City of SAN ANGELO TEXAS Development Corporation

Agenda
1/22/2025

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on January 22, 2025 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. **Call to Order**
2. **Prayer**
3. **Public Comment**

Issues or items that are not on the agenda may be raised by the public at this time. Citizens should speak from the podium, begin by stating their name and limit remarks to less than three minutes. Board members may request that a discussed item be placed on a future agenda. The Board takes public comment on all Regular Agenda items during the discussion of those items.

4. **Consent Agenda**
   a. Consider approving the regular meeting minutes from December 11, 2024. (Nora Nevarez)
   b. Consider approving the necessary Corporation Disbursement. (Nora Nevarez)
   c. Consider approving the October and November 2024 Financials. (Tina Dierschke)
   d. Consider a resolution authorizing the Investment Policy for the City of San Angelo Development Corporation Fund for 2025. (Tina Dierschke)
5. **Regular Agenda**
   a. Consider approving the December 2024 financials. (Presentation by Tina Dierschke, Director of Finance)
   b. Consider appointing two (2) Board Members to the Industrial Park Review Board in accordance with the Declaration of Covenants, Conditions and Restrictions as recoded in Document Number 202301951, Official Public Records of Tom Green County, Texas. (Presentation by Robert Schneeman, Economic Development Project Manager)
6. **Closed Session**

Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meetings, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections:

   a. Section 551.087 - Business prospect negotiations regarding;
      Project Falcon
      Project Powerhouse
      Project Centipede

Project SNF
Project Zeppelin
Project Excelsior
Project 240 East

7. **Follow Up and Administrative Issues**
   a. Consideration and possible action of the items discussed in Closed Session, if needed
   b. Announcement and consideration of Future Agenda items.
8. **Adjournment**

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 16th day of January 2025 at 5:00 P.M.

Nora Nevarez on behalf of Michael Dane
Michael Dane
Economic Development Interim Director

All agenda items are subject to action. All contracts/agreements may be subject to further negotiation prior to execution. The Board reserves the right to consider business out of posted order and/or meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending the Development Corporation meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Economic Development Office at 325-653-7197, or the ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.

COSADC meetings are broadcast on Channel 17-Government Access at 8:00 A.M. on every Wednesday after each meeting.

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: January 22, 2025

Item type: Consent Item

Caption:

Consider approving the regular meeting minutes from December 11, 2024. (Nora Nevarez)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Tina Dierschke	Approved
Brandon Dyson	Approved
Michael Dane	Final Approval

Report to Board

City of SAN ANGELO TEXAS Development Corporation

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: January 22, 2025

Item type: Consent Item

Caption:

Consider approving the necessary Corporation Disbursement. (Nora Nevarez)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Disbursement 01-22-2025 Disbursement 01-22-2025.pdf

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Michael Dane	Approved
Tina Dierschke	Approved
Brandon Dyson	Final Approval

City of San Angelo Development Corporation
Check Disbursements
For Board Approval January 22, 2025

Economic Development

ASU	$ 1,000,000.00	Eco Dev Perf. Agreement (Inv. 9702)	*Ck 6275*
SA Chamber of Commerce	65,625.00	Marketing & Recruitment (Inv. 20521)	*Ck. 6269*
Media Advantage	21,027.46	Marketing (Inv 24087 & 24055)	*Ck. 6261*
Angelo Donuts and Kolaches	13,906.18	Reimbursement 2024 Business Plan (Inv. 2, 4, & 5)	
JR Silva Tree Service & Landscaping	1,008.00	Lawn and landscaping maint. At BRC and Indust Park (Inv. 5027 & 5028)	*Ck. 6272*
Total for Board Consideration	**$ 1,101,566.64**		
Media Advantage	$ 960.00	Marketing (Inv. 24144)	*Ck. 6273*
ASU SBDC	900.00	Reimburse for Profit Mastery registration NAICS approved (Inv. 9717)	*Ck. 6270*
Jowers Commercial Cleaning	800.00	Cleaning serv at BRC (Inv. 6466)	
Jowers Commercial Cleaning	800.00	Cleaning Serv at BRC (Inv. 6453)	*Ck. 6277*
Jowers Commercial Cleaning	800.00	Cleaning serv at BRC (Inv. 6441)	*Ck. 6267*
Russ Wallace	625.00	IT serv for Jan. 2025 (Inv. 1062)	
TEDC	600.00	Sales Tax Workshop registration virual (Inv. 26851, 26853, & 26852)	*Ck. 6271*
The Gold Beacon	511.20	Reimburse Deposit from Business Factory Incubator Program	
CTWP	496.03	Copier lease for Eco Dev & Business Factory (Inv. 1634847 & 1634632)	
Advance Elevator	250.00	Elev maint at BRC (Inv. 747629)	*Ck. 6274*
Atmos Energy	184.09	Gas Utilities (Inv 2412)	*Ck. 6266*
House of Chemicals	176.96	trash can liners (Inv. 1033816)	
Bug Express	85.00	Qtrly pest control (Inv. 104219)	
Angelo Water Serv Co	58.46	Water delivery and rental dispenser (01/01 -01/31)	*Ck. 6276*
CVEC	44.72	Elec @ Airport Sign (Inv. 12312024)	
Republic Serv	36.24	Trash Serv (Inv. 1335081)	
Republic Serv	31.24	Trash Serv (Inv. 1328889)	*Ck.6268*
Republic Serv	31.24	Trash Serv (Inv. 1322642)	*Ck. 6250*
	$ 7,390.18		
Total Eco Dev Disbursements	**$ 1,108,956.82**		

Ballot

Galilee CDC	$ 321,615.00	Affordable Housing Assnt. Program	
Total for Board Consideration	**$ 321,615.00**		
Total Routine Disbursements			
Total Ballot Disbursements	**$ 321,615.00**		
Grand Total Disbursements this Period	**$ 1,430,571.82**		

Report to Board

City of SAN ANGELO TEXAS Development Corporation

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: January 22, 2025

Item type: Consent Item

Caption:

Consider approving the October and November 2024 Financials. (Tina Dierschke)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	COSADC FS 2410 Final	COSADC FS 2410 Final.pdf
2.	COSADC FS 2411 Final	COSADC FS 2411 Final.pdf

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Tina Dierschke	Approved
Brandon Dyson	Approved
Michael Dane	Final Approval

City of San Angelo Development Corporation

Financial Information and Schedules
As of October 31, 2024

Contents

This UNAUDITED information is designed for internal use and analysis only.

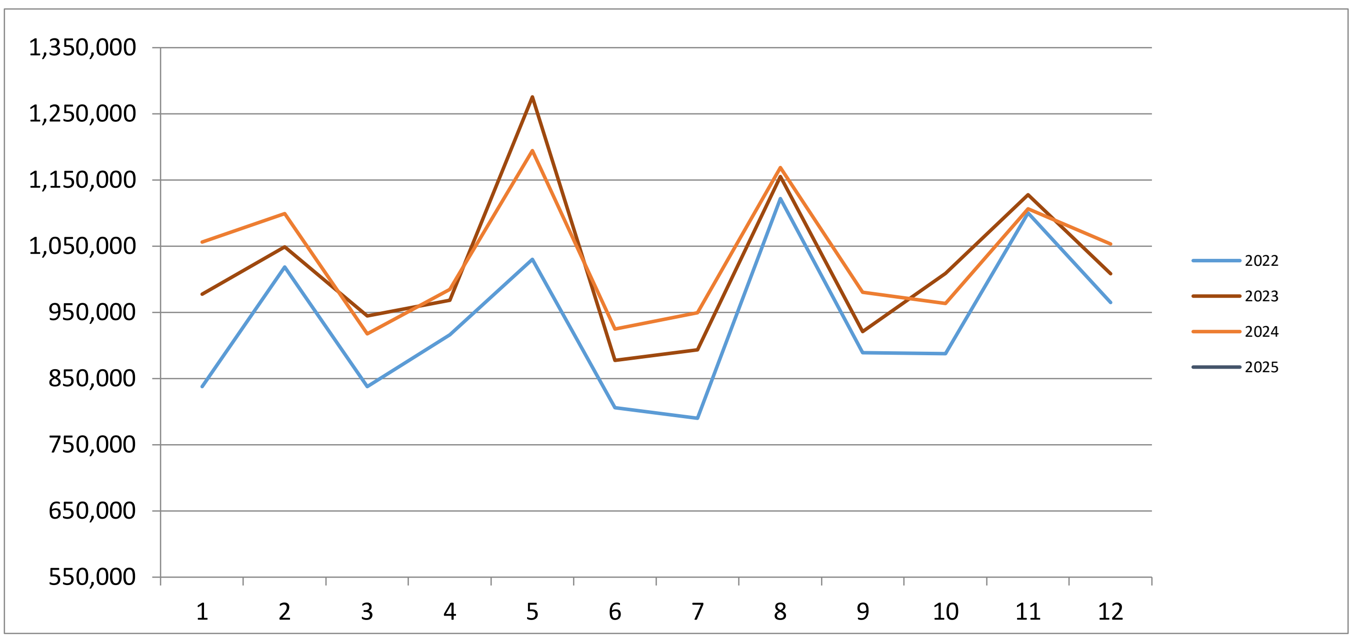
City of San Angelo Development Corporation
Executive Summary
October 2024

Available Fund Balances

Unassigned Fund Balance-Economic Development	7,686,909
Unassigned Fund Balance-Ballot	6,510,103

Sales Tax Analysis

Month	2022	2023	2024	2025	% Over/(Under)
Oct	837,902	977,628	1,056,249	984,531	-6.79%
Nov	1,018,994	1,049,058	1,099,298		
Dec	838,245	944,644	917,530		
Jan	916,151	968,413	985,000		
Feb	1,030,426	1,275,717	1,194,486		
Mar	806,025	877,403	924,721		
Apr	790,185	893,339	949,450		
May	1,122,067	1,155,640	1,168,794		
Jun	889,239	920,877	980,358		
Jul	887,685	1,008,794	963,312		
Aug	1,100,228	1,128,012	1,106,232		
Sep	965,151	1,008,166	1,053,612		



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of October 31, 2024

ASSETS	
Current Assets	
Checking/Savings	
Cash	1,007,761
Money Market	4,467,608
Total Checking/Savings	5,475,369
Accounts Receivable	
Leases	2,323
Total Accounts Receivable	2,323
Other Current Assets	
Investments	6,014,795
Total Other Current Assets	6,014,795
Total Current Assets	11,492,487
Fixed Assets	
Vehicles	28,540
Land -Industrial Park	62,948
Industrial Park-Phase I	409,078
Industrial Park-Phase II	4,261,855
Industrial Park-Phase III	20,377
Building-Business Resource Ctr	2,004,967
Accumulated Depreciation	(1,291,807)
Total Fixed Assets	5,495,957
TOTAL ASSETS	16,988,444
LIABILITIES & FUND EQUITY	
Liabilities	
Current Liabilities	
Security Deposits	5,188
Accounts Payable	-
Total Current Liabilities	5,188
Total Liabilities	5,188
Fund Equity	
Committed for Eco. Dev. Projects	3,532,403
Restricted for Fixed Assets	5,495,957
Reserved for Encumbrance	267,987
Unassigned Fund Balance	7,686,909
Total Fund Equity	16,983,256
TOTAL LIABILITIES & FUND EQUITY	16,988,444

City of San Angelo Development Corporation
Revenue and Expenditure Report - Economic Development
October 2024

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		3,348,558	275,669	275,669	275,669	(3,072,889)	8%
Interest on Investments		406,500	23,359	23,359	23,359	(383,141)	6%
Lease Income		20,010	-	-	-	(20,010)	0%
Miscellaneous Income		450	-	-	-	(450)	0%
Gain on Sale Assets		-	-	-	-	-	0%
Total Revenues		3,775,518	299,028	299,028	299,028	(3,476,490)	8%
Expenditures							
Administrative		121,298	3,012	3,012	11,979	(109,319)	10%
Partnership Affiliations		86,250	-	-	-	(86,250)	0%
COSADC Staff		379,374	-	-	-	(379,374)	0%
City Services		176,927	-	-	-	(176,927)	0%
Industrial Park Ops & Maint		24,282	32	32	8,316	(15,966)	34%
Marketing-Chamber of Commerce		262,500	65,625	65,625	262,500	-	100%
Advertising		37,799	-	-	-	(37,799)	0%
Building Maintenance/Utilities		100,076	4,185	4,185	48,955	(51,121)	49%
Capital		40,000	-	-	-	(40,000)	0%
Business Factory		231,618	6,831	6,831	15,921	(215,697)	7%
Total Operating Expenditures		1,460,124	79,685	79,685	347,671	(1,112,453)	24%
Projects							
US Customs Retention II	DC0152	151,762	-	-	-	(151,762)	0%
SMC Global	DC0163	138,918	-	-	-	(138,918)	0%
Ethicon	DC0170	431,832	-	-	-	(431,832)	0%
SMC Global - BREP	DC0182	12,500	-	-	-	(12,500)	0%
Ind Park Clearing	DC0188	6,186	-	-	-	(6,186)	0%
Skyline P3	DC0192	136,504	-	-	-	(136,504)	0%
Rosenberger Site Sol.	DC0206	75,000	-	-	-	(75,000)	0%
Technology Tower, LLC	DC0209	150,000	-	-	-	(150,000)	0%
ASU Airport Facility	DC0211	2,000,000	-	-	-	(2,000,000)	0%
Lip Chip	DC0212	29,700	-	-	-	(29,700)	0%
Splash Pad	DC0213	150,000	-	-	-	(150,000)	0%
Allen's Transport	DC0214	150,000	-	-	-	(150,000)	0%
Talk of Texas	DC0215	100,000	-	-	-	(100,000)	0%
Future Projects		2,424,961	-	-	-	(2,424,961)	0%
		5,957,363	-	-	-	(5,957,363)	0%
Total Project Expenditures							
Total Expenditures		7,417,487	79,685	79,685	347,671	(7,069,816)	1%
Revenue Over/(Under) Expenditures		(3,641,969)	219,343	219,343	(48,643)		

City of San Angelo Development Corporation
Economic Development Projects
As of October 31, 2024

Project	Code	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
US Customs Retention II	DC0152	46,435	1,149,225	-	997,463	151,762
SMC Global	DC0163	200,000	200,000	-	61,082	138,918
Ethicon	DC0170	47,724	1,057,203	-	625,370	431,833
SMC Global - BREP	DC0182	362,500	362,500	-	350,000	12,500
Ind Park Clearing	DC0188	25,000	25,000	-	18,814	6,186
Skyline P3	DC0192	3,000,000	3,000,000	-	2,863,496	136,504
Rosenberger Site Sol.	DC0206	75,000	75,000	-	-	75,000
Technology Tower, LLC	DC0209	250,000	250,000	-	100,000	150,000
ASU Airport Facility	DC0211	2,000,000	2,000,000	-	-	2,000,000
Lip Chip	DC0212	29,700	29,700	-	-	29,700
Splash Pad	DC0213	150,000	150,000	-	-	150,000
Allen's Transport	DC0214	150,000	150,000	-	-	150,000
Talk of Texas	DC0215	100,000	100,000	-	-	100,000
		6,436,359	8,548,628	-	5,016,225	3,532,403

Total Committed, Not Expended	3,532,403

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of October 31, 2024

ASSETS	
Current Assets	
Checking/Savings	
Cash	5,558
Money Market	10,528,747
Total Checking/Savings	10,534,305
Other Current Assets	
Investments	2,995,159
Total Other Current Assets	2,995,159
Total Current Assets	13,529,463
TOTAL ASSETS	13,529,463
LIABILITIES & FUND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	206,242
Total Current Liabilities	206,242
Total Liabilities	206,242
Fund Equity	
Committed for Ballot Projects	1,347,518
Assigned for Debt Service	5,465,600
Unassigned Fund Balance	6,510,103
Total Fund Equity	13,323,221
TOTAL LIABILITIES & FUND EQUITY	13,323,221

City of San Angelo Development Corporation
Revenue and Expenditure Report - Ballot
October 2024

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	8,610,576	708,862	708,862	708,862	(7,901,714)	8%
Interest on Investments	411,000	46,308	46,308	46,308	(364,692)	11%
Total Revenues	9,021,576	755,170	755,170	755,170	(8,266,406)	8%
Expenditures						
City Services	34,105	-	-	-	(34,105)	0%
Affordable Housing Admin	30,135	-	-	-	(30,135)	0%
Loan/Debt Service	5,465,600	-	-	-	(5,465,600)	0%
Total Operating Expenditures	5,529,840	-	-	-	(5,529,840)	0%
Projects						
West Texas Water Partnership	200,000	-	-	-	(200,000)	0%
Affordable Housing	589,498	-	-	-	(589,498)	0%
Water Rights	558,020	-	-	-	(558,020)	0%
Future Projects	2,428,851	-	-	-	(2,428,851)	0%
Total Project Expenditures	3,776,369	-	-	-	(3,776,369)	0%
Total Expenditures	9,306,209	-	-	-	(9,306,209)	0%
Revenue Over/(Under) Expenditures	(284,633)	755,170	755,170	755,170		

City of San Angelo Development Corporation
Ballot Projects
As of October 31, 2024

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	3,807,271	-	3,049,251	758,020
* Reclaimed Water Alternatives	1,389,965	-	1,389,965	-
* Red Arroyo Storm Water Basin	151,040	-	151,040	-
Total Expenditures	5,348,276	-	4,590,256	758,020
Total Water Supply Projects				758,020
Affordable Housing				
Revenues				
* Sale of Fixed Assets - Blackshear Properties	394,351	-	394,351	-
Total Revenues				
Expenditures				
Affordable Housing	5,138,925	-	4,549,427	589,498
* Blackshear Neighborhood Boundary	28,300	-	28,300	-
* Blackshear Properties	404,125	-	404,125	-
* Neighborhood Blitz	550,000	-	550,000	-
* Neighbors Helping Neighbors	53,000	-	53,000	-
* Rebuilding Together - Housing One Stop	23,759	-	23,759	-
* Rebuilding Together - Housing Repair	74,920	-	74,920	-
* Rehabs	114,487	-	114,487	-
* Roofing Grant	200,000	-	200,000	-
Total Expenditures	6,587,516	-	5,998,019	589,498
Total Affordable Housing				589,498
Other Projects				
* Sports Facilities Maintenance	285,353	-	285,353	-
Total Expenditures	285,353	-	285,353	-
Total Ballot Projects Committed, Not Expended				1,347,518
Voter Approved Projects:				
* Fort Concho Improvements	900,000	-	900,000	-
* Sports & Athletics Facilities	708,744	-	708,744	-
* 29th Street Sports Complex	1,750,000	-	1,750,000	-
Total Expenditures	3,358,744	-	3,358,744	-
Total Voter Approved Projects Committed, Not Expended				-

* Completed

City of San Angelo Development Corporation
Transaction Detail by Account
October 2024

Group #	PO #	Type	Date	Number	Description	Amount
FUND 700 DEVELOPMENT CORPORATION						
700-0000-101.01-00 CASH / CASH IN DEPOSITORY						
751		AJ	10/31/2024	16	Operating Transfer	75,921.47
751		AJ	10/31/2024	16	Operating Transfer	118,599.90
754		AJ	10/31/2024	19	Bank Interest ED	4,444.68
795		AJ	10/31/2024	27	Mthly Budgeted Tra	(1,582.92)
600		AJ	10/30/2024	MR		352.30
558		AJ	10/29/2024	**OFFSET**	JOURNAL SUMMARY	(362.06)
420		AJ	10/22/2024	**OFFSET**	POSTAGE 7463.00	(19.00)
440		AJ	10/22/2024	**OFFSET**	JOURNAL SUMMARY	(3,587.50)
290		AJ	10/15/2024	**OFFSET**	JOURNAL SUMMARY	(68,373.31)
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	1,219,029.16
143		AJ	10/9/2024	**OFFSET**	JOURNAL SUMMARY	(3,960.66)
154		AJ	10/9/2024	**OFFSET**	JOURNAL SUMMARY	(297.54)
191		AJ	10/9/2024	UT	UB CASH UPDATE	(15.60)
191		AJ	10/9/2024	UT	UB CASH UPDATE	(139.80)
191		AJ	10/9/2024	UT	UB CASH UPDATE	(31.92)
706		AJ	9/30/2024	650	Accrue Exp to FY24	297.54
700-0000-103.13-00 INVESTMENTS / INVEST.- FFB MONEY MARKET						
751		AJ	10/31/2024	16	COSADC Sales Tax	275,668.62
751		AJ	10/31/2024	16	Operating Transfer	(75,921.47)
751		AJ	10/31/2024	16	Operating Transfer	(118,599.90)
754		AJ	10/31/2024	19	MM Interest ED	18,914.56
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	4,367,546.44
700-0000-103.14-01 INVEST.-T.BILL,NOTE,BOND / UNREALIZED GAIN(LOSS)						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	(530,154.97)
700-0000-103.25-00 INVESTMENTS / POOLED INVESTMENTS						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	6,014,795.00
700-0000-115.10-00 ACCOUNTS RECEIVABLE / ACCOUNTS RECEIVABLE						
600		AJ	10/30/2024	MR		(352.30)
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	2,674.80
700-0000-115.10-18 ACCOUNTS RECEIVABLE / LEASES						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	(313.31)
700-0000-126.11-00 INTERGOVERNMENTAL RECV. / SALES TAX						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	812,540.77
700-0000-161.00-00 FIXED ASSETS / LAND						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	62,947.80
700-0000-162.00-00 FIXED ASSETS / BUILDINGS						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	2,004,966.57
700-0000-163.00-00 FIXED ASSETS / IMPROV.OTHER THAN BLDGS						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	4,064,898.22
700-0000-164.00-00 FIXED ASSETS / MACHINERY & EQUIPMENT						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	28,540.00
700-0000-166.00-00 FIXED ASSETS / ACCUMULATED DEPRECIATION						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	(1,291,806.58)
700-0000-167.00-00 FIXED ASSETS / INFRASTRUCTURE						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	626,395.51
700-0000-170.01-00 OTHER ASSETS / PREPAID EXPENSE						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	(995.00)
700-0000-201.00-00 LIABILITIES / ACCOUNTS PAYABLE						
558		AJ	10/29/2024	**OFFSET**	JOURNAL SUMMARY	(362.06)
500		AJ	10/25/2024	**OFFSET**	GEXA 502908.03	1,612.75
502		AJ	10/25/2024	**OFFSET**	PI RECEIPTS	362.06
440		AJ	10/22/2024	**OFFSET**	JOURNAL SUMMARY	(3,587.50)
403		AJ	10/21/2024	**OFFSET**	PAYMENT REQUESTS	3,587.50
290		AJ	10/15/2024	**OFFSET**	JOURNAL SUMMARY	(68,373.31)
235		AJ	10/14/2024	**OFFSET**	PI RECEIPTS	159.13
256		AJ	10/14/2024	**OFFSET**	PAYMENT REQUESTS	2,557.94
275		AJ	10/14/2024	**OFFSET**	PI RECEIPTS	65,656.24
143		AJ	10/9/2024	**OFFSET**	JOURNAL SUMMARY	(3,960.66)
154		AJ	10/9/2024	**OFFSET**	JOURNAL SUMMARY	(297.54)
191		AJ	10/9/2024	UT	UB CASH UPDATE	(15.60)
191		AJ	10/9/2024	UT	UB CASH UPDATE	(139.80)
191		AJ	10/9/2024	UT	UB CASH UPDATE	(31.92)

City of San Angelo Development Corporation
Transaction Detail by Account
October 2024

Group #	PO #	Type	Date	Number	Description	Amount
700-0000-201.00-00 LIABILITIES / ACCOUNTS PAYABLE CONTINUED						
97		AJ	10/8/2024	**OFFSET**	TRVL REIMB	297.54
87		AJ	10/7/2024	UT	UB CHARGE UPDATE	31.92
74		AJ	10/7/2024	**OFFSET**	PI RECEIPTS	2,438.00
122		AJ	10/7/2024	**OFFSET**	PI RECEIPTS	1,522.66
46		AJ	10/3/2024	UT	UB CHARGE UPDATE	139.80
25		AJ	10/2/2024	UT	UB CHARGE UPDATE	15.60
700-0000-201.01-00 ACCOUNTS PAYABLE / YEAR END ACCRUED A/P						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	330,900.50
700-0000-229.20-00 CUSTOMER DEPOSITS / SECURITY DEPOSITS						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	5,187.60
700-0000-242.00-00 FUND BALANCE / P/Y RESERVE FOR ENCUMB.						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	50,979.93
700-0000-243.00-00 FUND BALANCE / ENCUMBRANCES						
496		AJ	10/25/2024	**OFFSET**	PI PO ENTRY	(5,245.00)
502		AJ	10/25/2024	**OFFSET**	PI RECEIPTS	362.06
399		AJ	10/21/2024	**OFFSET**	PI PO ENTRY	321.09
366		AJ	10/17/2024	**OFFSET**	PI PO ENTRY	(4,532.00)
233		AJ	10/14/2024	**OFFSET**	PI PO ENTRY	20,354.57
235		AJ	10/14/2024	**OFFSET**	PI RECEIPTS	159.13
275		AJ	10/14/2024	**OFFSET**	PI RECEIPTS	65,656.24
72		AJ	10/7/2024	**OFFSET**	PI PO ENTRY	(267,404.00)
74		AJ	10/7/2024	**OFFSET**	PI RECEIPTS	2,438.00
122		AJ	10/7/2024	**OFFSET**	PI RECEIPTS	1,522.66
26		AJ	10/3/2024	**OFFSET**	PI PO ENTRY	(30,640.00)
139		AJ	9/30/2024	**OFFSET**	ENCUMB/ROLLOVER EN	(50,979.93)
700-0000-244.00-00 FUND BALANCE / RESERVED FOR ENCUMBRANCES						
496		AJ	10/25/2024	**OFFSET**	PI PO ENTRY	5,245.00
502		AJ	10/25/2024	**OFFSET**	PI RECEIPTS	(362.06)
399		AJ	10/21/2024	**OFFSET**	PI PO ENTRY	(321.09)
366		AJ	10/17/2024	**OFFSET**	PI PO ENTRY	4,532.00
233		AJ	10/14/2024	**OFFSET**	PI PO ENTRY	(20,354.57)
235		AJ	10/14/2024	**OFFSET**	PI RECEIPTS	(159.13)
275		AJ	10/14/2024	**OFFSET**	PI RECEIPTS	(65,656.24)
72		AJ	10/7/2024	**OFFSET**	PI PO ENTRY	267,404.00
74		AJ	10/7/2024	**OFFSET**	PI RECEIPTS	(2,438.00)
122		AJ	10/7/2024	**OFFSET**	PI RECEIPTS	(1,522.66)
26		AJ	10/3/2024	**OFFSET**	PI PO ENTRY	30,640.00
139		AJ	9/30/2024	**OFFSET**	ENCUMB/ROLLOVER EN	50,979.93
700-0000-279.00-00 RETAINED EARNINGS / UNRESERVED						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	17,097,904.82
700-0000-280.00-00 ROLL UP / INVESTMENT IN FIXED ASSET						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	(103,908.44)
700-0000-281.00-00 ROLL UP / REVENUE						
751		AJ	11/6/2024	**OFFSET**	JOURNAL ENTRY 16	275,668.62
754		AJ	11/6/2024	**OFFSET**	JOURNAL ENTRY 19	23,359.24
700-0000-282.00-00 ROLL UP / EXPENDITURES						
795		AJ	11/7/2024	**OFFSET**	JOURNAL ENTRY 27	(1,582.92)
706		AJ	11/5/2024	**OFFSET**	JOURNAL ENTRY 650	297.54
500		AJ	10/25/2024	**OFFSET**	GEXA 502908.03	(1,612.75)
502		AJ	10/25/2024	**OFFSET**	PI RECEIPTS	(362.06)
420		AJ	10/22/2024	**OFFSET**	POSTAGE 7463.00	(19.00)
403		AJ	10/21/2024	**OFFSET**	PAYMENT REQUESTS	(3,587.50)
235		AJ	10/14/2024	**OFFSET**	PI RECEIPTS	(159.13)
256		AJ	10/14/2024	**OFFSET**	PAYMENT REQUESTS	(2,557.94)
275		AJ	10/14/2024	**OFFSET**	PI RECEIPTS	(65,656.24)
97		AJ	10/8/2024	**OFFSET**	TRVL REIMB	(297.54)

Group #	PO #	Type	Date	Number	Description	Amount
700-0000-282.00-00 ROLL UP / EXPENDITURES CONTINUED						
74		AJ	10/7/2024	**OFFSET**	PI RECEIPTS	(2,438.00)
122		AJ	10/7/2024	**OFFSET**	PI RECEIPTS	(1,522.66)
87		AJ	10/7/2024	**OFFSET**	CIS BATCH	(31.92)
46		AJ	10/3/2024	**OFFSET**	CIS BATCH	(139.80)
25		AJ	10/2/2024	**OFFSET**	CIS BATCH	(15.60)
700-0000-313.00-00 TAX / SALES AND USE TAX						
751		AJ	10/31/2024	16	COSADC Sales Tax	275,668.62
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
754		AJ	10/31/2024	19	Bank Interest ED	4,444.68
754		AJ	10/31/2024	19	MM Interest ED	18,914.56
700-0700-411.03-60 PROFESSIONAL & TECHNICAL / CONTRACT SERV						
275	134902	AP	9/9/2024	0006234	SAN ANGELO CHAMBER	65,625.00
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
46		AJ	10/3/2024	UT	UB CHARGE UPDATE	139.80
25		AJ	10/2/2024	UT	UB CHARGE UPDATE	15.60
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
235	134759	AP	10/3/2024	0006232	ATMOS ENERGY	159.13
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY						
500		AP	10/17/2024	0717291	GEXA ENERGY, LP	1,612.75
122	132330	AP	9/30/2024	0006226	CONCHO VALLEY ELEC	44.41
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
502	134795	AP	10/23/2024	0006238	MC ELECTRIC	120.00
74	134761	AP	10/3/2024	0006225	BUG EXPRESS, INC	85.00
74	134878	AP	10/1/2024	0006228	ENER-TEL SERVICES	528.00
74	134878	AP	10/1/2024	0006228	ENER-TEL SERVICES	1,200.00
275	134815	AP	9/30/2024	0006233	REPUBLIC SERVICES,	31.24
122	134753	AP	9/23/2024	0006223	ADVANCE ELEVATOR	250.00
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
122	134760	AP	9/30/2024	0006227	CTWP	420.00
122	134760	AP	9/30/2024	0006227	CTWP	10.78
700-0700-411.05-30 PURCHASED SERVICES / INFORMATION TECHNOL						
795		AJ	10/31/2024	27	Mthly Budgeted Tra	1,582.92
700-0700-411.05-42 PURCHASED SERVICES / LEGAL NOTICES						
122	134214	AP	9/1/2024	0006229	GANNETT TEXAS/NEW	465.02
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
403		AP	10/16/2024	0006236	PLATEAU BREWING CO	3,587.50
74	134758	AP	10/1/2024	0006231	WALLACE, RUSSELL E	625.00
122	134760	AP	9/30/2024	0006227	CTWP	31.00
122	134760	AP	9/30/2024	0006227	CTWP	30.00
256		AP	9/27/2024	0006235	THE BEARDED BARIST	2,557.94
700-0700-411.05-80 PURCHASED SERVICES / TRAVEL & LODGING						
706		AJ	9/30/2024	650	Accrue Exp to FY24	(297.54)
97		AP	9/12/2024	0716596	MANTOOTH, RICKY	297.54
700-0700-411.05-91 PURCHASED SERVICES / PROF.DUES & SUBSCRI						
122	132832	AP	9/27/2024	0006230	TEXAS ECONOMIC DEV	200.00
700-0700-411.06-10 SUPPLIES / OFFICE SUPPLIES						
502	134877	AP	10/4/2024	0006239	STAPLES ADVANTAGE	180.61
700-0700-411.06-14 SUPPLIES / POSTAGE & SHIPPING						
420		AP	10/15/2024	0012121	POSTMASTER	19.00
700-0700-411.06-30 SUPPLIES / FOOD						
502	134757	AP	10/23/2024	0006237	ANGELO WATER SERVI	61.45
122	134757	AP	9/23/2024	0006224	ANGELO WATER SERVI	71.45

City of San Angelo Development Corporation
Transaction Detail by Account
October 2024

Group #	PO #	Type	Date	Number	Description	Amount
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
87		AJ	10/7/2024	UT	UB CHARGE UPDATE	31.92
FUND 711 COSADC - BALLOT						
711-0000-101.01-00 CASH / CASH IN DEPOSITORY						
751		AJ	10/31/2024	16	Ballot Transfer	498,959.34
751		AJ	10/31/2024	16	Ballot Transfer	64,800.00
441		AJ	10/22/2024	**OFFSET**	JOURNAL SUMMARY	(498,959.34)
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	(59,267.10)
59		AJ	10/4/2024	**OFFSET**	CR CASH RECEIPTS/A	24.94
711-0000-103.13-00 INVESTMENTS / INVEST.- FFB MONEY MARKET						
751		AJ	10/31/2024	16	COSADC Sales Tax	708,862.15
751		AJ	10/31/2024	16	Ballot Transfer	(498,959.34)
751		AJ	10/31/2024	16	Ballot Transfer	(64,800.00)
754		AJ	10/31/2024	19	MM Interest Ballot	46,308.05
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	10,337,335.85
711-0000-103.25-00 INVESTMENTS / POOLED INVESTMENTS						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	2,995,158.55
711-0000-115.47-00 ACCOUNTS RECEIVABLE / COSADC AFFORDABLE HOU						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	809.24
59		CR	10/4/2024	0006144	ECO DEV AFFORDABLE HOUSIN	(24.94)
711-0000-126.11-00 INTERGOVERNMENTAL RECV. / SALES TAX						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	1,343,005.69
711-0000-201.00-00 LIABILITIES / ACCOUNTS PAYABLE						
441		AJ	10/22/2024	**OFFSET**	JOURNAL SUMMARY	(498,959.34)
403		AJ	10/21/2024	**OFFSET**	PAYMENT REQUESTS	498,959.34
711-0000-201.01-00 ACCOUNTS PAYABLE / YEAR END ACCRUED A/P						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	15,067.50
711-0000-279.00-00 RETAINED EARNINGS / UNRESERVED						
140		AJ	10/9/2024	***YERO***	BALANCE FORWARD	14,601,974.73
711-0000-281.00-00 ROLL UP / REVENUE						
751		AJ	11/6/2024	**OFFSET**	JOURNAL ENTRY 16	708,862.15
754		AJ	11/6/2024	**OFFSET**	JOURNAL ENTRY 19	46,308.05
711-0000-282.00-00 ROLL UP / EXPENDITURES						
403		AJ	10/21/2024	**OFFSET**	PAYMENT REQUESTS	(498,959.34)
711-0000-313.00-00 TAX / SALES AND USE TAX						
751		AJ	10/31/2024	16	COSADC Sales Tax	708,862.15
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
754		AJ	10/31/2024	19	MM Interest Ballot	46,308.05
711-0700-411.04-01 PURCHASED SERVICES / WATER RIGHTS						
403		AP	10/14/2024	0002094	CITY OF SAN ANGELO	498,959.34

THE CITY OF SAN ANGELO, TEXAS

8% of Year Lapsed

Schedule of Revenues and Expenditures
Fiscal Year through October 31, 2024

Hickory Water Supply II - Fund 527

Debt Payments Through 2045

	Dept	Current Budget	Month Actual	YTD W/Enc	Over/(Under) Budget	Previous Years Activity	Inception to Date
Beginning Fund Balance		**8,255,912**		**8,255,912**			
REVENUES:							
C.O. Proceeds		-	-	-	-	69,490,001	69,490,001
Interest Income		-	-	-	-	2,976,985	2,976,985
Total Revenues		-	-	-	-	72,466,986	72,466,986
EXPENDITURES:							
Post Construction	4150	150,000	-	150,000	-	-	150,000
Design & Inspection	4157	389,301	-	207,535	(181,766)	2,755,755	2,963,290
Construction	4159	4,739,626	-	4,170,410	(569,216)	57,292,738	61,463,148
Issue Costs	9900	-	-	-	-	1,868,804	1,868,804
Transfer to Debt Service	1994	-	-	-	-	2,293,777	2,293,777
Total Expenditures		5,278,927	-	4,527,945	(750,982)	64,211,074	68,739,019
Revenue Over/(Under) Expenditures		**(5,278,927)**	**-**	**(4,527,945)**			
Ending Fund Balance		**2,976,985**		**3,727,967**			

City of San Angelo Development Corporation

Financial Information and Schedules As of November 30, 2024

Contents

This UNAUDITED information is designed for internal use and analysis only.

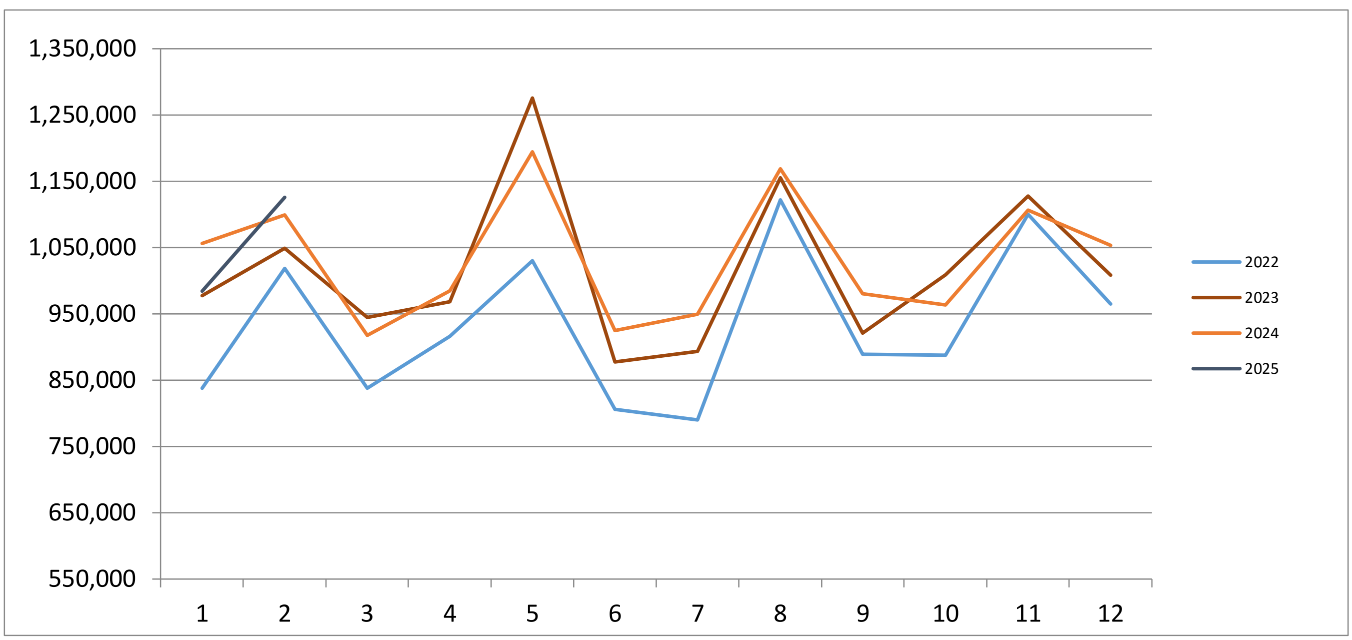
City of San Angelo Development Corporation
Executive Summary
November 2024

Available Fund Balances

Unassigned Fund Balance-Economic Development	8,307,940
Unassigned Fund Balance-Ballot	7,366,859

Sales Tax Analysis

Month	2022	2023	2024	2025	% Over/(Under)
Oct	837,902	977,628	1,056,249	984,531	-6.79%
Nov	1,018,994	1,049,058	1,099,298	1,125,807	2.41%
Dec	838,245	944,644	917,530		
Jan	916,151	968,413	985,000		
Feb	1,030,426	1,275,717	1,194,486		
Mar	806,025	877,403	924,721		
Apr	790,185	893,339	949,450		
May	1,122,067	1,155,640	1,168,794		
Jun	889,239	920,877	980,358		
Jul	887,685	1,008,794	963,312		
Aug	1,100,228	1,128,012	1,106,232		
Sep	965,151	1,008,166	1,053,612		



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of November 30, 2024

ASSETS	
Current Assets	
Checking/Savings	
Cash	1,447,354
Money Market	4,685,108
Total Checking/Savings	6,132,462
Accounts Receivable	
Leases	3,673
Total Accounts Receivable	3,673
Other Current Assets	
Investments	6,007,768
Total Other Current Assets	6,007,768
Total Current Assets	12,143,903
Fixed Assets	
Vehicles	28,540
Land -Industrial Park	62,948
Industrial Park-Phase I	409,078
Industrial Park-Phase II	4,261,855
Industrial Park-Phase III	20,377
Building-Business Resource Ctr	2,004,967
Accumulated Depreciation	(1,291,807)
Total Fixed Assets	5,495,957
TOTAL ASSETS	17,639,860
LIABILITIES & FUND EQUITY	
Liabilities	
Current Liabilities	
Security Deposits	5,188
Accounts Payable	
Total Current Liabilities	5,188
Total Liabilities	5,188
Fund Equity	
Committed for Eco. Dev. Projects	3,532,403
Restricted for Fixed Assets	5,495,957
Reserved for Encumbrance	298,373
Unassigned Fund Balance	8,307,940
Total Fund Equity	17,634,673
TOTAL LIABILITIES & FUND EQUITY	17,639,860

City of San Angelo Development Corporation
Revenue and Expenditure Report - Economic Development
November 2024

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		3,348,558	315,226	590,895	590,895	(2,757,663)	18%
Interest on Investments		406,500	23,770	47,129	47,129	(359,371)	12%
Lease Income		20,010	1,983	1,983	1,983	(18,027)	10%
Miscellaneous Income		450	-	-	-	(450)	0%
Gain on Sale Assets		-	437,363	437,363	437,363	437,363	100%
Total Revenues		3,775,518	778,342	1,077,370	1,077,370	(2,698,148)	29%
Expenditures							
Administrative		121,298	2,775	4,419	12,885	(108,413)	11%
Partnership Affiliations		86,250	-	-	-	(86,250)	0%
COSADC Staff		379,374	-	-	-	(379,374)	0%
City Services		176,927	-	-	-	(176,927)	0%
Industrial Park Ops & Maint		24,282	32	64	14,348	(9,934)	59%
Marketing-Chamber of Commerce		262,500	-	65,625	262,500	-	100%
Advertising		37,799	-	-	-	(37,799)	0%
Building Maintenance/Utilities		100,076	4,550	7,555	77,933	(22,143)	78%
Capital		40,000	-	-	-	(40,000)	0%
Business Factory		228,355	752	4,965	13,333	(215,022)	6%
Total Operating Expenditures		1,456,861	8,109	82,628	380,999	(1,075,862)	26%
Projects							
US Customs Retention II	DC0152	151,762	-	-	-	(151,762)	0%
SMC Global	DC0163	138,918	-	-	-	(138,918)	0%
Ethicon	DC0170	431,832	-	-	-	(431,832)	0%
SMC Global - BREP	DC0182	12,500	-	-	-	(12,500)	0%
Ind Park Clearing	DC0188	6,186	-	-	-	(6,186)	0%
Skyline P3	DC0192	136,504	-	-	-	(136,504)	0%
Rosenberger Site Sol.	DC0206	75,000	-	-	-	(75,000)	0%
Technology Tower, LLC	DC0209	150,000	-	-	-	(150,000)	0%
ASU Airport Facility	DC0211	2,000,000	-	-	-	(2,000,000)	0%
Lip Chip	DC0212	29,700	-	-	-	(29,700)	0%
Splash Pad	DC0213	150,000	-	-	-	(150,000)	0%
Allen's Transport	DC0214	150,000	-	-	-	(150,000)	0%
Talk of Texas	DC0215	100,000	-	-	-	(100,000)	0%
Future Projects		2,424,961	-	-	-	(2,424,961)	0%
		5,957,363	-	-	-	(5,957,363)	0%
Total Project Expenditures							
Total Expenditures		7,414,224	8,109	82,628	380,999	(7,033,225)	1%
Revenue Over/(Under) Expenditures		(3,638,706)	770,233	994,742	696,371		

City of San Angelo Development Corporation
Economic Development Projects
As of November 30, 2024

Project	Code	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
US Customs Retention II	DC0152	46,435	1,149,225	-	997,463	151,762
SMC Global	DC0163	200,000	200,000	-	61,082	138,918
Ethicon	DC0170	47,724	1,057,203	-	625,370	431,833
SMC Global - BREP	DC0182	362,500	362,500	-	350,000	12,500
Ind Park Clearing	DC0188	25,000	25,000	-	18,814	6,186
Skyline P3	DC0192	3,000,000	3,000,000	-	2,863,496	136,504
Rosenberger Site Sol.	DC0206	75,000	75,000	-	-	75,000
Technology Tower, LLC	DC0209	250,000	250,000	-	100,000	150,000
ASU Airport Facility	DC0211	2,000,000	2,000,000	-	-	2,000,000
Lip Chip	DC0212	29,700	29,700	-	-	29,700
Splash Pad	DC0213	150,000	150,000	-	-	150,000
Allen's Transport	DC0214	150,000	150,000	-	-	150,000
Talk of Texas	DC0215	100,000	100,000	-	-	100,000
		6,436,359	8,548,628	-	5,016,225	3,532,403

Total Committed, Not Expended	3,532,403

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of November 30, 2024

ASSETS	
Current Assets	
Checking/Savings	
Cash	5,607
Money Market	11,369,394
Total Checking/Savings	11,375,001
Other Current Assets	
Investments	2,995,159
Total Other Current Assets	2,995,159
Total Current Assets	14,370,159
TOTAL ASSETS	14,370,159
LIABILITIES & FUND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	190,182
Total Current Liabilities	190,182
Total Liabilities	190,182
Fund Equity	
Committed for Ballot Projects	1,347,518
Assigned for Debt Service	5,465,600
Unassigned Fund Balance	7,366,859
Total Fund Equity	14,179,977
TOTAL LIABILITIES & FUND EQUITY	14,179,977

City of San Angelo Development Corporation
Revenue and Expenditure Report - Ballot
November 2024

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	8,610,576	810,581	1,519,443	1,519,443	(7,091,133)	18%
Interest on Investments	411,000	46,126	92,434	92,434	(318,566)	22%
Total Revenues	9,021,576	856,707	1,611,877	1,611,877	(7,409,699)	18%
Expenditures						
City Services	34,105	-	-	-	(34,105)	0%
Affordable Housing Admin	30,135	-	-	-	(30,135)	0%
Loan/Debt Service	5,465,600	-	-	-	(5,465,600)	0%
Total Operating Expenditures	5,529,840	-	-	-	(5,529,840)	0%
Projects						
West Texas Water Partnership	200,000	-	-	-	(200,000)	0%
Affordable Housing	589,498	-	-	-	(589,498)	0%
Water Rights	558,020	-	-	-	(558,020)	0%
Future Projects	2,428,851	-	-	-	(2,428,851)	0%
Total Project Expenditures	3,776,369	-	-	-	(3,776,369)	0%
Total Expenditures	9,306,209	-	-	-	(9,306,209)	0%
Revenue Over/(Under) Expenditures	(284,633)	856,707	1,611,877	1,611,877		

City of San Angelo Development Corporation
Ballot Projects
As of November 30, 2024

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	3,807,271	-	3,049,251	758,020
* Reclaimed Water Alternatives	1,389,965	-	1,389,965	-
* Red Arroyo Storm Water Basin	151,040	-	151,040	-
Total Expenditures	5,348,276	-	4,590,256	758,020
Total Water Supply Projects				758,020
Affordable Housing				
Revenues				
* Sale of Fixed Assets - Blackshear Properties	394,351	-	394,351	-
Total Revenues				
Expenditures				
Affordable Housing	5,138,925	-	4,549,427	589,498
* Blackshear Neighborhood Boundary	28,300	-	28,300	-
* Blackshear Properties	404,125	-	404,125	-
* Neighborhood Blitz	550,000	-	550,000	-
* Neighbors Helping Neighbors	53,000	-	53,000	-
* Rebuilding Together - Housing One Stop	23,759	-	23,759	-
* Rebuilding Together - Housing Repair	74,920	-	74,920	-
* Rehabs	114,487	-	114,487	-
* Roofing Grant	200,000	-	200,000	-
Total Expenditures	6,587,516	-	5,998,019	589,498
Total Affordable Housing				589,498
Other Projects				
* Sports Facilities Maintenance	285,353	-	285,353	-
Total Expenditures	285,353	-	285,353	-
Total Ballot Projects Committed, Not Expended				1,347,518
Voter Approved Projects:				
* Fort Concho Improvements	900,000	-	900,000	-
* Sports & Athletics Facilities	708,744	-	708,744	-
* 29th Street Sports Complex	1,750,000	-	1,750,000	-
Total Expenditures	3,358,744	-	3,358,744	-
Total Voter Approved Projects Committed, Not Expended				-

* Completed

City of San Angelo Development Corporation
Transaction Detail by Account
November 2024

Group #	PO #	Type	Date	Number	Description	Amount
FUND 700 DEVELOPMENT CORPORATION						
700-0000-101.01-00 CASH / CASH IN DEPOSITORY						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	1,219,029.16
1390		02/25	11/30/2024	65	Operating Transfer	800.00
1390		02/25	11/30/2024	65	Operating Transfer	1,200.30
1390		02/25	11/30/2024	65	Operating Transfer	114,203.93
1390		02/25	11/30/2024	65	Operating Transfer	362.06
1392		02/25	11/30/2024	67	Mthly Budgeted Transfers	(1,582.91)
1393		02/25	11/30/2024	68	Bank Interest ED	4,929.95
1116		02/25	11/25/2024	**OFFSET**	JOURNAL SUMMARY	(1,103.90)
1063		02/25	11/21/2024	MR		352.30
995		02/25	11/19/2024	**OFFSET**	JOURNAL SUMMARY	(800.00)
910		02/25	11/14/2024	**OFFSET**	CR CASH RECEIPTS/AR01	437,363.00
898		02/25	11/13/2024	MR		279.65
854		02/25	11/12/2024	**OFFSET**	JOURNAL SUMMARY	(1,200.60)
828		02/25	11/8/2024	UT	UB CASH UPDATE	(148.20)
828		02/25	11/8/2024	UT	UB CASH UPDATE	(31.92)
729		02/25	11/5/2024	**OFFSET**	JOURNAL SUMMARY	(114,203.93)
737		02/25	11/5/2024	**OFFSET**	JOURNAL SUMMARY	(1,612.75)
1379		02/25	10/31/2024	57	VM Mthly Exp	(89.81)
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	(1,219,029.16)
758		02/25	10/7/2024	**OFFSET**	JOURNAL SUMMARY	(439.04)
1165		02/25	9/30/2024	673	CorrectOct9Accrual	(297.54)
700-0000-103.13-00 INVESTMENTS / INVEST.- FFB MONEY MARKET						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	4,367,546.44
1390		02/25	11/30/2024	65	COSADC Sales Tax	315,226.05
1390		02/25	11/30/2024	65	Operating Transfer	(800.00)
1390		02/25	11/30/2024	65	Operating Transfer	(1,200.30)
1390		02/25	11/30/2024	65	Operating Transfer	(114,203.93)
1390		02/25	11/30/2024	65	Operating Transfer	(362.06)
1393		02/25	11/30/2024	68	MM Interest ED	18,840.26
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	(4,367,546.44)
700-0000-103.14-01 INVEST.-T.BILL,NOTE,BOND / UNREALIZED GAIN (LOSS)						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	(92,176.99)
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	530,154.97
700-0000-103.25-00 INVESTMENTS / POOLED INVESTMENTS						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	6,007,768.44
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	(6,014,795.00)
700-0000-115.10-00 ACCOUNTS RECEIVABLE / ACCOUNTS RECEIVABLE						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	2,674.80
1063		02/25	11/21/2024	MR		(352.30)
951		02/25	11/15/2024	MR		1,982.65
898		02/25	11/13/2024	MR		(279.65)
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	(2,674.80)
700-0000-115.10-18 ACCOUNTS RECEIVABLE / LEASES						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	(313.31)
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	313.31
700-0000-126.11-00 INTERGOVERNMENTAL RECV. / SALES TAX						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	767,332.40
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	(812,540.77)
700-0000-161.00-00 FIXED ASSETS / LAND						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	62,947.80
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	(62,947.80)
700-0000-162.00-00 FIXED ASSETS / BUILDINGS						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	2,004,966.57
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	(2,004,966.57)
700-0000-163.00-00 FIXED ASSETS / IMPROV.OTHER THAN BLDGS						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	4,064,898.22
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	(4,064,898.22)
700-0000-164.00-00 FIXED ASSETS / MACHINERY & EQUIPMENT						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	28,540.00
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	(28,540.00)

City of San Angelo Development Corporation
Transaction Detail by Account
November 2024

Group #	PO #	Type	Date	Number	Description		Amount
700-0000-166.00-00 FIXED ASSETS / ACCUMULATED DEPRECIATION							
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD		(1,291,806.58)
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD		1,291,806.58
700-0000-167.00-00 FIXED ASSETS / INFRASTRUCTURE							
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD		626,395.51
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD		(626,395.51)
700-0000-170.01-00 OTHER ASSETS / PREPAID EXPENSE							
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD		(995.00)
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD		995.00
700-0000-201.00-00 LIABILITIES / ACCOUNTS PAYABLE							
1116		02/25	11/25/2024	**OFFSET**	JOURNAL SUMMARY		1,103.90
1066		02/25	11/22/2024	**OFFSET**	GEXA		(1,103.90)
995		02/25	11/19/2024	**OFFSET**	JOURNAL SUMMARY		800.00
903		02/25	11/14/2024	**OFFSET**	PI RECEIPTS		(800.00)
854		02/25	11/12/2024	**OFFSET**	JOURNAL SUMMARY		1,200.60
835		02/25	11/11/2024	**OFFSET**	PI RECEIPTS		(497.63)
828		02/25	11/8/2024	UT	UB CASH UPDATE		148.20
828		02/25	11/8/2024	UT	UB CASH UPDATE		31.92
814		02/25	11/8/2024	**OFFSET**	PI RECEIPTS		(625.00)
815		02/25	11/8/2024	**OFFSET**	PI RECEIPTS		(77.97)
771		02/25	11/6/2024	UT	UB CHARGE UPDATE		(31.92)
729		02/25	11/5/2024	**OFFSET**	JOURNAL SUMMARY		114,203.93
737		02/25	11/5/2024	**OFFSET**	JOURNAL SUMMARY		1,612.75
697		02/25	11/4/2024	UT	UB CHARGE UPDATE		(148.20)
677		02/25	11/4/2024	**OFFSET**	PAYMENT REQUESTS		(111,540.11)
727		02/25	11/4/2024	**OFFSET**	PI RECEIPTS	C/R	(1,063.82)
726		02/25	11/3/2024	**OFFSET**	PI RECEIPTS	C/R	(1,600.00)
724		02/25	10/31/2024	**OFFSET**	PROCUREMENT CARD	C/R	(439.04)
758		02/25	10/7/2024	**OFFSET**	JOURNAL SUMMARY		439.04
700-0000-201.01-00 ACCOUNTS PAYABLE / YEAR END ACCRUED A/P							
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD		(513,480.96)
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD		330,900.50
1165		02/25	9/30/2024	673	CorrectOct9Accrual		297.54
1166		02/25	9/30/2024	674	FY24 Pcard Accrual		439.04
1167		02/25	9/30/2024	675	FY24GEXAAccrual		1,119.96
1314		02/25	9/30/2024	689	Accrue Exp to FY24		180,704.92
1315		02/25	9/30/2024	690	Accrue Exp to FY24		19.00
700-0000-229.20-00 CUSTOMER DEPOSITS / SECURITY DEPOSITS							
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD		(5,187.60)
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD		5,187.60
700-0000-242.00-00 FUND BALANCE / P/Y RESERVE FOR ENCUMB.							
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD		50,979.93
700-0000-243.00-00 FUND BALANCE / ENCUMBRANCES							
1091		02/25	11/25/2024	**OFFSET**	PI PO ENTRY		6,000.00
903		02/25	11/14/2024	**OFFSET**	PI RECEIPTS		(800.00)
835		02/25	11/11/2024	**OFFSET**	PI RECEIPTS		(497.63)
814		02/25	11/8/2024	**OFFSET**	PI RECEIPTS		(625.00)
815		02/25	11/8/2024	**OFFSET**	PI RECEIPTS		(77.97)
699		02/25	11/5/2024	**OFFSET**	PI PO ENTRY		5,500.00
727		02/25	11/4/2024	**OFFSET**	PI RECEIPTS	C/R	(1,063.82)
726		02/25	11/3/2024	**OFFSET**	PI RECEIPTS	C/R	(1,600.00)
712		02/25	11/1/2024	**OFFSET**	PI PO ENTRY	C/R	23,550.00
700-0000-244.00-00 FUND BALANCE / RESERVED FOR ENCUMBRANCES							
1091		02/25	11/25/2024	**OFFSET**	PI PO ENTRY		(6,000.00)
903		02/25	11/14/2024	**OFFSET**	PI RECEIPTS		800.00
835		02/25	11/11/2024	**OFFSET**	PI RECEIPTS		497.63
814		02/25	11/8/2024	**OFFSET**	PI RECEIPTS		625.00

City of San Angelo Development Corporation
Transaction Detail by Account
November 2024

Group #	PO #	Type	Date	Number	Description	Amount
700-0000-244.00-00 FUND BALANCE / RESERVED FOR ENCUMBRANCES						
815		02/25	11/8/2024	**OFFSET**	PI RECEIPTS	77.97
699		02/25	11/5/2024	**OFFSET**	PI PO ENTRY	(5,500.00)
727		02/25	11/4/2024	**OFFSET**	PI RECEIPTS C/R	1,063.82
726		02/25	11/3/2024	**OFFSET**	PI RECEIPTS C/R	1,600.00
712		02/25	11/1/2024	**OFFSET**	PI PO ENTRY C/R	(23,550.00)
700-0000-279.00-00 RETAINED EARNINGS / UNRESERVED						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	(17,352,047.34)
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	17,097,904.82
700-0000-280.00-00 ROLL UP / INVESTMENT IN FIXED ASSET						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	103,908.44
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	(103,908.44)
700-0000-281.00-00 ROLL UP / REVENUE						
1390		02/25	12/6/2024	**OFFSET**	JOURNAL ENTRY 65	(315,226.05)
1393		02/25	12/6/2024	**OFFSET**	JOURNAL ENTRY 68	(23,770.21)
951		02/25	11/18/2024	**OFFSET**	MR BILLING/DC INVOICES	(1,982.65)
910		02/25	11/14/2024	**OFFSET**	CR CASH RECEIPTS/AR01	(437,363.00)
700-0000-282.00-00 ROLL UP / EXPENDITURES						
1379		02/25	12/6/2024	**OFFSET**	JOURNAL ENTRY 57	89.81
1392		02/25	12/6/2024	**OFFSET**	JOURNAL ENTRY 67	1,582.91
1314		02/25	12/4/2024	**OFFSET**	JOURNAL ENTRY 689 C/R	(180,704.92)
1315		02/25	12/4/2024	**OFFSET**	JOURNAL ENTRY 690 C/R	(19.00)
1166		02/25	11/27/2024	**OFFSET**	JOURNAL ENTRY 674 C/R	(439.04)
1167		02/25	11/27/2024	**OFFSET**	JOURNAL ENTRY 675 C/R	(1,119.96)
1066		02/25	11/22/2024	**OFFSET**	GEXA	1,103.90
903		02/25	11/14/2024	**OFFSET**	PI RECEIPTS	800.00
835		02/25	11/11/2024	**OFFSET**	PI RECEIPTS	497.63
814		02/25	11/8/2024	**OFFSET**	PI RECEIPTS	625.00
815		02/25	11/8/2024	**OFFSET**	PI RECEIPTS	77.97
771		02/25	11/6/2024	**OFFSET**	CIS BATCH	31.92
677		02/25	11/4/2024	**OFFSET**	PAYMENT REQUESTS	111,540.11
727		02/25	11/4/2024	**OFFSET**	PI RECEIPTS C/R	1,063.82
697		02/25	11/4/2024	**OFFSET**	CIS BATCH	148.20
726		02/25	11/3/2024	**OFFSET**	PI RECEIPTS C/R	1,600.00
724		02/25	10/31/2024	**OFFSET**	PROCUREMENT CARD C/R	439.04
700-0000-313.00-00 TAX / SALES AND USE TAX						
1390		02/25	11/30/2024	65	COSADC Sales Tax	(315,226.05)
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
1393		02/25	11/30/2024	68	Bank Interest ED	(4,929.95)
1393		02/25	11/30/2024	68	MM Interest ED	(18,840.26)
700-0000-363.11-00 RENT / RENT						
951		02/25	11/15/2024	MR		(1,982.65)
700-0000-380.80-00 MISC / SALE OF PROPERTY						
910		02/25	11/14/2024	0054405	ECO DEV SALE OF PROP INDU	(437,363.00)
700-0700-411.03-11 PROFESSIONAL & TECHNICAL / INDIRECT COSTS						
677		02/25	10/31/2024	0006242	CITY OF SAN ANGELO COMBINED F	49,928.50
1314		02/25	9/30/2024	689	Accrue Exp to FY24	(49,928.50)
700-0700-411.03-12 PROFESSIONAL & TECHNICAL / ADMINISTRATIVE SERVICES						
677		02/25	10/31/2024	0006242	CITY OF SAN ANGELO COMBINED F	60,906.82
1314		02/25	9/30/2024	689	Accrue Exp to FY24	(60,906.82)
700-0700-411.03-60 PROFESSIONAL & TECHNICAL / CONTRACT SERVICES						
1314		02/25	9/30/2024	689	Accrue Exp to FY24	(65,625.00)
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITIES						
697		02/25	11/4/2024	UT	UB CHARGE UPDATE	148.20

City of San Angelo Development Corporation
Transaction Detail by Account
November 2024

Group #	PO #	Type	Date	Number	Description	Amount
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
835	134759	02/25	11/5/2024	0006247	ATMOS ENERGY	161.63
1314		02/25	9/30/2024	689	Accrue Exp to FY24	(142.08)
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY						
1066		02/25	11/17/2024	0717786	GEXA ENERGY, LP	1,103.90
815	134752	02/25	10/31/2024	0006248	CONCHO VALLEY ELECTRIC COOPER	46.73
1167		02/25	9/30/2024	675	FY24GEXAAccrual	(1,119.96)
1314		02/25	9/30/2024	689	Accrue Exp to FY24	(44.41)
1314		02/25	9/30/2024	689	Accrue Exp to FY24	(17.13)
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAINT.						
903	135421	02/25	11/13/2024	0006252	JOWERS COMMERCIAL CLEANING	800.00
835	134878	02/25	11/1/2024	0006249	ENER-TEL SERVICES INC	336.00
815	134815	02/25	10/31/2024	0006250	REPUBLIC SERVICES, INC	31.24
726	135421	02/25	10/29/2024	0006244	JOWERS COMMERCIAL CLEANING	800.00
727	134753	02/25	10/23/2024	0006240	ADVANCE ELEVATOR	250.00
727	135348	02/25	10/18/2024	0006241	ADVANCED SERVICE GROUP INC	215.00
726	135421	02/25	10/15/2024	0006244	JOWERS COMMERCIAL CLEANING	800.00
700-0700-411.04-33 PURCHASED SERVICES / VEHICLE MAINTENANCE						
1379		02/25	10/31/2024	57	Mthly Vehicle Maint Exp	39.00
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
727	134760	02/25	10/30/2024	0006243	CTWP	420.00
727	134760	02/25	10/30/2024	0006243	CTWP	26.13
1314		02/25	9/30/2024	689	Accrue Exp to FY24	(10.78)
700-0700-411.05-30 PURCHASED SERVICES / INFORMATION TECHNOLOGY						
1392		02/25	11/30/2024	67	Mthly Budgeted Transfers	1,582.91
700-0700-411.05-42 PURCHASED SERVICES / LEGAL NOTICES						
1314		02/25	9/30/2024	689	Accrue Exp to FY24	(465.02)
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
814	134758	02/25	11/1/2024	0006251	WALLACE, RUSSELL E.	625.00
727	134760	02/25	10/30/2024	0006243	CTWP	67.32
727	134760	02/25	10/30/2024	0006243	CTWP	30.00
677		02/25	10/22/2024	0006246	THE BEARDED BARISTA LLC	704.79
PROJ	ECT#:	D	C			
1314		02/25	9/30/2024	689	Accrue Exp to FY24	(31.00)
1314		02/25	9/30/2024	689	Accrue Exp to FY24	(2,557.94)
PROJ	ECT#:	D	C			
1314		02/25	9/30/2024	689	Accrue Exp to FY24	(704.79)
PROJ	ECT#:	D	C			
700-0700-411.05-80 PURCHASED SERVICES / TRAVEL & LODGING						
1166		02/25	9/30/2024	674	FY24 Pcard Accrual	(125.35)
724		02/25	9/23/2024	0012092	CITIBANK, N.A	125.35
700-0700-411.05-91 PURCHASED SERVICES / PROF.DUES & SUBSCRIPTIONS						
1166		02/25	9/30/2024	674	FY24 Pcard Accrual	(45.00)
1314		02/25	9/30/2024	689	Accrue Exp to FY24	(200.00)
724		02/25	9/30/2024	0012092	CITIBANK, N.A	45.00
700-0700-411.06-10 SUPPLIES / OFFICE SUPPLIES						
727	134877	02/25	10/8/2024	0006245	STAPLES ADVANTAGE	55.37
700-0700-411.06-14 SUPPLIES / POSTAGE & SHIPPING						
1315		02/25	9/30/2024	690	Accrue Exp to FY24	(19.00)
700-0700-411.06-26 SUPPLIES / GASOLINE						
1379		02/25	10/31/2024	57	Mthly Fuel Expenses	50.81

City of San Angelo Development Corporation
Transaction Detail by Account
November 2024

Group #	PO #	Type	Date	Number	Description	Amount
700-0700-411.06-30 SUPPLIES / FOOD						
1166		02/25	9/30/2024	674	FY24 Pcard Accrual	(50.94)
1166		02/25	9/30/2024	674	FY24 Pcard Accrual	(18.75)
1314		02/25	9/30/2024	689	Accrue Exp to FY24	(71.45)
724		02/25	9/26/2024	0012092	CITIBANK, N.A	18.75
724		02/25	9/17/2024	0012092	CITIBANK, N.A	50.94
700-0700-800.07-43 PROPERTY / FURNITURE & FIXTURES						
1166		02/25	9/30/2024	674	FY24 Pcard Accrual	(199.00)
724		02/25	9/12/2024	0012092	CITIBANK, N.A	199.00
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITIES						
771		02/25	11/6/2024	UT	UB CHARGE UPDATE	31.92

City of San Angelo Development Corporation
Transaction Detail by Account
November 2024

Group #	PO #	Type	Date	Number	Description	Amount
FUND 711 COSADC - BALLOT						
711-0000-101.01-00 CASH / CASH IN DEPOSITORY						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	(59,267.10)
1390		02/25	11/30/2024	65	Ballot Transfer	16,060.00
910		02/25	11/14/2024	**OFFSET**	CR CASH RECEIPTS/AR01	48.74
730		02/25	11/5/2024	**OFFSET**	JOURNAL SUMMARY	(16,060.00)
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	59,267.10
711-0000-103.13-00 INVESTMENTS / INVEST.- FFB MONEY MARKET						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	10,337,335.85
1390		02/25	11/30/2024	65	COSADC Sales Tax	810,581.27
1390		02/25	11/30/2024	65	Ballot Transfer	(16,060.00)
1393		02/25	11/30/2024	68	MM Interest Ballot	46,126.15
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	(10,337,335.85)
711-0000-103.25-00 INVESTMENTS / POOLED INVESTMENTS						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	2,995,158.55
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	(2,995,158.55)
711-0000-115.47-00 ACCOUNTS RECEIVABLE / COSADC AFFORDABLE HOUSING						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	809.24
910		02/25	11/14/2024	0054405	ECO DEV AFFORD HOUSIN	(48.74)
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	(809.24)
711-0000-126.11-00 INTERGOVERNMENTAL RECV. / SALES TAX						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	1,343,005.69
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	(1,343,005.69)
711-0000-201.00-00 LIABILITIES / ACCOUNTS PAYABLE						
730		02/25	11/5/2024	**OFFSET**	JOURNAL SUMMARY	16,060.00
677		02/25	11/4/2024	**OFFSET**	PAYMENT REQUESTS	(16,060.00)
711-0000-201.01-00 ACCOUNTS PAYABLE / YEAR END ACCRUED A/P						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	(530,086.84)
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	15,067.50
1314		02/25	9/30/2024	689	Accrue Exp to FY24	515,019.34
711-0000-279.00-00 RETAINED EARNINGS / UNRESERVED						
1371		02/25	12/6/2024	***YERO***	BALANCE FORWARD	(14,086,955.39)
1370		02/25	10/9/2024	***YERO***	BALANCE FORWARD	14,601,974.73
711-0000-281.00-00 ROLL UP / REVENUE						
1390		02/25	12/6/2024	**OFFSET**	JOURNAL ENTRY 65	(810,581.27)
1393		02/25	12/6/2024	**OFFSET**	JOURNAL ENTRY 68	(46,126.15)
711-0000-282.00-00 ROLL UP / EXPENDITURES						
1314		02/25	12/4/2024	**OFFSET**	JOURNAL ENTRY 689 C/R	(515,019.34)
677		02/25	11/4/2024	**OFFSET**	PAYMENT REQUESTS	16,060.00
711-0000-313.00-00 TAX / SALES AND USE TAX						
1390		02/25	11/30/2024	65	COSADC Sales Tax	(810,581.27)
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
1393		02/25	11/30/2024	68	MM Interest Ballot	(46,126.15)
711-0700-411.03-11 PROFESSIONAL & TECHNICAL / INDIRECT COSTS						
677		02/25	10/31/2024	0002095	CITY OF SAN ANGELO COMBINED F	8,526.25
1314		02/25	9/30/2024	689	Accrue Exp to FY24	(8,526.25)
711-0700-411.03-13 PROFESSIONAL & TECHNICAL / ADM SVCS-AFFORD HOUSING						
677		02/25	10/31/2024	0002095	CITY OF SAN ANGELO COMBINED F	7,533.75
1314		02/25	9/30/2024	689	Accrue Exp to FY24	(7,533.75)
711-0700-411.04-01 PURCHASED SERVICES / WATER RIGHTS						
1314		02/25	9/30/2024	689	Accrue Exp to FY24	(498,959.34)

THE CITY OF SAN ANGELO, TEXAS

17% of Year Lapsed

Schedule of Revenues and Expenditures
Fiscal Year through November 30, 2024

Hickory Water Supply II - Fund 527

Debt Payments Through 2045

	Dept	Current Budget	Month Actual	YTD W/Enc	Over/(Under) Budget	Previous Years Activity	Inception to Date
Beginning Fund Balance*		**7,818,585**		**7,818,585**			
REVENUES:							
C.O. Proceeds		-	-	-	-	69,490,001	69,490,001
Interest Income		-	-	-	-	3,222,617	3,222,617
Total Revenues		-	-	-	-	72,712,618	72,712,618
EXPENDITURES:							
Post Construction	4150	150,000	-	150,000	-	-	150,000
Design & Inspection	4157	255,036	-	207,535	(47,501)	2,890,020	3,097,555
Construction	4159	4,190,932	-	4,170,410	(20,522)	57,841,432	62,011,842
Issue Costs	9900	-	-	-	-	1,868,804	1,868,804
Transfer to Debt Service	1994	-	-	-	-	2,293,777	2,293,777
Total Expenditures		4,595,968	-	4,527,945	(68,023)	64,894,033	69,421,978
Revenue Over/(Under) Expenditures		**(4,595,968)**	**-**	**(4,527,945)**			
Ending Fund Balance		**3,222,617**		**3,290,640**			

*Preliminary

Report to Board

City of SAN ANGELO TEXAS Development Corporation

Requestor: Ryan Gaddy, Assistant Finance Director, COSADC, 325-657-4270

Meeting Date: January 22, 2025

Item type: Consent Item

Caption:

Consider a resolution authorizing the Investment Policy for the City of San Angelo Development Corporation Fund for 2025. (Tina Dierschke)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	2025 COSADC Investment Policy	2025 COSADC Investment Policy.docx
2.	2025 Resolution Development Corporation Investment Funds	2025 Resolution Development Corporation Investment Funds.docx

Presentation:

Tina Dierschke

Approvals/Reviews:

Ryan Gaddy	Created/Initiated
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Michael Dane	Final Approval

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

INVESTMENT POLICY, STRATEGY AND BROKER/DEALER LIST

20254~~31189~~

It is the policy of the City of San Angelo Development Corporation (the "COSADC") to invest its funds in a manner which will provide the highest reasonable market return within security guidelines while meeting the demands of the COSADC and conforming to all state and local statutes governing the investment of public funds.

This policy satisfies the requirement of the Public Funds Investment Act (the "Act"), Texas Government Code 2256, which requires the creation and annual adoption of a written investment policy.

Section One: Scope

This investment policy applies to all the financial assets of the COSADC.

Section Two: Investment Objectives and Standard of Care

The objectives of the COSADC's investment program shall be, in order of priority, safety, liquidity and yield. Safety of principal shall be the foremost objective of the COSADC's investment program. Investment transactions shall seek to ~~insure~~ensure that capital losses are avoided, whether they are from securities, ~~defaults~~defaults, or erosion of market value. The portfolio shall be managed with the objective of obtaining a reasonable market yield.

The standard of prudence to be used by investment officers shall be the *prudent person standard* and shall be applied in the context of managing the overall portfolio. Investments shall be made with judgment and care under circumstances then prevailing which a person of prudence, discretion and intelligence would exercise in the management of his/her own affairs with consideration given to the probable safety of capital as well as the probable income to be derived. Investments shall not be made for speculative purposes.

Section Three: Investment Strategy

The COSADC funds shall recognize cash flow needs and adopt a pro-active yet conservative portfolio strategy. The total portfolio will maintain a maximum weighted average maturity of two (2) ~~year~~years which is based on the cash requirements of the COSADC. The ~~long term~~long-term nature of some projects of the COSADC will allow a maximum maturity of five (5) years.

The COSADC investment portfolio shall be diversified for safety and shall consist of a variety of securities and maturities. ~~In order to~~To meet Policy objectives, securities will be of the highest credit quality and marketability. The portfolio's objectives can be attained by utilization of high credit quality securities and a structure based on cash flow needs in the short and ~~intermediate-term~~intermediate term.

It is the intent of the COSADC to hold purchased securities to maturity. However, under conditions defined and procedures approved by the Oversight Committee securities may be traded to capture capital gains and allow for reinvestment into the portfolio.

The investment officers, or designated investment advisors, will create a strategy to project the term for such investments and will invest based on market conditions, cash flow, and diversity in the ~~portfolio~~portfolio.

Section Four: Authorized Investments
The COSADC fund shall invest only in those instruments authorized by ~~law~~the law of the State of Texas (Texas Government Code 2256, Public Funds Investment Act) as further limited by this policy.

(1) Depository certificates of deposit issued by state and national banks doing business in Texas that do not exceed two~~one~~ (2~~1~~) years to maturity from date of ~~issue;~~issue.

(2) Obligations of the United States Government, its agencies and instrumentalities excluding mortgage-backed securities, not to exceed five (5) years to their stated maturity ~~date;~~date.

(3) Fully collateralized repurchase agreements having a defined termination date not to exceed six (6) months, secured by obligations of the United States or its agencies and instrumentalities, collateralized at 102%, executed under a written repurchase agreement, with securities safe-kept with a third party selected or approved by the COSADC, and placed through a bank doing business in Texas or a primary government securities dealer.

(4) Local government investment pools which strive to maintain a $1 net asset value and as defined by the Act, rated AAA, or its equivalent, as to investment quality by a nationally recognized credit rating agency. Investment in each pool must be specifically authorized by Resolution of the COSADC Board.

(5) AAA-rated, SEC registered money market mutual funds which strive to maintain a $1 net asset value.

(6) General obligation and revenue bonds of states, agencies, counties, ~~cities~~cities, and other political subdivisions of any state rated "A" or better or its equivalent by one ~~a~~nationally recognized rating agency and with a stated maturity not to exceed five (5) years.

(7) FDIC insured brokered certificate of deposit securities from banks in any US state, delivered versus payment to the COSADC's safekeeping depository, not to exceed one year to maturity. Before purchase, the Investment Officer or advisor must verify the FDIC status of the bank on www.fdic.gov to assure that bank is FDIC insured.

(8) Fully insured ~~interest bearing~~interest-bearing accounts of any bank doing business in Texas.

(9) A1/P1 domestic commercial paper with a maximum maturity of two-hundred seventy ~~ninety~~ (270~~90~~) days.

~~In order to~~To provide diversification in the portfolio which reduces market and credit risk exposures, the following diversification parameters are established for the Portfolio. Diversification parameters must be met at the time of purchase although cash flows may change the percentages over time. Effort will be made to maintain the diversification guidelines through cyclical cash flow periods.

Security Type	Max. % in Overall Portfolio
Depository CDs	40 %
Per bank	10 %
US Treasuries	80 %
US Agencies & Instrumentalities	80 %
Repurchase Agreements	50 %
Constant Dollar LGIP	80 %
Ownership of the pool	10 %
Money Market Mutual Funds	75 %
Municipal and State Obligations	~~4~~50 %
FDIC Brokered CDs	20 %
Commercial paper	20~~15~~ %

Delivery versus Payment
All security transactions shall be purchased and settled "delivery versus payment". That is, the COSADC shall authorize release of its funds only after a purchased security has been received by its safekeeping agent.

Competitive Bidding Required
All investments shall be purchased or sold on a competitive basis with bids or offers from at least three authorized broker/dealers for the best yield and maturity. Offers of new issue agencies need not be competitively bid but must be made ~~from~~by COSADC authorized broker/dealers.

Loss of Rating
There is no requirement to liquidate investments that were authorized investments at the time of purchase. However, should a security that requires a minimum rating under state law not have that required rating, the investment officer shall take all prudent measures to liquidate the security.

Monitoring FDIC Coverage
The Investment Officer or Investment Advisor shall monitor, on no less than a weekly basis, the status and ownership of all banks issuing brokered CDs owned by the COSADC based upon information from the FDIC. If any bank has been acquired or merged with another bank in which

brokered CDs are owned, the Investment Officer or Advisor shall immediately liquidate any brokered CD which places the COSADC above the FDIC insurance level.

Monitoring Credit Ratings
The Investment Officer or investment advisor shall monitor, on no less than a weekly basis, the credit rating on all authorized investments in the portfolio based upon independent information from a nationally recognized rating agency. If any security falls below the minimum rating required by Policy, the Investment Officer or advisor shall notify the City and the COSADC Director, ~~within three days,~~within three days of the loss of rating, conditions affecting the rating and possible loss of principal with liquidation options available.

Section Five: Collateral and Safekeeping
As a public *corporation* the COSADC is not authorized by FDIC regulations to be pledged collateral for bank deposits. As such, all time and demand deposits shall be kept below the FDIC insurance coverage in any one institution.

Repurchase Agreements Owned Collateral
Collateral under a repurchase agreement is owned by the COSADC. It will be held by an independent ~~third party~~third-party safekeeping agent approved by the COSADC under an executed master repurchase agreement. Collateral with a market value totaling 102% of the principal and accrued interest is required and the ~~counter-party~~counterparty is responsible for the monitoring and maintaining of collateral and margins at all times.

Safekeeping
The laws of the State, this Policy, and prudent treasury management require that all securities be settled on a delivery versus payment basis and be held in safekeeping by an independent ~~third party~~third-party financial institution approved by the COSADC.

Securities shall not be bought from the banking services bank ~~in order to~~to perfect delivery versus payment separation in the transaction.

All safekeeping arrangements shall be approved by the City and COSADC Board and an agreement of the terms executed in writing. The ~~third party~~third-party safekeeping institution shall issue original safekeeping receipts to the COSADC listing each specific security, rate, description, maturity, cusip, ownership, and other pertinent information.

Section Six: Investment Officer Designation
The COSADC Board hereby designates the City authorized investment officers and investment adviser as investment officers for COSADC and ~~grants to~~grants them the authority to invest COSADC funds as outlined herein on a non-discretionary basis.

No person may engage in an investment transaction except as provided under the terms of this Policy. Any disbursement of COSADC funds for the purchase of investment instruments must bear the signature of an investment officer.

The investment officers will establish and submit written procedures for the operation of the COSADC investment program consistent with this Investment Policy.

Officers, ~~employees~~employees, and advisors involved in the investment process shall refrain from personal business activity that could conflict with proper and unbiased execution of the investment program or which could impair their ability to make impartial investment decisions. Any business or personal relationship shall be disclosed to the COSADC Board. If the relationship falls within the second degree of blood or marriage disclosure should also be sent to the Texas Ethics Commission.

Section Seven: Training
All officials designated as investment officers shall attend ten hours of training within twelve months of taking the position and eight hours in each succeeding ~~two year~~two-year fiscal period (beginning on the first day of the fiscal year) relating to investment responsibilities. The training must include investment controls, security risks, strategy risks, market risks, portfolio diversification and compliance with the Act.

The training provider shall be an independent source approved by the City Investment Committee.

Section Eight: Investment Activity Reporting
Reporting for investments will be made in accordance with ~~the state~~state law. Reports ~~of~~on investments are to be prepared and presented at least quarterly to the COSADC Board. Market values shall be obtained at least monthly from an independent source.

On a quarterly basis the investment officer, or investment adviser, shall prepare a series of detail and management level reports signed by the investment officers in accordance with the Act, disclosing at a minimum:

1) The investment activity for the previous quarter;
2) The book and market value of investments at the beginning and end of the quarter;
3) Assessments of the market value of each investment and change in market value;
4) Fully accrued interest and earnings for the period in accordance with GAAP;
5) The change in market value~~,~~; and
6) Compliance with the Public Funds Investment Act and this Policy.

Section Nine: Audit
The COSADC independent auditor shall formally review the quarterly investment reports prepared in accordance with this Policy and applicable state statutes. The review shall be conducted ~~annually~~annually, and the results of the review shall be reported to the COSADC Board. In addition, in conjunction with the annual audit the COSADC shall perform a compliance audit of management controls on investments and adherence to this Policy. Results of this audit will be reported to the Board.

Section Ten: Authorized Financial Institutions and Broker/Dealers

The Investment Officer will maintain a list of financial institutions and broker/dealers authorized to do business with the COSADC. These firms will be selected according to ~~credit worthiness~~creditworthiness and service. Brokers may include "primary dealers" or regional dealers that qualify under the SEC's Rule 15C3-1 (uniform net capital rule). All broker/dealers must provide the Investment Officer with:

Proof of Financial Industry Regulatory Authority (FINRA) registration,
Proof of registration with the Texas State Securities Commission, and
Completed COSADC questionnaire.

In accordance with the Public Funds Investment Act, a copy of the COSADC's Investment Policy shall be presented to any pool with which COSADC has become a participant. The pool must execute a written certificate in a form acceptable to the COSADC that they have (1) reviewed the Investment Policy and (2) acknowledged that they have implemented reasonable procedures and controls to preclude investment transactions conducted between the COSADC and the firm which are not authorized by the Policy.

The City Investment Committee will at least annually review, ~~revise~~revise, and adopt a list of authorized brokers authorized to engage in investment transactions.

Section Eleven: Policy Adoption and Revisions

The COSADC Board will review the Investment Policy not less than annually and adopt a resolution stating that the Policy and incorporated strategies have been reviewed and including all changes to the Policy. This Policy may be amended only by action of the COSADC Board.

The COSADC Board and City Investment Oversight Committee are authorized to recommend revisions to the Policy to the COSADC Board whenever such revisions are necessary and prudent due to changes in State Law, the needs of the COSADC, or the economy and market opportunities. All changes to the Policy must be reviewed and adopted by the COSADC Board before any changes are made in the investment process.

ADOPTED on this the __________ day of __________, 202~~2~~5~~3189~~

ADDENDUM A

Authorized Broker/Dealer List

The authorized broker/dealer list for City of San Angelo Development Corporation is shown below. Each of these firms, and the individual covering the account, are sent the current COSADC Investment Policy.

The Policy establishes specific criteria for the brokers and requires that the list of broker/dealers be approved annually by the Board. ~~Patterson & Associates~~Meeder Public Funds maintains the brokerage compliance files for the COSADC.

When any material changes are made to the Investment Policy the new Policy is sent out to all broker/dealers.

The broker/dealers for the City of San Angelo Development Corporation are:

Academy Securities
Arbor Research & Trading, LLC
Bank of America/Merrill Lynch
Barclays Capital Inc.
Blaylock Van, LLC
BMO Capital Markets
BNY Capital Markets
BOK Financial
Brean Capital
Cantor Fitzgerald & Co.
CastleOak Securities
Citigroup Global Markets Inc
D.A. Davidson
Daiwa Capital Markets
FHN Financial
Goldman Sachs & Co.
Great Pacific
Hilltop Securities
Huntington Bank
InspereX
Jane Street
Jefferies
JPMorgan Securities
Keybanc Capital Markets
Loop Capital Markets
MarketAxess Corporation
.....Mizuho Securities~~Academy Securities~~ ~~Piper Sandler & Co~~

Moreton Capital Markets
Morgan Stanley
Multi-Bank Securities
Oppenheimer
Piper Sandler & Co
PNC Capital Markets LLC
Raymond James
RBC Securities
Rice Financial
Robert W. Bird
Santander US Capital Markets
Siebert Williams Shark
Stephens Inc
Stifel Nicolaus
StoneX Group Inc
TD Securities
TRUIST Securities Inc
UBS Financial
UMB Financial Services
U.S Bancorp Investments
Wells Fargo

~~.....~~

~~Amherst Pierpoint Securities~~
~~Bank of America/Merrill Lynch~~
~~BMO Capital Markets~~
~~BNY Capital Markets~~
~~BOK Financial~~
~~Brean Capital~~
~~Cantor Fitzgerald & Co.~~
~~CastleOak Securities~~
~~D.A. Davidson~~
~~FHN Financial~~
~~FNC~~
~~Goldman Sachs & Co.~~
~~Great Pacific~~
~~Hilltop Securities~~
~~Huntington Bank~~
~~Insperex~~
~~Jefferies~~
~~JPMorgan Stanley~~
~~Keybanc Capital Markets~~
~~Loop Capital Markets~~
~~Market Axess Corporation~~
~~Mizuho Securities~~
~~Moreton Capital Markets~~
~~Morgan Stanley~~
~~Multi-Bank Securities~~
~~Oppenheimer~~

~~Raymond James~~
~~RBC Securities~~
~~Rice Financial~~
~~Siebert Williams Shank~~
~~Stephens Inc~~
~~Stifel Nicholas~~
~~StoneX Group~~
~~TD Securities~~
~~Truist Securities~~
~~UBS Financial~~
~~UMB Financial Services~~
~~Wells Fargo~~

Commented [BB1]: Please replace this list with the list I will send as a separate file

RESOLUTION # ________________

A RESOLUTION ADOPTING THE DEVELOPMENT CORPORATION INVESTMENT POLICY, INVESTMENT STRATEGY AND AUTHORIZED BROKER/DEALERS

WHEREAS, the Public Funds Investment Act (Texas Government Code, Chapter 2256) governs local government investment; and

WHEREAS, the Public Fund Investment Act (Section 2256.005a) requires the Development Corporation to adopt an investment policy and investment strategy by rule, order, ordinance or resolution governing the investment of funds under its control; and

WHEREAS, the Public Fund Investment Act (Section 2256.005e), requires the Board to review and adopt that investment policy and investment strategy by rule, order, ordinance or resolution not less than annually, recording any changes made thereto; and

WHEREAS, the Public Funds Investment Act (Section 2256.025) requires that the Corporation annually review, revise and adopt a list of qualified broker/dealers authorized to engage in investment transactions with the Corporation, and

WHEREAS, the Corporation Board has reviewed the Investment Policy and decided to make the following changes:

Section	Change
Addendum A	Added Arbor Research & Trading LLC, Citigroup Global Markets Inc., Jane Street, and U.S. Bancorp Investments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO:

That the Corporation has complied with the requirements of the Public Funds Investment Act and the Investment Policy and adopts the Investment Policy and Investment Strategy, with the list of broker/dealers, as the Investment Policy and Strategy of the Corporation effective the date of this resolution.

ADOPTED this the 22nd day of January 2025.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

____
Rick Mantooth, President

ATTEST:

____
Nora Nevarez, Corporate Secretary

APPROVED AS TO CONTENT:	**APPROVED AS TO FORM:**
___________________________	___________________________
Tina Dierschke, Finance Director	Brandon Dyson, Interim City Attorney

Report to Board

City of SAN ANGELO TEXAS Development Corporation

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: January 22, 2025

Item type: Regular Item

Caption:

Consider approving the December 2024 financials. (Presentation made byTina Dierschke, FInance Director)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. COSADC FS 2412 Draft COSADC FS 2412 Draft.pdf

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Tina Dierschke	Approved
Brandon Dyson	Approved
Michael Dane	Final Approval

City of San Angelo
Development Corporation

Financial Information and Schedules
As of December 31, 2024

Contents

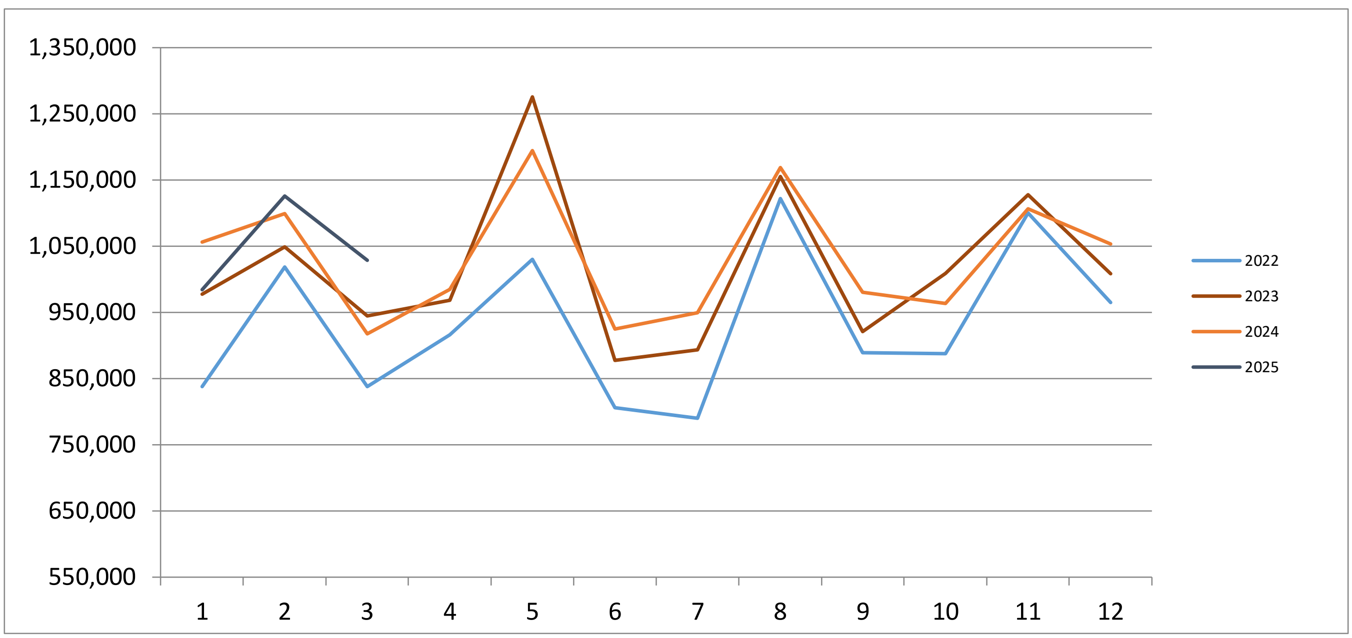
City of San Angelo Development Corporation
Executive Summary
December 2024

Available Fund Balances

Unassigned Fund Balance-Economic Development	8,420,418
Unassigned Fund Balance-Ballot	8,340,347

Sales Tax Analysis

Month	2022	2023	2024	2025	% Over/(Under)
Oct	837,902	977,628	1,056,249	984,531	-6.79%
Nov	1,018,994	1,049,058	1,099,298	1,125,807	2.41%
Dec	838,245	944,644	917,530	1,028,803	12.13%
Jan	916,151	968,413	985,000		
Feb	1,030,426	1,275,717	1,194,486		
Mar	806,025	877,403	924,721		
Apr	790,185	893,339	949,450		
May	1,122,067	1,155,640	1,168,794		
Jun	889,239	920,877	980,358		
Jul	887,685	1,008,794	963,312		
Aug	1,100,228	1,128,012	1,106,232		
Sep	965,151	1,008,166	1,053,612		



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of December 31, 2024

ASSETS	
Current Assets	
Checking/Savings	
Cash	1,295,413
Money Market	4,857,004
Total Checking/Savings	6,152,417
Accounts Receivable	
Leases	720
Total Accounts Receivable	720
Other Current Assets	
Investments	6,007,768
Total Other Current Assets	6,007,768
Total Current Assets	12,160,905
Fixed Assets	
Vehicles	28,540
Land -Industrial Park	60,312
Industrial Park-Phase I	409,078
Industrial Park-Phase II	4,019,191
Industrial Park-Phase III	20,377
Building-Business Resource Ctr	2,004,967
Accumulated Depreciation	(1,397,618)
Total Fixed Assets	5,144,847
TOTAL ASSETS	17,305,752
LIABILITIES & FUND EQUITY	
Liabilities	
Current Liabilities	
Security Deposits	5,188
Accounts Payable	107,100
Total Current Liabilities	112,288
Total Liabilities	112,288
Fund Equity	
Committed for Eco. Dev. Projects	3,395,898
Restricted for Fixed Assets	5,144,847
Reserved for Encumbrance	232,302
Unassigned Fund Balance	8,420,418
Total Fund Equity	17,193,465
TOTAL LIABILITIES & FUND EQUITY	17,305,752

City of San Angelo Development Corporation
Revenue and Expenditure Report - Economic Development
December 2024

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		3,348,558	288,065	878,959	878,959	(2,469,599)	26%
Interest on Investments		406,500	29,741	76,871	76,871	(329,629)	19%
Lease Income		20,010	150	2,133	2,133	(17,877)	11%
Miscellaneous Income		450	-	-	-	(450)	0%
Gain on Sale Assets		-	-	437,363	437,363	437,363	100%
Total Revenues		3,775,518	317,956	1,395,326	1,395,326	(2,380,192)	37%
Expenditures							
Administrative		121,298	4,084	8,504	15,962	(105,336)	13%
Partnership Affiliations		86,250	56,047	56,047	56,047	(30,203)	65%
COSADC Staff		379,374	62,868	62,868	62,868	(316,506)	17%
City Services		176,927	44,232	44,232	44,232	(132,695)	25%
Industrial Park Ops & Maint		24,282	6,022	6,086	14,380	(9,902)	59%
Marketing-Chamber of Commerce		262,500	65,625	131,250	262,500	-	100%
Advertising		37,799	21,987	21,987	27,799	(10,000)	74%
Building Maintenance/Utilities		100,076	8,729	16,285	78,089	(21,987)	78%
Capital		40,000	-	-	-	(40,000)	0%
Business Factory		228,355	1,957	6,921	24,604	(203,751)	11%
Total Operating Expenditures		1,456,861	271,551	354,180	586,481	(870,380)	40%
Projects							
US Customs Retention II	DC0152	151,762	-	-	-	(151,762)	0%
SMC Global	DC0163	138,918	-	-	-	(138,918)	0%
Ethicon	DC0170	431,832	-	-	-	(431,832)	0%
SMC Global - BREP	DC0182	12,500	-	-	-	(12,500)	0%
Ind Park Clearing	DC0188	6,186	-	-	-	(6,186)	0%
Skyline P3	DC0192	136,504	136,504	136,504	136,504	-	100%
Rosenberger Site Sol.	DC0206	75,000	-	-	-	(75,000)	0%
Technology Tower, LLC	DC0209	150,000	-	-	-	(150,000)	0%
ASU Airport Facility	DC0211	2,000,000	-	-	-	(2,000,000)	0%
Lip Chip	DC0212	29,700	-	-	-	(29,700)	0%
Splash Pad	DC0213	150,000	-	-	-	(150,000)	0%
Allen's Transport	DC0214	150,000	-	-	-	(150,000)	0%
Talk of Texas	DC0215	100,000	-	-	-	(100,000)	0%
Future Projects		2,424,961	-	-	-	(2,424,961)	0%
		5,957,363	136,504	136,504	136,504	(5,820,859)	2%
Total Project Expenditures							
Total Expenditures		7,414,224	408,055	490,684	722,985	(6,691,239)	7%
Revenue Over/(Under) Expenditures		(3,638,706)	(90,099)	904,642	672,341		

City of San Angelo Development Corporation
Economic Development Projects
As of December 31, 2024

Project	Code	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
US Customs Retention II	DC0152	46,435	1,149,225	-	997,463	151,762
SMC Global	DC0163	200,000	200,000	-	61,082	138,918
Ethicon	DC0170	47,724	1,057,203	-	625,371	431,832
SMC Global - BREP	DC0182	362,500	362,500	-	350,000	12,500
Ind Park Clearing	DC0188	25,000	25,000	-	18,814	6,186
Skyline P3	DC0192	3,000,000	3,000,000	136,504	3,000,000	-
Rosenberger Site Sol.	DC0206	75,000	75,000	-	-	75,000
Technology Tower, LLC	DC0209	250,000	250,000	-	100,000	150,000
ASU Airport Facility	DC0211	2,000,000	2,000,000	-	-	2,000,000
Lip Chip	DC0212	29,700	29,700	-	-	29,700
Splash Pad	DC0213	150,000	150,000	-	-	150,000
Allen's Transport	DC0214	150,000	150,000	-	-	150,000
Talk of Texas	DC0215	100,000	100,000	-	-	100,000
		6,436,359	8,548,628	136,504	5,152,730	3,395,898

Total Committed, Not Expended	3,395,898

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of December 31, 2024

ASSETS	
Current Assets	
Checking/Savings	
Cash	5,631
Money Market	12,168,789
Total Checking/Savings	12,174,420
Other Current Assets	
Investments	2,995,159
Total Other Current Assets	2,995,159
Total Current Assets	15,169,578
TOTAL ASSETS	15,169,578
LIABILITIES & FUND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	16,060
Total Current Liabilities	16,060
Total Liabilities	16,060
Fund Equity	
Committed for Ballot Projects	1,347,572
Assigned for Debt Service	5,465,600
Unassigned Fund Balance	8,340,347
Total Fund Equity	15,153,518
TOTAL LIABILITIES & FUND EQUITY	15,153,518

City of San Angelo Development Corporation
Revenue and Expenditure Report - Ballot
December 2024

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	8,610,576	740,738	2,260,181	2,260,181	(6,350,395)	26%
Interest on Investments	411,000	58,657	151,091	151,091	(259,909)	37%
Total Revenues	9,021,576	799,395	2,411,272	2,411,272	(6,610,304)	27%
Expenditures						
City Services	34,105	8,526	8,526	8,526	(25,579)	25%
Affordable Housing Admin	30,135	7,534	7,534	7,534	(22,601)	25%
Loan/Debt Service	5,465,600	-	-	-	(5,465,600)	0%
Total Operating Expenditures	5,529,840	16,060	16,060	16,060	(5,513,780)	0%
Projects						
West Texas Water Partnership	200,000	-	-	-	(200,000)	0%
Affordable Housing	589,552	-	-	-	(589,552)	0%
Water Rights	558,020	-	-	-	(558,020)	0%
Future Projects	2,428,851	-	-	-	(2,428,851)	0%
Total Project Expenditures	3,776,423	-	-	-	(3,776,423)	0%
Total Expenditures	9,306,263	16,060	16,060	16,060	(9,290,203)	0%
Revenue Over/(Under) Expenditures	(284,687)	783,335	2,395,212	2,395,212		

City of San Angelo Development Corporation
Ballot Projects
As of December 31, 2024

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	3,807,271	-	3,049,251	758,020
* Reclaimed Water Alternatives	1,389,965	-	1,389,965	-
* Red Arroyo Storm Water Basin	151,040	-	151,040	-
Total Expenditures	5,348,276	-	4,590,256	758,020
Total Water Supply Projects				758,020
Affordable Housing				
Revenues				
* Sale of Fixed Assets - Blackshear Properties	394,351	-	394,351	-
Total Revenues				
Expenditures				
Affordable Housing	5,138,925	-	4,549,373	589,552
* Blackshear Neighborhood Boundary	28,300	-	28,300	-
* Blackshear Properties	404,125	-	404,125	-
* Neighborhood Blitz	550,000	-	550,000	-
* Neighbors Helping Neighbors	53,000	-	53,000	-
* Rebuilding Together - Housing One Stop	23,759	-	23,759	-
* Rebuilding Together - Housing Repair	74,920	-	74,920	-
* Rehabs	114,487	-	114,487	-
* Roofing Grant	200,000	-	200,000	-
Total Expenditures	6,587,516	-	5,997,965	589,552
Total Affordable Housing				589,552
Other Projects				
* Sports Facilities Maintenance	285,353	-	285,353	-
Total Expenditures	285,353	-	285,353	-
Total Ballot Projects Committed, Not Expended				1,347,572
Voter Approved Projects:				
* Fort Concho Improvements	900,000	-	900,000	-
* Sports & Athletics Facilities	708,744	-	708,744	-
* 29th Street Sports Complex	1,750,000	-	1,750,000	-
Total Expenditures	3,358,744	-	3,358,744	-
Total Voter Approved Projects Committed, Not Expended				-

* Completed

City of San Angelo Development Corporation
Transaction Detail by Account
December 2024

	Group #	PO #	Type	Date	Number	Description	Amount
FUND 700 DEVELOPMENT CORPORATION							
700-0000-313.00-00 TAX / SALES AND USE TAX							-
	2131		03/25	12/31/2024	137	COSADC Sales Tax	(288,064.80)
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS							-
	2097		03/25	12/31/2024	126	Bank Interest ED	(4,602.48)
	2097		03/25	12/31/2024	126	MM Interest ED	(18,576.29)
	2097		03/25	12/31/2024	126	Investment Interest ED	(6,562.50)
700-0000-363.11-00 RENT / RENT							-
	1625		03/25	12/15/2024	MR		(150.00)
700-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL SERVICES							-
	1516		03/25	12/10/2024	0006097	SME EDUCATION FOUNDATION	(50,000.00)
	1517		03/25	12/10/2024	0006264	SME EDUCATION FOUNDATION	50,000.00
	1861		03/25	12/19/2024	0012246	SKYLINE AVIATION INC	136,504.00
700-0700-411.03-23 PROFESSIONAL & TECHNICAL / LOBBYING							-
	1452		03/25	12/4/2024	0006262	PORTS-TO-PLAINS	56,046.80
700-0700-411.03-60 PROFESSIONAL & TECHNICAL / CONTRACT SERVICES							-
	1610	134902	03/25	12/10/2024	0006269	SAN ANGELO CHAMBER OF COMM	65,625.00
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITIES							-
	1302		03/25	12/3/2024	UT	UB CHARGE UPDATE	15.60
	1332		03/25	12/4/2024	UT	UB CHARGE UPDATE	139.80
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS							-
	1610	134759	03/25	12/4/2024	0006266	ATMOS ENERGY	184.09
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY							-
	1501	134752	03/25	11/27/2024	0006257	CONCHO VALLEY ELECTRIC COOPEF	46.82
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAINT.							-
	1501	135348	03/25	11/21/2024	0006256	ADVANCED SERVICE GROUP INC	5,500.00
	1501	134753	03/25	11/23/2024	0006255	ADVANCE ELEVATOR	250.00
	1501	134814	03/25	11/27/2024	0006263	RADS WINDOW CLEANING	350.00
	1501	135421	03/25	11/27/2024	0006260	JOWERS COMMERCIAL CLEANING	800.00
	1611	134815	03/25	11/30/2024	0006268	REPUBLIC SERVICES, INC	31.24
	1610	135421	03/25	12/9/2024	0006267	JOWERS COMMERCIAL CLEANING	800.00
	1829	135192	03/25	12/13/2024	0006272	JR SILVA TREE SERVICE & LANDS	612.00
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT							-
	1431	134760	03/25	12/2/2024	0006258	CTWP	420.00
	1431	134760	03/25	12/2/2024	0006258	CTWP	9.93
700-0700-411.05-30 PURCHASED SERVICES / INFORMATION TECHNOLOGY							-
	2041		03/25	12/31/2024	117	Mthly Budgeted Transfers	1,582.92
700-0700-411.05-40 PURCHASED SERVICES / ADVERTISING							-
	1502	135711	03/25	10/31/2024	0006261	MEDIA ADVANTAGE	1,527.46
	1501	135711	03/25	11/7/2024	0006261	MEDIA ADVANTAGE	19,500.00
	1830	135711	03/25	11/30/2024	0006273	MEDIA ADVANTAGE	960.00
700-0700-411.05-42 PURCHASED SERVICES / LEGAL NOTICES							-
	1501	134755	03/25	11/19/2024	0006259	GANNETT TEXAS/NEW MEXICO LO(	509.90
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"							-
	1856		03/25	11/7/2024	0012212	CITIBANK, N.A	280.00
	1856		03/25	11/11/2024	0012212	CITIBANK, N.A	365.62
	1856		03/25	11/11/2024	0012212	CITIBANK, N.A	73.59
	1856		03/25	11/13/2024	0012212	CITIBANK, N.A	423.63
	1856		03/25	11/14/2024	0012212	CITIBANK, N.A	126.00
	1856		03/25	11/15/2024	0012212	CITIBANK, N.A	3.00
	1431	134758	03/25	12/1/2024	0006265	WALLACE, RUSSELL E.	625.00
	1431	134760	03/25	12/2/2024	0006258	CTWP	29.82
	1431	134760	03/25	12/2/2024	0006258	CTWP	30.00

City of San Angelo Development Corporation
Transaction Detail by Account
December 2024

Group #	PO #	Type	Date	Number	Description	Amount
700-0700-411.05-90 PURCHASED SERVICES / CONVENTIONS & SCHOOLS						-
1856		03/25	11/8/2024	0012212	CITIBANK, N.A	200.00
1856		03/25	11/13/2024	0012212	CITIBANK, N.A	70.00
1768		03/25	12/19/2024	0006271	TEXAS ECONOMIC DEVELOPMENT (	200.00
1768		03/25	12/19/2024	0006271	TEXAS ECONOMIC DEVELOPMENT (	200.00
1768		03/25	12/19/2024	0006271	TEXAS ECONOMIC DEVELOPMENT (	200.00
1768		03/25	12/19/2024	0006270	ANGELO STATE UNIVERSITY	900.00
700-0700-411.06-30 SUPPLIES / FOOD						-
1232		03/25	10/14/2024	0012153	CITIBANK, N.A	185.15
1232		03/25	10/24/2024	0012153	CITIBANK, N.A	18.75
1856		03/25	11/14/2024	0012212	CITIBANK, N.A	18.75
1233	134757	03/25	11/21/2024	0006253	ANGELO WATER SERVICE CO	68.44
1411		03/25	12/6/2024	0082148	ECO DEV SPONSORSHIP	(500.00)
700-0705-411.03-60 PROFESSIONAL & TECHNICAL / CONTRACT SERVICES						-
1234	135631	03/25	10/22/2024	0006254	PARKHILL SMITH & COOPER INC	2,816.55
1233	135631	03/25	11/20/2024	0006254	PARKHILL SMITH & COOPER INC	2,777.50
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITIES						-
1424		03/25	12/6/2024	UT	UB CHARGE UPDATE	31.92
700-0705-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAINT.						-
1829	135192	03/25	12/13/2024	0006272	JR SILVA TREE SERVICE & LANDS	396.00
FUND 711 COSADC - BALLOT						-
711-0000-313.00-00 TAX / SALES AND USE TAX						-
2131		03/25	12/31/2024	137	COSADC Sales Tax	(740,738.04)
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						-
2097		03/25	12/31/2024	126	MM Interest Ballot	(43,344.67)
2097		03/25	12/31/2024	126	Investment Interest Ball	(15,312.50)

THE CITY OF SAN ANGELO, TEXAS

#VALUE!
Year Lapsed

Schedule of Revenues and Expenditures
Fiscal Year through December 31, 2024

Hickory Water Supply II - Fund 527

Debt Payments Through 2045

	Dept	Current Budget	Month Actual	YTD W/Enc	Over/(Under) Budget	Previous Years Activity	Inception to Date
Beginning Fund Balance*		**7,818,585**		**7,818,585**			
REVENUES:							
C.O. Proceeds		-	-	-	-	69,490,001	69,490,001
Interest Income		-	-	-	-	3,222,617	3,222,617
Total Revenues		-	-	-	-	72,712,618	72,712,618
EXPENDITURES:							
Post Construction	4150	150,000	-	150,000	-	-	150,000
Design & Inspection	4157	255,036	167,759	207,535	(47,501)	2,890,020	3,097,555
Construction	4159	4,190,932	870,438	4,170,410	(20,522)	57,841,432	62,011,842
Issue Costs	9900	-	-	-	-	1,868,804	1,868,804
Transfer to Debt Service	1994	-	-	-	-	2,293,777	2,293,777
Total Expenditures		4,595,968	1,038,197	4,527,945	(68,023)	64,894,033	69,421,978
Revenue Over/(Under) Expenditures		**(4,595,968)**	**(1,038,197)**	**(4,527,945)**			
Ending Fund Balance		**3,222,617**		**3,290,640**			

*Preliminary

Report to Board

City of SAN ANGELO TEXAS Development Corporation

Requestor: Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197

Meeting Date: January 22, 2025

Item type: Regular Item

Caption:

Consider appointing two (2) Board Members to the Industrial Park Review Board in accordance with the Delaration of Covenants, Conditions and Restrictions as recoded in Document Number 202301951, Official Public Records of Tom Green County, Texas. (presentation by Robert Schneeman, Economic Development Project Manager)

Summary/History:

The Covenants, Conditions & Restrictions for Phase 2 of the Industrial Park specify the members of a Review Board, the makeup of the Board and the resposibilites and authority of the Board.

Per the CCRs: A Review Board is hereby created consisting of 5 persons (a) two Board Members of the CITY OF SAN ANGELO DEVELOPMENT CORPORATION, (b) a representative of the San Angelo Chamber of Commerce, and (c) two representatives of the City of San Angelo Economic Development staff.A description of the duties & responsibilities of the Review Board is highlighted in the attached CCRs.

Financial Impact:

No fiscal impact Board appointment only

Other Information/Recommendation:

Attachments:

1. Review Board Recorded CCRs Phase 2 — Review Board Recorded CCRs Phase 2.pdf

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Michael Dane	Approved
Tina Dierschke	Approved
Brandon Dyson	Final Approval

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Preamble

This Declaration of Covenants, Conditions, and Restrictions is made on December 15, 2021, at San Angelo, Tom Green County, Texas, by the CITY OF SAN ANGELO DEVELOPMENT CORPORATION, a State of Texas non-profit Type B Development Corporation ("Declarant" or "Developer"), whose mailing address is 69 North Chadbourne Street, San Angelo, Texas 76903.

Recitals

1. Declarant is the owner of all that certain real property (hereinafter referred to as "SAN ANGELO BUSINESS AND INDUSTRIAL CENTER" or "Property") located in Tom Green County, Texas, described as follows: San Angelo Gateway Addition, Section 2, Block 3, 4 & 5, a subdivision of the City of San Angelo, Tom Green County, Texas, filed of record in cabinet H, Slide 36, of the Official Plat Records of Tom Green County, Texas; this Property also being known as the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER - PHASE 2.

2. The Declarant has devised a general plan for the entire Property as a whole, with specific provisions for particular parts and parcels of the Property. This general plan provides a common scheme of development designed to protect and safeguard the Property over a long period.

3. This general plan will benefit the Property in general, the parcels and lots that constitute the Property, the Declarant, and each successive owner of an interest in the Property.

4. Therefore, in accordance with both the doctrines of restrictive covenant and implied equitable servitude, the Declarant desires to restrict the Property according to these covenants, conditions, and restrictions in furtherance of this general development plan (the "Development Plan").

NOW, THEREFORE, it is declared that all of the Property and all tracts and lots within the Property shall be held, sold, leased and conveyed subject to the following easements, restrictions, covenants, and conditions.

EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS

1. ACREAGE CONTROL: SAN ANGELO BUSINESS AND INDUSTRIAL CENTER lands shall not be subdivided either by sale, lease or otherwise, without approval of the Review Board.

2. SETBACKS: SAN ANGELO BUSINESS AND INDUSTRIAL CENTER lands shall have minimum building set back restrictions of 50 feet from the property line adjoining any street and 15 feet minimum set back restrictions from side and rear property lines inside the SAN

ANGELO BUSINESS AND INDUSTRIAL CENTER. Setbacks of 100 feet from the surrounding Highways exist under separate deed restriction.

3. PROVISIONS FOR OFF-STREET PARKING AND LOADING: On-street parking and on-street loading shall not be permitted in the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER and all SAN ANGELO BUSINESS AND INDUSTRIAL CENTER lands shall be developed in such a way as to provide sufficient off-street parking. Parking and loading areas shall be paved to provide dust-free, all-weather surfaces.

4. OUTSIDE STORAGE: Outside storage of material shall be permitted only where such storage is appropriately screened from all approaches.

5. TEMPORARY STRUCTURES, PORTABLE STRUCTURES: No temporary building or portable structure shall be moved onto any lot except that which is necessary in the construction of a pre-approved building. Temporary Structures shall include, but not be limited to, any garage, mobile home, trailer, tent, shack, barn, or other outbuildings. Any building which was once a portable building, regardless of how same may be placed or attached to any lot in the addition, shall be classified as a temporary structure and such buildings are strictly prohibited. Portable buildings include, but are not limited to, portable greenhouses, storage buildings, and all other portable buildings. Notwithstanding anything to the contrary herein, the Developer reserves the right to place a portable sales building on the Property for the purpose of conducting sales operations of the lots and tracts located within the Property.

6. MAINTENANCE: The owner of any tract or lot shall at all times keep the premises, buildings, improvements and appurtenances in a safe, clean, wholesome condition and comply in all respects with all government, health, fire and police requirements and regulations, and any owner will remove at his or its own expense any rubbish of any character whatsoever which may accumulate on said site or lot. All trash/garbage shall be placed in such containers and deposited for pickup as specified by said City of San Angelo or its said franchisee. In the event said owner fails to comply with any or all of the aforesaid specifications and/or requirements, then, and only then, the Developer shall have the right, privilege and license to enter upon the premises to make any and all corrections and/or improvements that may be necessary to meet such standards and charge to and collect from said owner the reasonable costs of making such corrections and/or improvements.

7. REVIEW BOARD: A Review Board is hereby created consisting of 5 persons (a) two Board Members of the CITY OF SAN ANGELO DEVELOPMENT CORPORATION, (b) a representative of the San Angelo Chamber of Commerce, and (c) two representatives of the City of San Angelo Economic Development staff. In the event the CITY OF SAN ANGELO DEVELOPMENT CORPORATION should cease to be an owner of land within the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER, its right to designate a representative to serve on said Review Board shall terminate and the Developer shall appoint as the third-party member of said Board, a representative of the remaining property owners in said SAN ANGELO BUSINESS AND INDUSTRIAL CENTER. Before commencing the construction or alteration of any building, enclosure, fence, loading dock, parking facility, storage yard or any other structure or permanent improvement on any site or lot within SAN ANGELO BUSINESS AND

INDUSTRIAL CENTER, the property owner shall first submit site plans and building plans and specifications therefor (hereinafter collectively referred to as the "Plans") and the Review Board's written approval shall be required before such construction or alteration is commenced. The Review Board shall have the right to approve the location of all utility infrastructure, the location of streets and railroad trackage and shall also have the right to approve all facilities for the handling of surface waters, other storm drainage and clean industrial effluent. The Review Board hereby created shall consist of the persons appointed by the respective parties hereto from time to time. Such appointments shall be effective when written notice thereof shall have been mailed to the respective parties to this agreement with a copy of such notification being filed in the office of the Developer. Changes in the membership of the Review Board may be effected in like manner. No member of the Review Board shall be entitled to any compensation for performing his duties as a member of such Review Board. Except in the case of those items described herein where unanimous consent or unanimous action of the Review Board is required, action of the Review Board shall be by majority vote. All actions of the Review Board shall be in writing and filed in the office of the Developer and shall at all reasonable times be open to public inspection. In the event that the Review Board or its designated representatives shall fail to approve or disapprove any Plans or any other instruments or items requiring the Review Board's approval within thirty (30) days after they have been submitted to the Review Board, such approval will not be required and the approval requirement in question shall be deemed to have been satisfied.

8. CONSTRUCTION MATERIALS: The outside walls of all buildings and structures in the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER shall be finished with painted metal, brick or masonry, or concrete on all sides or other construction materials of at least equal attractiveness in the sole discretion of the Review Board.

9. SIGNS: Plans and specifications for the construction, installation or alteration of all outdoor signs shall be first submitted to and have the written approval of the Review Board. No signs shall be permitted in the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER except (a) traffic control Signs, (b) directory signs, and (c) signs identifying the occupants of respective buildings, all of such identifying signs being affixed to the building or being positioned so as not to be higher than ten feet above the roofs of the respective buildings. No flashing signs shall be allowed, and all signs shall be in good taste and in keeping with the architecture and design integrity of SAN ANGELO BUSINESS AND INDUSTRIAL CENTER, all as determined by the Review Board in its sole discretion.

10. LAND USES:

(a) No SAN ANGELO BUSINESS AND INDUSTRIAL CENTER lands shall be used for any of the purposes prohibited by the restrictions contained in the plat or any replat of the Property, such plat and replat having been filed as referenced above.

(b) None of the lands within the bounds of said SAN ANGELO BUSINESS AND INDUSTRIAL CENTER shall be used for any of the following purposes:

i. The operation of a junk or salvage yard;

ii. Uses constituting nuisance, public or private, by reason of emission of smoke, dust, gas, odor, fumes, noise, vibration, or refuse material of any kind;

iii. Without limiting the generality of "ii" above, the manufacture of acid, cement, lime, gypsum, fireworks, glue; the manufacture, incineration or reduction of garbage, offal or dead animals, and the refining of petroleum, the smelting of zinc, copper, tin or iron ores, or the maintaining of stockyards and/or abattoirs;

iv. No animal, livestock, or poultry of any kind shall be raised, bred, or kept with the exception of dogs, cats and other household pets, provided they are not kept or maintained for commercial purpose; or

v. Maintenance of any unenclosed frame structure such as a tower used for the transmission or reception of television or radio messages, unless the erection and maintenance of such structure has been approved by the unanimous consent of the Review Board.

(c) The Property is subject to all other applicable restrictions of record including, but not limited to, those contained in the following:

i. Amendment of Restrictive Covenants filed of record in Volume 896, Page 817, of the Official Public Records of Tom Green County, Texas.

ii. Restrictive Covenant and Notice filed of record in Volume 893, Page 364, of the Official Public Records of Real Property of Tom Green County, Texas.

(d) The Property shall be used for a business and industrial park, and no other purpose, and the owner of any land within the bounds of the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER shall be obligated to pay ad valorem taxes on the land and any improvements located thereon.

(e) The owner of any land within the bounds of the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER shall be prohibited from conducting retail operations on said land, except where said retail use shall be permitted by the unanimous written consent of the Review Board.

11. VARIANCES AND INTERPRETATIONS: The Review Board may grant to any owner of land in the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER variances from any of the provisions contained in this Development Plan where such variances, in the sole discretion of the Review Board, are not detrimental to the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER; provided, however, that no variation of Minimum Frontage, Minimum Depth, Minimum Acreage or Minimum Set Back restrictions shall be permitted except by the unanimous consent of the Review Board. Any question of interpretation of any provision of this Development Plan shall be decided by the Review Board. All covenants are intended to comply with the City of San Angelo Ordinances, and it will be the intent of the Review Board to comply with all ordinances of the City of San Angelo, and the Review Board will not have any authority to change any intent of any ordinances of the City of San Angelo. However, the Review Board

reserves the exclusive right to change, add and/or amend any provision in this document with the unanimous vote of the Review Board.

12. TIME LIMIT FOR IMPROVEMENTS:

(a) The Purchaser of each tract in the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER shall, within two (2) years after the time of the conveyance of such tract by the Developer, commence in good faith the construction of permanent improvements thereon in accordance with the Plans approved by the Review Board. The Review Board may extend the time within which such construction may be begun, and any such extension shall be in writing.

(b) If within the two (2) year period hereinabove provided for, or any extension thereof granted by the Review Board, any such purchaser of any unlimbered tract within the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER on which construction in accordance with the Plans has not in good faith been begun, desires to sell such unimproved tract, he shall first offer such tract to the Developer at the original purchase price thereof, with the usual proration of taxes, insurance premiums, title costs and closing costs being borne by such Purchaser as seller and the Developer as purchaser as is customary. Purchaser to sell such tract, shall have thirty (30) days thereafter within which to exercise its option to reacquire such tract on the above terms and conditions.

(c) If, within the two (2) year period hereinabove provided for, or any extension thereof, any such Purchaser of any unimproved tract within the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER on which construction in accordance with the Plans has been begun, but has not been completed, desires to sell such unimproved tract, the Developer shall have rights of first refusal to purchase the same and such Purchaser shall not sell such unimproved tract to any person, firm or corporation other than the Developer, unless and until the same shall first have been offered to Developer on the same terms and conditions available to such other person, firm or corporation. Developer, upon receipt of written notice of the intention and desire of such Purchaser to sell such tract, shall have thirty (30) days thereafter within which to exercise its right of first refusal to reacquire such tract on the terms and conditions specified in such written notice.

(d) If, after the expiration of the two (2) year period from the date of the conveyance of any unimproved tract lying within the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER, or any extension thereof, any such Purchaser shall not in good faith have begun on such tract construction in accordance with the Plans, the Developer shall have the option for the full period of six (6) months after such expiration to reacquire said property from the Purchaser at the same price for which the tract was conveyed to said Purchaser with the usual prorations of taxes, insurance premiums, title costs and closing costs being borne by such Purchaser as seller and the Developer as purchaser as is customary in San Angelo at that time.

(e) In the event of any sale by such Purchaser to the Developer under subparagraphs (b), (c) or (d) above, Developer shall pay the consideration therefor to such Purchaser in cash and such Purchaser shall execute and deliver a general warranty deed conveying said tract to the Developer free and clear of all liens and encumbrances, save and except zoning ordinances, if any; taxes and assessments not yet due and payable, if any; and restrictions and limitations of record (not containing provisions of reverter of forfeiture), if any.

13. PARTIAL INVALIDITY: The invalidation of any one of the terms and conditions of this Development Plan or the failure to enforce any of said terms or conditions at the time of a violation thereof shall in no event affect any of the other terms and conditions of this Development Plan nor be deemed a waiver of the right to enforce the same or any other of said terms or conditions thereafter.

14. UTILITY EASEMENTS: Developer shall provide free of cost all necessary easements and rights-of-way required to bring public utility service to each of the parcels in the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER, including but not limited to electric power, telephone, gas, water and sewer service. The location of easements are tentative locations only and may be changed if in the unanimous opinion of the Review Board a different location is found to be to the advantage of the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER development. Drainage easements for surface waters, other storm drainage and clean industrial effluent shall be provided by Developer where necessary to provide proper drainage of all lands within the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER.

15. TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS: Each term, condition and covenant herein contained shall terminate and be of no further effect on January 1, 2042. However, at any time prior to January 1, 2042, the then owners of a majority of the area in square feet within said SAN ANGELO BUSINESS AND INDUSTRIAL CENTER may by declaration, signed, acknowledged by them, and duly recorded in the Deed Records of Tom Green County, Texas, extend such terms, restrictions, conditions and covenants for a period of ten (10) years. In like manner additional extensions for successive periods of ten (10) years may be provided for as long as the owners of a majority of the area in square feet within said SAN ANGELO BUSINESS AND INDUSTRIAL CENTER affirmatively vote to so extend them. During the term of any such extension, the rights reserved to the parties hereto and to the Review Board created hereby shall continue in full force and effect.

16. ENFORCEMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS: The terms and conditions of this Declaration of Covenants, Conditions and Restrictions are made for the benefit of any and all persons who may now own, or who may hereafter own property in the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER. Such persons and the Review Board are hereby specifically given the right to enforce these terms and conditions by injunction or other lawful procedure, and to recover damages resulting from any violation thereof.

This Declaration of Covenants, Conditions and Restrictions of the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER shall be incorporated by reference in each and every contract of purchase and sale and every deed for conveyance of any character of land in the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER so that all owners, occupants or users of land in the SAN ANGELO BUSINESS AND INDUSTRIAL CENTER shall assume the obligation of, and be bound by, all of the provisions of this Declaration of Covenants, Conditions and Restrictions. All such transactions shall also have as one of the conditions of sale the undertaking by the purchaser to incorporate by reference said Declaration of Covenants, Conditions and Restrictions of SAN ANGELO BUSINESS AND INDUSTRIAL CENTER as a condition of sale in the event of a resale of any of the lands in said SAN ANGELO BUSINESS AND INDUSTRIAL CENTER to a subsequent purchaser to the end that all such subsequent purchasers, occupants or users shall also assume the obligations of, and be bound by, all of the provisions of this Development Plan.

THIS DECLARATION is executed at San Angelo, Texas, this 22nd day of March 2022.

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

Max Puello, President

STATE OF TEXAS §
§
COUNTY OF TOM GREEN §

This Instrument was acknowledged before me on the 22nd day of March 2022, by Max Puello, as President of the City of San Angelo Development Corporation, a State of Texas non-profit Type B development corporation, on behalf of said Corporation.

NOTARY PUBLIC STATE OF TEXAS
NORA R. NEVAREZ
My Notary ID # 125258754
Expires April 27, 2025

Nora R. Nevarez
Notary Public, State of Texas

CERTIFIED FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

TOM GREEN COUNTY THE STATE OF TEXAS

Christina Ubando
Christina Ubando County Clerk
Tom GreenCounty,Texas
02/23/2023 02:01 PM
Fee: $50.00
202301951 DEC

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

Requestor: Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197

Meeting Date: January 22, 2025

Item type: Executive Session Item

Caption:

Section 551.087 - Business prospect negotiations regarding;

Project Falcon
Project Powerhouse
Project Centipede
Project SNF
Project Zeppelin
Project Excelsior
Project 240 East

Summary/History:

Financial Impact:

No fiscal impact at this time

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Tina Dierschke	Approved
Brandon Dyson	Final Approval

Report to Board

City of SAN ANGELO TEXAS Development Corporation

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: January 22, 2025

Item type: Regular Item

Caption:

Consideration and possible action of the items discussed in Closed Session, if needed

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: January 22, 2025

Item type: Regular Item

Caption:

Announcement and consideration of Future Agenda items.

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated