Subject to Depreciation				
Equipment	\$	\$ 34,061	\$	\$ 34,061
Buildings and Improvements	715,494	82,417		797,911
Total Capital Assets Subject to Depreciation	\$ 715,494	\$ 116,478	\$ - 0 -	\$ 831,972
Less Accumulated Depreciation				
Equipment	\$	\$ 1,932	\$	\$ 1,932
Buildings and Improvements	33,952	71,548		105,500
Total Accumulated Depreciation	\$ 33,952	\$ 73,480	\$ - 0 -	\$ 107,432
Total Depreciable Capital Assets, Net of Accumulated Depreciation	\$ 681,542	\$ 42,998	\$ - 0 -	\$ 724,540
Total Capital Assets, Net of Accumulated Depreciation	\$ 681,542	\$ 42,998	\$ - 0 -	\$ 724,540

HOBBY AREA DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 6 – INTERFUND TRANSACTIONS

During the current fiscal year, the General Fund recorded a transfer of \$50,000 to the Hobby Area Improvement Fund to fund current year expenses.

NOTE 7 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the District participates along with 2,617 other entities in the Texas Municipal League's Intergovernmental Risk Pools (the "Pool"). The Pool purchases commercial insurance at group rates for participants in the Pool. The District has no additional risk or responsibility to the Pool, outside of the payment of insurance premiums. The District has not significantly reduced insurance coverage or had settlements that exceeded coverage amounts for the past three years.

DRAFT SUBJECT TO CHANGE

HOBBY AREA DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION
DECEMBER 31, 2019

HOBBY AREA DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL – GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2019

	Original and Final Budget	Actual	Variance Positive (Negative)
REVENUES			
Assessment Revenues	\$ 1,899,000	\$ 1,838,461	\$ (60,539)
Penalty and Interest	25,000	32,349	7,349
Investment Earnings	15,000	31,719	16,719
Other Income	<u>7,500</u>	<u>226,225</u>	<u>218,725</u>
TOTAL REVENUES	<u>\$ 1,946,500</u>	<u>\$ 2,128,754</u>	<u>\$ 182,254</u>
EXPENDITURES			
Services Operations:			
Personnel	\$ 741,708	\$ 410,491	\$ 331,217
Professional Fees	67,100	76,182	(9,082)
Contract Services	49,500	47,211	2,289
Public Safety and Security	396,500	281,936	114,564
Community Development	1,044,500	637,396	407,104
Business and Economic Development	208,800	57,916	150,884
Communications, Public Affairs, and Marketing	342,700	129,658	213,042
Other	138,190	129,848	8,342
Capital Outlay	<u></u>	<u>116,478</u>	<u>(116,478)</u>
TOTAL EXPENDITURES	<u>\$ 2,988,998</u>	<u>\$ 1,887,116</u>	<u>\$ 1,101,882</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ (1,042,498)</u>	<u>\$ 241,638</u>	<u>\$ 1,284,136</u>
OTHER FINANCING SOURCES(USES)			
Transfers Out	<u>\$ -0-</u>	<u>\$ (50,000)</u>	<u>\$ (50,000)</u>
NET CHANGE IN FUND BALANCE	<u>\$ (1,042,498)</u>	<u>\$ 191,638</u>	<u>\$ 1,234,136</u>
FUND BALANCE - JANUARY 1, 2019	<u>996,829</u>	<u>996,829</u>	<u></u>
FUND BALANCE - DECEMBER 31, 2019	<u>\$ (45,669)</u>	<u>\$ 1,188,467</u>	<u>\$ 1,234,136</u>

HOBBY AREA DISTRICT
SUPPLEMENTARY INFORMATION REQUIRED BY THE
WATER DISTRICT FINANCIAL MANAGEMENT GUIDE
DECEMBER 31, 2019

**HOBBY AREA DISTRICT
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED DECEMBER 31, 2019**

PERSONNEL EXPENDITURES (Including Benefits)	<u>\$ 410,491</u>
PROFESSIONAL FEES:	
Auditing	\$ 15,258
Legal	50,271
Delinquent Tax Attorney	<u>10,653</u>
TOTAL PROFESSIONAL FEES	<u>\$ 76,182</u>
CONTRACTED SERVICES	
Bookkeeping	\$ 10,200
Tax Collector	<u>37,011</u>
TOTAL CONTRACTED SERVICES	<u>\$ 47,211</u>
ADMINISTRATIVE EXPENDITURES:	
Board Meetings	\$ 16,574
Insurance	8,206
Office Operations/Supplies	74,474
Postage	1,194
Rent	<u>29,400</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 129,848</u>
CAPITAL OUTLAY	<u>\$ 116,478</u>
PUBLIC SAFETY	<u>\$ 281,936</u>
COMMUNITY DEVELOPMENT	<u>\$ 637,396</u>
BUSINESS AND ECONOMIC DEVELOPMENT	<u>\$ 57,916</u>
COMMUNICATIONS, PUBLIC AFFAIRS, AND MARKETING	<u>\$ 129,658</u>
TOTAL EXPENDITURES	<u><u>\$ 1,887,116</u></u>

HOBBY AREA DISTRICT
SCHEDULE OF INVESMENTS
FOR THE YEAR ENDED DECEMBER 31, 2019

<u>Funds</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at End of Year</u>
<u>GENERAL FUND</u>					
TexSTAR	XXXX0010	Varies	Daily	\$ 863,471	\$
Certificate of Deposit	XXXX8617	2.06%	07/14/20	252,492	
TOTAL GENERAL FUND				<u>\$ 1,115,963</u>	<u>\$ - 0 -</u>

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HOBBY AREA DISTRICT
ASSESSMENT LEVIED AND RECEIVABLE
FOR THE YEAR ENDED DECEMBER 31, 2019

	<u>Assessments</u>	
ASSESSMENTS RECEIVABLE -		
JANUARY 1, 2019	\$ 1,641,307	
Adjustments to Beginning Balance	<u>(65,040)</u>	\$ 1,576,267
Original 2019 Assessment	\$ 2,055,075	
Adjustment to 2019 Assessment	<u> </u>	<u>2,055,075</u>
TOTAL TO BE ACCOUNTED FOR		\$ 3,631,342
ASSESSMENT COLLECTIONS:		
Prior Years	\$ 1,540,767	
Current Year	<u>102,419</u>	<u>1,643,186</u>
ASSESSMENTS RECEIVABLE -		
DECEMBER 31, 2019		<u>\$ 1,988,156</u>
ASSESSMENTS RECEIVABLE BY		
YEAR:		
2019		\$ 1,952,656
2018		21,583
2017		7,421
2016		2,684
2015		1,308
2014		1,050
2013		<u>1,454</u>
TOTAL		<u>\$ 1,988,156</u>

HOBBY AREA DISTRICT
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND - FIVE YEARS

	Amounts		
	2019	2018	2017
REVENUES			
Assessment Revenues	\$ 1,838,461	\$ 1,793,890	\$ 1,739,874
Penalty and Interest	32,349	20,599	20,435
Investment Revenues	31,719	28,170	12,348
Investment and Miscellaneous Revenues	<u>226,225</u>	<u>362,053</u>	<u>360,533</u>
TOTAL REVENUES	<u>\$ 2,128,754</u>	<u>\$ 2,204,712</u>	<u>\$ 2,133,190</u>
EXPENDITURES			
Personnel	\$ 410,491	\$	\$
Professional Fees	76,182	50,526	27,562
Contract Services	47,211	617,003	477,933
Public Safety and Security	281,936	367,727	397,613
Community Development	637,396	458,528	386,566
Business and Economic Development	57,916	288,893	74,448
Communications, Public Affairs, and Marketing	129,658	103,161	38,625
Other	129,848	82,671	81,301
Capital Outlay	<u>116,478</u>	<u>513,474</u>	<u>78,238</u>
TOTAL EXPENDITURES	<u>\$ 1,887,116</u>	<u>\$ 2,481,983</u>	<u>\$ 1,562,286</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ 241,638</u>	<u>\$ (277,271)</u>	<u>\$ 570,904</u>
OTHER FINANCING SOURCES (USES)			
Transfers In(Out)	<u>\$ (50,000)</u>	<u>\$ (50,000)</u>	<u>\$ (50,000)</u>
NET CHANGE IN FUND BALANCE	\$ 191,638	\$ (327,271)	\$ 520,904
BEGINNING FUND BALANCE	<u>996,829</u>	<u>1,324,100</u>	<u>803,196</u>
ENDING FUND BALANCE	<u>\$ 1,188,467</u>	<u>\$ 996,829</u>	<u>\$ 1,324,100</u>

		Percentage of Total Revenues				
2016	2015	2019	2018	2017	2016	2015
\$ 1,690,544	\$ 1,533,917	86.4 %	81.4 %	81.5 %	98.1 %	98.1 %
27,983	28,583	1.5	0.9	1.0	1.6	1.8
5,251	1,925	1.5	1.3	0.6	0.3	0.1
		10.6	16.4	16.9		
\$ 1,723,778	\$ 1,564,425	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %
\$	\$	19.3 %	%	%	%	%
36,510	28,930	3.6	2.3	1.3	2.1	1.8
183,282	150,102	2.2	28.0	22.4	10.6	9.6
364,074	313,939	13.2	16.7	18.6	21.1	20.1
46,168	65,000	29.9	20.8	18.1	2.7	4.2
200,581	142,714	2.7	13.1	3.5	11.6	9.1
183,562		6.1	4.7	1.8	10.6	
62,139	26,926	6.1	3.7	3.8	3.6	1.7
490,162	606,032	5.5	23.3	3.7	28.4	38.7
\$ 1,566,478	\$ 1,333,643	88.6 %	112.6 %	73.2 %	90.7 %	85.2 %
\$ 157,300	\$ 230,782	11.4 %	(12.6) %	26.8 %	9.3 %	14.8 %
\$ - 0 -	\$ - 0 -					
\$ 157,300	\$ 230,782					
645,896	415,114					
\$ 803,196	\$ 645,896					

District Mailing Address	- Hobby Area District 8121 Broadway, Suite 199 Houston, TX 77061
District Telephone Number	- (832) 982-2036

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HOBBY AREA DISTRICT
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
DECEMBER 31, 2019

Consultants:	<u>Date Hired</u>	<u>Fees for the year ended December 31, 2019</u>	<u>Title</u>
Allen Boone Humphries Robinson LLP	01/01/19	\$ 50,168	Attorney
Belt Harris Pechacek, LLP	01/08/15	\$ 11,658	Prior Auditor
McCall Gibson Swedlund Barfoot PLLC	04/09/20	\$ -0-	Auditor
Governmental Financial Reporting LLC	12/01/15	\$ 11,256	Bookkeeper
Perdue Brandon Fielder Collins & Mott, LLP	06/12/14	\$ 10,653	Delinquent Tax Attorney
Hawes Hill & Associates, LLP	08/24/07	\$ 63,589	District Administrator
Clark Condon & Associates	02/13/14	\$ -0-	Environmental Design Services
Roland, Fry & Warren, LLC	01/15/15	\$ 3,600	Financial Statement Preparer
Roland, Fry & Warren, LLC	05/18/14	\$ -0-	Investment Officer
Equi-Tax, Inc.	09/19/07	\$ 37,011	Tax Assessor/Collector



HOBBY AREA DISTRICT

(HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9)

CITY OF HOUSTON

HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

To: Hobby Area District Board of Directors
From: Executive Director
Subject: Agenda Item Materials

7. Receive presentation from Clark Condon, LLC, regarding Hobby Area Preliminary Gateway Designs.

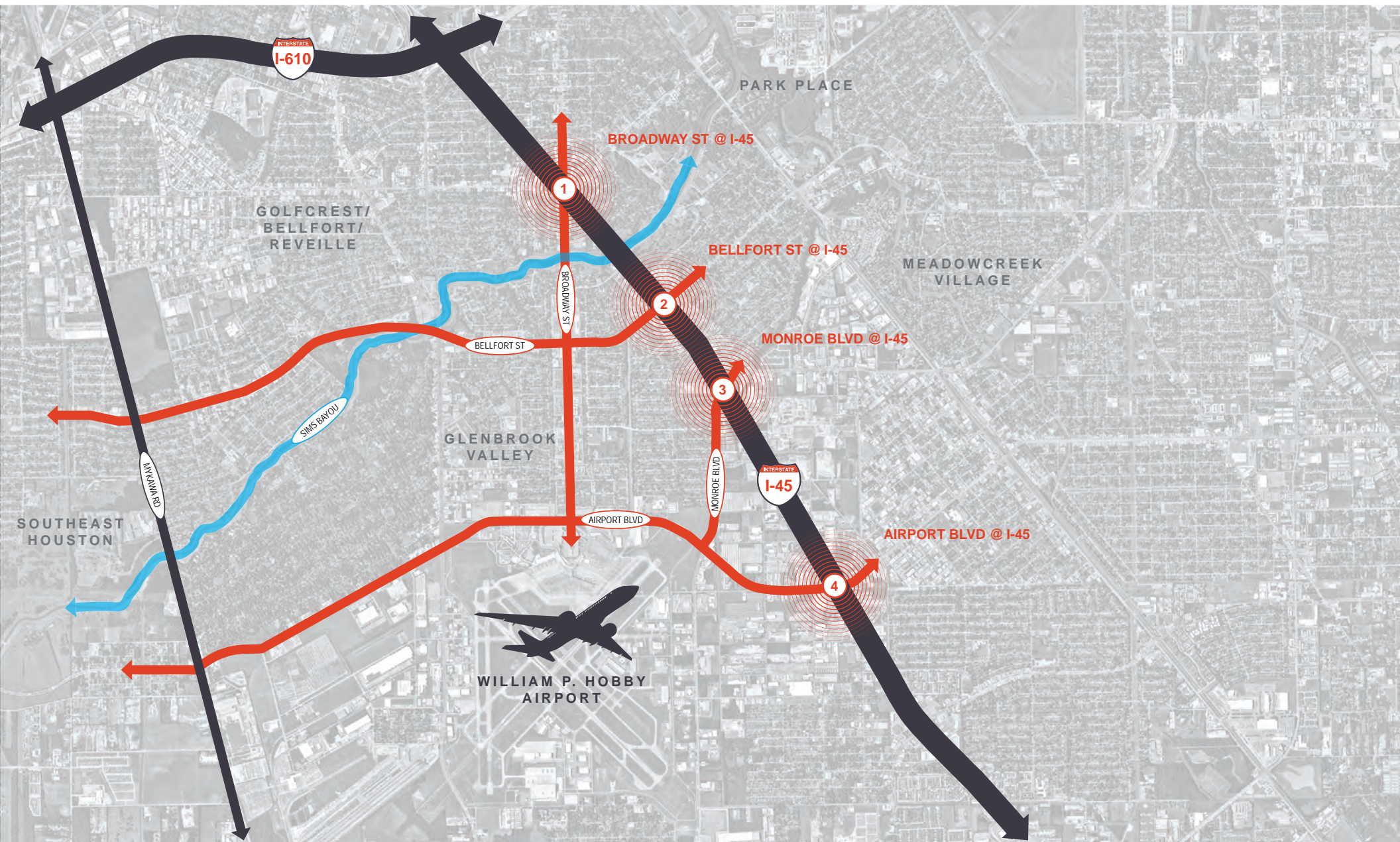


HOBBY AREA DISTRICT GATEWAYS

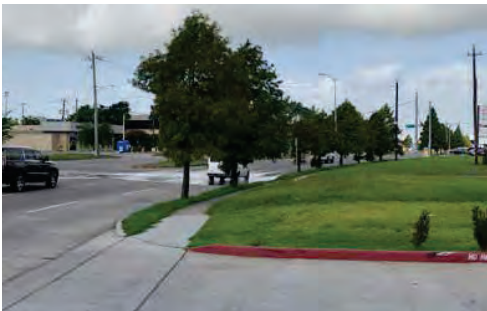
HOBBY AREA MANAGEMENT DISTRICT
CLARK CONDON
08.13.2020

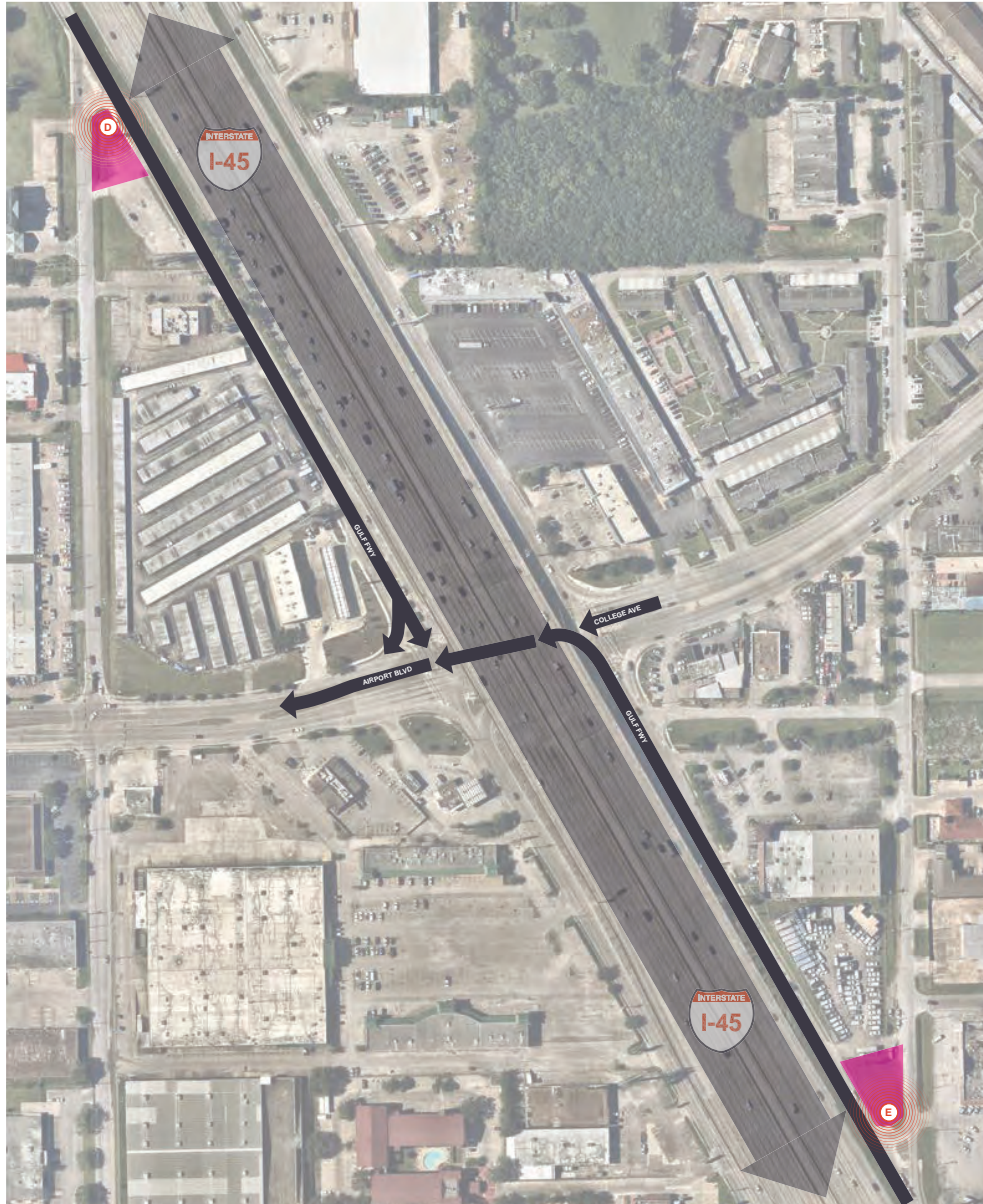
HISTORICAL IMAGERY





AIRPORT BLVD @ I-45





VISIBILITY

IDENTIFY ENTRY CIRCULATION PATTERNS TO DETERMINE OPPORTUNITIES FOR ART AND MONUMENTATION



IDENTITY + LEGIBILITY

IDENTIFY POTENTIAL MONUMENT AND SIGNAGE LOCATIONS FOR GATEWAY



IDENTIFY POTENTIAL OPPORTUNITIES

IS THERE ADJACENT LAND THAT CAN BE UTILIZED AND ENHANCED?





VISIBILITY

IDENTIFY ENTRY CIRCULATION PATTERNS TO DETERMINE OPPORTUNITIES FOR ART AND MONUMENTATION



SAFETY

PROVIDE CONSISTENT UNDERBRIDGE LIGHTING TO ENHANCE USERS HEALTH, SAFETY AND WELLFARE



CURB APPEAL

PROVIDE NEW AND MODERN PAVING ALONG RIGHT OF WAY. POWERWASH WEATHERED SURFACES.



COLOR AND CONTRAST

REDUCE HARDSCAPE SURFACES BY INTEGRATING MORE SOFTSCAPE AREAS AT EDGES OF OVERPASS



IDENTITY + LEGIBILITY

IDENTIFY POTENTIAL MONUMENT AND SIGNAGE LOCATIONS FOR GATEWAY



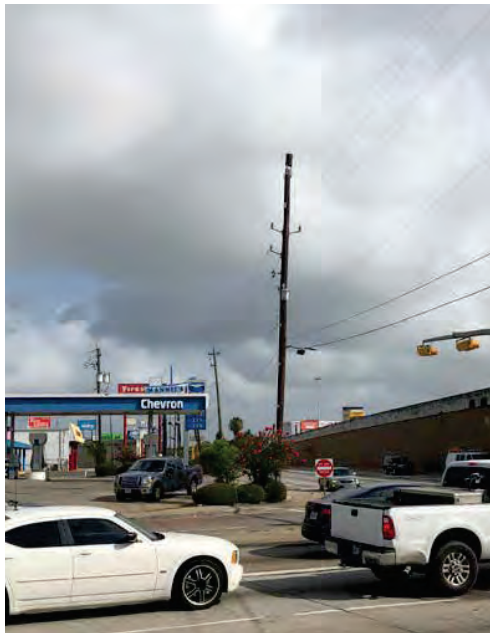
IDENTIFY POTENTIAL OPPORTUNITIES

IS THERE ADJACENT LAND THAT CAN BE UTILIZED AND ENHANCED?

EXISTING CONDCTIONS



MONROE BLVD @ I-45





VISIBILITY

IDENTIFY ENTRY CIRCULATION PATTERNS TO DETERMINE OPPORTUNITIES FOR ART AND MONUMENTATION



SAFETY

PROVIDE CONSISTENT UNDERBRIDGE LIGHTING TO ENHANCE USERS HEALTH, SAFETY AND WELLFARE



CURB APPEAL

PROVIDE NEW AND MODERN PAVING ALONG RIGHT OF WAY. POWERWASH WEATHERED SURFACES.



COLOR AND CONTRAST

REDUCE HARDSCAPE SURFACES BY INTEGRATING MORE SOFTSCAPE AREAS AT EDGES OF OVERPASS



IDENTITY + LEGIBILITY

IDENTIFY POTENTIAL MONUMENT AND SIGNAGE LOCATIONS FOR GATEWAY



IDENTIFY POTENTIAL OPPORTUNITIES

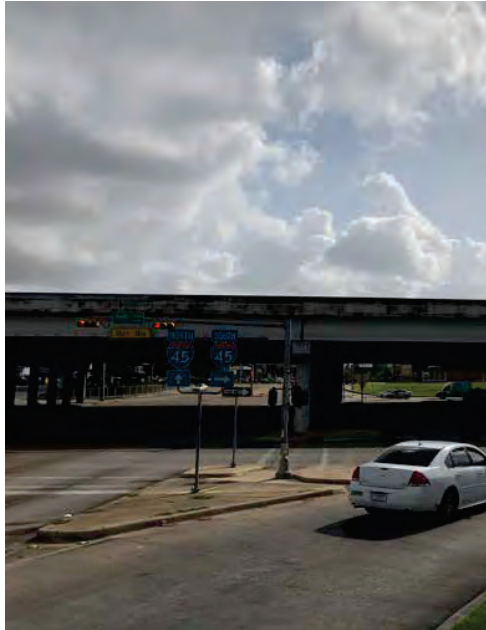
IS THERE ADJACENT LAND THAT CAN BE UTILIZED AND ENHANCED?

SECTION CALLOUT
SECTION CALLOUT
SECTION CALLOUT
SECTION CALLOUT

EXISTING CONDITONS



BELLFORT ST @ I-45





VISIBILITY

IDENTIFY ENTRY CIRCULATION PATTERNS TO DETERMINE OPPORTUNITIES FOR ART AND MONUMENTATION



SAFETY

PROVIDE CONSISTENT UNDERBRIDGE LIGHTING TO ENHANCE USERS HEALTH, SAFETY AND WELLFARE



CURB APPEAL

PROVIDE NEW AND MODERN PAVING ALONG RIGHT OF WAY. POWERWASH WEATHERED SURFACES.



COLOR AND CONTRAST

REDUCE HARDSCAPE SURFACES BY INTEGRATING MORE SOFTSCAPE AREAS AT EDGES OF OVERPASS



IDENTITY + LEGIBILITY

IDENTIFY POTENTIAL MONUMENT AND SIGNAGE LOCATIONS FOR GATEWAY



IDENTIFY POTENTIAL OPPORTUNITIES

IS THERE ADJACENT LAND THAT CAN BE UTILIZED AND ENHANCED?



TXDOT RIGHT OF WAY

EXISTING CONDITONS



SECTION CALLOUT

SECTION CALLOUT

SECTION CALLOUT

SECTION CALLOUT



BROADWAY ST @ I-45





HOBBY DISTRICT GATEWAYS
HOBBY AREA MANAGEMENT DISTRICT
120-090

BROADWAY ST @ I-45
OPPORTUNITIES + CONSTRAINTS
08.13.2020



VISIBILITY

IDENTIFY ENTRY CIRCULATION PATTERNS TO DETERMINE OPPORTUNITIES FOR ART AND MONUMENTATION



SAFETY

PROVIDE CONSISTENT UNDERBRIDGE LIGHTING TO ENHANCE USERS HEALTH, SAFETY AND WELFARE



CURB APPEAL

PROVIDE NEW AND MODERN PAVING ALONG RIGHT OF WAY. POWERWASH WEATHERED SURFACES.



COLOR AND CONTRAST

REDUCE HARDSCAPE SURFACES BY INTEGRATING MORE SOFTSCAPE AREAS AT EDGES OF OVERPASS



IDENTITY + LEGIBILITY

IDENTIFY POTENTIAL MONUMENT AND SIGNAGE LOCATIONS FOR GATEWAY



IDENTIFY POTENTIAL OPPORTUNITIES

IS THERE ADJACENT LAND THAT CAN BE UTILIZED AND ENHANCED?



TXDOT RIGHT OF WAY

SECTION CALLOUT
SECTION CALLOUT
SECTION CALLOUT
SECTION CALLOUT

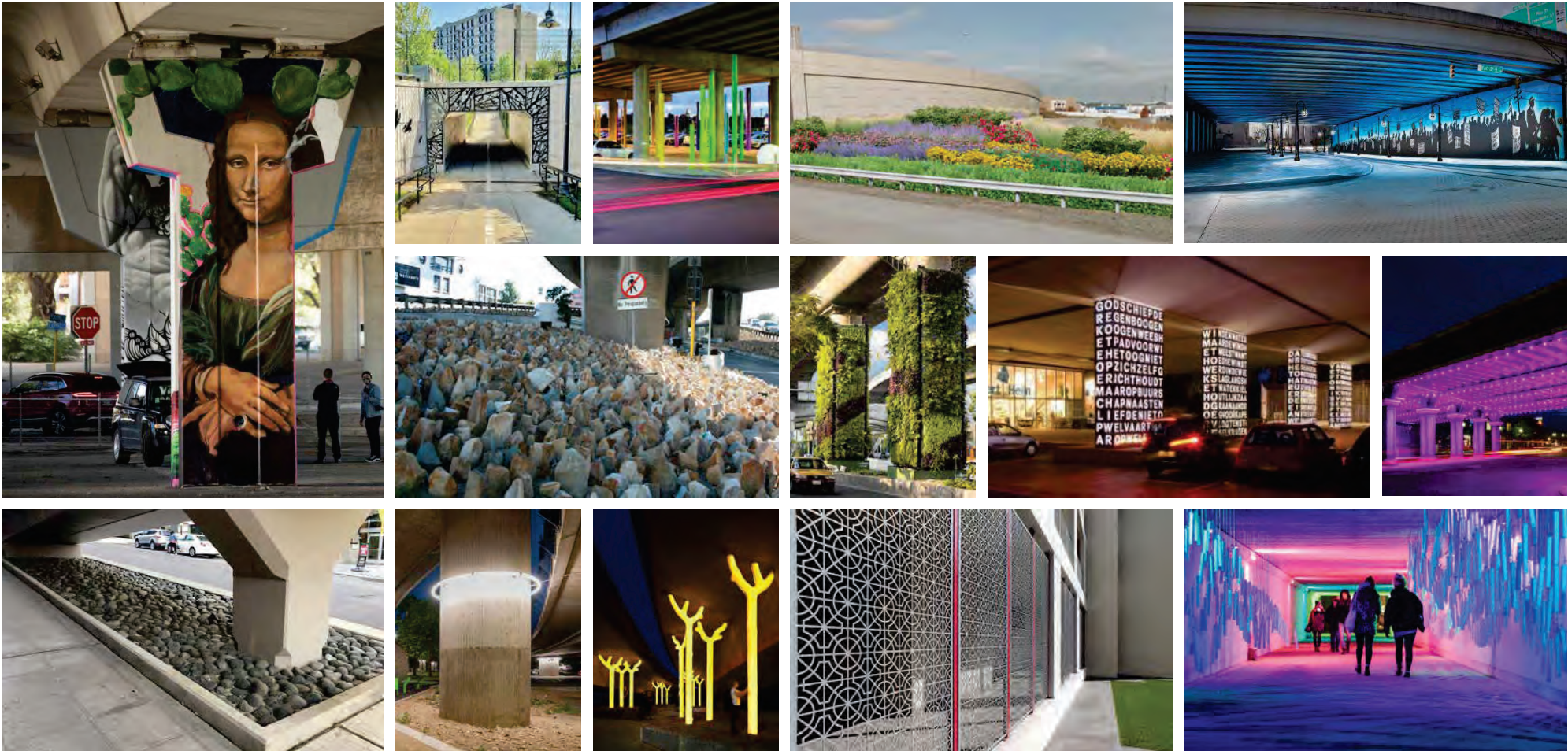
EXISTING CONDITONS



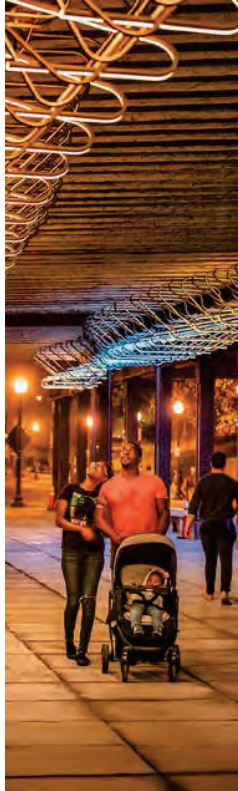
CLARK CONDON | HOBBY AREA DISTRICT



LIGHTING, CURB APPEAL + ART



LIGHTING



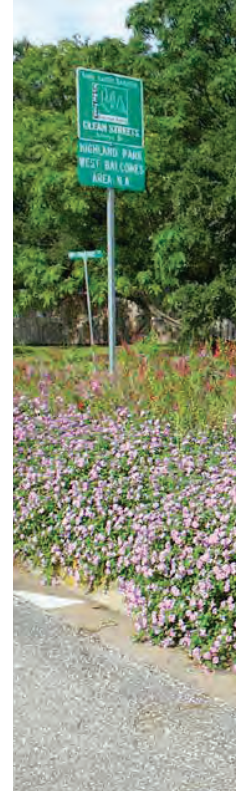
BARRIERS



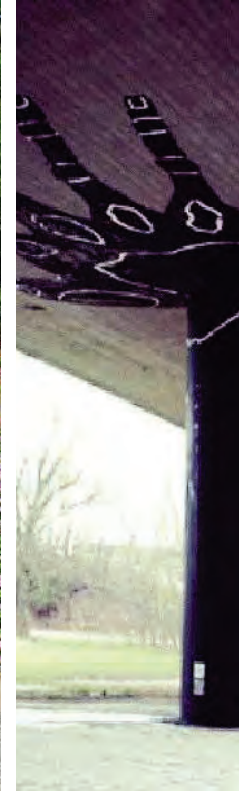
SURFACING



GROUND COVER



ART







PAVING





LEGEND









IDENTITY

-  MONUMENT - FREEWAY
-  MONUMENT - NEIGHBORHOOD
-  ART COLUMN ACCENTS
-  IDENTITY FENCE

SAFETY

-  UNDERPASS LIGHTING
-  CROSSWALK IDENTIFICATION

CURB APPEAL

-  STREET TREES
-  ORNAMENTAL TREES
-  FORMAL PALM TREES
-  COLORFUL GROUNDCOVER
-  LAWN
-  PAVER HARDSCAPE
-  CONCRETE PAVING
-  GRAVEL MULCH



00 50 100

THIS DRAWING IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE. NO WARRANTIES OR REPRESENTATIONS, EXPRESSED OR IMPLIED CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THIS PLAN ARE INTENDED. THIS PLAN IS NOT FOR PERMIT OR CONSTRUCTION PURPOSES.



HOBBY DISTRICT GATEWAYS
HOBBY AREA MANAGEMENT DISTRICT
120-090

BROADWAY @ I-45
CONCEPTUAL PLAN - MOTION
08.13.2020

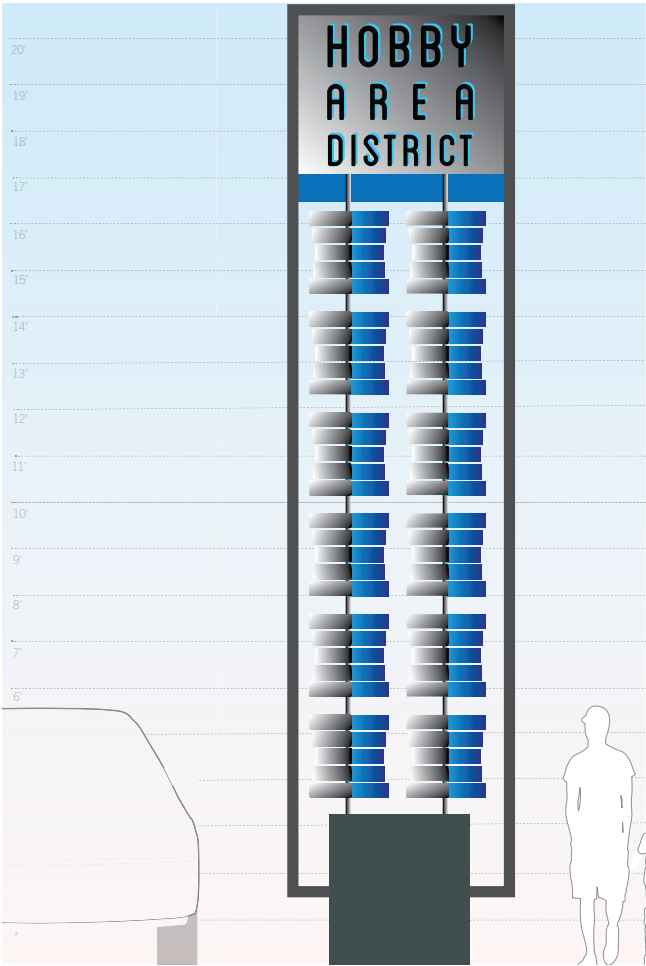
CLARK CONDON | HOBBY AREA DISTRICT



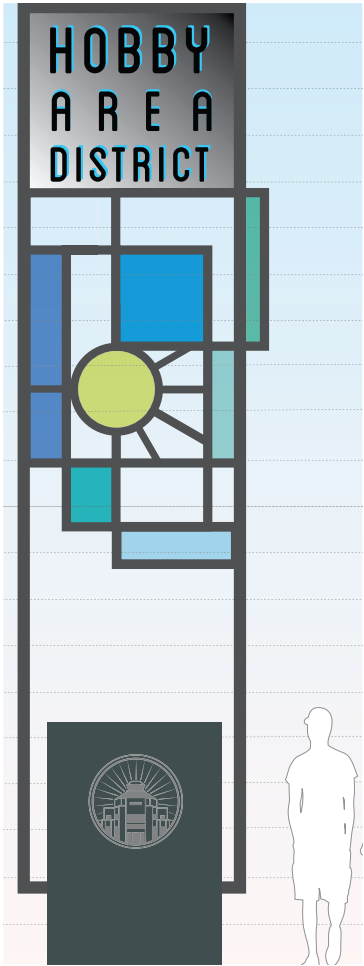




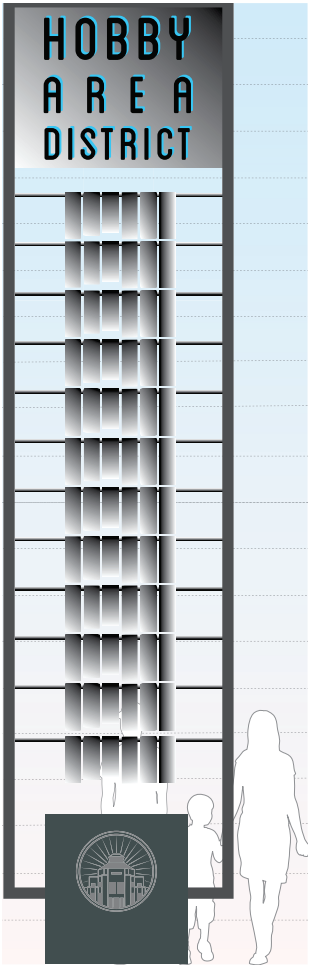
LARGE SCALE ENTRY MONUMENTS



OPTION A

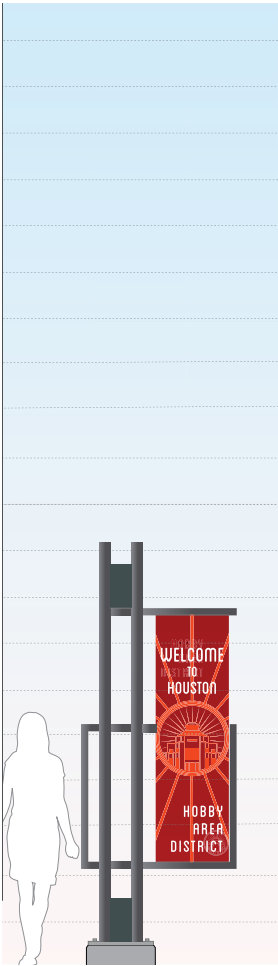


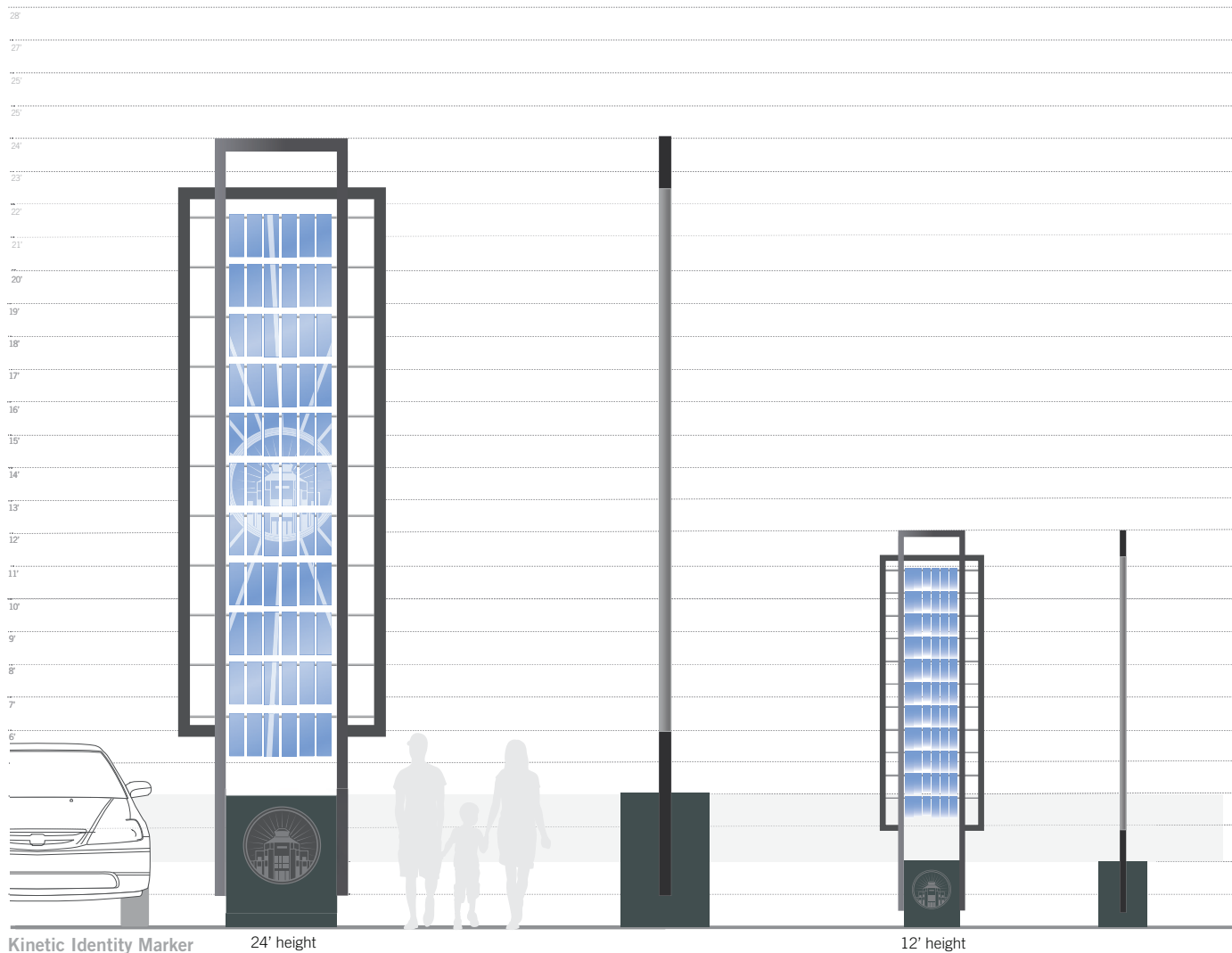
OPTION B



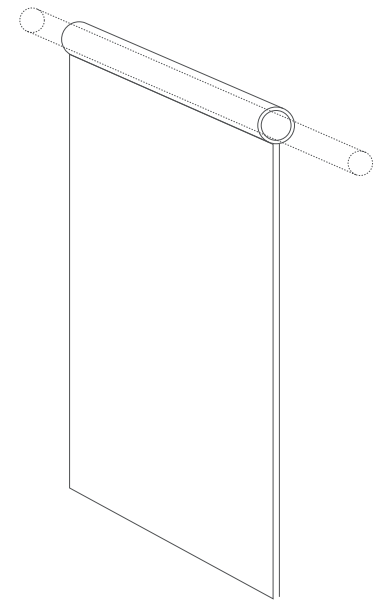
OPTION C

ID MARKERS

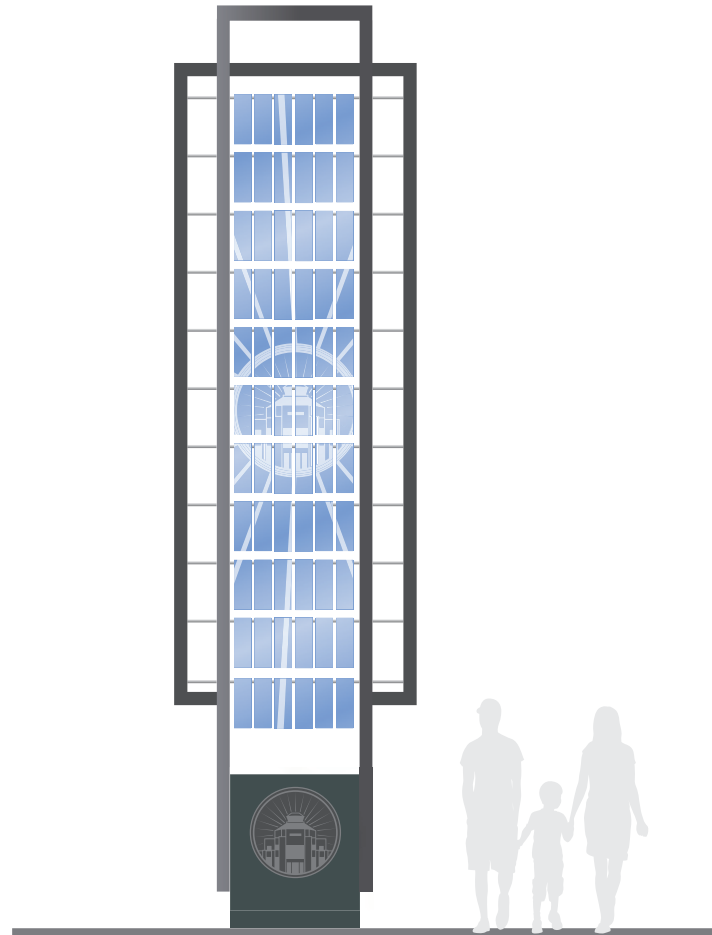




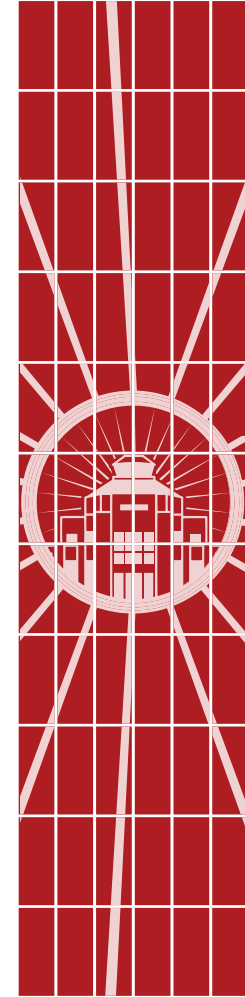
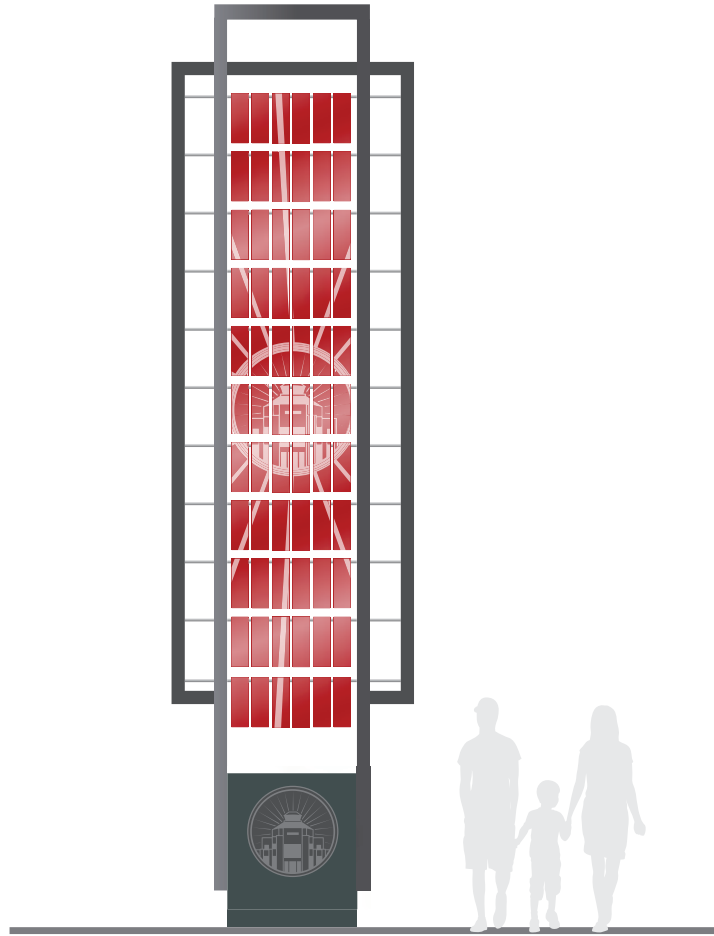
Features
 Pivoted wind blown fins - Direct Embed panels with logo graphic
 Steel structure - painted
 Illumination - Uplight from base - double sided



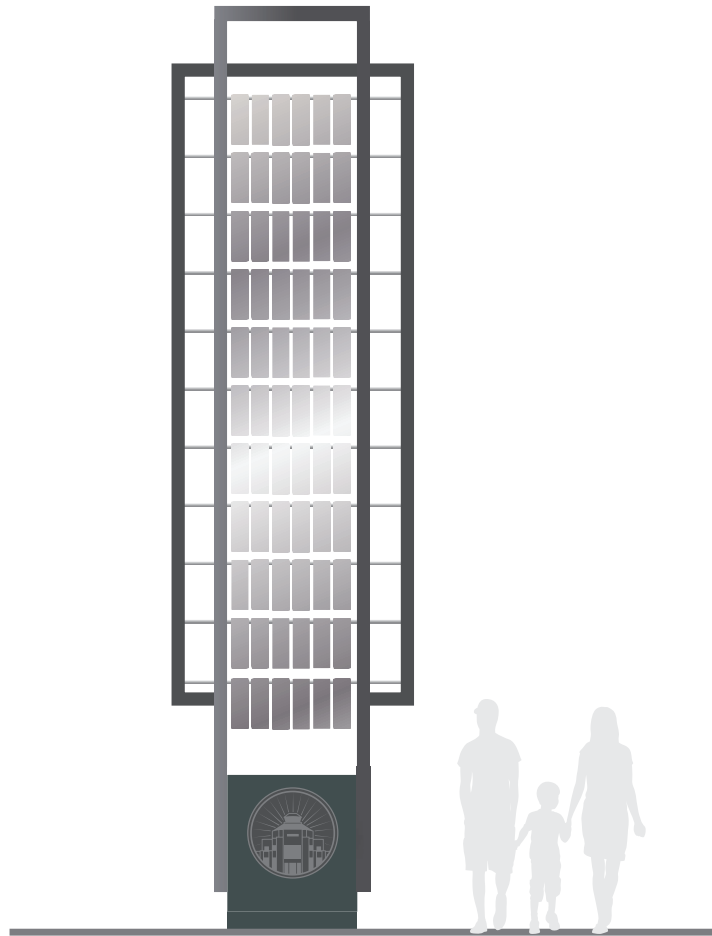
KENETIC PANELS



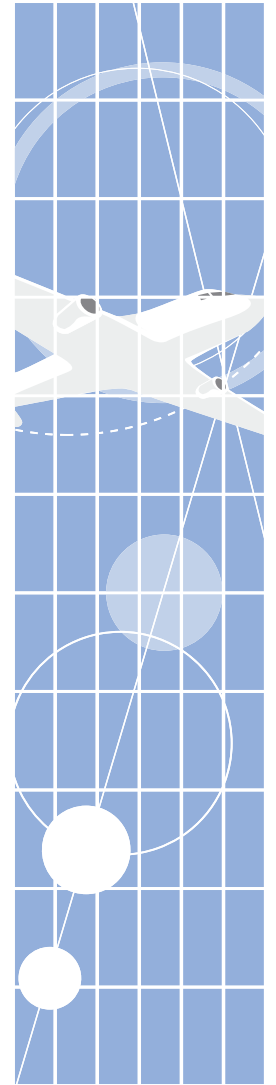
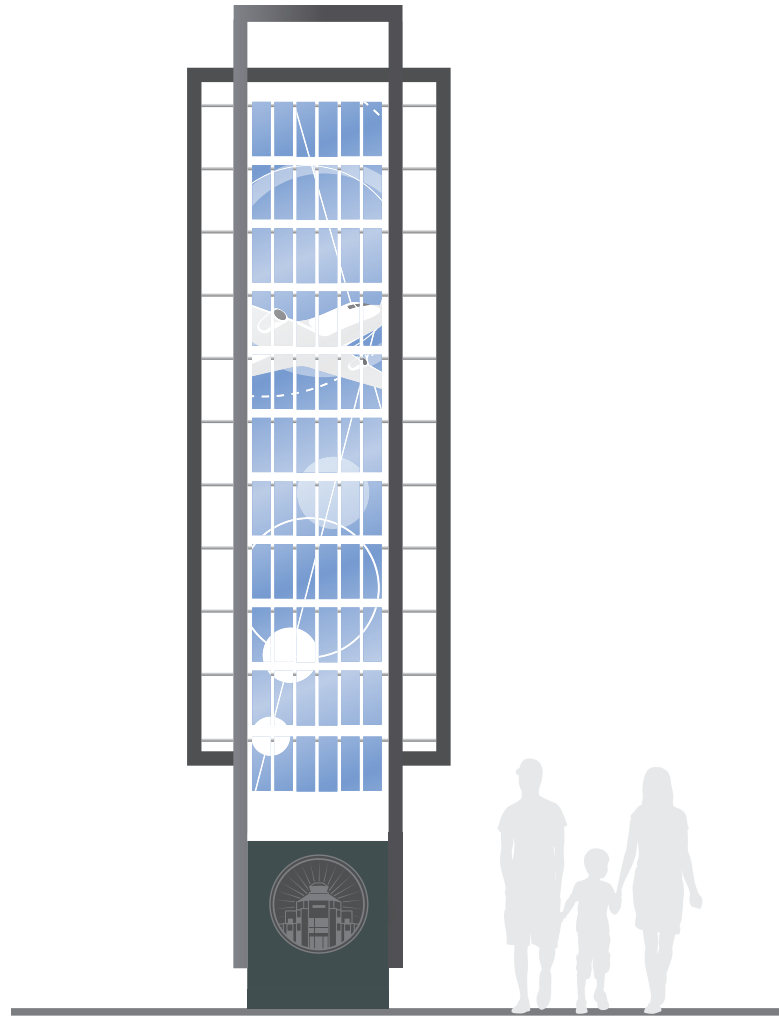
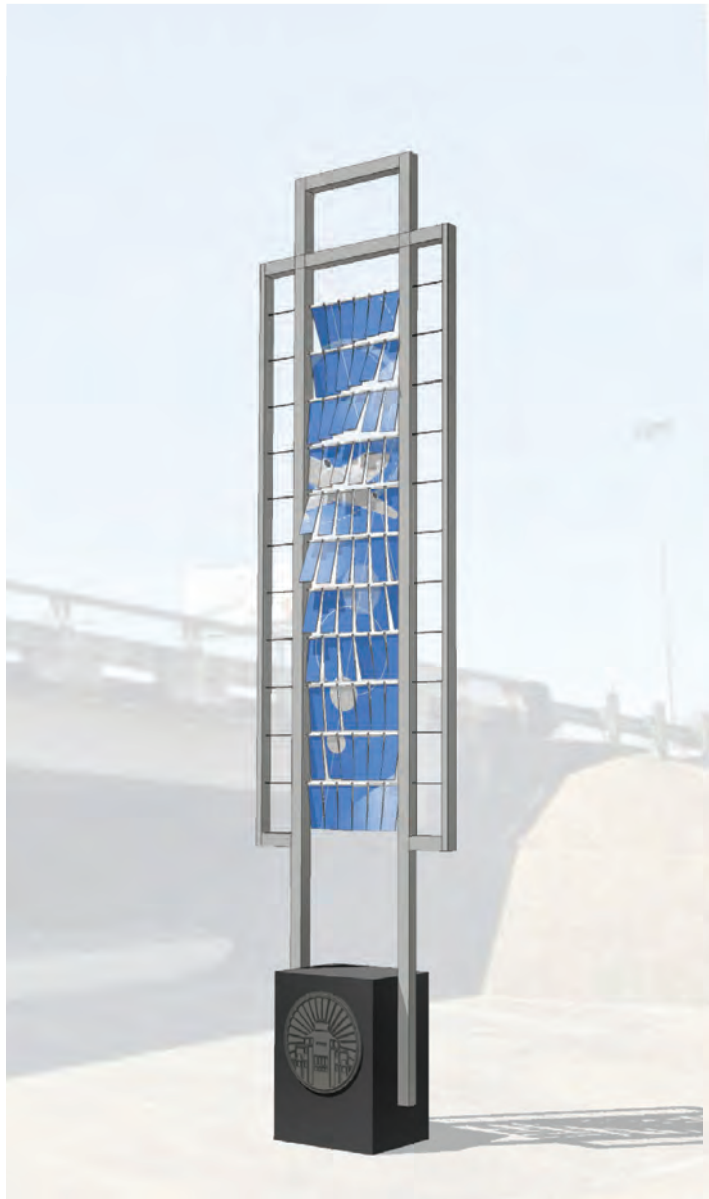
DISTRICT LOGO



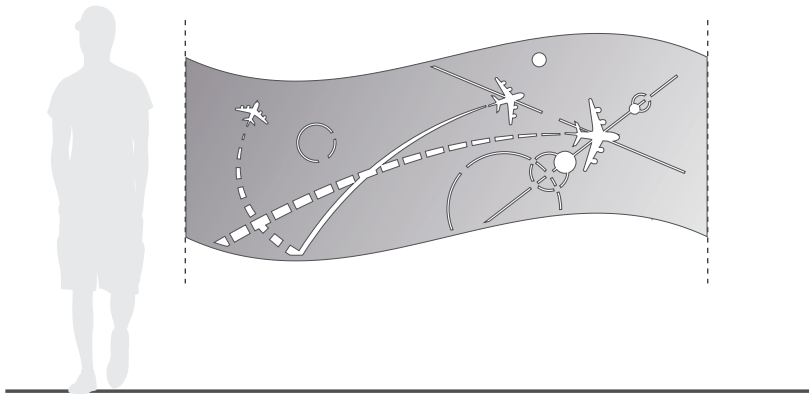
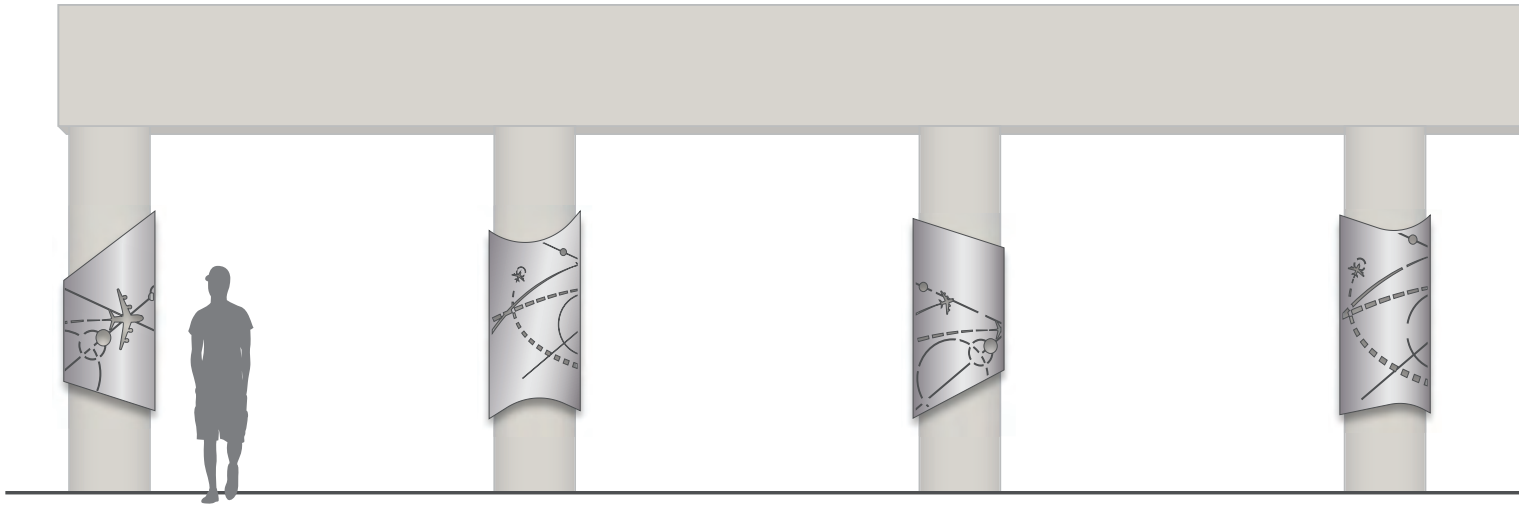
DISTRICT LOGO



Polished Metal

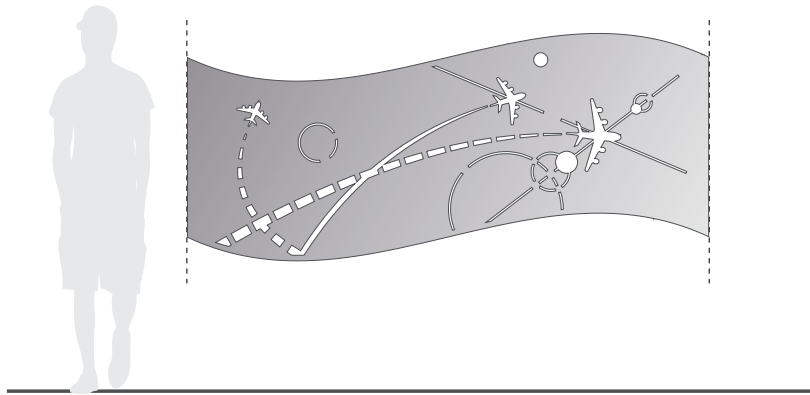
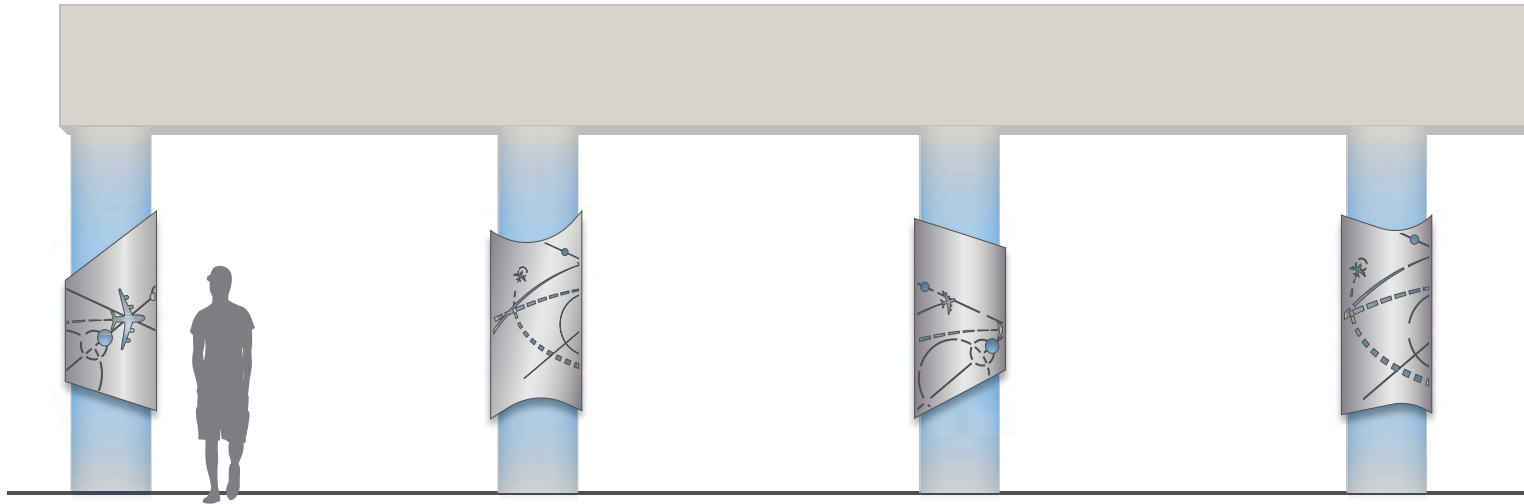


GRAPHICS



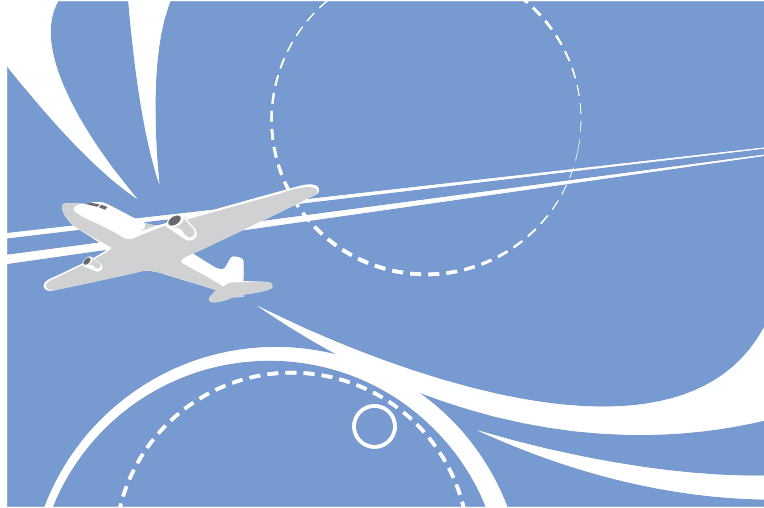
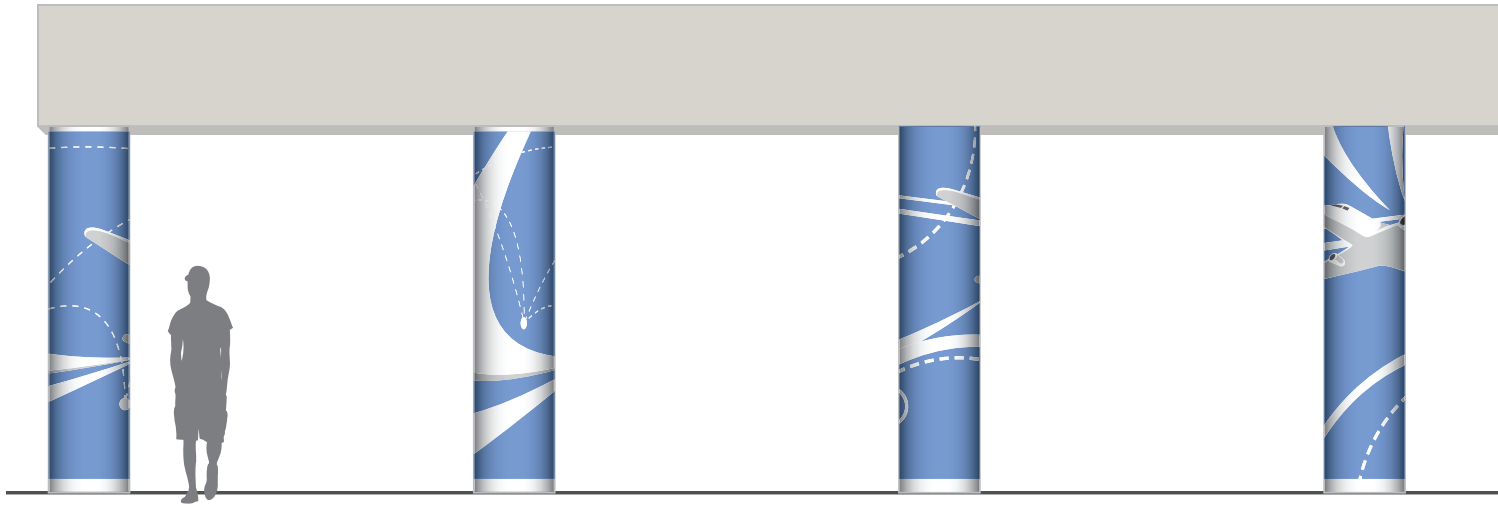
Waterjet Cut Metal Panel Wrap





Waterjet Cut Metal Panel Wrap
Light wash on overpass column



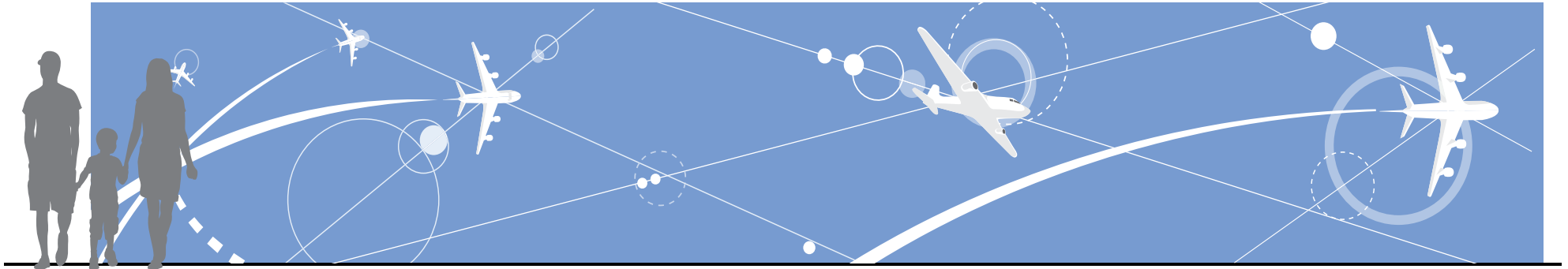


Aeronautic Graphic Wrap

HOBBY DISTRICT GATEWAYS | **PAINTED COLUMN ACCENTS**
 HOBBY AREA MANAGEMENT DISTRICT | 08.13.2020
 120-090

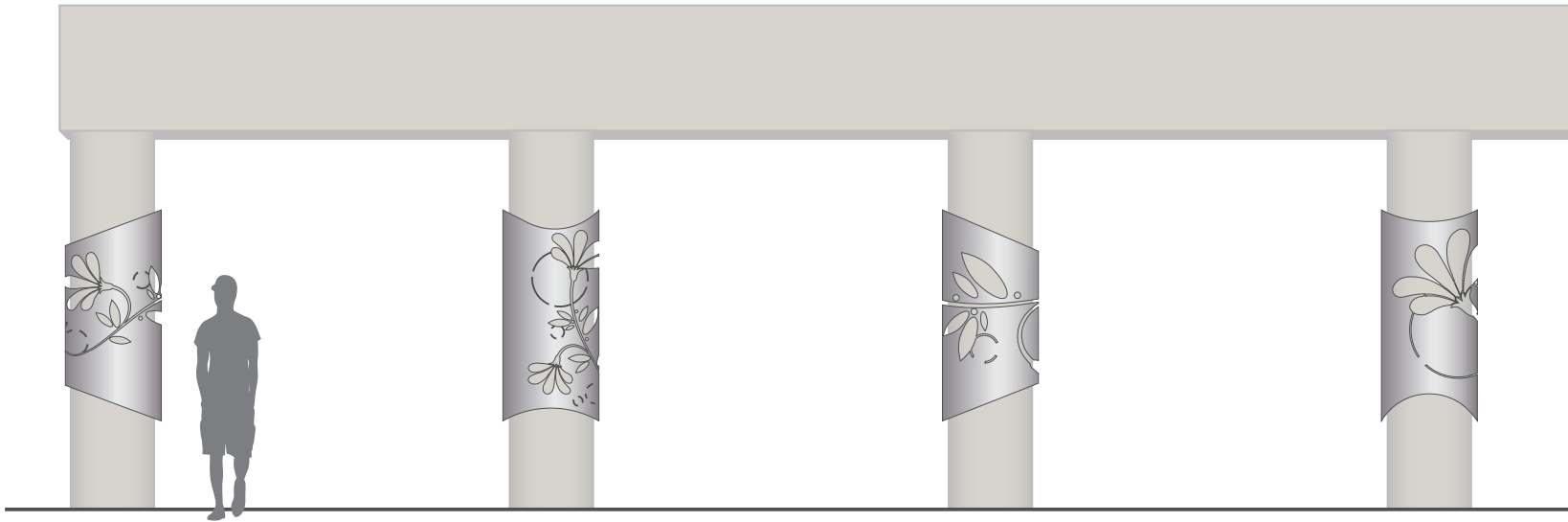


CLARK CONDON | HOBBY AREA DISTRICT 



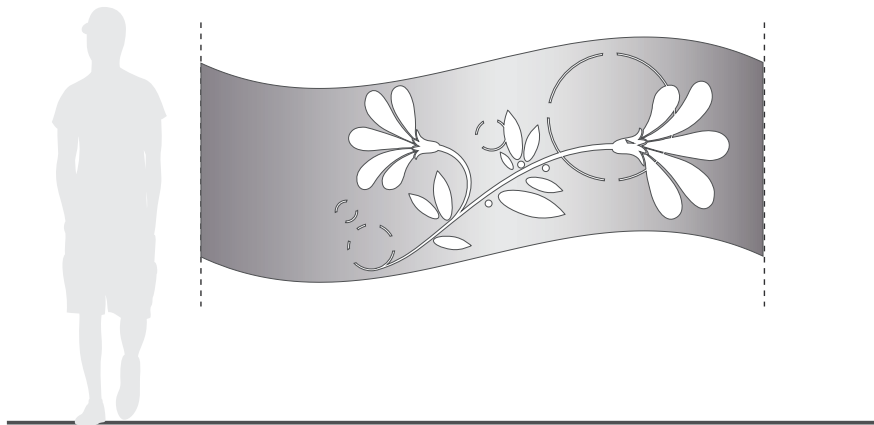
Printed Graphic mesh fence covering





Waterjet Cut Metal Panel Wrap





Waterjet Cut Metal Panel Wrap





Botanical Graphic Wrap

HOBBY DISTRICT GATEWAYS | **PAINTED COLUMN ACCENTS**
 HOBBY AREA MANAGEMENT DISTRICT
 120-090 | 08.13.2020



CLARK CONDON | HOBBY AREA DISTRICT 



Printed Graphic mesh fence covering





HOBBY AREA DISTRICT

CLARK CONDON

BROADWAY CORRIDOR





HOBBY AREA DISTRICT

(HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9)

CITY OF HOUSTON

HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

To: Hobby Area District Board of Directors
From: Executive Director
Subject: Agenda Item Materials

8. Consider proposal from Tribe Design for graphic design services for District newsletter; and authorize execution of agreement.



Estimate

Beth Strobe
Hobby Area District
8121 Broadway, Suite 199
Houston, TX 77061

Date
Number
Revision
AE/Team
Due Date:

07/17/20
20HAD001
Original
TEAM

Name/Title: Newsletter Design
Desc/Specs: Design and graphics to leverage client's existing branding. Includes layout of up to four (4) pages. Final size: 8.5" x 11" folded (two-sided, full-color).

Copy: Assumes all text to be provided by client in electronic format. Imagery:
Assumes all photos including company logo to be provided by client in hi-resolution electronic format. If necessary, additional image research can be performed through stock photo sites. External royalty-free photography can range in cost from \$25-300 per image. Includes research time, purchase/download and formatting to layout. (Photo editing or retouching to be estimated on a case-by-case basis.)

Assumes an Initial Presentation of up to two (2) design studies.
Allows for two (2) rounds of revisions to the selected study. (A revision constitutes any change that does not overhaul the approved design/layout and requires less than 2 hours to complete.)

Additional rounds of revisions will be billed hourly (\$35 to \$75 per hour depending on complexity of changes). Any other costs outside the scope of the project will be provided separately as either an Estimate or a Change Order.

Approved artwork to be delivered as hi-resolution PDF to Client. Printing to be estimated upon request.

Description	Estimate
Design of Newsletter Theme	\$ 1,000.00 *
Layout of Interior Pages	\$ 600.00 *
NEW Client Discount	\$-400.00 *
TOTAL	\$ 1,200.00

Including 10.00% contingency: \$ 1,320.00
This estimate includes only the items above and does not include revisions that exceed the estimated amount. A 10% contingency may be applied to cover changes in scope or unexpected costs. If changes exceed the contingency, a written Change Order will be submitted for your approval. The contingency will not be billed if such costs are not incurred.

TERMS: Tribe Design requests a 50% Deposit before project initiation. All invoice amounts are due and payable by CLIENT within 15 days upon receipt of invoice. Additional out of pocket expenses such as travel, deliveries, and shipping will be billed at the completion of the project. If the project exceeds 30 days, work-to-date may be billed each month. In the case of cancellation of the project by the CLIENT, written notification is required. The CLIENT agrees to pay fees for time spent by Tribe Design, on the project, to the point of cancellation, and an additional 10% cancellation penalty fee based on the entire remaining unpaid balance. The CLIENT agrees to pay 100% of production or construction fees authorized by the CLIENT at the point of cancellation. Tribe Design retains the copyright on all work product, until project is paid in full. Upon payment in full, copyright of the final work product created by Tribe Design for the CLIENT is transferred to the CLIENT. Certain third party items such as software, photography and fonts may require separate licensing by the CLIENT. It remains the responsibility of the CLIENT to undertake any necessary copyright and trademark searches to assure themselves of their rights to use such work product in commerce.

Approvals:

Approved By: _____ Date: _____



Tribe Design Credentials



Founded in 1993, Tribe Design is an award winning Houston-based design firm specializing in implementing and improving brand recognition in print and web design. Tribe has extensive experience in applying branding to marketing campaigns and digital applications.

Your Tribe Design Team

Francisco Rios, Creative Director, Principal

Tribe Design's Creative Director, Francisco Rios, will oversee the design team for both initial design and production. Throughout the design process, Francisco will communicate with you and the design team to facilitate the creation, revisions and production of your project. His extensive experience in graphic design for business applications will ensure that your project achieves the level of professionalism and sophistication you require. Francisco Rios graduated from the University of Houston with a degree in Graphic Design in 1992. Francisco has won many National and Houston-based Art Awards including the Texas Graphic Design Excellence Award, Art Director's Club of Houston Excellence Award and American Graphic Design Identity Award. Francisco's work has been published in "Ray Gun" magazine and "The Language Arts Survival Guide" educational book. He is also a former member of the Board of Directors of the Art Directors Club of Houston.

Dennis Nuon, Designer & Web Developer

Dennis Nuon was born in Conroe, Texas and raised in Houston where he graduated from the University of Houston with a Bachelor of Fine Arts degree in Graphic Communication in 2011. Prior to joining Tribe, he interned at the University Relations Department at the University of Houston. He designed the University of Houston Academic Seal and the University Systems Seal used by the University President and the Board of Regents. He also redesigned the University's interlocking logo which gained recognition at the 2012 AMA Houston Crystal Awards. At Tribe Design, his primary role is now web design and development. He specializes in Wordpress implementations with over ten client sites to his credit. He is an expert in HTML, CSS, PHP, JQuery and responsive web design.

Tribe Design Experience

In addition to numerous small to mid-sized companies, Tribe has worked with such clients as Fenner Group, CDI Energy Products, University of Houston, Midtown Management District, Greenspoint Management District and Star of Hope. Tribe Design's goal-oriented approach to projects has earned it a reputation for creating highly effective marketing materials. Not only do we have in-house capabilities and project management skills, Tribe has assembled a wide resource pool of specialists to augment the core team.

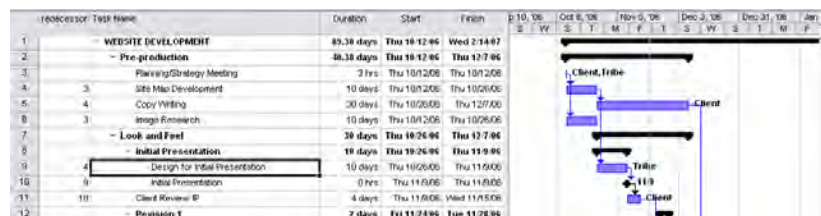
Our Approach

Project Management and Scheduling

Tribe Design is focused on completing projects on time and on budget. Over the years we have invested significant resources in continually refining and improving our project management approach.

The first step in every project is to create a schedule by working backward from your desired completion date. We then present the schedule for your review and approval to ensure that any client-required feedback occurs at times which are feasible for you and your team.

We will continually monitor the schedule as the project progresses, adjusting internal tasks as necessary to meet your completion deadline. Each member of our team reports his/her activities in real-time via a web application, allowing the project manager to facilitate timely completion of every task and communicate progress to the client.



Our Step-by-Step Design and Production Process

Project Launch

- Tribe prepares a comprehensive and detailed project schedule based on client-provided deadlines
- Tribe conducts an initial strategy/creative meeting discuss schedule, project goals, imagery and copy
-

Initial Design

- Art Director conducts an internal creative brief with the design team
- Internal review of each design study
- Initial presentation to client
- Client selects design study and submits design revisions to the Art Director

Revision Round 1

- Art Director communicates design revisions to the selected designer
- Designer completes revisions
- Internal review conducted by Art Director
- Additional internal revisions completed
- Presentation to client
- Client submits revisions and feedback to the Art Director

Revision Round 2

- Art Director communicates design revisions to the selected designer
- Designer completes revisions
- Internal review conducted by Art Director
- Additional internal revisions completed
- Presentation to client
- Additional revisions (if necessary)

Final approval

- Final design presented to client
- Client approval and sign-off on artwork
- Tribe runs production for print or web publishing



Tribe Project Presentation Site

Security and Quality Control

Tribe Design is committed to securing your design projects. All Tribe Design employees are under a blanket confidentiality agreement. We also utilize a custom password protected presentation site to facilitate the design review process. Each of our clients is issued a unique user name and password to access a client-specific presentation site to review design projects in progress. Tribe will issue usernames and passwords only for those individuals approved for access by the client.

Our unique approach to quality design involves using multiple experienced designers, performing periodic internal reviews at every stage of the design process and Art Direction leadership and guidance

throughout the entire project.

Assigning several designers to complete initial design studies for a project helps Tribe achieve a high-level of creativity and perspective for each project. Designing competitively also encourages high-quality results in the early stages of the design process.

Internal reviews are conducted by designers, art directors, and marketing strategists to guarantee that designs are aesthetically appealing, in-line with established client branding and affective to achieve the business goals of the project. Once the client selects a design, we select one designer to follow through with the project to completion. One designer at this phase minimizes mistakes as he/she becomes intimately involved in the project and well aware of the purpose and direction of the piece.

For printed pieces we maintain quality control through the printing process by:

- Completing an internal quality assurance checklist before sending artwork to the printer
- Requesting up to three sets of proofs at various stages in the printing process
- Attending press and bindery checks before the final run

Research

We understand that research is a key component in determining brand message and positioning. We approach positioning in a two-step process:

- 1) Inside Looking Out – we will collaborate with you and your team to find out what you know about your market, the competition, your clients and your current market position. This consensus building with your stakeholders allows us to determine those things that you know or think you know as a company.
- 2) Outside Looking In – we can bring in an experienced third party to conduct research, surveys, and focus groups to determine your perceived positioning and value in the market and compared to your competition.

Then, by comparing findings from these two perspectives, we will work with you and your team to determine what branding message will resonate most with your audience and help you achieve the position you want.

Our Experience

Case Study: Fitts, Roberts & Company

Fitts, Roberts & Co., P.C. is a perfect example of a company who has taken advantage of the fact that their competition has cut back on marketing while they have taken the time and money to emerge from the clutter and increase their efforts for the top spot in their industry. And we got to help them do this.

Sometimes it is hard for companies to understand the importance and value of consistency with a brand. This was not a hard concept to grasp for Fitts, Roberts & Co., P.C. We helped with the re-branding of their logo, website, stationery, pocket folder, powerpoint template, report covers, brochure, inserts and more. With a re-branding project for a long-standing, traditional business, it can be challenging to keep the same brand image while creating an updated look.

Like most business, especially health care, insurance, accounting and tax, there are new regulation updates on a weekly basis. How often do you need to change marketing pieces that were created in a non-modifiable format? Most likely your answer is “all the time”. Before partnering with Tribe, Fitts, Roberts & CO., P.C. only had un-modifiable marketing pieces with outdated information that they didn’t want to send to clients. Our solution was to format their marketing pieces for print in Microsoft Word so they are able to make the appropriate changes to keep their clients consistently up to date with the important modifications made in their industry.

Another part of their rebranding was their website. It may be a surprise, but viewing information on the web is different from other media in the way you read from the screen. It is different how information is presented to you and what kind of information you can find. That is why it is important for your company to work with a talented designer to make sure that the text and graphics are easy and correctly absorbed by your website visitors. At Tribe, we have a planning stage with our clients to uncover the top three things the client wants their website visitors to do when they get to the homepage. This helps us achieve exactly what the client wants.

Case Study: CDI Energy Products

Fenner Advanced Sealing Technologies is synonymous with high quality, high performance sealing solutions and consequently enjoys an enviable reputation within the world’s fluid power and energy industries.

In 2010, Tribe Design was hired to help develop their marketing materials and sales collateral. This included branding for their flagship product, Tuff Breed. The work also involved creating custom tradeshow displays for OTC, Offshore Europe and OTC Brazil.

In 2012, the company rebranded as two separate companies, CDI Energy Products and EGC Critical Components. Tribe was tasked with implementing the new visual branding for both companies. This included the application of the new company logos, updating their capabilities brochures, creating individual market brochures, datasheets, powerpoint presentations, and email templates. New tradeshow designs were also developed for DUG East, DUG Eagleford, ONS 2012, Rio Oil & Gas and OSEA 2012. The work was documented in their “Branding Style Guide” for use and reference around the world by its subsidiaries.

We are very proud of all of our work. We encourage you to visit our website portfolio, www.tribedesign.com. If you see any projects you would like to know more about, let us know and we'll be happy to provide a contact for reference.

References

Tribe Design has completed extensive branding or marketing campaigns for the following clients. We encourage you to speak with them about our work together.



Houston Community College

Madeline Burillo-Hopkins, Ed.D., President
5601 West Loop S. (MC 1587)
Houston, TX 77081
Office: 713-718-7748
madeline.burillo@hccs.edu
southwest.hccs.edu



Birkman International, Inc.

Amy Shepley, Director of Marketing
3040 Post Oak Blvd., Suite 1425
Houston, TX 77056
Office: 713-623-2760
ashepley@birkman.com
www.birkman.com



Enterprise Offshore Drilling

Brad James, President & CEO
11757 Katy Freeway, Suite 1300
Houston, TX 77079
Office: 281-854-2019
bjames@enterpriseoffshore.com
www.enterpriseoffshore.com

Additional References:

Midtown Management District

Cynthia Alvarado, Operations Manager
410 Pierce Street, Suite 355
Houston TX 77002
Phone: 713.526.7577 ext. 106
calvarado@midtown-tx.org

U of H, College of Technology

Marilyn Jones, Communications Manager
300 Technology Building, Room 357
Houston, TX 77204
Phone: 713-743-5630
mjones4@centraluh.edu

The Village Learning Center, Inc.

Kimberly Brusatori, Founder
3819 Plum Valley Drive
Kingwood, Texas 77339
Office: (281) 794-4122
kbrusatori@villagelac.org

Star of Hope Mission

Kathrin Yokubaitis, Comm. Relations Manager
6897 Ardmore
Houston, TX 77054
Office: 713-440-5345
kyokubaitis@sohmission.org

Tribe Design at a Glance

Tribe Design

1420 McIlhenny St.

Houston, TX 77004

Main: 713.523.5119

Fax: 713.970.1084

www.tribedesign.com

Established 1993, Houston, Texas

Ownership – Francisco Rios

Houston Minority Supplier Diversity Council – Member

Recognized HUB (Historically Underutilized Business)

Primary Contact

Francisco Rios, Creative Director

rios@tribedesign.com

713.523.5119 x 708

Secondary Contact

Dennis Nuon, Designer & Developer

dennis@tribedesign.com

713.523.5119 x 705

Award & Recognition

Art Director's Club of Houston Excellence Awards

Art Director's Club of Houston Multimedia Awards

Art Director's Club of Houston Merit Awards

Big Book of Logos - Finalist

Texas Graphic Design Excellence Awards

American Graphic Design Identity Awards

Graphis Magazine Poster Awards

HOW Self-promotion Packaging Awards

2009 Houston Award (Graphics Arts Category)

2011 International Design Yearbook - Finalist

2012 AMA Houston - Crystal Awards Finalist

2013 AMA Houston - Crystal Awards Finalist

2014 AMA Houston - Crystal Awards Finalist

2015 AMA Houston - Crystal Awards Finalist



HOBBY AREA DISTRICT

(HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9)

CITY OF HOUSTON

HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

To: Hobby Area District Board of Directors
From: Executive Director
Subject: Agenda Item Materials

9. Consider proposal from UpArt Studio for refreshing painted surfaces of District's mini-murals; and authorize execution of agreement.



Hobby Area District Proposal

August 5, 2020

Beth Strobe, CPA
Executive Director
Hobby Area District
8121 Broadway, Suite 199
Houston, TX 77061

Delivered via: bstrobe@hadistrict.org

Re: Mini Murals

Dear Beth:

Thank you again for the opportunity to present a proposal for the Mini Murals.

Following a district visit today, Wednesday August 5, 2020, we have assessed the following conditions of the Mini Murals:

Location	Description	Observations	Cost
Almeda Genoa @ Monroe	Fire Station #61	Needs a light pressure wash*.	TBD
Almeda Genoa @ Clearwood	Abstract + Birds	This cabinet was decommissioned by Public Works due to Hurricane Harvey damaging the cabinet and no longer exists; suggest commissioning a new Mini Mural.	\$2,500
Telephone @ Westover	Rocket ship / space ship	Needs a light pressure wash*; Needs a fresh layer of clear coat.	TBD; \$125
Airport @ Ruthby	Stewardess / Propeller	Presumably Landscapers have chipped away at the paint; suggest re-priming and re-painting the base.	\$150
Mykawa @ Bellfort	Airplane Silhouette / Brown background	Needs a fresh layer of clear coat	\$125
Telephone @ Dixie	Rockets / Spaceships	Metal Run-off, especially on base; Needs a fresh layer of clear coat; Suggest re-priming and re-painting the base.	\$250
Bellfort @ Glenloch	Orange Background / Paper Airplanes	Needs a fresh layer of clear coat	\$125
Airport @ Hansen	Rising Color Takes Flight	Needs a fresh layer of clear coat; very high grass is obstructing 50% of the artwork	\$125

Location	Description	Observations	Cost
Airport @ Mosley	Passport Stamps	Needs a fresh layer of clear coat	\$125
Broadway @ Bellfort	1950s Hobby Terminal	Needs a light pressure wash; Needs a fresh layer of clear coat; suggest re-priming and re-painting the base.	TBD \$125 \$150
Broadway @ Dixie	1940s Airport (what is now the museum)	Needs a fresh layer of clear coat	\$125
Broadway @ Morley	Braniff Airlines	Needs a fresh layer of clear coat	\$125
Broadway @ Santa Elena	Trans Texas Airways	Flat portion of base needs new primer and paint; Needs a fresh layer of clear coat	\$225
Broadway @ Rockhill	Howard Hughes related / spruce goose	Needs a fresh layer of clear coat	\$125
Broadway @ Airport	International Flights	Needs a fresh layer of clear coat; The base and a portion of the cabinet are in disrepair; suggest repainting a portion of it or painting a new Mini Mural.	\$125 \$400 or \$2,500

* We do not provide pressure washing services. We suggest allowing us to work with your pressure washing contractor for this service.

The following cabinets are in great condition and need no action:

Location	Description	Observations
Almeda Genoa @ Minnesota	Raindrops	Great
Almeda Genoa @ Rowlett	Skyline	Great
Bellfort @ Northdale	Aviation - Abstract	Great
Airport @ Telephone	Aviation - Vintage	Great
Bellfort @ Telephone	Blue Heron	Great
Bellfort @ Waltrip	Pirate Ship - Hartman Middle School	Great
Almeda Genoa @ Monroe	Airplane Window	Great
Almeda Genoa @ Easthaven	Eagle in Flight - Wooded Area	Great

New Mini Murals

Regarding the new Mini Murals HAD would like to sponsor:

- In 2016 the three provided locations [1. Monroe @ Airport, 2. Bellfort @ Nunn, and 3. Airport @ Mykawa] were denied for artwork by Houston Public Works (HPW).
- These are presumably older cabinets that will likely be replaced in the future.
- I am waiting for a response from HPW on the current status of these cabinets.
- We came to an agreement with HPW that a Sponsor would still be able to commission artwork for these boxes if they choose to, but it is with the understanding that they are slated to be replaced in the future.
- At the end of the life of the cabinet, Jeff Weatherford suggested that the cabinets can be relocated at the sole cost of the sponsor to a public (city-owned) facility.
- We have one example of a box in this situation that we painted in 2017 at Alabama St @ Almeda Rd and it is still existing today in great condition. That being said, we cannot guarantee the life of any box as it is City property.

Mini Murals have a cost of \$2,500 per cabinet for new artwork. This cost includes:

- Artist stipend (supplies, design, and installation).

- Oversight, creative direction, reviews/approvals, and scheduling of vinyl and artist installations, photographer
- Project Management (city liaison, client communications and reporting, status report calls and communications, etc.)
- Prepping/Priming + Clear Coat – labor and materials
- Photography project documentation, digital sharing of photos
- Communications and collateral, media relations
- Digital communications, maps, and ongoing updates to dedicated website
- Project overhead (incl. insurance)

Additional services such as an artist open call, community engagement, and maintenance are not included in this price.

Please let us know if you have any comments, questions, or concerns and/or how you would like to proceed.

Thank you for your time and consideration. We look forward to re-connecting with the Hobby Area District.

Respectfully,
Elia & Noah Quiles

UP Art Studio
Mini Murals
Houston Mural Map

Hobby Area District Mini Murals Proposal





HOBBY AREA DISTRICT

(HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9)

CITY OF HOUSTON

HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

To: Hobby Area District Board of Directors
From: Executive Director
Subject: Agenda Item Materials

- 10.** Approve Letter Agreements necessary to set up off-duty police officer services.

Thursday, August 13, 2020

Officer
Sugar Land, Texas 77498

Re: Letter Agreement for Security Services

Dear Officer;

This Letter Agreement ("**Agreement**") is made by and between **Hobby Area District** (the "District") and **Officer** an off-duty Houston Police Department police officer (the "Officer"). The District's Service Plan requires the District to implement programs to enhance security in the District. In order to effectuate its obligation, the District seeks to contract with the Officer as an Independent Contractor for the security services outlined in **Exhibit A** (the "Scope of Services").

In exchange for services performed by the Officer within the Scope of Services, the District will render payment to the Officer on a monthly basis by check in accordance with the payment schedule attached hereto as **Exhibit B** (the "Payment Schedule"). The District shall only pay for services actually rendered and shall not pay an Officer for services that such Officer fails to render at the scheduled time. The term of this Agreement shall be one (1) year. This Agreement is terminable at-will by either party to this Agreement.

The Officer shall maintain his or her accreditation as a licensed peace officer of the State of Texas, and shall perform the duties described herein in a safe and efficient manner, consistent with the applicable laws and regulations of the State of Texas and all other entities with jurisdiction thereover.

The Officer hereby agrees to perform services in a manner consistent with the Scope of Services under this Agreement. This Agreement may be amended or waived if such amendment or waiver is in writing and is signed by the Officer and the District. This written Agreement and attached Exhibits represent the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

Pursuant to Chapter 2270, Texas Government Code, the officer hereby verifies that he/she does not boycott Israel and will not boycott Israel through the term of this agreement. 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, the officer represents and certifies that, at the time of execution of this agreement, neither the officer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same engages in business with Iran, Sudan, or any foreign terrorist organization as described in Chapter 806 or

807 of the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code, or is an company listed by the Texas Comptroller of Public Accounts under Section 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.

EXECUTED AND DELIVERED as of _____, 2020.

Danny Perkins
Chairman
Hobby Area District

Name: _____
Off-Duty Police Officer
Houston Police Department

Exhibit A

Scope of Services

Coordinator Duties

- Assist District staff with formulation of plans and strategies consistent with the mission of the District and in compliance with State Law and Houston Police Department policy;
- Implementation of District plans and strategies;
- Schedule all off-duty officers working for the District;
- Monitor crime patterns within the District;
- Maintain patrol vehicle i.e., ensure maintenance is current; keep vehicles fueled with gas);
- Handle payroll for all officers in a timely manner;
- Handle documentation of all off-duty officers' shifts during the month; and
- Attend meetings when necessary.

Police Officer Duties

- Enforce federal, state and local laws;
- Conduct Proactive Patrols within the district
- Investigate suspicious activity, develop probable cause, and when applicable issue citations or make lawful arrests.
- Employ DRT problem solving strategies to assist with issues including but not limited to Homeless Encampments, Panhandling, Trespassing, Robbery and Burglary;
- Conduct Community Outreach operations in all commercial corridors with patrons and business owners.

Exhibit B

Payment Schedule

- Total hours per week authorized are 120, with additional hours available upon written authorization by District Executive Director or their designee.
- For performing monthly 'Coordinator Duties' outlined in the Scope of Services in Exhibit A, the District shall pay the Officer a coordinator fee of per month, which equates to approximately 12% of the total payout by the District for all off-duty Houston Police Department officers contracting with the District to perform services (during the course of each month) under this agreement.
- The District shall pay the Officer at a rate of \$43 per hour for providing services designated as "Police Officer Duties" in accordance with the Scope of Services in Exhibit A.

Thursday, August 13, 2020

Officer:

Address:

Re: Letter Agreement for Security Services

Dear Officer [insert name];

This Letter Agreement ("**Agreement**") is made by and between **Hobby Area District**, (the "District") and **Officer/SGT [insert name]**, an off-duty Houston Police Department police officer (the "Officer"). The District's Service Plan requires the District to implement programs to enhance security in the District. In order to effectuate its obligation, the District seeks to contract with the Officer as an Independent Contractor for the security services outlined in **Exhibit A** (the "Scope of Services").

In exchange for services performed by the Officer within the Scope of Services, the District will render payment to the Officer on a monthly basis by check in accordance with the payment schedule attached hereto as **Exhibit B** (the "Payment Schedule"). The District shall only pay for services actually rendered and shall not pay an Officer for services that such Officer fails to render at the scheduled time. The term of this Agreement shall be one (1) year. This Agreement is terminable at-will by either party to this Agreement.

The Officer shall maintain his or her accreditation as a licensed peace officer of the State of Texas, and shall perform the duties described herein in a safe and efficient manner, consistent with the applicable laws and regulations of the State of Texas and all other entities with jurisdiction thereover.

The Officer hereby agrees to perform services in a manner consistent with the Scope of Services under this Agreement. This Agreement may be amended or waived if such amendment or waiver is in writing and is signed by the Officer and the District. This written Agreement and attached Exhibits represent the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

Pursuant to Chapter 2270, Texas Government Code, the officer hereby verifies that he/she does not boycott Israel and will not boycott Israel through the term of this agreement. 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, the officer represents and certifies that, at the time of execution of this agreement, neither the officer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same engages in business with Iran, Sudan, or any foreign terrorist organization as described in Chapter 806 or

807 of the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code, or is an company listed by the Texas Comptroller of Public Accounts under Section 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.

EXECUTED AND DELIVERED as of _____, 2020.

Danny Perkins
Chairman
Hobby Area District

Name: _____
Off-Duty Police Officer
Houston Police Department

Exhibit A

Scope of Services

Police Officer Duties

- Enforce federal, state and local laws;
- Conduct Proactive Patrols within the district
- Investigate suspicious activity, develop probable cause, and when applicable issue citations or make lawful arrests.
- Employ DRT problem solving strategies to assist with issues including but not limited to Homeless Encampments, Panhandling, Trespassing, Robbery and Burglary;
- Conduct Community Outreach operations in all commercial corridors with patrons and business owners.

Exhibit B

Payment Schedule

- Total hours per week authorized are 120, with additional hours available upon written authorization by District Executive Director or their designee.
- The District shall pay the Officer at a rate of \$43 per hour for providing services designated as “Police Officer Duties” in accordance with the Scope of Services in Exhibit A.



HOBBY AREA DISTRICT

(HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9)

CITY OF HOUSTON

HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

To: Hobby Area District Board of Directors
From: Executive Director
Subject: Agenda Item Materials

- 11.** Approve recognition of Lt. Irving.



HOBBY AREA DISTRICT

(HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9)

CITY OF HOUSTON

HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

To: Hobby Area District Board of Directors
From: Executive Director
Subject: Agenda Item Materials

- 12.** Appoint Budget Committee and Nominating Committee.



HOBBY AREA DISTRICT

(HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9)

CITY OF HOUSTON

HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

To: Hobby Area District Board of Directors
From: Executive Director
Subject: Agenda Item Materials

- 13.** Discuss strategies for monitoring activities with potential impact on the District during the legislative session which convenes in January 2021.



HOBBY AREA DISTRICT

August 13, 2020

To: Ms Beth Strobe
Executive Director

From: Dave Hawes
Intergovernmental Relations

Agenda Item 13: Discuss strategies for monitoring activities with potential impact on the District during the legislative session which convenes in January 2021.

This January the Legislature will convene in its 87th Term. As always, we can and should expect legislation that will further limit management districts' authority and operation. Last session, the statute reduced the requirement for dissolution from 75% of value to 66% of value. It further limited dissolution petitions to property subject to assessment versus total value within the district. The latter not being an unreasonable change.

It is important that Hobby district staff work closely with the district's attorney to track any and all legislation related to special purpose districts in order to be effective in providing testimony at legislative committee hearings in person and in written format.

Hawes Hill & Associates maintains a legislative alert tracking procedure, as does ABHR. ABHR maintains an office in Austin with seasoned attorneys who deal with special district issues. At the same time, the city of Houston and Hawes Hill maintain close and daily communications during the session to coordinate and write Fiscal Notes/Position papers regarding proposed legislation concerning special district matters.

Recommendation:

It is recommended that the district board consider designating a District Legislative Committee. This committee should be no more than three (3) board members. In this way, the district's staff responsible for intergovernmental relations and the district's attorney have a specified group to work with during the session on legislation that affects how districts operate. This committee will be kept up to date on legislation and be on call to attend committee hearings, as necessary.

Please note three things. This session will be like no other. Leadership may change in the House. How the legislature operates may be much different in response to the COVID-19 issue. And, most importantly, the HAMD may only provide information and is prohibited by state law from lobbying.



HOBBY AREA DISTRICT

(HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9)

CITY OF HOUSTON

HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

To: Hobby Area District Board of Directors
From: Executive Director
Subject: Agenda Item Materials

- 14.** 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.
- 15.** 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.



HOBBY AREA DISTRICT

(HARRIS COUNTY IMPROVEMENT DISTRICT NO. 9)

CITY OF HOUSTON

HARRIS COUNTY, TEXAS

AGENDA MEMORANDUM

To: Hobby Area District Board of Directors
From: Executive Director
Subject: Agenda Item Materials

16. Executive Director's Report/Board Member or Staff Announcements



Hobby Area Management District

Field Service Operator
Monthly Report

July 2020

Field Service Operation Reports

2020

	Jul	Aug	Sep	Oct	Nov	Dec	YTD
311 Reports	1						1
Dump Sites	3						3
Graffiti	1						1
ID Markers	1						1

Dump Sites

Before



Before



After



After



Before



After



Before



After



Before



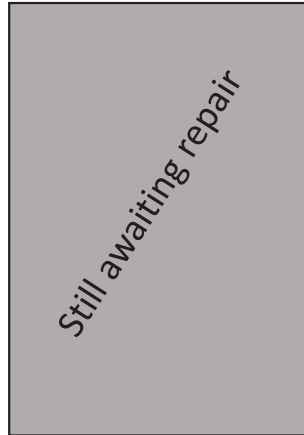
After



Before



After



311

Before



After



Before



After



ID Markers

Before



After



Graffiti

Before



After



Before



After





Hobby Area District



INCIDENT REPORT

July 2020 Redacted

TX PSB #C15942

Prepared for Hobby Area Management District

About Incident Reports

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

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

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

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

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

Disclaimer

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



2020 SUMMARY PAGE

Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
24-Hour Hotline	59	51	61	40	72	66	100						449
Alarm	0	1	4	2	2	2	1						12
Animal	0	0	2	0	0	0	0						2
Arrest	0	1	2	1	0	1	3						8
Assault	0	0	0	1	0	1	6						8
Assistance	0	1	1	0	1	4	6						13
Burglary of Habitation	0	0	1	0	2	0	0						3
Burglary of Vehicle	7	0	0	0	0	3	4						14
Constituent Contacts	32	24	0	0	0	0	0						56
CTW	0	0	0	0	0	1	2						3
Damage/Defacing	2	1	2	0	3	0	1						9
Disturbance/Noise	2	0	3	1	6	2	3						17
EMS/FD/PD	4	6	5	2	5	7	15						44
Information	7	1	7	3	1	1	4						24
Robbery	1	0	0	0	0	0	0						1
Solicitor	0	0	0	0	0	0	0						0
Suspicious Activity	1	1	2	1	3	1	3						12
Suspicious Person	47	21	11	37	63	62	106						347
Suspicious Vehicle	0	1	4	9	6	7	10						37
Theft	2	2	2	1	1	4	4						16
Vehicle Collision	0	0	0	1	2	1	3						7

Hobby Area Management Hotline – 713.489.6300

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

Corpus Christi
4908 Up River Rd.
Corpus Christi, TX 78407
361.336.0077
TX PSB C15942B



Houston - HQ
1525 Blalock Rd.
Houston, TX 77080
713.979.2388
TX PSB C15942



San Antonio
1805 Old Perrin Beitel Rd.
San Antonio, TX 78214
713.489.2744
TX PSB C15942A

Thursday, July 2

12:15 am Officer responded to Travelodge, 8850 Airport, regarding a subject refusing to leave. He immediately departed upon the officer's request.

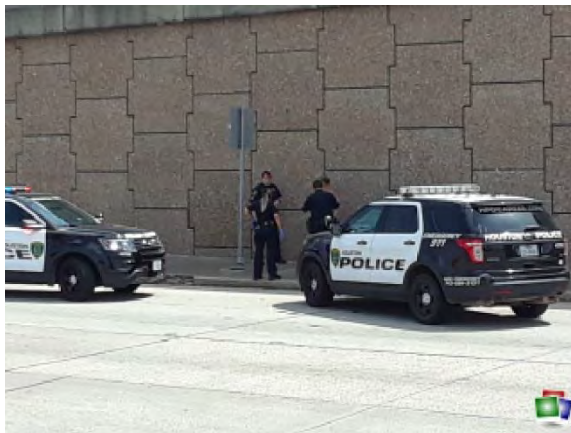
11:22 pm A camera operator spotted a male sleeping near City Gear. A S.E.A.L. Security officer responded and removed him from the property without incident.

Friday, July 3

11:35 am Officer responded to El Ahorro Supermercado, 8201 Broadway, in regards to an individual loitering inside the store and acting suspiciously. He immediately departed the property upon the officer's request.

Saturday, July 4

11:00 am Officer responded to businesses at 9223 Airport regarding a male with a big knife attacking customers. HPD also responded and arrested the subject. No one was hurt.



Sunday, July 5

11:00 am Officer responded to a report of a suspected robber at Family Dollar, 8219 Broadway. Upon arrival, the subject bought some items and left.

12:00 pm Officer responded to a gas station at 8600 Broadway regarding two males fighting with customers. The caller said they had weapons. They were gone on arrival, and the officer was unable to locate them in the vicinity.

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Monday, July 6

12:20 pm Officer responded to Best Western, 8778 Airport, in regards to an individual who was refusing to leave at check-out time. He was also said to have flooded the hallway with water. The officer attempted to make contact but got no answer. Maintenance arrived to assist with opening the door. Upon gaining entry, the occupant was found unresponsive in the bathtub. The officer called for EMS and immediately checked vital signs. The subject had a strong, normal pulse and regular breathing. Officer initiated a sternum rub to try and wake the individual up but received a limited response. HFD, EMS and HPD arrived on the scene. EMS checked the subject, and her vitals were normal. They transported her to the hospital. HPD gathered her belongings and issued Incident #888696-20k.

Tuesday, July 7

12:42 am Officer responded to 8850 Airport on a report of a suspicious male walking around and knocking on doors. He was gone on arrival.

11:35 am Officer responded to Airport Inn, 8800 Airport, in regards to a domestic dispute in a room. Officer made contact with the female occupant of the room, who stated she had gotten into an argument with her boyfriend. She stated she called 9-1-1, and while speaking with a dispatcher, her boyfriend took the phone from her and left in her car without her permission. The officer requested HPD to the location. At approximately 2:20 pm, the victim grew tired of waiting for HPD and left.

1:57 pm Officer noted prostitution activities near the motel near Belfort and I-45.



5:45 pm Officer responded to 6860 Telephone in regards to a female reporting that her boyfriend was physical with her and dropped her off at a hardware store, and she requested to return to their home and gather her belongings. Dispatch requested HPD presence. Upon the S.E.A.L. Security officer's arrival she was standing in front of Ace Hardware. She informed the officer that her boyfriend had taken her phone and broken it, and drove off, leaving her there with all of her identity and personal items inside of the

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vehicle he was driving. She then proceeded to her home because she did not want to wait for HPD to arrive.

Wednesday, July 8

8:50 am Officer responded to Proven Products, 9441 Almeda Genoa, regarding a male sleeping outside the business. The officer removed him from the property without incident.



12:30 pm Officer noted HPD was still on the scene at 8800 Airport regarding a homicide that morning.



2:06 pm Officer responded to 8751 Broadway regarding a male trespasser. Upon arrival, the officer was greeted by leasing agents who explained that there were two individuals on the property banging on the walls of the leasing office and creating a lot of noise. They were gone on arrival.



Thursday, July 9

7:37 am Officer responded to Stop N Drive grocery, 8318 Broadway, regarding a male believed to want to cause physical harm to the property manager. Upon arrival to Stop and Drive grocery, the officer spoke with the employee inside, who stated that the individual might be behind the shopping plaza. He was gone on arrival.

12:26 pm Officer noted prostitution activities near Dream Floors of Texas by the Gulf Freeway.



1:46 pm Officer responded to Holiday Inn, 8611 Airport, in reference to a male in the lobby being belligerent. Upon arrival, the officer learned that management wanted the male to leave, but he wanted to retrieve his items from the room he had shared with his girlfriend. Management wanted her out as well, due to the male's actions. When the officer accompanied the subject to the room, the female

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TX PSB C15942B



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San Antonio
1805 Old Perrin Beitel Rd.
San Antonio, TX 78214
713.489.2744
TX PSB C15942A

refused to give him his items. The officer then requested HPD's assistance, and the officer and the male returned to the lobby to wait. At 3:05, the male said he did not wish to wait any longer and chose to leave. The officer told him that if he returned, he would be subject to criminal trespass.



5:04 pm Officer again responded to Stop N Drive regarding the same male from the 7:37 am entry. He was gone on arrival.

Friday, July 10

2:38 am Officer responded to Travelodge regarding a fight. Three HPD units also responded and investigated, issuing case #9584120. A manager said it was a case of possible domestic violence. No arrests were made. Police left at 3:51.

9:02 am Officer found a subject named Perkins panhandling at the Shell at the intersection of Bellfort and Broadway and removed him from the property without incident.



Corpus Christi
4908 Up River Rd.
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361.336.0077
TX PSB C15942B

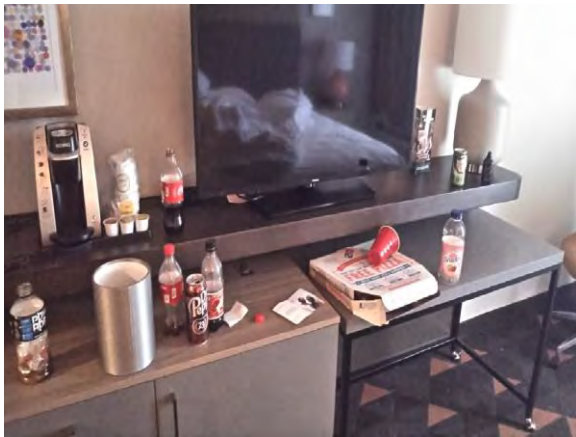


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TX PSB C15942A

11:28 am Officer responded to Holiday Inn to stand by as occupants from a room were told to leave by noon.



4:37 pm Officer noted vagrants had moved to the CVS at Bellfort and Broadway because of COVID-19 testing at the shopping center where they had been congregating.



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San Antonio
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5:46 pm Officer noted prostitution activities near the Moonlight Inn at the Gulf Fwy. Vehicles fled the parking lot upon the officer's arrival.



11:00 pm Officer noted three police cruisers blocking Dixie near Telephone, and the HPD officers were out of their vehicles near housing.

11:21 pm Officer responded to Best Western regarding a suspicious male. He was gone on arrival.

Saturday, July 11

1:58 am Officers responded to DoubleTree on Telephone regarding a smoking violation. The officers noted the room smelled of something herbal, possibly marijuana, and advised the four female occupants of the smoking violation, and that they would have to leave. Officers escorted them to the front desk, where they were charged \$300 for the smoking and \$150 for the room. They then left.

8:15 am Officer spotted a subject panhandling at Buzzy Bee at Broadway and Bellfort and removed him from the property without incident.



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TX PSB C15942A

Sunday, July 12

1:47 am Officer responded to a noise complaint at Bellestone Villas apartments. The resident in question agreed to turn down the music.

2:30 am Officer responded to DoubleTree, 8181 Airport, regarding a female being harassed. She told the officer it was by her ex-boyfriend, and she was feeling suicidal and needed EMS. The officer requested EMS, which arrived at 2:50, and transported her to the hospital. The officer remained there until 3:20 to see if the ex-boyfriend would return. He did not.

3:46 am Officer again responded to DoubleTree concerning a trespasser (possibly the ex-boyfriend). The male stated he was looking for his girlfriend. The officer surmised he had mental health issues and asked if he needed EMS. He declined. He refused to leave, so the officer requested HPD. HPD arrived at 4:07, and then the subject requested EMS. HPD called for EMS, which arrived at 4:15. They declined to transport him to the hospital. The S.E.A.L. Security officer then issued the subject a CTW and escorted him from the property.



8:49 am Officer responded to a report of a male at the car wash at 7991 Belfort, exposing himself to the ladies working at the carwash. The officer made contact and told him to leave. He refused. The officer told him he could leave or face arrest by HPD. He moved to the bus stop and sat. HPD arrived and arrested



him, but the DA refused charges. Police issued him a CTW and took him to the hospital for a mental health evaluation. HPD Incident #0915773-20.



1:10 pm Officer on patrol at 7545 Bellfort spotted seven males under a tree in between the Chase bank and the Bellfort food mart, with alcohol. The officer was eventually able to get them all to leave without incident.

1:30 pm Officer responded to 8800 Airport regarding an aggressive male and a female, to whom the motel was refusing service. When the officer made contact with the individuals, they were mad that they were refused service and stated that the front desk manager had denied them service yet had taken a copy of their ID. It was alleged that threats were made by both parties, and both were offended over the situation. After about an hour of talking with the two individuals the officer finally de-escalated the situation enough to where the two individuals left the premises.



Monday, July 13

12:34 pm Officer responded to Best Western, 8778 Airport, regarding a male sitting in the lobby, refusing to leave and assumed to be under the influence of alcohol. The clerk said the subject had passed out in the elevator, and a housekeeper had helped him to the lobby. When the officer spoke to the individual, his eyes were bloodshot and glossy and his speech slurred. The officer then proceeded to talk to the management, requesting he be allowed to sit in his car in the parking lot, rather than leave in that condition. Management agreed to those terms, and the officer assisted with taking the individual's luggage to his car.

1:15 pm Officer assisted in removing a subject who had stayed past checkout time and did not answer phone calls to his room. He left without incident.

4:00 pm Officer responded to Vista Verde apartments, 8700 Broadway, regarding a group of individuals who would not exit the pool area when instructed to by management. Upon officer's arrival, four males and two females were inside the pool and were instructed by the officer to exit because the city had closed all public pool areas because of the pandemic. They left without incident.

Tuesday, July 14

8:11 am Officer noted prostitution activities near 8330 Gulf Fwy.



10:05 am Officer on patrol at the Broadway Bellfort Center noted that an abandoned box truck on the side of the shopping center was being used by vagrants in the area.



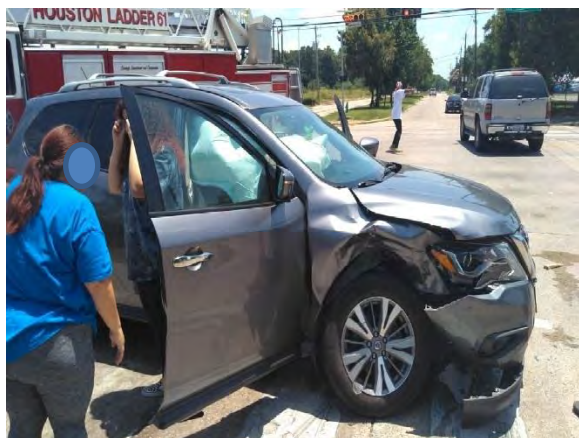
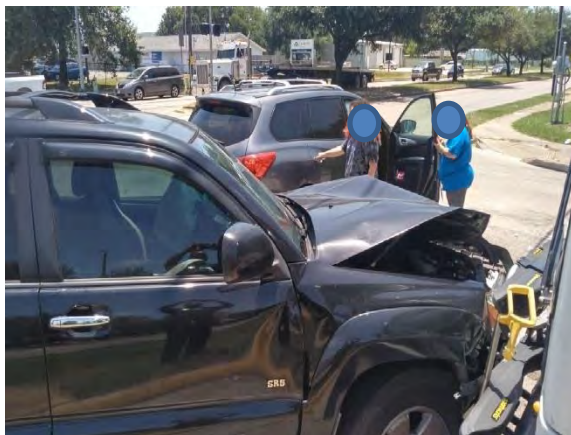
12:27 pm Officer made contact with vagrants at the Asian Village who stated that management had authorized them to be there if they kept the property clean. The officer noted he would try to verify that with the managers.



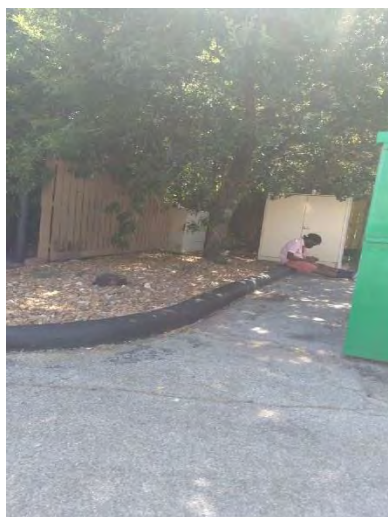
2:00 pm Officer on patrol at Almeda Genoa and Clearwood heard a crash. It was a four-vehicle accident involving a METRO bus. The officer immediately parked the patrol vehicle and rushed to the intersection while informing Dispatch of the location and needed emergency services. The fire department and EMS arrived shortly after, followed by METRO PD. The S.E.A.L. Security officer remained on the scene to direct traffic at the intersection because of a lack of personnel available. All vehicles were towed, and all parties



involved received medical attention. There were no serious injuries. Shortly before the officer's departure, HPD arrived.



4:42 pm Officer found an individual by Burger King on Bellfort near the dumpsters.



5:28 pm Officer found a subject dumpster-diving behind 8223 Broadway and removed him from the property without incident.

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7:00 pm Officer responded to Best Western, 8778 Airport, regarding a male sitting alone behind the motel. The officer removed him from the property without incident.



11:15 pm Officer again responded to Best Western, regarding two suspicious vehicles, parked and occupied, with no one exiting them. They both left when the officer arrived.

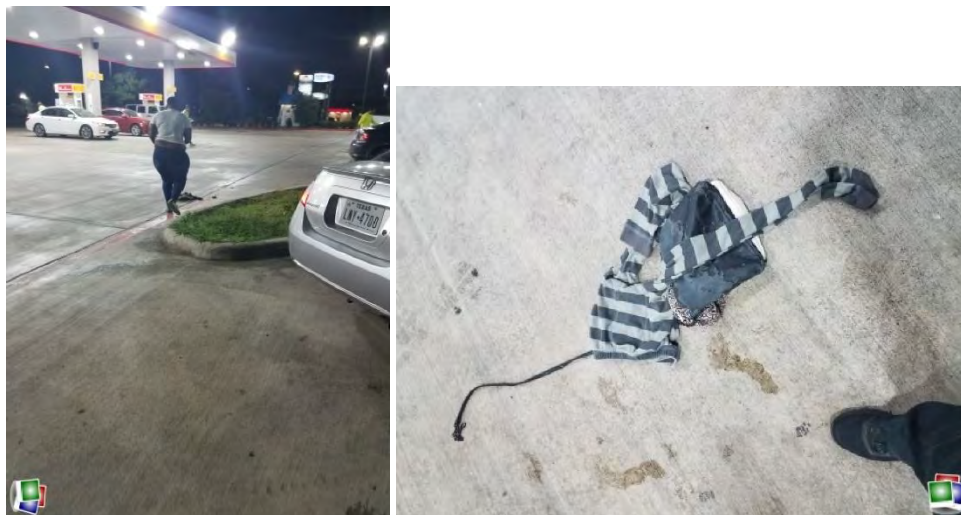
Wednesday, July 15

3:00 am Officer responded to Best Western regarding a vehicle with its lights on for 90 minutes. The officer found it unoccupied – the driver had simply left the lights on. The officer then related his findings to the manager.

5:30 am Officer responded to Shell, 8235 Broadway, regarding a female dancing in the parking lot and harassing customers. Officer arrived and made contact, finding her to be “really aggressive.” She had gone back to the store and was harassing customers. When she saw the officer, she stopped, picked up some



candies and left the property. She also threw away all her clothes and her purse on the ground. The officer gave her a verbal warning not to return.



7:51 am Officer noted prostitution activities near 8314 Gulf Fwy.

10:32 am Officer responded to Holiday Inn, 8611 Airport, regarding two females creating problems and yelling at guests. Upon arrival, the two were standing off the property along the sidewalk. The officer proceeded to show presence and then checked with the desk clerk who said they had been outside since around 6:00 am arguing and yelling back and forth. The officer noted they crossed Airport Blvd. towards the Shell station.

11:42 am Officer returned to 8200 Broadway to discuss with the manager an agreement he was said to have made with vagrants, allowing them to remain on the property if they kept it clean. The manager confirmed the agreement. He also expressed concern with shrubbery blocking visibility at the entrance of his property that had led to several accidents. He had been attempting to request that the shrubbery be trimmed but had had no success.



12:38 pm Officer responded to 8001 Monroe regarding two individuals. One female was bleeding from her knees and had been assaulted by a male who was threatening to kill someone. Upon officer's arrival, the

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male was gone and the female was being tended to by management at the Hilton Garden Inn. HPD had also been dispatched, but the female left at 1:56 and the call to police was canceled.

Thursday, July 16

8:37 am Officer responded to 8600 Broadway regarding two males who had assaulted the cashier at the store, grabbed his phone and damaged it beyond repair. The officer was able to view video surveillance recordings and urged them to call HPD to start an investigation.



8:44 am Officer responded to Buzzy Bee, 8235 Broadway, regarding a male panhandling. He was gone on arrival.

1:16 pm Officer responded to Stop N Drive, 8318 Broadway, regarding a male panhandling. The officer removed him from the property without incident.



Friday, July 17

1:02 pm Officer responded to 8101 Airport regarding a male walking around the parking lot looking into vehicles. He was gone on arrival.

1:48 pm Officer on patrol came across a two-vehicle collision at the intersection of Morley and Glen Valley. There were no serious injuries.



10:08 pm Officers responded to Hampton Inn regarding a trespassing couple. The clerk said the two subjects had expired state IDs and tried to pay for a room with a card that was declined. The officers removed them from the property without incident.

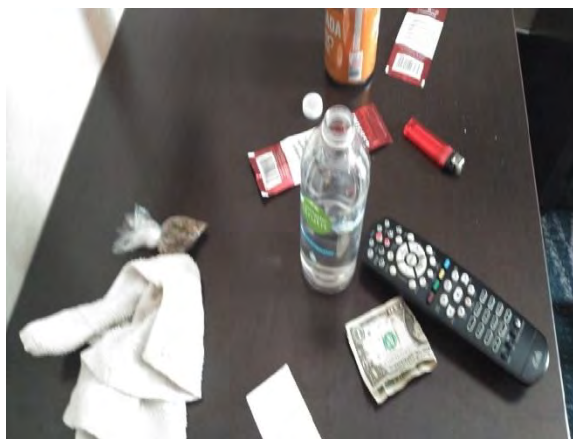
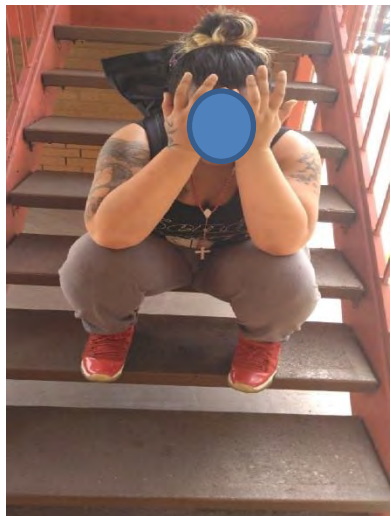
11:19 pm Officer responded to Airport Express concerning a subject who was yelling. The officer made contact with the subject whom he found to be semi-calm. He told the officer he was on medication and just got out of the psyche hospital. The officer noted he had multiple hospital bands on his wrist. The officer informed him that the store owner did not want him on the property. He walked off the property without further incident. The officer then informed a female who was loitering nearby that the owner wanted her to leave, too.



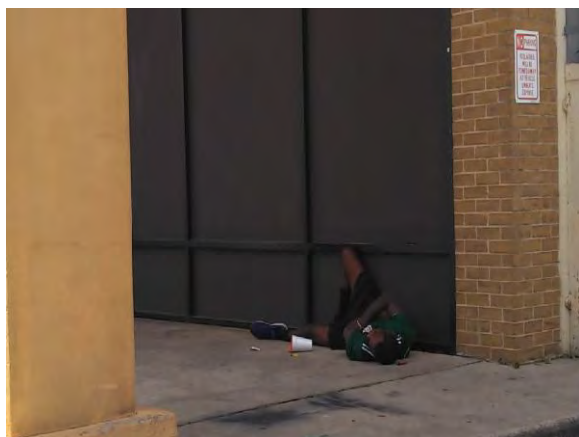
Saturday, July 18

12:48 am Officer responded to City Gear regarding a trespasser. No one was there upon arrival.

10:06 am Officer responded to 8800 Airport regarding a female causing a disturbance at the motel. She told the officer she was trying to recover her personal belongings that were located in the room that her boyfriend had reserved. The officer spoke with management and was able to locate the room and verify the individual's information prior to letting her enter the room to retrieve her belongings. She was supervised while she was in the room and was authorized to clean up and charge her cellphone by management. She then called Uber to obtain transportation home.



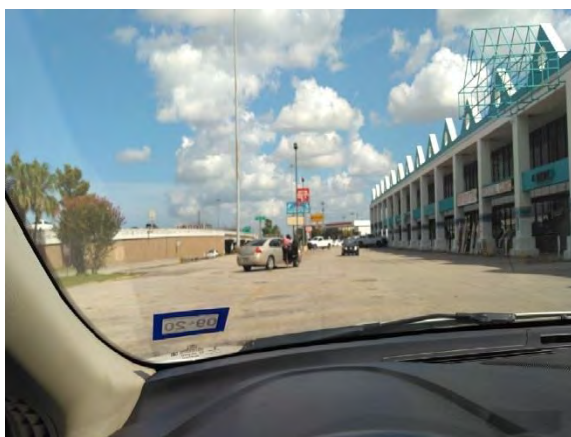
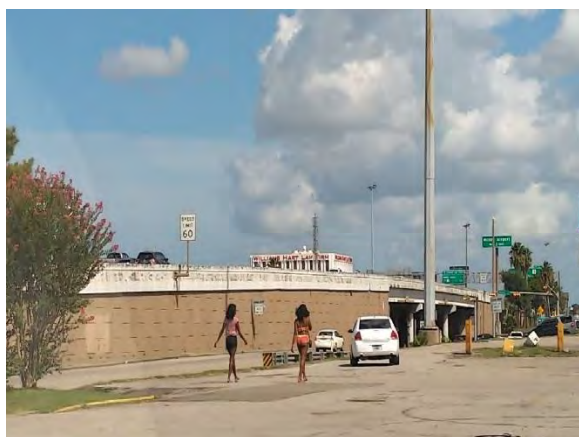
3:12 pm Officer on patrol at Sun Washeteria spotted an individual sleeping alongside the business and removed him from the property without incident.



4:17 pm Officer spotted an individual prone behind the shopping plaza at 7803 Broadway and removed him from the property without incident.



4:26 pm Officer on patrol by the Voodoo Lounge observed prostitution in the area.



Sunday, July 19

9:37 am Officer responded to 8600 Broadway regarding male fighting with a store clerk. The officer arrived at 9:42 and found the door barricaded by the store owner to keep the male inside the store. Upon finally gaining entry to the store, the officer found the subject irate and speaking gibberish. The officer was able to calm him down and learned that he had attempted to steal several beers; he also drank several soft drinks. The officer tried to get the individual to sign a trespass warning and get him off the property. The store owner wanted the police to come, so they then waited for the police. While waiting, he continued to talk nonsense and make threats towards people in the store, and would not calm down. Police arrived at 9:53 and arrested him. Then they chose to take him for a mental health evaluation. The owner did not want to press charges. HPD Incident #0948802-20.



1:25 pm Officer responded to 7421 Monroe regarding a male vagrant sleeping in front of the store. The officer found him passed out next to the propane tanks up front. The officer woke him and verbally trespassed him before he left.



9:20 pm Officer responded to a report of a trespasser in a golf cart at the Hobby Business Park on Hansen. He was gone on arrival.

10:52 pm Officer responded to Bellestone Villa regarding a possibly trespassing vehicle. It was gone on arrival.

Monday, July 20

3:24 am Officer responded to Travelodge regarding individuals in the pool area. An employee said they had just left, but had been under the influence and had left alcohol and other items in the pool area.



8:14 am Officer responded to the plaza at Bellfort and Broadway regarding an individual found sleeping in front of the Washeteria. The officer removed him from the property.



9:07 am Officer responded to Jr.'s Express, 7241 Monroe, in regards to a male refusing to leave. Upon the officer's arrival, he was sitting at the corner of the property. The officer removed him from the property without incident.



11:10 am Officer responded to 8800 Airport regarding a male arguing and causing a disturbance in the parking lot. He left without incident.

4:15 pm Officer responded to Stop N Drive, 3818 Broadway, regarding a male standing in front of the store. The manager said the subject had been inside yelling and threatening employees. The officer approached the individual outside of the store and explained the nature of the complaint and instructed him to leave the property. The individual walked off the property.



Tuesday, July 21

8:02 am Officer on patrol at the Voodoo Lounge noted prostitution activities in the area.



9:02 am Officer on patrol at the Holiday Inn noticed the stairwell door unsecured. The officer made sure the stairwell was not being used for nefarious purposes and then secured the door.



4:39 pm Officer responded to Best Western, 8778 Airport, regarding three individuals, believed to be underage, in a room and not authorized to be there. They were also violating the no-smoking rule. The officer made contact with the occupants and told them to gather their belongings and exit. They did so. The person who rented the room then returned to the property and was also asked to leave. The security deposit was not returned. They left without incident.

10:59 pm Officer responded to Hilton Garden Inn, 8001 Monroe, regarding a trespasser. The manager directed the officer to a female sitting at a table in the lobby. The S.E.A.L. officer informed her that the



hotel management wished for her to leave as she did not have a room or a reservation. She took her luggage and left.



Wednesday, July 22

3:11 am Officer again responded to Hilton Garden Inn regarding the same subject as the previous call. HPD also responded, and arrested her for trespassing. The S.E.A.L. Security officer noted she was incoherent. Both HPD and the S.E.A.L. Security officer asked if she needed medical attention. At 4:22, HPD released her, and she said she was going to walk to the airport.

8:03 am Officer responded to the 8100 block of Monroe regarding a female who refused to leave. Upon the officer's arrival, the individual was standing outside in the pick-up/drop-off lane. Inside, a manager told the officer that they had been dealing with the individual since earlier in the morning. The officer removed her from the property without incident.



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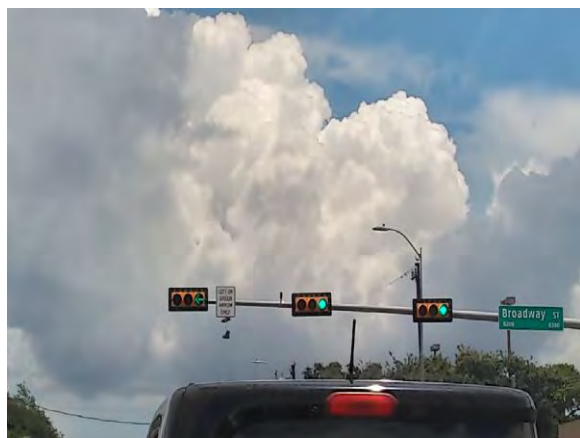
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9:23 am Officer responded to 8235 Broadway in regards to a female harassing customers. She was gone on arrival.

11:45 am Officer responded to Hobby Airport Inn regarding a male refusing to check out. The officer escorted the manager to the room and told the subject he needed to leave. The manager agreed to return his deposit if he cooperated. He did.

12:00 pm Officer responded to 8318 Broadway in reference to a male disturbing the peace at Stop N Drive grocery. He was gone on arrival.

1:35 pm Officer spotted tan boots hanging from a traffic light at Bellfort and Broadway and noted that it was a possible sign territory tagging regarding gang/drug or other criminal activity.



10:00 pm Officer responded to Best Western, 8778 Airport, regarding a vehicle parked there for a few hours. The officer checked the vehicle and found two people having sexual relations inside it. The officer gave them verbal trespass warnings and removed them from the property without incident.

Thursday, July 23

2:00 am Officer responded to Best Western regarding a female knocking on the door of a guest whom the guest didn't welcome. The officer found the subject and removed her from the property without incident.

9:20 pm Officer responded to 8778 Airport regarding a male, not a guest, sitting in the grassy area by the parking lot. He was gone on arrival.



Friday, July 24

12:36 pm Officer tended to an accident involving an ambulance and a sedan at Broadway and Bellfort. The officer first checked on all parties involved. HPD and HFD arrived minutes later. The ambulance had been transporting a patient when the two vehicles collided. HPD Incident #097245420-W.



4:37 pm Officer responded to CVS regarding a male yelling and throwing items in front of the store. The officer removed him from the property without incident.

Saturday, July 25

7:47 am Officer responded to Buzzy Bee, 8235 Broadway, regarding a male panhandling and refusing to leave. He was gone on arrival.

1:07 pm Officer responded to 7586 Morley regarding an alarm. The property remained secure and undisturbed.



Sunday, July 26

7:56 pm Officer responded to Best Western Inn Plus on Airport regarding a suspicious individual walking around. The clerk said a guest gave the other subject \$40 outside the property (because he felt sorry for him) and then was followed by that subject back to the hotel. The clerk told him to leave, but he kept trying to reenter the building, with the clerk locking the doors when he attempted to. He was gone on arrival.

8:59 pm Officer responded to City Gear regarding a suspicious vehicle. It was gone on arrival.

Monday, July 27

1:41 am Officer responded to Hobby Airport Inn regarding suspicious people there. They were gone on arrival.

8:25 am Officer on patrol in the Gulf Fwy. area noted sex solicitation activities.



9:12 am Officer responded to the Stop N Drive grocery, 8318 Broadway, regarding a panhandler. He was gone on arrival.

11:35 am Officer responded to 8326 Broadway regarding a male harassing customers and suspected of attempting to grab a female customer. He was the same subject from the previous call. When the officer retrieved his K9 partner, the subject left the property.

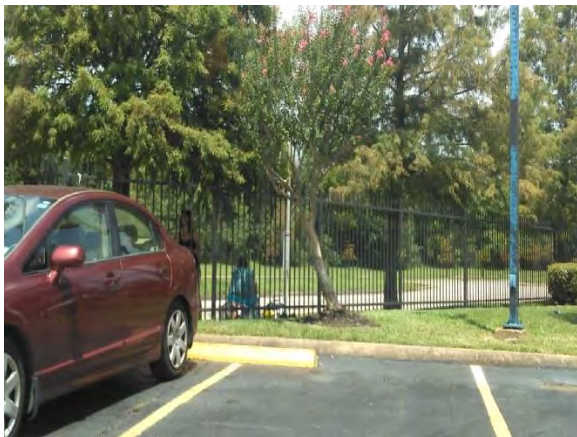
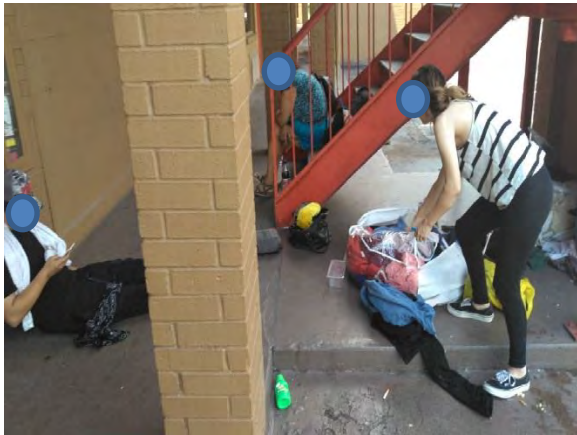
12:22 pm Officer responded to 9223 Airport regarding a subject who was tampering with the breaker box behind the service station. He was gone on arrival. But then the officer noticed glass on the ground next to a vehicle. The driver was coming out of the store and was on the phone with HPD. He had driven from



Bank of America, and the “jugging” incident took place just minutes before the officer’s arrival. Some \$4,000 was stolen from the vehicle. HPD arrived and investigated.



2:31 pm Officer responded to Airport Inn, 8800 Hobby, in regards to one male and three females who were previous guests, loitering there. The officer told them to vacate or be issued criminal trespass warnings. They complied and left, relocating by the nearby METRO stop.



2:53 pm Officer responded to Stop N Drive 8318 Broadway, in regards to male panhandling customers outside the store. He was gone on arrival.

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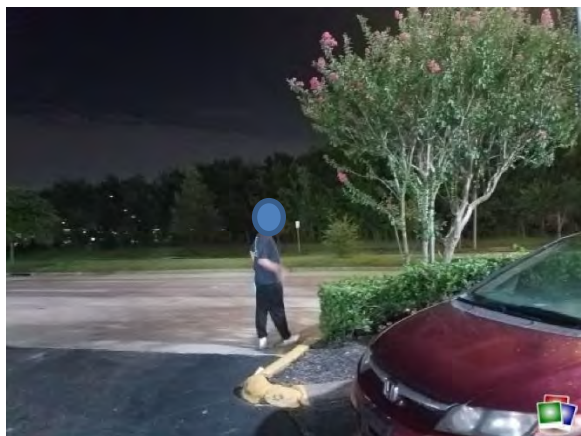
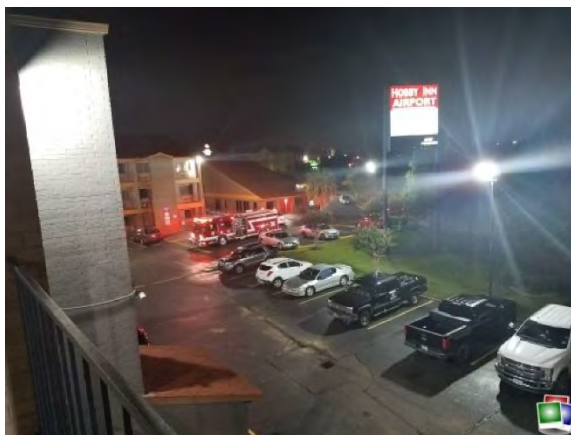
3:27 pm Officer responded to Best Western, 8778 Airport, regarding a guest causing an “extreme disturbance.” The officer escorted the manager to the room in question and told them they were receiving their only warning for noise, and that if it did not cease, they would have to leave the property immediately.

5:11 pm Officer responded to 8850 Airport regarding an individual requesting emergency services. Upon arrival, the officer discovered the subject in question had an ankle injury. The officer requested EMS on her behalf.

11:00 pm Officer noted several females in revealing clothing near the feeder road.

Tuesday, July 28

2:10 am Officer responded to Travelodge on a report of an unconscious male. The officer arrived at 2:12, and at 2:16 found the subject unresponsive but breathing and requested EMS. EMS arrived at 2:26. They were able to wake him up. He declined to be transported to the hospital. EMS told him to leave the property. The officer escorted him from the property.



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11:18 am Officer responded to Hobby Airport Inn, 8800 Airport, regarding a female refusing to leave. She was gone on arrival.

5:26 pm Officer responded to Stop N Drive grocery, 8318 Broadway, regarding a male refusing to leave. He was gone on arrival.

Wednesday, July 29

6:30 am Officer responded to Hilton Garden Inn, 8001 Monroe, regarding vehicle burglaries. Management said there had been three burglaries. The owners were not present. HPD was notified.



8:15 pm Officer responded to Family Dollar, 8219 Broadway, regarding a male shoplifter. He was gone on arrival.

Thursday, July 30

10:24 am Officer received information from HPD on individuals known to cause major issues in the area.

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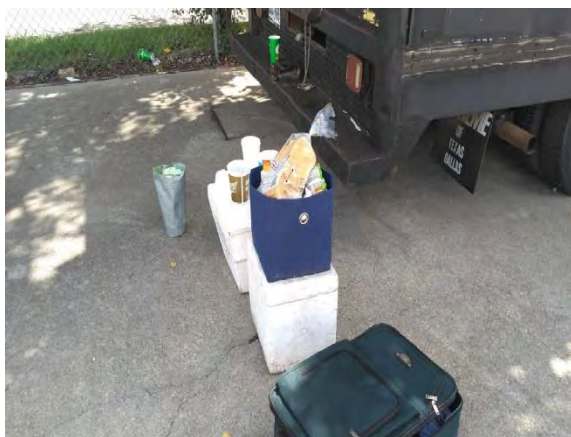
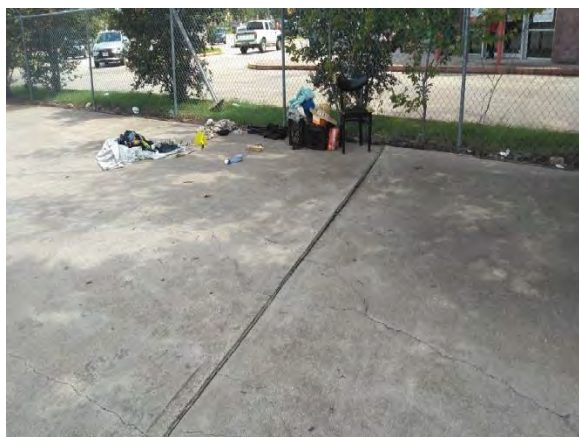


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3:22 pm Officer responded to Boost Mobile, 8326 Broadway, regarding a black male causing issues at the business and occupying a vehicle owned by the business. The officer had him remove his belongings from the vehicle and leave the property immediately.



4:45 pm Officer responded to Brident Dental, 8300 Broadway, regarding a subject yelling at patients and staff. Upon arrival, the individual was sitting in the waiting area, refusing to leave. The officer requested HPD assistance to force the individual off of the property, as they were already in the vicinity, having just removed the same subject from WingStop, 8326 Broadway. HPD told him he was banned from the Broadway Belfort Center, and if he returned, he would be subject to arrest. HPD escorted him from the property without incident.

Friday, July 31

2:21 am Officer responded to Hilton Garden Inn, 8001 Monroe, regarding lots of vehicles pulling in behind the hotel and just sitting there. They were gone on arrival.

3:43 pm Officer responded to Short Stop, 9421 Almeda Genoa, regarding a male panhandler. The officer removed him from the property without incident.



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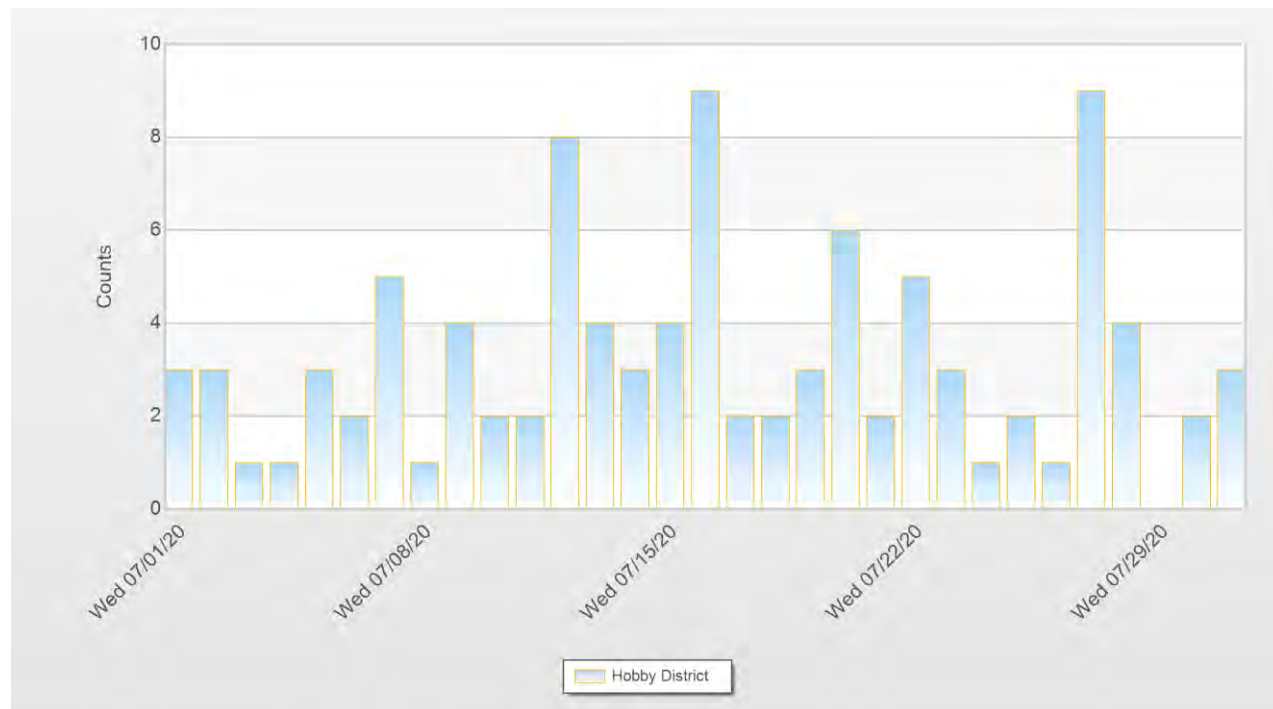
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Hobby Area Management Hotline – 713.489.6300

Hobby Area Management Hotline received **100** calls.



END OF REPORT



Hobby Area Management District



Graffiti Abatement Reports

July 2020

Hobby Area Management District

Monthly Graffiti Abatement Reports

2020

Abated	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	2019 Total
Business Property	13	17	34	6	10	17	9						106
Public Property	5	8	28	24	25	30	29						149
Trash Dumpsters	1	2	2	0	5	2	1						13
Total:	19	27	64	30	40	49	39						268

Graffiti Abatement Reports Totals 2014-2020								
	2014	2015	2016	2017	2018	2019	2020	Totals
Abated								
Business Property	336	200	250	69	77	106	106	1,144
Public Property	454	611	520	401	216	241	149	2,592
Trash Dumpsters	34	17	11	9	13	5	13	102
Total:	824	828	781	479	301	352	268	3,838

Hobby Area Management District

Graffiti Abatement

Before and After Pictures

July 6, 2020

Public Property

before

7700 Bellfort

after

3800



before

7500 Monroe

after

3801



before

7200 Bellfort

after

3802



before

7200 Bellfort

after

3803



before

7900 Bellfort

after

3804



before

7900 Bellfort

after

3805



before

9800 Ledge

after

3806



before

9800 Ledge

after

3807



before

9800 Ledge

after

3808



before

7500 Bellfort

after

3809



before

7500 Dillon

after

3810



before

7500 Dillon

after

3811



Hobby Area Management District

Graffiti Abatement

Before and After Pictures

July 13, 2020

Public Property

before

3812

7400 Bellfort

after



before

7400 Bellfort

after



6700 Tipparary

before

3814



after



6700 Tipparary

before

3815



after



before

3816

10000 Alameda Genoa

after



Hobby Area Management District

Graffiti Abatement

Before and After Pictures

July 20, 2020

Private Property

before

8505 Glenvista

after

3817



before

8505 Glenvista

after

3818



before

9700 Ledge

after

3819



before

9700 Ledge

after

3820



before

9700 Ledge

after

3821



before

9700 Ledge

after

3822



before

9700 Ledge

after

3823



Public Property

before

3824

8900 Clearwood

after



before

3825

9700 Ledge

after



Dumpsters

before

3826

8900 Clearwood

after



Hobby Area Management District

Graffiti Abatement

Before and After Pictures

July 27, 2020

Private Property

7200 Westover

before

3827



after



7200 Westover

before

3828



after



Public Property

before

7700 Bellfort

after

3829



before

8300 Broadway

after

3830



6400 Henningway

before

3831



after



6400 Henningway

before

3832



after



before

3833

8100 Gulf Fwy

after

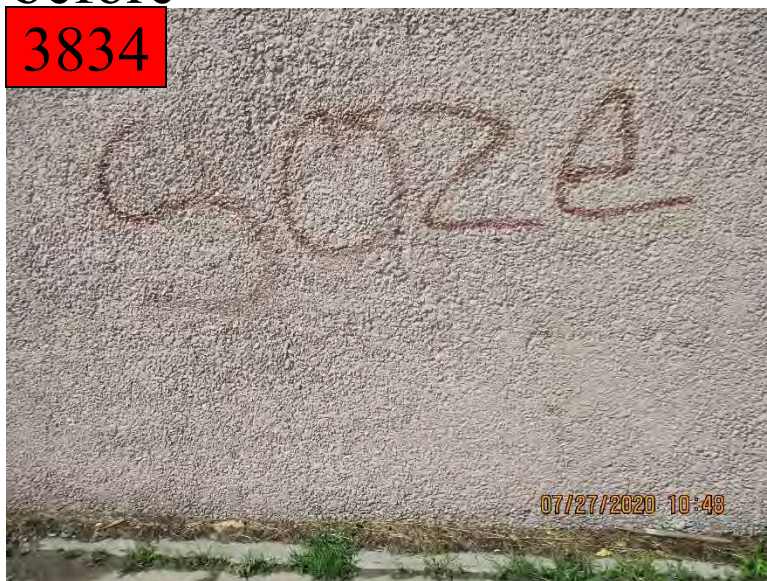


before

3834

8100 Gulf Fwy

after



8900 Broadway

before

3835



after



8900 Broadway

before

3836



after



8900 Broadway

before

3837



after



8900 Broadway

before

3838



after

