

AGENDA
Universal City Economic Development Corporation
Regular Meeting
Thursday, 11 January 2024 at 5:00 pm
Council Chambers, 2150 Universal City Blvd, Universal City

1. **CALL TO ORDER:** President Dick Crow
2. **QUORUM CHECK:** Secretary Roland Hinojosa
3. **INTRODUCTION OF GUESTS:**
4. **OLD BUSINESS:**
 - a) Minutes of the 12 October 2023 Regular Meeting and the 28 November 2023 Special Meeting
 - b) Financial Report:
 1. Accountant Reports: FY22-23 Q4 and FY23-24 Q1
 2. Bills to Be Paid and Transfers
 3. Investment Status
 4. Expected Incoming Expenses
5. **NEW BUSINESS:**
 - A. Consider the Appointment of an Executive Director.
 - B. Consider letters authorizing online banking access at American Bank and Schertz Bank and Trust and closing the accounts at Schertz Bank and Trust.
 - C. **Public Hearing:** regarding the expenditure of funds for capital improvements at 12000 E. Loop 1604 #112.
 - D. Consider Resolution 2024-1: A resolution of the Board of Directors of the Universal City Economic Development Corporation approving the performance agreement with Mall-Litto for an economic development incentive in exchange for the improvement of a commercially zoned structure located at 12000 E. Loop 1604 #112.
 - E. **CLOSED SESSION:** Pursuant to Texas Gov't Code Sec. 551.072 regarding the purchase and value of real property if deliberation in open session would have a detrimental effect on the position of the corporation in negotiations with a third party; and for attorney consultation pursuant to Sec. 551.071(2) regarding;
 - a.) the 43 acres of vacant, undeveloped property owned by the City of Universal City (33.3 acres) and the Economic Development Corporation (9.994 acres) located at Loop 1604 and Byrd Boulevard.
 - b.) property located at 110-118 E. Byrd
 - F. Reconvene in Open Session and take action, if needed, on any item pertaining to or listed in the Executive Session section of this Agenda.
 - G. Consider the approval of the LOI with Reunion Development Partners, LLC.

H. Consider Resolution 2024-2: A resolution of the Universal City Economic Development Corporation authorizing the purchase of real property located at 110-118 E. Byrd, Universal City, Texas; and providing for signatory authority.

I. **Next Meeting:** Thursday, 8 February 2024 at 5:00 pm, Council Chambers.

6. **STAFF REPORT:**

- Status of Projects
- Council Actions and Considerations
- Upcoming City & Economic Events

7. **PUBLIC COMMENT:**

8. **ADJOURNMENT:**

KRISTIN MUELLER, City Clerk

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to this meeting. Please contact the City Clerk's Office at (210) 659-0333 if these services are needed.

All items on the agenda are eligible for possible discussion and action. The UCEDC reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

MINUTES
ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Thursday, 12 October 2023

1. **CALL TO ORDER:** Mr. Crow, President at 5:00 P.M.
2. **QUORUM CHECK:** Kristin Mueller, City Clerk

Present:

Dick Crow, President
Lenny Dagg, Vice President
Roland Hinojosa, Secretary
Dick Neville, Treasurer
Bear Goolsby, Director – Arrived at 5:07 P.M.

Also Present:

Kim Turner, City Manager
Kristin Mueller, Economic Development Director
Maribel Garcia, Deputy City Clerk

Not Present:

Christina Fitzpatrick, Director
Bryan Kuhlmann, Director

Mr. Hinojosa noted a quorum was present.

3. **INTRODUCTION OF GUESTS:** None.
4. **OLD BUSINESS:**

Mr. Neville moved to approve the following consent agenda item: a) Minutes of the 10 August 2023 Regular Meeting. Mr. Dagg seconded the motion.

Vote: All in favor, none opposed.
Motion to approve carried.

Mr. Neville gave the Financial Report.

Mr. Dagg moved to approve the following consent agenda items: b) Financial Report. Mr. Hinojosa seconded the motion.

Vote: All in favor, none opposed.
Motion to approve carried.

5. **NEW BUSINESS:**

A. Public Hearing: regarding the expenditure of funds for capital improvements 12000 E. Loop 1604 N, Suite 122.

Ms. Mueller reported that this item was for a storefront improvement application submitted by Ms. Brooke Flanders who owns a new lash extension business. The project would include 2 pylon monument signs, one large sign in front of her suite, and a door vinyl. Ms. Flanders lives in Universal City.

Mr. Crow opened the Public Hearing at 5:02 P.M.

Ms. Flanders stated that she had lived in Universal City her whole life. She was very proud to have a business in Universal City and hoped that the EDC could help cover some of the cost of changing signage.

With no further public comments, **Mr. Crow closed the Public Hearing at 5:03 P.M.**

B. Consider Resolution 2023-8: A Resolution of the Board of Directors of the Universal City Economic Development Corporation approving the performance agreement with Daylily Beauty Bar for an economic development incentive in exchange for the improvement of a commercially zoned structure located at 12000 E. Loop 1604 N, Suite 122.

Mr. Dagg received clarification from Ms. Mueller that there was \$100,000 budgeted for storefront improvement projects and that the EDC has a large contingency that could also be used for the same purpose.

Mr. Hinojosa was reassured that, though there are other storefront improvement projects anticipated for the fiscal year, there would be sufficient funds.

Mr. Dagg received confirmation that the EDC typically covers 50% of signage projects.

Mr. Goolsby arrived at the meeting at 5:07 P.M. He was updated on the project and given a brief overview. He expressed support for the project, especially given that the landlord provided a letter of authorization for the changes.

Mr. Dagg moved to approve Resolution 2023-8 for \$3,204.20. Mr. Neville seconded the motion.

Vote: All in favor, none opposed.

Motion to approve carried.

C. Public Hearing: regarding the expenditure of funds for capital improvements at 2009 Pat Booker Rd.

Mr. Crow opened the Public Hearing at 5:10 P.M., at which point he asked Ms. Mueller to present the item.

Ms. Mueller reported that the applicant, Dr. Patel, owner of Hillside Primary Care, reopened in June 2023 and held a ribbon cutting a few weeks ago. They applied for a storefront improvement project to replace brick siding with new limestone rock veneer, roof replacement with a metal awning, adding lighting under the awning, and painting the parts of the building that will not have the rock veneer to match the veneer. Not included in the application was parking lot resurfacing and outdoor canopy replacement which would all be paid for in full by the owner of the property. The full total of the project was projected at \$77,550.30.

Given there was no further public comment, **Mr. Crow closed the Public Hearing at 5:12 P.M.**

D. Consider Resolution 2023-9: A Resolution of the Board of Directors of the Universal City Economic Development Corporation approving the performance agreement with Hillside Primary Care for an economic development incentive in exchange for the improvement of a commercially zoned structure located at 2009 Pat Booker Rd.

Mr. Hinojosa confirmed that Dr. Patel was the owner of the property and that 30% cost coverage by the EDC was standard when the scope of the project went beyond signage.

Mr. Dagg received clarification that this project was still considered a storefront improvement project.

Mr. Neville received confirmation that the EDC does not cover costs associated with parking lot renovation when it comes to storefront improvement projects.

Ms. Mueller indicated that Dr. Patel did not include signage renovations in the project application.

Mr. Hinojosa and Mr. Goolsby discussed architectural material quality and agreed the project met EDC standards.

Ms. Mueller reassured the EDC that the images presented for the proposed project were accurately representative of the project's finished product.

The EDC further discussed architectural design specifications regarding the application.

Mr. Hinojosa said given that the facility in question does not provide sales tax revenue and given that the EDC typically covers between 30-50% of costs, he proposed 40% coverage of costs at approximately \$31,020.

Mr. Goolsby expressed concern about budgeted storefront improvement funds and received assurance that there would be enough money for the fiscal year to appropriately fund other projects.

Mrs. Turner added that this storefront improvement project would add aesthetic synergy to the area and encourage other tenants and businesses to improve aesthetically as well.

Mr. Hinojosa moved to approve Resolution 2023-9 for \$31,020.12. Mr. Dagg seconded the motion.

Vote: All in favor, none opposed.

Motion to approve carried.

E. Next Meeting: Thursday, 9 November 2023 at 5:00 pm, Council Chambers.

Mr. Goolsby asked that the EDC discuss allowance of parking lot projects in storefront improvement applications on a future agenda.

Consensus was reached to discuss allowing storefront improvement project funds to cover parking lot renovations.

6. STAFF REPORT:

Ms. Mueller and Mrs. Turner gave updates on economic development projects throughout the City.

7. PUBLIC COMMENT: None.

8. ADJOURNMENT: Mr. Crow adjourned the meeting at 5:46 P.M.

Dick Crow, President

MINUTES

Universal City Economic Development Corporation Special Meeting

Thursday, November 28, 2023, 5:00 P.M.
2150 Universal City Blvd, Universal City, TX 78148

1. **CALL TO ORDER:** President Dick Crow called the meeting to order at 5:00 PM.
2. **QUORUM CHECK:** Roland Hinojosa, Secretary

Board Members Present

Dick Crow, President
Lenny Dagg, Vice President
Dick Neville, Treasurer
Roland Hinojosa, Secretary
Christina Fitzpatrick, Director, arrived at 5:06 PM
Bear Goolsby, Director
Bryan Kuhlmann, Director

Board Members Absent

Mr. Hinojosa noted a quorum was present.

3. **INTRODUCTION OF GUESTS:** None.
4. **PURPOSE OF THE SPECIAL MEETING:**

A. Closed Session pursuant to Tex. Gov't Code Sec. 551.072 regarding the purchase or value of real property if deliberation in Open Session would have a detrimental effect on the position of the corporation in negotiations with a third party; and for economic development negotiations pursuant to Sec. 551.087; regarding the 43 acres of vacant, undeveloped property owned by the City of Universal City (33.3 acres) and the Economic Development (9.994 acres) located at Loop 1604 and Byrd Boulevard.

President Crow, the Board of Directors, City Manager Kim Turner and Director of Economic Development Kristin Mueller convened into Closed Session at 5:02 PM.

B. Reconvene into Open Session and take action on items discussed in Closed Session, if necessary.

Mr. Crow reconvened into Open Session at 6:15 PM and announced that no action was taken in Closed Session.

Mr. Crow asked for a consensus to advise Staff to continue the planning process for a sales tax revenue bond issuance in 2024. Consensus was given.

5. **PUBLIC COMMENT:** None.

6. **ADJOURNMENT:** The meeting adjourned at 6:16 P.M.

Dick Crow, President

PERIOD: 7/01/2023 - 7/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	1,177,185.14	GL ACCOUNT BALANCE:	1,116,703.13
DEPOSITS:	+ 360.46	OUTSTANDING DEPOSITS:	- 18,958.01
WITHDRAWALS:	+ 33,288.07CR	OUTSTANDING CHECKS:	- 46,512.41CR
ADJUSTMENTS:	+ <u>0.30CR</u>	ADJUSTMENTS:	+ <u>0.30CR</u>
ENDING STATEMENT BALANCE:	1,144,257.23	ADJUSTED GL ACCOUNT BALANCE:	1,144,257.23

STATEMENT BALANCE: 1,144,257.23
 BANK DIFFERENCE: 0.00
 G/L DIFFERENCE: 0.00

CLEARED DEPOSITS:

7/31/2023	HOMEWOOD SUITES REFUND	46.55
7/31/2023 072023	RCAROMA REIMB	<u>294.20</u>
TOTAL CLEARED DEPOSITS:		<u>340.75</u>

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CLEARED CHECKS:

6/30/2023	002263	MOONTOWER - BAND	2,500.00CR
6/30/2023	002266	VISIT SAT - RIVER PARADE	2,500.00CR
7/31/2023	002270	CIVICPLUS	3,997.21CR
7/31/2023	002269	MASTERTOUCHE	230.00CR
7/31/2023	002272	DNRBZ	240.50CR
7/31/2023	002278	TED MEYER	600.00CR
7/31/2023	002281	ALLIED INSTALLATIONS	678.00CR
7/31/2023	002280	SPARROW FACE PAINTING	300.00CR
7/31/2023	002277	ARCHIVE SOCIAL	7,188.00CR
7/31/2023	002283	HERITAGE LANDSCAPING	2,842.00CR
7/31/2023	002276	HERITAGE LANDSCAPING	4,142.00CR
7/31/2023	002275	LOOPNET	378.66CR
7/31/2023	002274	COSTAR REALTY INFO	320.87CR
7/31/2023	002273	RIALTO STUDIO	<u>3,129.26CR</u>
TOTAL CLEARED CHECKS:			<u>29,046.50CR</u>

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CLEARED OTHER:

7/31/2023	070423	FACEBOOK	25.00CR
7/31/2023	070424	ALTEX	199.80CR
7/31/2023	070523	HOMEWOOD SUITES	307.97CR
7/31/2023	071323	HARLAND CLARKE	88.35CR
7/31/2023	071723	ULTIMATE OUTDOOR MOVIES	3,038.50CR
7/31/2023	072323	POSTER MY WALL	319.95CR

PERIOD: 7/01/2023 - 7/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

7/31/2023	072823	LILLY'S FROZEN TREATS	262.00CR
7/31/2023	073123	JULY 2023 INTEREST	<u>19.71</u>
TOTAL CLEARED OTHER:			<u>4,221.86CR</u>
			=====

PERIOD: 7/01/2023 - 7/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

OUTSTANDING DEPOSITS:

4/30/2023		<u>18,958.01</u>
TOTAL OUTSTANDING DEPOSITS:		<u>18,958.01</u>
		=====

OUTSTANDING CHECKS:

7/31/2023	002279	GERALDS CASIN PARTY	3,800.00CR
7/31/2023	002282	VISIT SAN ANTONIO	<u>2,500.00CR</u>
TOTAL OUTSTANDING CHECKS:			<u>6,300.00CR</u>
			=====

OUTSTANDING OTHER:

4/30/2023	111111		37,916.02CR
5/31/2023	051623	ADOBE - CREATIVE CLOUD	2,208.04CR
7/31/2023	071324	HARLANDE CLARK	<u>88.35CR</u>
TOTAL OUTSTANDING OTHER:			<u>40,212.41CR</u>
			=====

PERIOD: 7/01/2023 - 7/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

VOIDED CHECKS:
No Items.

PERIOD: 7/01/2023 - 7/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
MISC DB		7/31/2023	CORRECT CHECK 2275 SB \$3	08 -1100.1111	CASH - SCHERTZ BANK 2494	0.30CR	
				08 -5880-4400.4460	MEMBERSHIP/SUBSCRIPTIONS		0.30
TOTAL ADJUSTMENTS:						0.30CR	0.30

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1111	CASH - SCHERTZ BANK 24945	0.30CR
08-5880-4400.4460	MEMBERSHIP/SUBSCRIPTIONS	0.30

PERIOD: 7/01/2023 - 7/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	1,144,257.23	GL ACCOUNT BALANCE:	840,837.18
DEPOSITS:	+ 284,317.85	OUTSTANDING DEPOSITS:	- 18,958.01
WITHDRAWALS:	+ 561,029.60CR	OUTSTANDING CHECKS:	- 45,666.31CR
ADJUSTMENTS:	+ <u>145.65</u>	ADJUSTMENTS:	+ <u>145.65</u>
ENDING STATEMENT BALANCE:	867,691.13	ADJUSTED GL ACCOUNT BALANCE:	867,691.13

STATEMENT BALANCE:	867,691.13
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

CLEARED DEPOSITS:

8/31/2023	083123	JULY & AUG 2023 SALES TAX	138,663.94
8/31/2023	083124	JULY & AUG 2023 SALES TAX	145,632.25
8/31/2023	083125	AUGUST INTEREST 2023	<u>21.66</u>
TOTAL CLEARED DEPOSITS:			<u>284,317.85</u>

CLEARED CHECKS:

7/31/2023	002279	GERALDS CASIN PARTY	3,800.00CR
8/31/2023	002286	HERITAGE LANDSCAPING	4,142.00CR
8/31/2023	002288	GAMES2U	700.00CR
8/31/2023	002290	BoK 2016 BOND INTEREST	6,082.25CR
8/31/2023	002291	LEAGFROG PROMOTION	6,082.25CR
8/31/2023	002292	TAMIO	125.00CR
8/31/2023	002294	COSTAR	320.87CR
8/31/2023	002295	LOOPNET	378.96CR
8/31/2023	002296	KIMLEY HORN	40,844.05CR
8/31/2023	002299	S TRUIST	243,945.91CR
8/31/2023	002302	GREENER GROOMING	17,017.00CR
8/31/2023	002301	MICHELLE WILLIAMS	130.00CR
8/31/2023	002300	KIMLEY HORN	44,988.00CR
8/31/2023	002298	VICTOR INSURANCE	800.00CR
8/31/2023	002303	JG MEDIA INV 196543	1,475.00CR
8/31/2023	002304	JG MEDIA INV 193937	525.00CR
8/31/2023	002287	DNRBZ	1,923.50CR
8/31/2023	002297	BELLA SERA STOREFRONT SIGN	<u>6,000.00CR</u>
TOTAL CLEARED CHECKS:			<u>379,279.79CR</u>

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

CLEARED OTHER:

8/31/2023	002290	BoK 2016 BOND PRINICIPAL	174,000.00CR
8/31/2023		ULITIMATE OUTDOOR MOVIES	3,038.50CR
8/31/2023	000001	SIMPLE BOOTH	490.00CR
8/31/2023	000002	PANDORA	59.42CR
8/31/2023	000003	ADOBE	<u>4,161.89CR</u>
TOTAL CLEARED OTHER:			<u>181,749.81CR</u> =====

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

OUTSTANDING DEPOSITS:

4/30/2023		<u>18,958.01</u>
TOTAL OUTSTANDING DEPOSITS:		18,958.01
		=====

OUTSTANDING CHECKS:

7/31/2023	002282	VISIT SAN ANTONIO	2,500.00CR
8/31/2023	002289	RIALTO STUDIO	2,900.00CR
8/31/2023	002293	ENGRAVING AWARDS & GIFTS	<u>53.90CR</u>
TOTAL OUTSTANDING CHECKS:			5,453.90CR
			=====

OUTSTANDING OTHER:

4/30/2023	111111		37,916.02CR
5/31/2023	051623	ADOBE - CREATIVE CLOUD	2,208.04CR
7/31/2023	071324	HARLANDE CLARK	<u>88.35CR</u>
TOTAL OUTSTANDING OTHER:			40,212.41CR
			=====

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

VOIDED CHECKS:
No Items.

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
MISC CR		8/31/2023	CR CHECK 2291 S/B \$5936.	08 -1100.1111	CASH - SCHERTZ BANK 2494	146.25	
				08 -5880-4700.4792	NEWSLETTER		146.25CR
MISC DB		8/31/2023	CORRECT CHECK 2300 AMT	08 -1100.1111	CASH - SCHERTZ BANK 2494	0.60CR	
				08 -5880-4900.4979	2021 BOND EXPENSE		0.60
TOTAL ADJUSTMENTS:						145.65	145.65CR

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1111	CASH - SCHERTZ BANK 24945	145.65
08-5880-4700.4792	NEWSLETTER	146.25CR
08-5880-4900.4979	2021 BOND EXPENSE	0.60

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	867,691.13	GL ACCOUNT BALANCE:	716,653.24
DEPOSITS:	+ 15.01	OUTSTANDING DEPOSITS:	- 13,503.59
WITHDRAWALS:	+ 26,225.89CR	OUTSTANDING CHECKS:	- 138,330.60CR
ADJUSTMENTS:	+ <u>156,922.29</u>	ADJUSTMENTS:	+ <u>156,922.29</u>
ENDING STATEMENT BALANCE:	998,402.54	ADJUSTED GL ACCOUNT BALANCE:	998,402.54

STATEMENT BALANCE:	998,402.54
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

CLEARED DEPOSITS:
No Items.

CLEARED CHECKS:

8/31/2023	002293	ENGRAVING AWARDS & GIFTS	53.90CR
9/30/2023	002305	HERITAGE LANDSCAPING	4,142.00CR
9/30/2023	002306	ABIP - FY 2022 AUDIT	3,600.00CR
9/30/2023	002307	JG MEDIA/COMMUNITY IMPACT	785.00CR
9/30/2023	002308	SKY HIGH PARTY RENTALS	935.62CR
9/30/2023	002310	THE EGGMAN	1,800.00CR
9/30/2023	002312	LEAPFROG PRODUCTIONS	5,136.00CR
9/30/2023	002313	AD PAGES	2,758.00CR
9/30/2023	002315	COSTAR SEPT FEE	320.87CR
9/30/2023	002316	GLOBAL LOCATION TECH	1,750.00CR
9/30/2023	002317	DNRBZ	<u>2,065.50CR</u>
TOTAL CLEARED CHECKS:			23,346.89CR

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CLEARED OTHER:

9/30/2023		DISNEY RESORTS - DRURY INN	1,301.04CR
9/30/2023	000001	CHIK FIL A	21.60CR
9/30/2023	000002	PINOCCHIOS	33.40CR
9/30/2023	000003	HYATT REGENCY PARKING	6.60CR
9/30/2023	000004	HYATT REGENCY MARKET	35.00CR
9/30/2023	000005	HYATT REGENCY ORLANDO	36.61CR
9/30/2023	000006	DRURY PLAZA KITCHEN BAR	32.69CR
9/30/2023	000007	CASEY'S CORNER	38.40CR
9/30/2023	000008	JERSEY MIKE'S	27.23CR
9/30/2023	000009	SAN ANTONIO AIRPORT	80.00CR
9/30/2023	000010	DRURY	106.25CR
9/30/2023	000011	AMAZON	8.99CR
9/30/2023	000012	AMAZON	204.58CR

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

9/30/2023	000013	AMAZON	31.99CR
9/30/2023	000014	AMAZON	301.04CR
9/30/2023	000015	SOUTHWEST AIRLINES - RC	146.88CR
9/30/2023	000016	SOUTHWEST AIRLINES - KM	146.88CR
9/30/2023	000017	AMAZON	319.82CR
9/30/2023	093023	SEPT INTERST	<u>15.01</u>
TOTAL CLEARED OTHER:			2,863.99CR
			=====

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

OUTSTANDING DEPOSITS:

4/30/2023			18,958.01
9/30/2023	HDR ENGINEERING		<u>5,454.42CR</u>
TOTAL OUTSTANDING DEPOSITS:			13,503.59
=====			

OUTSTANDING CHECKS:

7/31/2023	002282	VISIT SAN ANTONIO	2,500.00CR
8/31/2023	002289	RIALTO STUDIO	2,900.00CR
9/30/2023	002311	THE GAZEBO STORE	4,849.94CR
9/30/2023	002314	ALLIED INSTALLATIONS	525.00CR
9/30/2023		HDR ENGINEERING	<u>87,343.25CR</u>
TOTAL OUTSTANDING CHECKS:			98,118.19CR
=====			

OUTSTANDING OTHER:

4/30/2023	111111		37,916.02CR
5/31/2023	051623	ADOBE - CREATIVE CLOUD	2,208.04CR
7/31/2023	071324	HARLANDE CLARK	<u>88.35CR</u>
TOTAL OUTSTANDING OTHER:			40,212.41CR
=====			

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

VOIDED CHECKS:
No Items.

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
MISC CR		9/30/2023	AUGUST SALES TAX	08 -1100.1111	CASH - SCHERTZ BANK 2494	156,922.56	
				08 -1500.1501	DUE FROM GENERAL FUND		156,922.56CR
MISC DB		9/30/2023	ERROR IN EXPENSE	08 -1100.1111	CASH - SCHERTZ BANK 2494	0.27CR	
				08 -5880-4900.4972	COMMUNITY EVENTS		0.27
TOTAL ADJUSTMENTS:						156,922.29	156,922.29CR

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1111	CASH - SCHERTZ BANK 24945	156,922.29
08-1500.1501	DUE FROM GENERAL FUND	156,922.56CR
08-5880-4900.4972	COMMUNITY EVENTS	0.27

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	1,403,798.93	GL ACCOUNT BALANCE:	1,403,798.93
DEPOSITS:	+ 0.00	OUTSTANDING DEPOSITS:	- 0.00
WITHDRAWALS:	+ 0.00	OUTSTANDING CHECKS:	- 0.00
ADJUSTMENTS:	+ <u>6,223.64</u>	ADJUSTMENTS:	+ <u>6,223.64</u>
ENDING STATEMENT BALANCE:	1,410,022.57	ADJUSTED GL ACCOUNT BALANCE:	1,410,022.57

STATEMENT BALANCE:	1,410,022.57
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

VOIDED CHECKS:
No Items.

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
INTEREST		8/31/2023	AUGUST 2023 INTEREST	08 -1100.1112	SCHERTZ BANK - 25127	6,223.64	
				08 -3700.3830	INTEREST INCOME		6,223.64CR
TOTAL ADJUSTMENTS:						6,223.64	6,223.64CR

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1112	SCHERTZ BANK - 25127	6,223.64
08-3700.3830	INTEREST INCOME	6,223.64CR

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	1,410,022.57
DEPOSITS:	+ 0.00
WITHDRAWALS:	+ 0.00
ADJUSTMENTS:	+ <u>5,926.34</u>
ENDING STATEMENT BALANCE:	1,415,948.91

GL ACCOUNT BALANCE:	1,410,022.57
OUTSTANDING DEPOSITS:	- 0.00
OUTSTANDING CHECKS:	- 0.00
ADJUSTMENTS:	+ <u>5,926.34</u>
ADJUSTED GL ACCOUNT BALANCE:	1,415,948.91

STATEMENT BALANCE:	1,415,948.91
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

VOIDED CHECKS:
No Items.

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
INTEREST		9/30/2023	SEPTEMBER 2023 INTEREST	08 -1100.1112	SCHERTZ BANK - 25127	5,926.34	
				08 -3700.3830	INTEREST INCOME		5,926.34CR
TOTAL ADJUSTMENTS:						5,926.34	5,926.34CR

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1112	SCHERTZ BANK - 25127	5,926.34
08-3700.3830	INTEREST INCOME	5,926.34CR

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 7/01/2023 - 7/31/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	2,169,576.08	GL ACCOUNT BALANCE:	2,169,576.08
DEPOSITS:	+ 0.00	OUTSTANDING DEPOSITS:	- 0.00
WITHDRAWALS:	+ 0.00	OUTSTANDING CHECKS:	- 0.00
ADJUSTMENTS:	+ <u>36.85</u>	ADJUSTMENTS:	+ <u>36.85</u>
ENDING STATEMENT BALANCE:	2,169,612.93	ADJUSTED GL ACCOUNT BALANCE:	2,169,612.93
STATEMENT BALANCE:	2,169,612.93		
BANK DIFFERENCE:	0.00		
G/L DIFFERENCE:	0.00		

PERIOD: 7/01/2023 - 7/31/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

VOIDED CHECKS:
No Items.

PERIOD: 7/01/2023 - 7/31/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
INTEREST		7/31/2023	JULY 2023 INTEREST	08 -1100.1117	CASH - SCHERTZ BANK 3463	36.85	
				08 -3700.3830	INTEREST INCOME		36.85CR
TOTAL ADJUSTMENTS:						36.85	36.85CR

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1117	CASH - SCHERTZ BANK 3463	36.85
08-3700.3830	INTEREST INCOME	36.85CR

PERIOD: 7/01/2023 - 7/31/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	2,169,612.93	GL ACCOUNT BALANCE:	2,169,612.93
DEPOSITS:	+ 0.00	OUTSTANDING DEPOSITS:	- 0.00
WITHDRAWALS:	+ 0.00	OUTSTANDING CHECKS:	- 0.00
ADJUSTMENTS:	+ <u>508,033.89CR</u>	ADJUSTMENTS:	+ <u>508,033.89CR</u>
ENDING STATEMENT BALANCE:	1,661,579.04	ADJUSTED GL ACCOUNT BALANCE:	1,661,579.04
STATEMENT BALANCE:	1,661,579.04		
BANK DIFFERENCE:	0.00		
G/L DIFFERENCE:	0.00		

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

VOIDED CHECKS:
No Items.

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
MISC DB		8/08/2023	WIRE FEE	08 -1100.1117	CASH - SCHERTZ BANK 3463	25.00CR	
				08 -5880-4700.4780	BANK FEES		25.00
MISC DB		8/08/2023	118 E LANGLEY PURCHASE	08 -1100.1117	CASH - SCHERTZ BANK 3463	508,039.06CR	
				08 -5880-4900.4983	PROPERTY AQUISITION		508,039.06
INTEREST		8/31/2023	AUGUST 2023 INTEREST	08 -1100.1117	CASH - SCHERTZ BANK 3463	30.17	
				08 -3700.3830	INTEREST INCOME		30.17CR
TOTAL ADJUSTMENTS:						508,033.89CR	508,033.89

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1117	CASH - SCHERTZ BANK 3463	508,033.89CR
08-3700.3830	INTEREST INCOME	30.17CR
08-5880-4700.4780	BANK FEES	25.00
08-5880-4900.4983	PROPERTY AQUISITION	508,039.06

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	1,661,579.04	GL ACCOUNT BALANCE:	1,661,579.04
DEPOSITS:	+ 0.00	OUTSTANDING DEPOSITS:	- 0.00
WITHDRAWALS:	+ 0.00	OUTSTANDING CHECKS:	- 0.00
ADJUSTMENTS:	+ <u>92,771.47CR</u>	ADJUSTMENTS:	+ <u>92,771.47CR</u>
ENDING STATEMENT BALANCE:	1,568,807.57	ADJUSTED GL ACCOUNT BALANCE:	1,568,807.57
STATEMENT BALANCE:	1,568,807.57		
BANK DIFFERENCE:	0.00		
G/L DIFFERENCE:	0.00		

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

VOIDED CHECKS:
No Items.

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
MISC DB		9/26/2023	TASK ORDER 68 PBR	08 -1100.1117	CASH - SCHERTZ BANK 3463	5,454.42CR	
				08 -5880-4900.4979	2021 BOND EXPENSE		5,454.42
MISC DB		9/26/2023	THOROUGHFARE AND RAB DESI	08 -1100.1117	CASH - SCHERTZ BANK 3463	87,343.25CR	
				08 -5880-4900.4979	2021 BOND EXPENSE		87,343.25
INTEREST		9/30/2023	SPET 2023 INTEREST	08 -1100.1117	CASH - SCHERTZ BANK 3463	26.20	
				08 -3700.3830	INTEREST INCOME		26.20CR
TOTAL ADJUSTMENTS:						92,771.47CR	92,771.47

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1117	CASH - SCHERTZ BANK 3463	92,771.47CR
08-3700.3830	INTEREST INCOME	26.20CR
08-5880-4900.4979	2021 BOND EXPENSE	92,797.67

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 7/01/2023 - 7/31/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	1,397,626.78
DEPOSITS:	+ 0.00
WITHDRAWALS:	+ 0.00
ADJUSTMENTS:	+ <u>6,172.15</u>
ENDING STATEMENT BALANCE:	1,403,798.93

GL ACCOUNT BALANCE:	1,397,626.78
OUTSTANDING DEPOSITS:	- 0.00
OUTSTANDING CHECKS:	- 0.00
ADJUSTMENTS:	+ <u>6,172.15</u>
ADJUSTED GL ACCOUNT BALANCE:	1,403,798.93

STATEMENT BALANCE:	1,403,798.93
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

PERIOD: 7/01/2023 - 7/31/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

VOIDED CHECKS:
No Items.

PERIOD: 7/01/2023 - 7/31/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
INTEREST		7/31/2023	JULY 2023 INTEREST	08 -1100.1112	SCHERTZ BANK - 25127	6,172.15	
				08 -3700.3830	INTEREST INCOME		6,172.15CR
TOTAL ADJUSTMENTS:						6,172.15	6,172.15CR

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1112	SCHERTZ BANK - 25127	6,172.15
08-3700.3830	INTEREST INCOME	6,172.15CR

PERIOD: 7/01/2023 - 7/31/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:		0.00
DEPOSITS:	+	3,400.60
WITHDRAWALS:	+	0.00
ADJUSTMENTS:	+	<u>0.00</u>
ENDING STATEMENT BALANCE:		3,400.60

GL ACCOUNT BALANCE:		
OUTSTANDING DEPOSITS:		-
OUTSTANDING CHECKS:		-
ADJUSTMENTS:		+
ADJUSTED GL ACCOUNT BALANCE:		

STATEMENT BALANCE:	3,400.60
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

CLEARED DEPOSITS:

8/10/2023	071023	PRATER HOLDING RENT	1,125.00
8/10/2023	081023	PRATER HOLDING RENT	1,125.00
8/10/2023	061023	PRATER HOLDING RENT	<u>1,125.00</u>
TOTAL CLEARED DEPOSITS:			<u>3,375.00</u>

CLEARED CHECKS:

No Items.

CLEARED OTHER:

8/10/2023	063023	PRATER HOLDING RENT	3.57
8/10/2023	073123	PRATER HOLDING RENT	8.31
8/10/2023	083123	PRATER HOLDING RENT	<u>13.72</u>
TOTAL CLEARED OTHER:			<u>25.60</u>

11/28/23 7:40 AM

BANK RECONCILIATION

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

OUTSTANDING DEPOSITS:
No Items.

OUTSTANDING CHECKS:
No Items.

OUTSTANDING OTHER:
No Items.

11/28/23 7:40 AM

BANK RECONCILIATION

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

VOIDED CHECKS:
No Items.

11/28/23 7:40 AM

BANK RECONCILIATION

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

ADJUSTMENTS:

No Items.

11/28/23 7:40 AM

BANK RECONCILIATION

PERIOD: 8/01/2023 - 8/31/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:		3,400.60
DEPOSITS:	+	1,143.15
WITHDRAWALS:	+	0.00
ADJUSTMENTS:	+	<u>0.00</u>
ENDING STATEMENT BALANCE:		4,543.75

GL ACCOUNT BALANCE:		-
OUTSTANDING DEPOSITS:		-
OUTSTANDING CHECKS:		-
ADJUSTMENTS:		<u>+</u>
ADJUSTED GL ACCOUNT BALANCE:		

STATEMENT BALANCE:	4,543.75
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

CLEARED DEPOSITS:
No Items.

CLEARED CHECKS:
No Items.

CLEARED OTHER:			
	9/30/2023	PRATER HOLDING RENT	1,125.00
	9/30/2023	000001 SEPTEMBER 2023 INTEREST	<u>18.15</u>
TOTAL CLEARED OTHER:			<u>1,143.15</u>
			=====

11/28/23 7:41 AM

BANK RECONCILIATION

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

OUTSTANDING DEPOSITS:
No Items.

OUTSTANDING CHECKS:
No Items.

OUTSTANDING OTHER:
No Items.

11/28/23 7:41 AM

BANK RECONCILIATION

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

VOIDED CHECKS:
No Items.

11/28/23 7:41 AM

BANK RECONCILIATION

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

ADJUSTMENTS:

No Items.

11/28/23 7:41 AM

BANK RECONCILIATION

PERIOD: 9/01/2023 - 9/30/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	998,402.54	GL ACCOUNT BALANCE:	735,747.08
DEPOSITS:	+ 367,425.30	OUTSTANDING DEPOSITS:	- 13,503.59
WITHDRAWALS:	+ 505,603.75CR	OUTSTANDING CHECKS:	- 137,980.60CR
ADJUSTMENTS:	+ <u>1,990.00CR</u>	ADJUSTMENTS:	+ <u>1,990.00CR</u>
ENDING STATEMENT BALANCE:	858,234.09	ADJUSTED GL ACCOUNT BALANCE:	858,234.09

STATEMENT BALANCE:	858,234.09
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

CLEARED DEPOSITS:
No Items.

CLEARED CHECKS:			
	9/30/2023	002314	ALLIED INSTALLATIONS 525.00CR
	10/31/2023	002319	2 PARADE TRAILER FLOATS 15,700.00CR
	10/31/2023	002320	LANDSCAPING 4,142.00CR
	10/31/2023	002321	LOOPNET 378.96CR
	10/31/2023	002322	CITY OF UC ADMIN & OVERHEAD FE 220,331.50CR
	10/31/2023	002318	HDR ENGINEERING 2,492.61CR
	10/31/2023	002323	GREATER SAT COLLAB 2024 5,000.00CR
	10/31/2023	002324	GLO GOLF SPONSE DINNER 2,000.00CR
	10/31/2023	002326	VINYL FOR CE PLOTTER 2,165.00CR
	10/31/2023	002327	CIVIC PLUS 17,160.99CR
	10/31/2023	002328	6S CONT TREE LIGHTING <u>4,500.00CR</u>
TOTAL CLEARED CHECKS:			274,396.06CR

CLEARED OTHER:			
	10/10/2023		EDC PAYROLL REIMBURSEMENT 220,331.58CR
	10/10/2023	000001	EDC PAYROLL REIMBURSEMENT 220,331.58
	10/31/2023	100223	PUBLIC INT MEMBERSHIP 125.00CR
	10/31/2023	100224	WALMART EVENT SUPPLIES 355.22CR
	10/31/2023	103123	HOLIDAY EVENTS (DECO) AMAZON 1,106.46CR
	10/31/2023	103124	EVENT SUPPLIES 4,894.72CR
	10/31/2023	103125	EVENT SUPPLIES 167.98CR
	10/31/2023	103126	HOLIDAY EVENTS (DECO) HOBBY LO 377.99CR
	10/31/2023	103127	HOLIDAY EVENTS (DECO) MICHEALS 177.39CR
	10/31/2023	100225	EVENT SUPPLIES 410.00CR
	10/31/2023	100226	ECLIPSE GLASSES 814.06CR
	10/31/2023	100227	EVENT SUPPLIES 389.96CR
	10/31/2023	100228	EVENT SUPPLIES 226.62CR

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

10/31/2023	100229	EVENT SUPPLIES FACE PAINTING	600.00CR
10/31/2023	100230	SEPT SALES TAX	146,909.68
10/31/2023	100231	OCT INTEREST	16.06
10/31/2023		EVENT SUPPLIES	167.98
10/31/2023	103128	WAYFAIR HOLIDAY FURN DECO	<u>1,230.71CR</u>
TOTAL CLEARED OTHER:			136,217.61
			=====

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

OUTSTANDING DEPOSITS:

4/30/2023		18,958.01
9/30/2023	HDR ENGINEERING	<u>5,454.42CR</u>
TOTAL OUTSTANDING DEPOSITS:		13,503.59

=====

OUTSTANDING CHECKS:

7/31/2023	002282	VISIT SAN ANTONIO	2,500.00CR
8/31/2023	002289	RIALTO STUDIO	2,900.00CR
9/30/2023	002311	THE GAZEBO STORE	4,849.94CR
9/30/2023		HDR ENGINEERING	87,343.25CR
10/31/2023	002325	KIWANIS BREAKFAST	<u>175.00CR</u>
TOTAL OUTSTANDING CHECKS:			97,768.19CR

=====

OUTSTANDING OTHER:

4/30/2023	111111		37,916.02CR
5/31/2023	051623	ADOBE - CREATIVE CLOUD	2,208.04CR
7/31/2023	071324	HARLANDE CLARK	<u>88.35CR</u>
TOTAL OUTSTANDING OTHER:			40,212.41CR

=====

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

VOIDED CHECKS:

No Items.

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
MISC DB	002329	10/31/2023	THE FARM YARD PETTING ZO	08 -1100.1111	CASH - SCHERTZ BANK 2494	1,990.00CR	
				08 -5880-4900.4972	COMMUNITY EVENTS		1,990.00
TOTAL ADJUSTMENTS:						1,990.00CR	1,990.00

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1111	CASH - SCHERTZ BANK 24945	1,990.00CR
08-5880-4900.4972	COMMUNITY EVENTS	1,990.00

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	858,234.09	GL ACCOUNT BALANCE:	814,281.09
DEPOSITS:	+ 157,718.74	OUTSTANDING DEPOSITS:	- 13,503.59
WITHDRAWALS:	+ 73,227.73CR	OUTSTANDING CHECKS:	- 141,947.60CR
ADJUSTMENTS:	+ <u>0.00</u>	ADJUSTMENTS:	+ <u>0.00</u>
ENDING STATEMENT BALANCE:	942,725.10	ADJUSTED GL ACCOUNT BALANCE:	942,725.10

STATEMENT BALANCE:	942,725.10
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

CLEARED DEPOSITS:

11/30/2023	112023	SEPT 23 SALES TAX DEPOSIT	152,145.90
11/30/2023	112024	EVENT REVENUE	5,000.00
11/30/2023	112025	EVENT REVENUE	<u>500.00</u>
TOTAL CLEARED DEPOSITS:			157,645.90

CLEARED CHECKS:

10/31/2023	002325	KIWANIS BREAKFAST	175.00CR
11/30/2023	002330	KIMLEY HORN RAB DESIGN	42,428.95CR
11/30/2023	002331	DNRBZ SEPT LEGAL FEES	303.00CR
11/30/2023	002332	LOOPNET	378.96CR
11/30/2023	002333	COSTAR	320.87CR
11/30/2023	002334	HDR PBR SURVEY	9,265.00CR
11/30/2023	002335	6S ENGINEERING	7,310.00CR
11/30/2023	002337	LEAP FROG DEC/JAN ED	5,936.00CR
11/30/2023	002338	KT APPAREL	<u>81.00CR</u>
TOTAL CLEARED CHECKS:			66,198.78CR

CLEARED OTHER:

11/30/2023	113023	NOVEMBER 2023 INTEREST	14.88
11/30/2023	110823	REFUND DROPBOX ANNUAL	57.96
11/30/2023	110123	123 RF ANNUAL DUES	259.00CR
11/30/2023	110124	FLOWER SHOP	107.69CR
11/30/2023	110125	FLOAT STORAGE	1,592.00CR
11/30/2023	110126	4IMPRINT	1,184.59CR
11/30/2023	110127	SAMS EVENT SUPPLIES	941.89CR
11/30/2023	110128	WALMART EVENT SUPPLIES	74.40CR
11/30/2023	110129	SAMS EVENT SUPPLIES	138.54CR
11/30/2023	110130	GAMES TO U EVENT SUPPLIES	2,175.00CR

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

11/30/2023	110131	HEB EVENT SUPPLIES	19.61CR
11/30/2023	110132	AMAZON EVENT SUPPLIES	238.23CR
11/30/2023	110133	HOME DEPOT EVENT SUPPLIES	<u>298.00CR</u>
TOTAL CLEARED OTHER:			6,956.11CR
			=====

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

OUTSTANDING DEPOSITS:

4/30/2023		18,958.01
9/30/2023	HDR ENGINEERING	<u>5,454.42CR</u>
TOTAL OUTSTANDING DEPOSITS:		13,503.59
=====		

OUTSTANDING CHECKS:

7/31/2023	002282	VISIT SAN ANTONIO	2,500.00CR
8/31/2023	002289	RIALTO STUDIO	2,900.00CR
9/30/2023	002311	THE GAZEBO STORE	4,849.94CR
9/30/2023		HDR ENGINEERING	87,343.25CR
11/30/2023	002336	HERITAGE LANDSCAPING	<u>4,142.00CR</u>
TOTAL OUTSTANDING CHECKS:			101,735.19CR
=====			

OUTSTANDING OTHER:

4/30/2023	111111		37,916.02CR
5/31/2023	051623	ADOBE - CREATIVE CLOUD	2,208.04CR
7/31/2023	071324	HARLANDE CLARK	<u>88.35CR</u>
TOTAL OUTSTANDING OTHER:			40,212.41CR
=====			

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

VOIDED CHECKS:

No Items.

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

ADJUSTMENTS:

No Items.

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	942,725.10	GL ACCOUNT BALANCE:	1,062,502.54
DEPOSITS:	+ 309,362.49	OUTSTANDING DEPOSITS:	- 13,503.59
WITHDRAWALS:	+ 52,333.91CR	OUTSTANDING CHECKS:	- 150,754.73CR
ADJUSTMENTS:	+ <u>130.79CR</u>	ADJUSTMENTS:	+ <u>130.79CR</u>
ENDING STATEMENT BALANCE:	1,199,622.89	ADJUSTED GL ACCOUNT BALANCE:	1,199,622.89

STATEMENT BALANCE:	1,199,622.89
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

CLEARED DEPOSITS:

12/31/2023	123123	NOVEMBER SALES TAX	152,819.41
12/31/2023	123124	DECEMBER SALES TAX	146,758.82
12/31/2023	123125	EVENT REVENUE	<u>7,000.00</u>
TOTAL CLEARED DEPOSITS:			306,578.23

CLEARED CHECKS:

11/30/2023	002336	HERITAGE LANDSCAPING	4,142.00CR
12/31/2023	002340	KAREN FLINN TREE LIGHT	800.00CR
12/31/2023	002341	OCT LEGAL	350.50CR
12/31/2023	002342	HERITAGE LANDSCAPING	6,848.25CR
12/31/2023	002343	DEKRA-LITE XMAS DECOR	2,074.00CR
12/31/2023	002345	ZOOMINATION	1,436.00CR
12/31/2023	002346	DNRBZ LEGAL NOV 2023	740.00CR
12/31/2023	002348	LOOPNET	378.96CR
12/31/2023	002350	COSTAR	320.87CR
12/31/2023	002352	APHACHE GROUP CONCRETE	<u>28,900.00CR</u>
TOTAL CLEARED CHECKS:			45,990.58CR

CLEARED OTHER:

12/31/2023	123123	DECEMBER INTEREST	16.07
12/31/2023	123123	EVENT REVENUE	364.90CR
12/31/2023	123124	AMAZON CE	410.13CR
12/31/2023	123125	HEB	31.92CR
12/31/2023	123126	WALMART	358.40
12/31/2023	123127	BILL MILLER	24.14
12/31/2023	123128	GOSQ SUPER AWESOME	285.00
12/31/2023	123129	ACAPULCO REST.	39.98
12/31/2023	123130	HOME DEPOT	1,590.68

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

12/31/2023	123131	CAMDEN CANVA	119.99
12/31/2023	123132	QR.IO	350.00
12/31/2023		WALMART	358.40CR
12/31/2023	000001	BILL MILLER	24.14CR
12/31/2023	000002	GOSQ SUPER AWESOME	285.00CR
12/31/2023	000003	ACAPULCO REST.	39.98CR
12/31/2023	000004	HOME DEPOT	1,590.68CR
12/31/2023	000005	CAMDEN CANVA	119.99CR
12/31/2023	000006	QR.IO	350.00CR
12/31/2023	000007	WALMART	358.40CR
12/31/2023	000008	BILL MILLER	24.14CR
12/31/2023	000009	GOSQ SUPER AWESOME	285.00CR
12/31/2023	000010	ACAPULCO REST.	39.98CR
12/31/2023	000011	HOME DEPOT	1,590.68CR
12/31/2023	000012	CAMDEN CANVA	119.99CR
12/31/2023	000013	QR.IO	<u>350.00CR</u>
TOTAL CLEARED OTHER:			3,559.07CR
			=====

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

OUTSTANDING DEPOSITS:

4/30/2023			18,958.01
9/30/2023	HDR ENGINEERING		<u>5,454.42CR</u>
TOTAL OUTSTANDING DEPOSITS:			13,503.59
=====			

OUTSTANDING CHECKS:

7/31/2023	002282	VISIT SAN ANTONIO	2,500.00CR
8/31/2023	002289	RIALTO STUDIO	2,900.00CR
9/30/2023	002311	THE GAZEBO STORE	4,849.94CR
9/30/2023		HDR ENGINEERING	87,343.25CR
12/31/2023	002344	PRESIDIO TITLE EARNEST MONEY	7,200.00CR
12/31/2023	002347	DOWNTOWN IDEA EXCHANGE	246.50CR
12/31/2023	002349	GRANICUS	2,002.63CR
12/31/2023	002351	ALLIED INSTALL BANNER	<u>3,500.00CR</u>
TOTAL OUTSTANDING CHECKS:			110,542.32CR
=====			

OUTSTANDING OTHER:

4/30/2023	111111		37,916.02CR
5/31/2023	051623	ADOBE - CREATIVE CLOUD	2,208.04CR
7/31/2023	071324	HARLANDE CLARK	<u>88.35CR</u>
TOTAL OUTSTANDING OTHER:			40,212.41CR
=====			

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

VOIDED CHECKS:

No Items.

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

ADJUSTMENTS:

<u>TYPE</u>	<u>REF</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>GL ACCOUNT</u>	<u>ACCOUNT NAME</u>	<u>CASH</u>	<u>OTHER</u>
MISC DB		12/31/2023	COMMUNITY EVENT	08 -1100.1111	CASH - SCHERTZ BANK 2494	130.79CR	
				08 -5880-4900.4972	COMMUNITY EVENTS		130.79
TOTAL ADJUSTMENTS:						130.79CR	130.79

=====G / L T O T A L S=====

<u>G/L ACCOUNT</u>	<u>NAME</u>	<u>AMOUNT</u>
08-1100.1111	CASH - SCHERTZ BANK 24945	130.79CR
08-5880-4900.4972	COMMUNITY EVENTS	130.79

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1111 CASH - SCHERTZ BANK 24945

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	1,415,948.91
DEPOSITS:	+ 0.00
WITHDRAWALS:	+ 0.00
ADJUSTMENTS:	+ <u>6,566.90</u>
ENDING STATEMENT BALANCE:	1,422,515.81

GL ACCOUNT BALANCE:	1,415,948.91
OUTSTANDING DEPOSITS:	- 0.00
OUTSTANDING CHECKS:	- 0.00
ADJUSTMENTS:	+ <u>6,566.90</u>
ADJUSTED GL ACCOUNT BALANCE:	1,422,515.81

STATEMENT BALANCE:	1,422,515.81
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

VOIDED CHECKS:

No Items.

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
INTEREST		10/31/2023	OCTOBER 2023 INTEREST	08 -1100.1112	SCHERTZ BANK - 25127	6,566.90	
				08 -3700.3830	INTEREST INCOME		6,566.90CR
TOTAL ADJUSTMENTS:						6,566.90	6,566.90CR

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1112	SCHERTZ BANK - 25127	6,566.90
08-3700.3830	INTEREST INCOME	6,566.90CR

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:		1,422,515.81
DEPOSITS:	+	0.00
WITHDRAWALS:	+	0.00
ADJUSTMENTS:	+	<u>6,220.10</u>
ENDING STATEMENT BALANCE:		1,428,735.91

GL ACCOUNT BALANCE:		1,422,515.81
OUTSTANDING DEPOSITS:	-	0.00
OUTSTANDING CHECKS:	-	0.00
ADJUSTMENTS:	+	<u>6,220.10</u>
ADJUSTED GL ACCOUNT BALANCE:		1,428,735.91

STATEMENT BALANCE:	1,428,735.91
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

VOIDED CHECKS:

No Items.

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
INTEREST		11/30/2023	NOVEMBER 2023 INTEREST	08 -1100.1112	SCHERTZ BANK - 25127	6,220.10	
				08 -3700.3830	INTEREST INCOME		6,220.10CR
TOTAL ADJUSTMENTS:						6,220.10	6,220.10CR

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1112	SCHERTZ BANK - 25127	6,220.10
08-3700.3830	INTEREST INCOME	6,220.10CR

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	1,428,735.91
DEPOSITS:	+ 0.00
WITHDRAWALS:	+ 0.00
ADJUSTMENTS:	+ <u>6,016.35</u>
ENDING STATEMENT BALANCE:	1,434,752.26

GL ACCOUNT BALANCE:	1,428,735.91
OUTSTANDING DEPOSITS:	- 0.00
OUTSTANDING CHECKS:	- 0.00
ADJUSTMENTS:	+ <u>6,016.35</u>
ADJUSTED GL ACCOUNT BALANCE:	1,434,752.26

STATEMENT BALANCE:	1,434,752.26
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

VOIDED CHECKS:

No Items.

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
INTEREST		12/31/2023	DECEMBER 2023 INTEREST	08 -1100.1112	SCHERTZ BANK - 25127	6,016.35	
				08 -3700.3830	INTEREST INCOME		6,016.35CR
TOTAL ADJUSTMENTS:						6,016.35	6,016.35CR

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1112	SCHERTZ BANK - 25127	6,016.35
08-3700.3830	INTEREST INCOME	6,016.35CR

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1112 SCHERTZ BANK - 25127

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	1,568,807.57	GL ACCOUNT BALANCE:	1,568,807.57
DEPOSITS:	+ 0.00	OUTSTANDING DEPOSITS:	- 0.00
WITHDRAWALS:	+ 0.00	OUTSTANDING CHECKS:	- 0.00
ADJUSTMENTS:	+ <u>27.51</u>	ADJUSTMENTS:	+ <u>27.51</u>
ENDING STATEMENT BALANCE:	1,568,835.08	ADJUSTED GL ACCOUNT BALANCE:	1,568,835.08

STATEMENT BALANCE:	1,568,835.08
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

VOIDED CHECKS:

No Items.

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
INTEREST		10/31/2023	OCTOBER 2023 INTEREST	08 -1100.1117	CASH - SCHERTZ BANK 3463	27.51	
				08 -3700.3830	INTEREST INCOME		27.51CR
TOTAL ADJUSTMENTS:						27.51	27.51CR

=====

=====G / L T O T A L S=====

<u>G/L ACCOUNT</u>	<u>NAME</u>	<u>AMOUNT</u>
08-1100.1117	CASH - SCHERTZ BANK 3463	27.51
08-3700.3830	INTEREST INCOME	27.51CR

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	1,568,835.08
DEPOSITS:	+ 0.00
WITHDRAWALS:	+ 0.00
ADJUSTMENTS:	+ <u>25.79</u>
ENDING STATEMENT BALANCE:	1,568,860.87

GL ACCOUNT BALANCE:	1,568,835.08
OUTSTANDING DEPOSITS:	- 0.00
OUTSTANDING CHECKS:	- 0.00
ADJUSTMENTS:	+ <u>25.79</u>
ADJUSTED GL ACCOUNT BALANCE:	1,568,860.87

STATEMENT BALANCE:	1,568,860.87
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

VOIDED CHECKS:

No Items.

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
INTEREST		11/30/2023	NOVEMBER 2023 INTEREST	08 -1100.1117	CASH - SCHERTZ BANK 3463	25.79	
				08 -3700.3830	INTEREST INCOME		25.79CR
TOTAL ADJUSTMENTS:						25.79	25.79CR

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1117	CASH - SCHERTZ BANK 3463	25.79
08-3700.3830	INTEREST INCOME	25.79CR

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	1,568,860.87
DEPOSITS:	+ 0.00
WITHDRAWALS:	+ 0.00
ADJUSTMENTS:	+ <u>24.93</u>
ENDING STATEMENT BALANCE:	1,568,885.80

GL ACCOUNT BALANCE:	1,568,860.87
OUTSTANDING DEPOSITS:	- 0.00
OUTSTANDING CHECKS:	- 0.00
ADJUSTMENTS:	+ <u>24.93</u>
ADJUSTED GL ACCOUNT BALANCE:	1,568,885.80

STATEMENT BALANCE:	1,568,885.80
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

VOIDED CHECKS:

No Items.

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
INTEREST		12/31/2023	DECEMBER 2023 INTEREST	08 -1100.1117	CASH - SCHERTZ BANK 3463	24.93	
				08 -3700.3830	INTEREST INCOME		24.93CR
TOTAL ADJUSTMENTS:						24.93	24.93CR

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1117	CASH - SCHERTZ BANK 3463	24.93
08-3700.3830	INTEREST INCOME	24.93CR

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1117 CASH - SCHERTZ BANK 3463

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:		4,543.75
DEPOSITS:	+	0.00
WITHDRAWALS:	+	0.00
ADJUSTMENTS:	+	<u>1,146.97</u>
ENDING STATEMENT BALANCE:		5,690.72

GL ACCOUNT BALANCE:		4,543.75
OUTSTANDING DEPOSITS:	-	0.00
OUTSTANDING CHECKS:	-	0.00
ADJUSTMENTS:	+	<u>1,146.97</u>
ADJUSTED GL ACCOUNT BALANCE:		5,690.72

STATEMENT BALANCE:	5,690.72
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

VOIDED CHECKS:

No Items.

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
MISC CR		10/31/2023	PRATER RENT	08 -1100.1118 08 -3700.3840	AMERICAN BANK - 2521 OTHER INCOME	1,125.00	1,125.00CR
INTEREST		10/31/2023	OCT INTEREST	08 -1100.1118 08 -3700.3830	AMERICAN BANK - 2521 INTEREST INCOME	21.97	21.97CR
TOTAL ADJUSTMENTS:						1,146.97	1,146.97CR

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1118	AMERICAN BANK - 2521	1,146.97
08-3700.3830	INTEREST INCOME	21.97CR
08-3700.3840	OTHER INCOME	1,125.00CR

PERIOD: 10/01/2023 - 10/31/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:		5,690.72
DEPOSITS:	+	0.00
WITHDRAWALS:	+	0.00
ADJUSTMENTS:	+	<u>26.94</u>
ENDING STATEMENT BALANCE:		5,717.66

GL ACCOUNT BALANCE:		5,690.72
OUTSTANDING DEPOSITS:	-	0.00
OUTSTANDING CHECKS:	-	0.00
ADJUSTMENTS:	+	<u>26.94</u>
ADJUSTED GL ACCOUNT BALANCE:		5,717.66

STATEMENT BALANCE:	5,717.66
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

VOIDED CHECKS:

No Items.

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
INTEREST		11/30/2023	NOV INTEREST	08 -1100.1118	AMERICAN BANK - 2521	26.94	
				08 -3700.3830	INTEREST INCOME		26.94CR
TOTAL ADJUSTMENTS:						26.94	26.94CR

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1118	AMERICAN BANK - 2521	26.94
08-3700.3830	INTEREST INCOME	26.94CR

PERIOD: 11/01/2023 - 11/30/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:	5,717.66	GL ACCOUNT BALANCE:	5,717.66
DEPOSITS:	+ 0.00	OUTSTANDING DEPOSITS:	- 0.00
WITHDRAWALS:	+ 0.00	OUTSTANDING CHECKS:	- 0.00
ADJUSTMENTS:	+ <u>25.49</u>	ADJUSTMENTS:	+ <u>25.49</u>
ENDING STATEMENT BALANCE:	5,743.15	ADJUSTED GL ACCOUNT BALANCE:	5,743.15

STATEMENT BALANCE:	5,743.15
BANK DIFFERENCE:	0.00
G/L DIFFERENCE:	0.00

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

VOIDED CHECKS:

No Items.

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

ADJUSTMENTS:

TYPE	REF	DATE	DESCRIPTION	GL ACCOUNT	ACCOUNT NAME	CASH	OTHER
INTEREST		12/31/2023	DEC INTEREST	08 -1100.1118	AMERICAN BANK - 2521	25.49	
				08 -3700.3830	INTEREST INCOME		25.49CR
TOTAL ADJUSTMENTS:						25.49	25.49CR

=====G / L T O T A L S=====

G/L ACCOUNT	NAME	AMOUNT
08-1100.1118	AMERICAN BANK - 2521	25.49
08-3700.3830	INTEREST INCOME	25.49CR

PERIOD: 12/01/2023 - 12/31/2023

ACCOUNT: 08-1100.1118 AMERICAN BANK - 2521

ERROR LISTING

TOTAL ERRORS: 0

** END OF REPORT **

To: UCEDC Board of Directors

From: Kim M. Turner, City Manager

Consider: Consider the appointment of an Executive Director.

City Clerk and Economic Development Director Kristin Mueller has submitted her resignation to the City of Universal City and the Universal City Economic Development Corporation, effective January 19, 2024, leaving the Executive Director position vacant.

I am making the recommendation to the EDC board to appoint Michael Cassata, Development Services Director, as the Executive Director for the UCEDC. Mr. Cassata has an extensive background in urban planning and has been a vital resource for every development and EDC project since he joined the City of Universal City in 2019.

TO: EDC

FROM: Kristin Mueller, Economic Development Director

DATE: 11 January 2024

SUBJECT: Consider letters authorizing online banking access at American Bank and Schertz Bank and Trust and closing the accounts at Schertz Bank and Trust.

Authorizing Mr. Neville and Mr. Crow to sign the enclosed letters will allow selected City staff online banking access to the UCEDC accounts with American Bank and Schertz Bank and Trust. Access is necessary to reconcile accounts. Once the transition from Schertz Bank to American Bank is complete, the accounts at Schertz Bank and Trust will be closed.

The City is now operating a pooled cash system and will begin writing checks and paying invoices on behalf of the EDC.



Universal City Economic Development
Corporation 2150 Universal City Blvd, Universal
City, TX 78148
dsdirector@uctx.gov

American Bank
600 Pat Booker Rd
Universal City, TX 78148

January 11, 2024
Internet Banking Authorization Letter

The Universal City Economic Development Corporation hereby authorizes the following City of Universal City staff members to set-up and access internet banking, allowing for balances and statements to be reviewed online, as needed for the following UCEDC accounts:

Accounts:



Authorized Staff:

Christine Green, Finance Director
Mateo Garcia, Finance Manager
Michael Cassata, Development Services Director

Richard Crow
President
UCEDC

Richard Neville
Treasurer
UCEDC



Universal City Economic Development
Corporation 2150 Universal City Blvd, Universal
City, TX 78148
dsdirector@uctx.gov

Schertz Bank & Trust
519 Main Street
Schertz, TX 78154

January 11, 2024
Internet Banking Authorization Letter

The Universal City Economic Development Corporation hereby authorizes the following City of Universal City staff members to set-up and access internet banking, allowing for balances and statements to be reviewed online, as needed for the following UCEDC accounts:

Accounts:

██████████
██████████
██████████

Authorized Staff:

Christine Green, Finance Director
Mateo Garcia, Finance Manager
Michael Cassata, Development Services Director

Richard Crow
President
UCEDC

Richard Neville
Treasurer
UCEDC

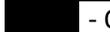
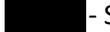


Universal City Economic Development Corporation
2150 Universal City Blvd, Universal City, TX 78148
210-619-0701 kmueller@uctx.gov

Schertz Bank & Trust
519 Main Street
Schertz, TX 78154

January 11, 2024
Account Closure Letter

The Universal City Economic Development Corporation hereby authorizes the closure of the following UCEDC accounts at Schertz Bank & Trust:

-  - Bond
-  - Operating
-  - Savings

Furthermore, the Universal City Economic Development Corporation assigns the City of Universal City Finance Director Christine Green authority to request the closure of the accounts and execute any documents related thereto.

Richard Crow
President
UCEDC

Richard Neville
Treasurer
UCEDC

ACCOUNT CLOSING CARD

ACCOUNT NAME UCEDC

ACCOUNT NO. [REDACTED]

CURRENT BALANCE 0.00

+ ACCRUED INTEREST /

- OTHER _____

TOTAL TO CUSTOMER 0.00

DATE 1-5-2024 CLOSED BY [Signature]

AUTHORIZED SIGNATURE X

REASON _____

TO: EDC

FROM: Kristin Mueller, Economic Development Director

DATE: 11 January 2024

SUBJECT: RESOLUTION NO. 2024-1

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION APPROVING THE PERFORMANCE AGREEMENT WITH MALL-LITTO FOR AN ECONOMIC DEVELOPMENT INCENTIVE IN EXCHANGE FOR THE IMPROVEMENT OF A COMMERCIAL ZONED STRUCTURE(S) LOCATED AT 12000 E. LOOP 1604, SUITE 112; AUTHORIZING ALL NECESSARY ACTIONS, INCLUDING EXECUTION OF NECESSARY DOCUMENTATION; AND, PROVIDING AN EFFECTIVE DATE.

Dania Contreras and Karina Henriquez are the co-owners of Mall-Litto, a new thrift store located at 12000 E. Loop 1604 N, Suite 112.

This is their first storefront location. They have submitted a Storefront Improvement Application requesting financial assistance from the EDC for the purchase and installation of signage.

The sign project will consist of a custom 36" channel letter sign for the storefront, as well as pylon faces for the two shopping center multitenant signs.

They would like to use TSW Grafix and the estimated cost of the project is \$8,118.75.

RESOLUTION NO. 2024-1
12000 E. Loop 1604 # 112

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION APPROVING THE PERFORMANCE AGREEMENT WITH MALL-LITTO FOR AN ECONOMIC DEVELOPMENT INCENTIVE IN EXCHANGE FOR THE IMPROVEMENT OF A COMMERCIAL ZONED STRUCTURE(S) LOCATED AT 12000 E LOOP 1604 #112; AUTHORIZING ALL NECESSARY ACTIONS, INCLUDING EXECUTION OF NECESSARY DOCUMENTATION; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Universal City Economic Development Corporation (the "Corporation") is a public instrumentality and non-profit economic development corporation duly established and operating under Local Government Code, Chapters 501 and 505, *et seq.*, as amended, known as the Development Corporation Act of 1979 (the "Act"), and is acting with the approval of the governing body of the City of Universal City, Texas (the "City"); and,

WHEREAS, the Board finds, pursuant to Texas Local Government Code Subtitle C1, including Section 505.155, thereto, that improvement of an existing commercial structure is a required and suitable project for the promotion and development of a new or expanded commercial enterprises; and

WHEREAS, the Board finds the development of the Project may be best facilitated by entering into a Performance Agreement, as authorized by Texas Local Government Code Section 501.158, and the creation of jobs; and

WHEREAS, the Board finds it to be fair and equitable to reimburse Mall-litto for a portion of the improvement costs after all permits have been closed by the City's Development Services Department; and

WHEREAS, as provided in the Performance Agreement the economic development incentive shall be reimbursed to the property owners after the renovation project has been completed and all permits closed out.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE UNIVERSAL CITY INDUSTRIAL DEVELOPMENT CORPORATION THAT:

SECTION 1. The findings set out above are hereby found to be true and correct and are incorporated herein for all purposes.

SECTION 2. The Performance Agreement, and attachments thereto including but not limited to the Unimproved Property Contract, is hereby approved in substantial form as Attachment "A" attached hereto and incorporated herein by reference for all purposes.

SECTION 3. Dick Crow, in his capacity as the President of the Universal City Economic Corporation, is hereby authorized and directed to take actions, including the execution of contracts that are in substantial form as Exhibit "A" and contract and all other agreements, instruments or documents, reasonably necessary to facilitate the purpose of this Resolution.

SECTION 5. This Resolution is effective upon passage.

DULY RESOLVED AND ADOPTED by the Board of Directors of the Universal City Economic Development Corporation, this 11th day of January 2024.

UNIVERSAL CITY ECONOMIC
DEVELOPMENT CORPORATION

Richard “Dick” Crow, President

ATTEST:

Roland Hinojosa, Corporate Secretary

PERFORMANCE AGREEMENT

This Agreement is by and between the UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION, hereinafter referred to as “UCEDC”, a Texas Corporation, and between Mall-litto, hereinafter referred to as “Contracting Parties”, is as follows:

WITNESSETH

WHEREAS on the 11th day of January 2024, Contracting Parties made application to the UCEDC for assistance in accomplishing an economic development improvement project for its property located in Universal City, Texas, a copy of which is attached hereto and marked Exhibit “A” and incorporated herein for all purposes; and

WHEREAS the UCEDC has considered the same and is of the opinion that a grant should be made, conditioned upon certain agreements of the parties; and

WHEREAS the Contracting Parties has agreed to all of the conditions as hereinafter set forth.

NOW, THEREFORE, the parties agree as follows:

ARTICLE I REPRESENTATIONS AND WARRANTIES

1.1 Representations of Contracting Party. Contracting Parties are individuals and corporations and hereby make the following representations, warranties, and covenants to Universal City and the UCEDC as of the Effective Date:

- (a) Authorization. The execution, delivery, and performance by Contracting Parties of this Agreement will not result in the breach of or constitute a default under any loan or credit agreement, or other material agreement to which Contracting Parties is a party or by which Contracting Parties or its material assets may be bound or affected. The execution of this Agreement by Contracting Parties does not require any consent or approval that has not been obtained, including without limitation the consent or approval of any Governmental Authority.
- (b) Enforceable Obligations. All documents executed by Contracting Parties pursuant hereto, and all obligations of Contracting Party hereunder and thereunder are enforceable against Contracting Parties in accordance with their respective terms, except as such enforcement may be limited by bankruptcy, insolvency, reorganization, or other similar laws affecting the enforcement of creditor's rights generally, and by general equity principles regardless of whether such enforcement is considered in a proceeding in equity or at law).
- (c) No Legal Bar. The execution and delivery of this Agreement and the performance of its obligations hereunder by Contracting Parties will not conflict with any provision of any law, regulations, or Governmental Rules to which Contracting Parties are subject or conflict with, or result in a breach of, or constitute a default under any of the terms, conditions or provisions of any agreement or instrument to which Contracting Parties are a party or by

which it is bound or any order or decree applicable to Contracting Parties.

- (d) Litigation. There are no legal actions or proceedings pending or, to the knowledge of Contracting Parties, threatened against Contracting Parties which, if adversely determined, would materially and adversely affect the ability of Contracting Parties to fulfill its obligations under this Agreement or the financial condition, business, or financial or business prospects of Contracting Parties.
- (e) Documents. All documents made available by Contracting Parties to Universal City and the UCEDC including without limitation all financial documents relating to Contracting Party are true, correct, and complete copies of the instruments which they purport to be and accurately depict the subject matter addressed therein.
- (f) Knowledge. Contracting Parties have no knowledge of any facts or circumstances which currently evidence, or with the passage of time would evidence, that any of the representations made by Contracting Parties under this Agreement are in any way inaccurate, incomplete, or misleading.

1.2 **Disclaimer.** CONTRACTING PARTIES ACKNOWLEDGES THAT, EXCEPT FOR UNIVERSAL CITY'S AND THE UCEDC'S EXPRESS REPRESENTATIONS AND WARRANTIES CONTAINED WITHIN THIS AGREEMENT, IF ANY, NEITHER UNIVERSAL CITY, THE UCEDC, NOR ANY EMPLOYEE, OFFICER, ELECTED OFFICIAL, REPRESENTATIVE, OR AGENT OF UNIVERSAL CITY OR THE UCEDC, NOR ANY RELATED PARTY OF UNIVERSAL CITY OR THE UCEDC, HAS MADE ANY REPRESENTATION OR WARRANTY WHATSOEVER (WHETHER EXPRESS OR IMPLIED) REGARDING THE SUBJECT MATTER OF THIS AGREEMENT, OTHER THAN THE EXPRESS REPRESENTATIONS AND WARRANTIES CONTAINED IN THIS AGREEMENT, IF ANY.

1.3 The Contracting Parties agree to all the terms and conditions of UCEDC Economic Development Improvement Program to the satisfaction of the UCEDC in the UCEDC's sole discretion.

1.4 The Contracting Parties agree to all terms and conditions of UCEDC Economic Development Improvement Program as outlined in the application as well as the program itself.

1.5 The Contracting Parties agree to comply in all things with the Texas Local Government Code Section §501.158 and Texas Local Government Code Sections §2264.051, §2264.052 and §2264.053.

1.6 The Contracting Parties represent and warrant to the UCEDC that the following is a schedule of additional payroll or jobs to be created or retained and capital investment to be made as a condition of receiving the consideration agreed to:

The UCEDC will reimburse after all permits have been closed out up to \$_____ for the project at 12000 E. Loop 1604 #112 provided Mall-litto spend \$8,118.75 on signage for the existing structure(s) at 12000 E. Loop 1604 #112 and agrees not to hire any undocumented workers.

1.7 The UCEDC and Contracting Parties represent and warrant to the UCEDC that it does not now nor will it knowingly employ an undocumented worker.

1.8 The Contracting Parties further agrees that after receiving said assistance from the UCEDC if the business, a branch, division or department of the business is convicted of a violation under 8 USC Section §1324(a)(f), the Contracting Parties shall repay the amount of the grant, with interest, at the rate and according to the other terms provided by an agreement under Section §2264.053 of the Texas Local Government Code, not later than the 120th day after the date the UCEDC notifies the business of the violation.

1.9 The parties additionally agree that in compliance with Section §2264.055 of the Texas Local Government Code, the Contracting Parties shall pay interest on the grant money at the rate of six percent (6%) per annum compounded annually in addition to refunding the money as set forth above.

ARTICLE II INDEMNIFICATION, ATTORNEYS' FEES, AND OTHER REMEDIES

2.1 CONTRACTING PARTIES COVENANT AND AGREE TO FULLY INDEMNIFY AND HOLD HARMLESS UNIVERSAL CITY, THE UCEDC, AND THE ELECTED OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS, VOLUNTEERS, REPRESENTATIVES, AND AGENTS OF UNIVERSAL CITY AND THE UCEDC (COLLECTIVELY, THE "INDEMNIFIED PARTIES"), INDIVIDUALLY OR COLLECTIVELY, FROM AND AGAINST ANY AND ALL COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES, PENALTIES, PROCEEDINGS, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITIES, AND SUITS OF ANY KIND AND NATURE, INCLUDING BUT NOT LIMITED TO, PERSONAL OR BODILY INJURY, DEATH AND PROPERTY DAMAGE, MADE UPON THE INDEMNIFIED PARTIES, DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM, OR RELATED TO CONTRACTING PARTY'S ACTIVITIES UNDER THIS AGREEMENT, INCLUDING ANY ACTS OR OMISSIONS OF CONTRACTING PARTY, ANY AGENT, OFFICER, DIRECTOR, REPRESENTATIVE, EMPLOYEE, CONSULTANT, CONTRACTOR, OR SUBCONTRACTOR OF CONTRACTING PARTY, AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, DIRECTORS, AND REPRESENTATIVES, WHILE IN THE EXERCISE OR PERFORMANCE OF THE RIGHTS OR DUTIES UNDER THIS AGREEMENT, ALL WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO UNIVERSAL CITY AND THE UCEDC UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. THE PROVISIONS OF THIS INDEMNIFICATION ARE SOLELY FOR THE BENEFIT OF THE INDEMNIFIED PARTIES AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. CONTRACTING PARTY SHALL PROMPTLY ADVISE UNIVERSAL CITY AND THE UCEDC IN WRITING OF ANY CLAIM OR DEMAND AGAINST THE INDEMNIFIED PARTIES OR CONTRACTING PARTY KNOWN TO CONTRACTING PARTIES AND RELATED TO OR ARISING OUT OF CONTRACTING PARTY'S ACTIVITIES UNDER THIS AGREEMENT AND SHALL SEE TO THE INVESTIGATION AND DEFENSE OF SUCH CLAIM OR DEMAND AT CONTRACTING PARTY'S COST. THE INDEMNIFIED PARTIES SHALL HAVE THE RIGHT, AT THEIR OPTION AND AT THEIR OWN EXPENSE, TO PARTICIPATE IN SUCH DEFENSE WITHOUT RELIEVING CONTRACTING PARTY OF ANY OF ITS OBLIGATIONS UNDER THIS PARAGRAPH. CONTRACTING PARTIES FURTHER AGREE TO DEFEND, AT THIER OWN EXPENSE AND ON BEHALF OF THE INDEMNIFIED PARTIES AND IN THE NAME OF THE APPLICABLE INDEMNIFIED PARTY, ANY CLAIM OR LITIGATION BROUGHT AGAINST THE INDEMNIFIED PARTIES IN CONNECTION WITH ANY SUCH INJURY, DEATH, OR

DAMAGE FOR WHICH THIS INDEMNITY SHALL APPLY, AS SET FORTH ABOVE. CONTRACTING PARTY'S OBLIGATIONS UNDER THIS SUBSECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

2.2 Independent Operator. It is expressly understood and agreed that Contracting Parties are and shall be deemed to be an independent operator responsible to Universal City and the UCEDC for its respective acts or omissions and that Universal City and the UCEDC shall in no way be responsible therefore.

2.3 Attorneys' Fees and Expenses. In the event that Contracting Parties should default under any of the provisions of this Agreement and Universal City or the UCEDC should employ attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement on the part of Contracting Parties herein contained, Contracting Parties agree to pay to Universal City and the UCEDC reasonable fees of such attorneys and such other expenses so incurred by Universal City and the UCEDC.

2.4 Non-Waiver of Remedies. No remedy herein conferred upon or reserved to Universal City or the UCEDC is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute.

2.5 Waiver of Consequential Damages. Contracting Parties waive all present and future claims for consequential damages against Universal City and the UCEDC and the appointed or elected officials, members, agents, employees, officers, directors, and representatives of Universal City and the UCEDC arising from or related to this Agreement, and such waiver shall survive any termination of this Agreement.

2.6 Release of Existing Claims. CONTRACTING PARTIES, ON BEHALF OF ITSELF AND ITS MEMBERS, MANAGERS, OFFICERS, AND DIRECTORS HEREBY RELEASES ANY AND ALL CURRENTLY EXISTING CLAIMS OF EVERY KIND OR CHARACTER WHICH CONTRACTING PARTIES HAVE OR MAY HAVE UNDER OR PURSUANT TO THIS AGREEMENT AGAINST UNIVERSAL CITY, THE UCEDC, OR THEIR RESPECTIVE APPOINTED OR ELECTED OFFICIALS, MEMBERS, AGENTS, EMPLOYEES, OFFICERS, DIRECTORS, AND REPRESENTATIVES, INDIVIDUALLY AND COLLECTIVELY.

ARTICLE III MISCELLANEOUS

3.1 Binding Agreement; Assignment. The terms and conditions of this Agreement are binding upon the successors and permitted assigns of the Parties hereto. This Agreement may not be assigned by Contracting Parties without the prior written consent of Universal City and the UCEDC.

3.2 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to, and shall not be deemed to, create a partnership or joint venture among the Parties.

3.3 The parties further agree that this agreement shall be performed in conformance with the laws of the State of Texas and shall be performable in Bexar County, Texas.

3.4 The parties further agree that this Agreement shall be binding upon the respective parties, their successors, assigns, heirs and administrators.

**UNIVERSAL CITY ECONOMIC
DEVELOPMENT CORPORATION:**

CONTRACTING PARTIES:

BY: _____

**Richard "Dick" Crow
UCEDC President**

**Mall-litto
Dania Contreras, Owner
Karina Henriquez Owner**

DATE: _____

DATE: _____

APPLICATION



PARTICIPANT

Name: Dania Contreras - Karina Henriquez

Building Owner (s)

Tenant

Premier Alamo Investment Group Dania Contreras
Amir Mithani Karina Henriquez

Daytime Phone #

[REDACTED]

or

[REDACTED]

Email

Mallitto210@gmail.com

Business Name

Mall - Litto

Business/Building Address

12000 E. LOOP #1504 # 112 Universal City
78148

Is the building owner interested in making improvements?



Yes



No

BUILDING OWNER

Name Premier Alamo Investment Group - Amir Mithani

(if partnership, corporation, etc, list each officer name and title)

Address P.O. Box 592591 San Antonio Tx. 78259

Daytime Phone #

[REDACTED]

Does building owner have a business in the building?



Yes



No

If yes, what is the business name? _____

OTHER BUSINESSES IN BUILDING

Please list other businesses in building and check those interested in participating in the Storefront Improvement Program:

Name of Business

Name of Owner

Signatures

I have read and agree to the terms and conditions set forth above. I understand that my project will be evaluated and recommendations made as to the scope of work to be included in the Storefront Improvement Program. I understand that the submittal of this application in no way guarantees me a grant from the Universal City Industrial Development Corporation. I understand that additional information may be requested as needed. The Universal City Industrial Development Corporation reserves the right to reject any and all applications at its sole discretion.

If property is owned by a corporation, partnership, or joint venture, an individual legally authorized to represent the entity must sign below on behalf of the entity.

<u>D. Contreras</u>	<u>12-28-23</u>	<u>Amir Mithani</u>	<u>12-28-23</u>
Signature of Applicant	Date	Signature of Building Owner	Date
<u>"Richard [Signature]"</u>	<u>12-28-23</u>	<u>Amir Mithani</u>	<u>Owner</u>
Signature of Applicant	Date	Building Owner	Title

Checklist

- Attend Pre-Application Meeting with City Staff
- Complete Storefront Improvement Program Application
- Submit an Outline and/or Illustration of Proposed Improvements
- Submit 3 bids / quotes for project scope
- Property Owners: Show Certificate of Ownership
Or Tenants: Obtain Property Owner's Letter of Authorization
- Proof of Insurance (Contractor's responsibility when permits are obtained)
- Proof of Contractor's License (Contractor's responsibility when permits are obtained)
- Provide Two 4 x 6 Photos of existing storefront or building interior

Return the completed application, attachments, photos, and related materials to:

Universal City Economic Development Corporation
Attn: UCEDC Storefront Improvement Program
2150 Universal City Blvd
Universal City, TX 78148

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

Kristin Mueller, Director of Economic Development

(210) 659-0333 ext 701

DEVELOPMENT SERVICES DEPARTMENT

Michael Cassata, Development Services Director

(210) 659-0333 ext 720

PERMIT QUESTIONS, CONTRACTOR REGISTRATION, ETC.

Linda Iglehart, Administrative/Code Compliance Officer

(210) 659-0333 ext 723

INSPECTIONS

(210) 659-0333 ext 444

EVALUATION OF REQUEST (FOR OFFICIAL USE ONLY)

1. Pre-Application Meeting Yes No
2. Date of site visit _____
3. Photographs taken _____
4. Orientation of property N S E W
5. Condition of structure Excellent Good Fair Poor
6. Number of stories _____
7. Exterior building materials _____
8. 3 bids/quotes for project scope Yes No
9. Other information _____



UNIVERSAL CITY

ECONOMIC DEVELOPMENT CORPORATION

www.universalcitytexas.com

EVALUATION FORM



Below is the evaluation criteria and point system that will be used to judge each of the submitted Storefront Improvement Program Projects.

EVALUATION FACTOR

SCORE

POSSIBLE POINTS

Professional Quality of Design

10

Consistency of design with business activity

20

Proposed improvements are sufficient to improve the aesthetics of the building

30

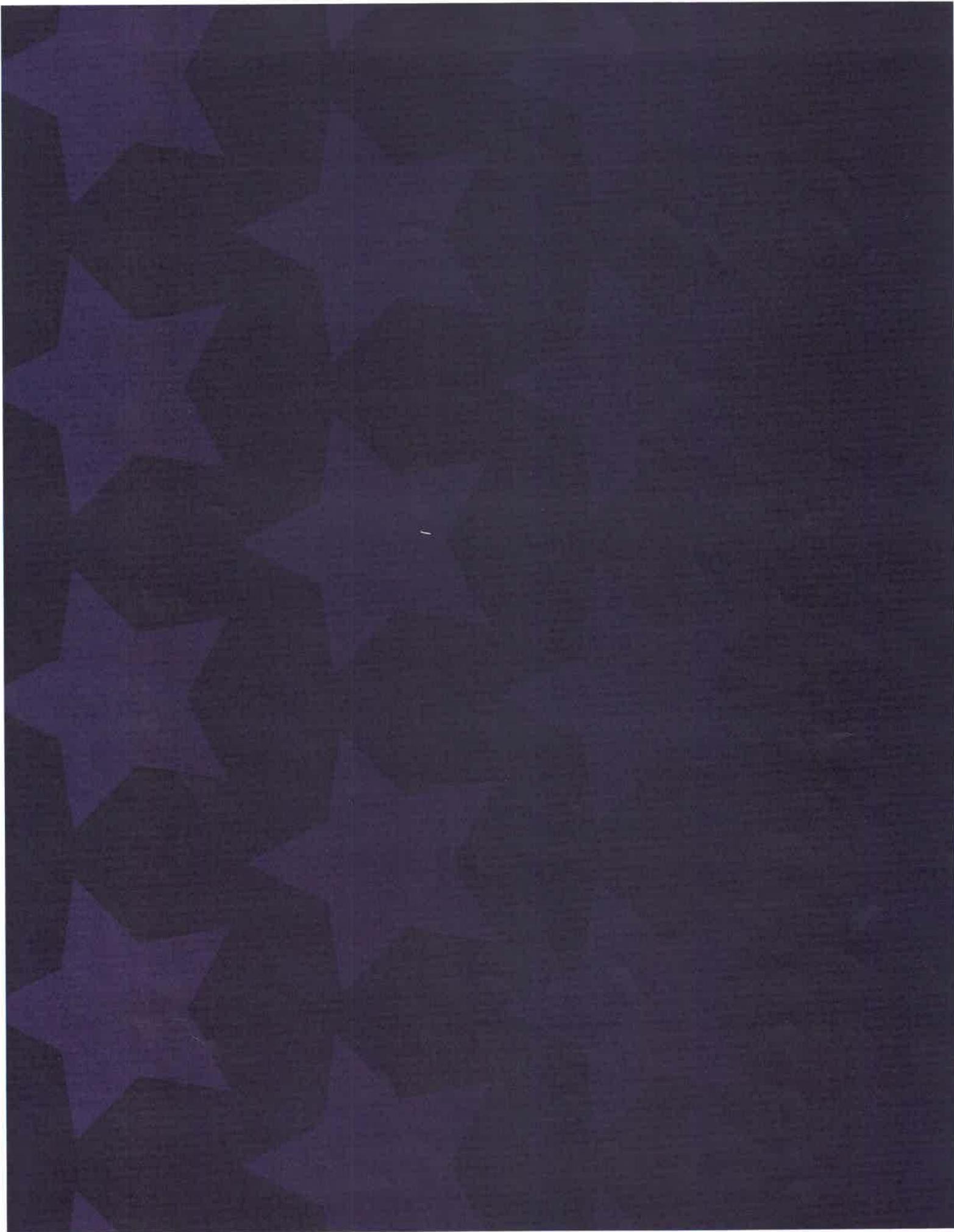
Improvement of property will significantly impact the revitalization efforts of the city

40

TOTAL SCORE

/ 100

NOTES



STOREFRONT IMPROVEMENT PROGRAM CHECKLIST

- Attend Pre-Application Meeting with City Staff**
- Complete Storefront Improvement Program Application**
- Submit an Outline and/or Illustration of Proposed Improvements**
- Submit 3 bids / quotes for project scope**
- Property Owners: Show Certificate of Ownership**
Or Tenants: Obtain Property Owner's Letter of Authorization
- Proof of Insurance (Contractor's responsibility when permits are obtained)**
- Proof of Contractor's License (Contractor's responsibility when permits are obtained)**
- Provide Two 4 x 6 Photos of existing storefront or building interior**

CONTACT INFORMATION

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION
Kristin Mueller, Director of Economic Development

(210) 659-0333 ext 701

DEVELOPMENT SERVICES DEPARTMENT
Michael Cassata, Development Services Director

(210) 659-0333 ext 720

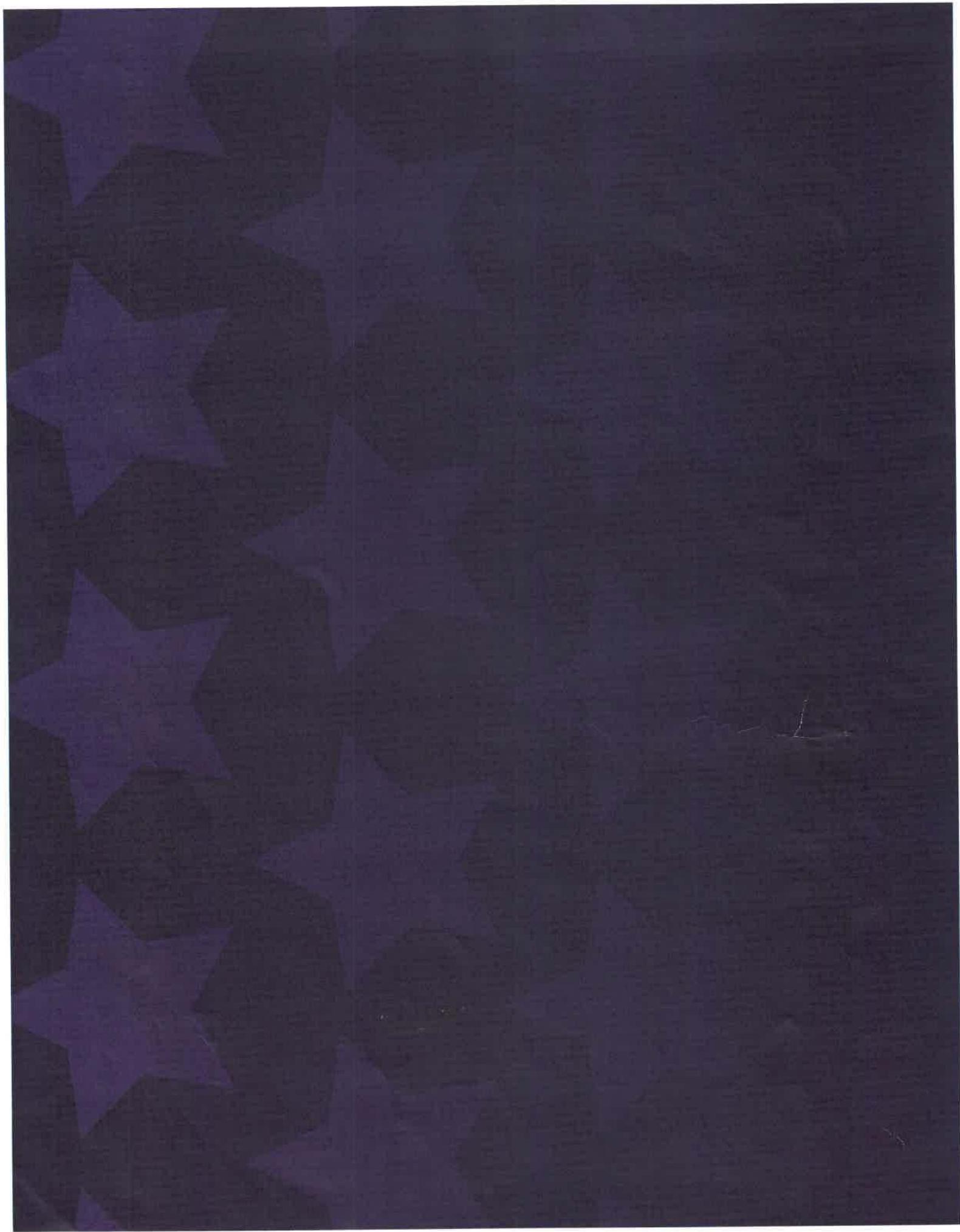
PERMIT QUESTIONS, CONTRACTOR REGISTRATION, ETC.
Linda Iglehart, Administrative/Code Compliance Officer

(210) 659-0333 ext 723

INSPECTIONS

(210) 659-0333 ext 444







New payment request from TSW GRAFIX LLC - invoice 1309

1 mensaje

TSW GRAFIX LLC <quickbooks@notification.intuit.com>
Responder a: tswgrafxllc@gmail.com
Para: dania.contreras.dc@gmail.com

mar, 26 de dic de 2023 a la hora 9:41 p. m.

INVOICE 1309 DETAILS



TSW GRAFIX LLC

DUE 01/25/2024

\$8,118.75

[Review and pay](#)

Powered by QuickBooks

Dear Dania Contreras,

We appreciate your business. Please find your invoice details here. Feel free to contact us if you have any questions.

Have a great day!
TSW GRAFIX LLC
210-910-7100

Bill to

Dania Contreras
Mall Litto Thrift Store

Terms

Net 30

Custom Signage

\$6,250.00

Create a set of channel letters to read

Mall Litto Thrift Store

individually mounted letters on a backplate with halo lighting

1 X \$6,250.00

Pylon Reface

\$1,250.00

Reface existing panels

- Measure panels
- Print translucent film for lighting
- Install at location
- 2 small faces
- 2 bigger face

1 X \$1,250.00

Tax

\$618.75

Sales Tax

1 X \$618.75

Balance due \$8,118.75

Review and pay

TSW GRAFIX LLC

647 Enrique M Barrera Pkwy TX US

tswgrafxllc@gmail.com

If you receive an email that seems fraudulent, please check with the business owner before paying.



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13111 Lookout Run,
 San Antonio, 78233
 Cell: 210-872-1175
 Office: 210-281-8888

Date: 12/27/23

Job # 855

Rep: Bobby

email bobbyprcustomsigns@gmail.com

Quotation and Purchase Contract

Client Billing Information

Job Location

**Mall Litto
 Dania**

**12000 E. Loop 1604 N. Suite 112
 Universal City, TX 78148**

Phone: [REDACTED]

Specification & Estimates For:

Description	Amount
<p>Manufacture and install a set of channel letters with leds installed behind backer panels. Price includes both pylon signs.</p> <p>"See Attachment"</p> <p>A deposit of \$4,608.21 will be required at signing and the remaining balance of \$4,608.20 due when installation is completed.</p> <p>There is a 3yr warranty on vinyl and all electrical includes LABOR.</p> <p><input type="checkbox"/> Timer \$280.00 <input type="checkbox"/> Photocell \$150.00</p>	<p>\$8,514.00</p>

<ul style="list-style-type: none"> * Please Make all Checks Payable to Pedro Ramos * Out of State Taxes Are The Responsibility of the Client * An Initial Deposit is Required at Time of Contract Signing <input type="checkbox"/> The Sign Is Property Of Pr Custom Signs And Subject To Repossession Until The Contract Has Been Payed In Full. <p>Primary Electric Service And Connection To The Sign Including: Timers, Photo cells, Switches And/or Other Controls Required By Local City Ordinances Are To Be Paid At The Customers Own Expense.</p> <ul style="list-style-type: none"> * Installation Portion Of This Estimate Is Based On Adequate Access To Front And Backside Of The Installation Area. * Installation Above Ceiling Line May Require Roof Repair And Is The Responsibility Of The Client. ** This Proposal Becomes A Contract Upon Acceptance And Subject To All Terms And Conditions. 	Subtotal	\$8,514.00
	Sales Tax	\$702.41
	Permit	included
	Total	\$9,216.41

This Agreement is Accepted & Approved By:

Customer Signature: _____	Sales Account Rep _____	Date: _____
Date: _____	Management Approval _____	Date: _____



2411 N E Loop 410 ste.#106
 San Antonio, TX 78217
 (210) 651-7333

ESTIMATE EST-2022

Sea Signs Corporation

Payment Terms: Cash Customer

Created Date: 12/26/2023

DESCRIPTION: Pylon Sign

Bill To: Mall Litto
 12000 E Loop 1604 N
 Universal City, TX 78148
 US

Pickup At: Signarama
 2411 N E Loop 410 ste.#106
 San Antonio, TX 78217
 US

Requested By: Dania Contreras
 Email: [REDACTED]
 Cell Phone: [REDACTED]

Salesperson: House Signarama

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Set up	1	\$40.00	\$40.00	\$40.00
1.1	Initial Setup - - 645: null - Retail Price: \$40.00				
2	Pylon sign	2	\$1,421.44	\$2,842.88	\$2,842.88
2.1	Polycarbonate White 3/16" - Part Qty: 1 Width: 192.00" Height: 48.00" Sides: 1				
3	Channel Letters	1	\$6,337.00	\$6,337.00	\$6,337.00
3.1	Channel Letters.Internally Illuminated Sheet metal 3-dimensional sign.- - 645: null - Retail Price: \$6337.00				
4	Window Graphics	1	\$35.52	\$35.52	\$35.52
4.1	Window Lettering - Part Qty: 1 Width: 24.00" Height: 18.00" - Color: white				
5	Permits	1	\$350.00	\$350.00	\$350.00
5.1	Permit Process and Application of Electric - - 645: null - Retail Price: \$350.00				
5.2	Install/Permit (to be determined at city cost + 40%) - - 645: null				
6	Installation of Window Graphics	1	\$27.50	\$27.50	\$27.50

6.1	Installation - - # of Hours: 0.25				
7	Installation of Pylon sign and Channel Letters	1	\$1,650.00	\$1,650.00	\$1,650.00
7.1	Install of Electrical Sign - - # of Hours: 6				

Regarding production of custom signs, this estimate is valid based on information from client about the project requirements. Changes by the client after proof and quote approval may result in a change to the price of the produced signs.

Subtotal:	\$11,282.90
Taxable Amount:	\$11,282.90
Taxes:	\$930.84
Grand Total:	\$12,213.74
Deposit Required:	\$6,106.87

1 Year Warranty on labor and parts, 3 year warranty on parts for lightbox

Get this for as little as \$451.91 per month. Ask us for details.

The Estimate is based on current information from client about the project. Actual cost may change once project elements are finalized. Client agrees that sign service & repair will add on the cost of ballast, LED lights, lamps, sockets, wiring and other components to restore sign illumination as needed only. Client must request and approve complete replacement of lamps. Client may choose to pay for a site survey wherein we will inspect the sign illumination and will provide an itemized list of replacement components the sign needs.

Signature: _____ **Date:** _____

THE SIGN EXPERTS

INVOICE

NAME	Dania Contreras	COMPANY/ FILE NAME	Mall Litto Thrift Store		
STREET		CITY	STATE	ZIP	
PHONE:		FAX/EMAIL:			

SALES PERSON	ORDER DATE	*DUE DATE	TERMS	SHIPPING	JOB NO.	P.O. NO.

* DUE DATES ARE ESTIMATED ONLY AND NOT GUARANTEED. ACTUAL COMPLETION DATE MAY VARY DEPENDING ON WORK-LOAD AND CIRCUMSTANCES OUTSIDE OF OUR CONTROL.

QTY.	DESCRIPTION	UNIT	TOTAL
1	Channel letters with leds FRONT LIT		6500.00
2	Pylon sign reface NEW PANELS		3200.00
1	Installation & permit		1295.00

PROOF, DESIGN & DEPOSIT TERMS AND CONDITIONS

- First three proofs are free. Each additional proof is \$ 15.00. NO EXCEPTIONS.
- Proof, design, typesetting & deposit fees are NON-REFUNDABLE. NO EXCEPTIONS.
- By proceeding with this transaction, customer understands and agrees with said terms and conditions.

- CUSTOMER HAS REVIEWED AND APPROVES THE PROOF/DESIGN FOR THE ABOVE JOB. Customer accepts design "as is". No changes, adjustments or corrections, of any kind, permitted to this job (this includes spelling "errors").
- CUSTOMER DOES NOT wish to review or proofread the above job/design. Customer will accept finished product "as is". No changes, adjustments or corrections, of any kind, permitted to finished product (this includes spelling "errors").

EFFECTIVE JANUARY 1, 2009, all orders & finished products are considered "active" for 60 days from order date. After 60 days, all orders and finished products that are not picked up WILL BE CONSIDERED CANCELLED AND DISPOSED OF IMMEDIATELY. ALL COLLECTED PAYMENTS AND DEPOSITS ON THESE "CANCELLED" ORDERS ARE NON-REFUNDABLE. NO EXCEPTIONS. Lack of communication and/or lack of activity from customer within 60 days of order date will also be considered "cancelled".

THE SIGN EXPERT DOES NOT GUARANTEE COLOR MATCHING OR COLOR FINISHING.

ALL COLORS demonstrated in proofs WILL VARY on finished product. Colors on finished products will be the "closest" match that we can reproduce. NO REFUNDS & NO REPRINTS on color "disputes" -NO EXCEPTIONS. This policy also applies to customer supplied files. By proceeding with transaction (or deposit), customer understands AND agrees with this policy.

ALL RETURNED CHECKS require payment within 5 working days of notice. A \$25 RETURNED CHECK FEE APPLIES. All unpaid checks filed with the District Attorney's Office for collection. ALL SALES ARE FINAL, NO EXCEPTIONS. NO REFUNDS ON DEPOSITS. No Warranties. Estimates good for 15 days ONLY.

SUBTOTAL	10995.00
TAX	907.09
SHIPPING	
TOTAL	11,902.08

DEPOSIT	
BALANCE	

NOTES:

Thank you for your business!

Premier Alamo Investment LLC, LP

P.O.BOX 592591

San Antonio, TX 78259

December 28, 2023

This is to verify that Dania Rosibel Contreras Cartagena & Karina L Henriquez dba Mall-Litto is our Tenant at Kitty Hawk Shopping Center, 12000 E Loop 1604 N Suite # 112, Universal City, TX 78148.

They are having Store Front & Pyon signs for their business installed at above location, which as Landlord of Kitty Hawk Shopping Center we are approving it.

If you have any questions or need any other information, please do not hesitate to contact undersigned.

Amir Ali Mithani
Amir Ali Mithani

Manager

Kitty Hawk Shopping Center



KITTY HAWK
EST. 1984

CASH STORE

LEE'S KITCHEN

DAYLILY • LASHES
BEAUTY BAR

AT&T

THE DOG WASHER

MALL LITTO
THRIFT STORE
DONATION CENTER

STREET PHOTOGRAPHY

ABSOLUTE LIQUOR

ROCK 'N ROLL IT
SMOKE & VAPE & HEMP

LEASING INFO

KITTY HAWK
AT 1604

MALL LITTO
THRIFT STORE

DONATION CENTER

ROCK 'N ROLL IT
SMOKE & VAPE & HEMP

CASH STORE
TITLE LOANS & CASH ADVANCES



**MALL-LITTO THRIFT STORE -
Internally Led Lighted Channel Letters**

SCOPE OF WORK:

CHANNEL LETTERS WITH BLACK RETURNS .063
FRONTS TO BE POLYCARBONATE FACES AND INTERNALLY ILLUMINATED WITH LEDS
INSTALL EACH CHANNEL LETTER INDIVIDUALLY MOUNTED FLUSH MOUNTED
USING 3/8 NON FERROUS BOLTS.

LETTERS TO BE INTERNALLY ILLUMINATED W/ SOLAN LED WHITE BRIGHT WHITE LED'S
UL LISTED

NOTE: TAGLINE TO BE SAN DEPTH AS LETTERS. //// Colors We dont color Match No exception.

Client Approval/Date:

Landlord Approval/Date:

647 Old Hwy 90,
San Antonio, TX, 78237
210.910.7100
Email: deangelocarrillo@gmail.com

Revisions:

1)

Account Rep: **TSW GRAFX**

Project Manager: **DAC**

Drawn By: **TSW GRAFX**

Project / Location:

ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE N.E.C. AND ARTICLE 605 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER SCHEDULING AND SIZING OF ALL DEVICES.

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the writers permission or

TSW GRAFX

Colors Depicted In This Rendering May Not Match Actual Material Finishes. Refer To Product Samples For Exact Color Match.

Job Number: **00-00000-00**

Date: **12/15/2023**

Sheet Number: **01** Of **01**

00-00000-R2
Design Number: **LTRS / TAGLINE**

RESOLUTION NO. 2024-2

**A RESOLUTION OF THE UNIVERSAL CITY
ECONOMIC DEVELOPMENT CORPORATION
AUTHORIZING THE PURCHASE OF REAL PROPERTY
LOCATED AT 110-118 E. BYRD, UNIVERSAL CITY, TEXAS;
AND PROVIDING FOR SIGNATORY AUTHORITY**

WHEREAS, Section 505.158 of the Texas Local Government Code provides that for a municipality with a population of 20,000 or less, “project” includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation’s board of directors to promote new or expanded business development; and

WHEREAS, as the most current Census, dated April 1, 2020, the population for the City of Universal City is 19,720; and

WHEREAS, the Universal City Economic Development Corporation (UCEDC) and RDP Leasing Co., Inc have negotiated the sale and purchase of property, consisting of approximately 0.1435 acres at 110 E Byrd and 0.1636 acres located at 118 E Byrd, as provided in substantial form by the contract in Exhibit A to this Resolution (the “Property”), and to be part of a project to develop and revitalize the “Aviation District” in order to promote new or expanding business development; and,

WHEREAS, the UCEDC Board of Directors have determined that the purchase of Property as authorized by this Resolution are consistent with and meet the definition of “project” as that term is defined in Chapter 501 and 505 of the Texas Local Government Code, and in particular Section 505.158 of the Texas Local Government Code; and the definition of “cost” as that term is defined by Section 501.152 of the Texas Local Government Code.

NOW, THEREFORE BE IT RESOLVED BY THE UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION:

Section 1. That the foregoing recitals are hereby found to be true and correct findings of the UCEDC and are fully incorporated into the body of this Resolution.

Section 2. That the UCEDC finds and determines that the purchase of the Property will promote new or expanding business development within the City of Universal City, Texas, and is otherwise consistent with Section 505.158 of the Act.

Section 3. The UCEDC hereby approves the purchase of the Property and determines doing so is reasonably expected to benefit, directly, or indirectly, the Corporation as required by Texas Local Government Code §501.156.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final reading, and it is so resolved.

Section 8. The President, along with the Secretary or Executive Director of the corporation, are authorized, empowered and directed to execute any and all transactions documents necessary for and on behalf of the UCEDC and in its name, that are consistent therewith and to deliver the same to the title company and for closing to sell the property.

PASSED, APPROVED AND DULY RESOLVED by the Universal City Economic Development Corporation on this the 11th day of January 2024.

Dick Crow, President

ATTEST:

Roland Hinojosa, Secretary