



**CITY OF DOUBLE HORN
AGENDA
REGULAR MEETING
CITY COUNCIL
THURSDAY, APRIL 11, 2024
7:00PM
CITY OF DOUBLE HORN OFFICE
Located at 103 VISTA VIEW TRAIL, SUITE 100
DOUBLE HORN, TEXAS 78669**

In compliance with the Americans with Disabilities Act, the City of Double Horn will provide for reasonable accommodations for persons attending City Council Meetings. To better serve you, requests should be received 24 hours prior to the meeting. Please contact Christina McDonald, City Secretary at (830) – 201-4042.


Citizens will be given an opportunity to provide comments on any item listed on the regular agenda when the agenda item is called. Comments should be limited to (3) three minutes.

1. Call Meeting to Order
2. Rollcall to Confirm Quorum
3. Invocation
4. Pledge of Allegiance – U.S. & Texas
Texas Pledge: *Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*
5. Approval of Minutes – March 14, 2024, Regular Council Meeting
6. Citizen Comments – This is an opportunity for the citizens to address the City Council concerning an issue of community interest not on the agenda. Any deliberation of an issue raised during Citizen Comments is limited to a statement of fact regarding the item; a statement concerning the policy regarding the item or a proposal to place the item on a future agenda. Each citizen will be allowed 3 minutes to speak and must sign up before the meeting begins and indicate the subject the speaker wishes to address.
7. Regular Agenda – the Council will individually discuss, consider, and possibly take action on any or all of the following items:
 - A. **Presentation Sponsored by the Water Conservation Partnership Committee: April Sansom, PhD, Executive Director Bamberger Ranch Preserve (Selah) on Land Stewardship/Wise Use of Natural Resources & Lessons Learned Which can be Utilized on Properties Large and Small.**

- B. Conduct a **PUBLIC HEARING**; consider, discuss and take any action necessary regarding re-zoning application submitted by the Double Horn Improvement Association regarding the real property identified as Lot 50, Block C, Section 4 Double Horn (108 Oak Meadow Trail), Rezoning property from Open Space/Parks/Recreation to Single Family Residential
 - C. Treasurer's Report: Monthly Financial Reports & Annual Internal Audit Report
 - D. Emergency Management Team Update
 - E. Zoning & Ordinance Committee Update
 - i. Progress update on review of key ordinances including Comprehensive Plan, Zoning and a proposed Building Permit Process
 - ii. Discuss and consider action to purchase new set of code books for 2021 IBC & 2020 NEC Codes
 - iii. Discuss and consider action to address zoning complaint related to the new construction on the real property identified as S4205 Double Horn Lot 27, SEC 2; Property ID 65203
 - F. Address questions and provide clarification regarding the Peddler Ordinance as it relates to Garage Sales (not prohibited)
 - G. Discuss and consider action on the quotes provided by three vendors to implement security cameras in the City and DHIA participation
 - H. Discuss and consider action on projects recommended by the Water Conservation Partnership Committee, a joint committee between the City of Double Horn, Double Horn Creek Water Supply Corporation, and the Double Horn Improvement Association to promote water conservation and protect water service.
 - I. Discuss and consider action to recruit a City Treasurer
 - J. Discuss and consider action to improve the safety of travelers exiting SH 71 by funding right hand turn lane(s) as part of the project to widen SH71 scheduled to begin in 2026. Project is currently in the design phase.
 - K. Distribute Monthly Office Hours Sign Up Sheet & DHIA/DHCWSC Meeting Sign Up Sheet – Confirm assignments.
 - L. Discuss and consider other matters for inclusion on the agenda for the next regular meeting of the City Council
8. Adjournment

The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code, Section 321.3022 (Sales Tax Information)."

I certify that the above notice of meeting was posted at 103 Vista View Trail, Suite 100, Double Horn, Texas by the 8th day of April 2024 by 7PM.



Cathy Sereno, Mayor

STATE OF TEXAS
COUNTY OF BURNET
CITY OF DOUBLE HORN

On this the 14th day of March 2024, the City Council convened in regular session at 7:00 pm in the Council Chambers located at 103 Vista View Trail, Suite 100, Double Horn, Texas with notice of meeting giving time, place, date, and subject having been posted as described in Chapter 551 of the Texas Government Code.

1. **Call Meeting to Order.** Mayor Sereno called the meeting to order at 7:00 pm.
2. **Rollcall to Confirm Quorum.** Mayor Cathy Sereno, Mayor Pro-Tem Jim Millard and Aldermen John Osborne, Laura Rathe, Bob Schmitz, and Glen Stafford were present. City Secretary Christina McDonald recorded the minutes.
3. **Invocation.** Alderman Schmitz gave the invocation.
4. **Pledge of Allegiance – U.S. & Texas.** Mayor Sereno led the pledges.
5. **Approval of Minutes – January 8, 2024 Regular Council Meeting.** Alderman Osborne made a motion to approve the minutes as submitted. Alderman Schmitz seconded the motion. The minutes were approved by a unanimous vote (5-0).
6. **Citizen Comments.** Jim Lindsey (507 Vista View Trail) requested the Council place an item on the April meeting agenda to discuss and consider action regarding policy to control Vista View Trail and Double Horn Improvement Association easements adjacent to SH 71.
7. **Regular Agenda**
 - A. **Treasurer’s Report: Monthly Financial Reports.** Mayor Sereno reviewed the monthly financials with the Council. Alderman Schmitz moved to sweep \$32,153.93 from the Property Tax Account to the Operating Account. Alderman Rather seconded the motion. The motion carried by a vote of 5-0.
 - B. **Emergency Management Team Update.** Alderman Osborne presented the Emergency Management Team update. It was noted that Harry and Liz Brunner recently completed CPR and First Aid Training given by the Marble Falls Area EMS.
 - i. **April Solar Eclipse Update.** Alderman Osborne stated Burnet County has issued a disaster declaration for the period of April 4-10. The declaration includes a Burn Ban for the county. The team verified that the pool emergency land line phone communicates with 911 and that Marble Falls Communications can receive text to 911. The Council agreed that an emergency communication plan needs to be established for the eclipse and communicated to the residents of Double Horn.
 - ii. **Text Magic Update.** The emergency text messaging platform was discussed. Alderman Osborne stated the system has been set up and is operational.
 - C. **Zoning & Ordinance Committee Update.** Mayor Pro-Tem Millard presented the updates.
 - i. **Discuss scheduling and next steps to address a zoning change application filed by the DHIA regarding the real property identified as Lot 50, Block C, Section 4 Double Horn (108 Oak Meadow Trail). Rezoning property from Open Space/Parks/Recreation to Single Family Residential.**

Mayor Pro-Tem Millard stated a zoning change request has been received from the Double Horn Improvement Association (DHIA) to rezone Lot 50, Block C, Section Four from Open Space/Parks/Recreation to Single Family Residential. Jim Lindsey was present representing the DHIA. Mayor Pro-Tem Millard stated that next steps were to notify adjacent property owners, publish notice of public hearing in the newspaper and post signage on the subject property. No action was taken. The item will be placed on the April 11 agenda for the public hearing and consideration of the rezone request.

- ii. **Discuss and consider action to address zoning complaint related to the new construction on the real property identified as S4205 Double Horn Lot 27, SEC 2; Property ID 65203.** Mayor Pro-Tem Millard stated that the city is moving forward with the investigation of the zoning complaint with the assistance of the City Attorney. No action was taken.
 - iii. **Discuss and provide guidance on Committee's Building Code Ordinance Update.** Mayor Pro-Tem Millard provided an update stating that the committee has recommended the City adopt the 2021 International Codes and roll out a permit and inspection process. Adoption of the 2021 codes will require a review of existing ordinances which may be affected by the Building Permit and Inspection Program. The committee received a proposal from ATS Engineering and recommends that the engineering firm be used for plan review and inspection services. A paper permit application will need to be developed and partnerships with other entities (i.e. PEC, ESD 9 Fire Marshal, and Double Horn Creek Water Supply Corporation) established. No action was taken.
- D. Discuss and consider action on the quotes provided by three vendors to implement security cameras in the City.** Alderman Stafford reviewed the quotes submitted by the three vendors. Alderman Stafford stated he would review the quotes with the DHIA. No action was taken.
- E. Discuss and consider action on projects recommended by the Water Conservation Partnership Committee, a joint committee between the City of Double Horn, Double Horn Creek Water Supply Corporation, and the Double Horn Improvement Association to promote water conservation and protect water service.** Alderman Schmitz provided the update and requested that an item be placed on the April 11 Council agenda to allow Bamberger Ranch Preserve to make a presentation to the City.
- F. Discuss and consider action to recruit a City Treasurer.** Mayor Sereno stated the City is still in need of a City Treasurer.
- G. Discuss and consider action required to be in compliance with BCESD9 Fire Code - 10/20/23 BCESD9 Fire Inspection Report Update on exterior door improvements.** Mayor Sereno provided an update on the required exterior door improvements. Alderman Rathe moved to authorize the expenditure of \$1,105.94 to Hull Commercial Services for exterior door improvements. Alderman Stafford seconded the motion. The motion carried by a vote of 5-0.
- H. Discuss and consider action to improve the safety of travelers exiting SH 71 by funding right hand turn lane(s) as part of the project to widen SH71 scheduled to begin in 2026. Project is currently in the design phase.** Mayor Sereno provided an update regarding the TxDOT SH 71 widening project and the City's opportunity to participate in shoulder improvements to keep the protected right turn lanes at Gates 2, and 3. Mayor Sereno stated that there may be an opportunity for funding assistance from TxDOT. Mayor Sereno, Mayor Pro-Tem Millard and Alderman Stafford volunteered to meet with TxDOT to discuss the City's participation in the project. No action was taken.

- I. **Distribute Monthly Office Hours Sign Up Sheet & DHIA/DHCWSC Meeting Sign Up Sheet and confirm assignments.** City Secretary Christina McDonald stated that there were still opportunities for volunteers to cover the office hours in April.
 - J. **Discuss and consider other matters for inclusion on the agenda for the next regular meeting of the City Council.** Mayor Sereno stated that the following items will be added to the April 11 meeting agenda: Bamberger Ranch presentation, Lot 50 rezone public hearing and the request from Mr. Lindsey regarding DHIA easements.
8. **Adjournment.** There being no further business to discuss, Alderman Rathe moved to adjourn. The motion was seconded by Alderman Schmitz. The vote was unanimous, and the meeting was adjourned at 8:51 pm.

Cathy Sereno, Mayor

ATTEST:

Christina McDonald, City Secretary

March
FINANCIAL AGENDA PACKET
CITY OF DOUBLE HORN
REGULAR MEETING of CITY COUNCIL
4/11/2024



City of Double Horn

Balance Sheet

As of March 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 Operating	94,525.49
1005 Property Tax	731.56
1010 Reserve Account	12,040.99
Total Bank Accounts	\$107,298.04
Other Current Assets	
1100 Uncategorized Asset	0.00
1150 Prepaid Expenses	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$107,298.04
TOTAL ASSETS	\$107,298.04
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2100 Accounts payable	24,392.13
Total Accounts Payable	\$24,392.13
Credit Cards	
2301 TCM Bank Visa Credit Card	0.00
2302 Costco CitiBank Credit Card	926.89
Total Credit Cards	\$926.89
Other Current Liabilities	
2160 Payroll Tax Payable	0.00
2161 FICA Taxes Payable	60.40
2164 SUTA payable	0.00
Total 2160 Payroll Tax Payable	60.40
2171 Accrued Expenses	198.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$258.40
Total Current Liabilities	\$25,577.42
Total Liabilities	\$25,577.42
Equity	
3000 Retained Earnings	29,857.52
3001 Opening Balance Equity	0.00
Net Income	51,863.10
Total Equity	\$81,720.62
TOTAL LIABILITIES AND EQUITY	\$107,298.04

City of Double Horn

Budget vs. Actuals: City of Double Horn 23-24 - FY24 P&L

March 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Ad Valorem Taxes	731.56	7,290.90	-6,559.34	10.03 %
4002 Permits and Fees	326.50	83.33	243.17	391.82 %
Total Income	\$1,058.06	\$7,374.23	\$ -6,316.17	14.35 %
GROSS PROFIT	\$1,058.06	\$7,374.23	\$ -6,316.17	14.35 %
Expenses				
6000 Salaries & Wages	1,253.88	2,012.40	-758.52	62.31 %
6010 Taxes - payroll	95.92	154.27	-58.35	62.18 %
6020 Workmen's Comp Insurance		83.33	-83.33	
6100 Computer Equipment		25.00	-25.00	
6110 Office Equipment		25.00	-25.00	
6130 Office Supplies	12.74	83.33	-70.59	15.29 %
6140 Software	99.00	166.67	-67.67	59.40 %
6205 Cleaning Service	150.00	150.00	0.00	100.00 %
6220 Email Maintenance		52.50	-52.50	
6230 Website Maintenance	226.05	20.83	205.22	1,085.21 %
6240 Rent or Lease of Buildings	1,850.00	1,850.00	0.00	100.00 %
6250 Internet/Phone	138.48	143.00	-4.52	96.84 %
6260 Insurance - TML		345.00	-345.00	
6270 Utilities	63.88	75.00	-11.12	85.17 %
6280 Legal & Professional Fees		1,000.00	-1,000.00	
6290 Consulting Services		250.00	-250.00	
6300 Accounting	400.00	300.00	100.00	133.33 %
6400 Membership Fees		83.33	-83.33	
6410 Legal Posting		83.33	-83.33	
6411 Advertising/Promotional		125.00	-125.00	
6430 Tax Collection Fees	333.51	112.50	221.01	296.45 %
6440 Municipal Court Costs		83.33	-83.33	
6450 Code Enforcement		125.00	-125.00	
6460 Election Fees		6.25	-6.25	
6500 Training and Travel		83.33	-83.33	
6610 City Improvement Projects	360.00	2,166.67	-1,806.67	16.62 %
Total Expenses	\$4,983.46	\$9,605.07	\$ -4,621.61	51.88 %
NET OPERATING INCOME	\$ -3,925.40	\$ -2,230.84	\$ -1,694.56	175.96 %
NET INCOME	\$ -3,925.40	\$ -2,230.84	\$ -1,694.56	175.96 %

City of Double Horn

Budget vs. Actuals: City of Double Horn 23-24 - FY24 P&L

October 2023 - September 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Ad Valorem Taxes	81,694.00	87,490.79	-5,796.79	93.37 %
4002 Permits and Fees	1,326.50	1,000.00	326.50	132.65 %
Total Income	\$83,020.50	\$88,490.79	\$ -5,470.29	93.82 %
GROSS PROFIT	\$83,020.50	\$88,490.79	\$ -5,470.29	93.82 %
Expenses				
6000 Salaries & Wages	2,972.19	24,148.80	-21,176.61	12.31 %
6010 Taxes - payroll	227.38	1,851.24	-1,623.86	12.28 %
6020 Workmen's Comp Insurance	1,000.00	1,000.00	0.00	100.00 %
6100 Computer Equipment		300.00	-300.00	
6110 Office Equipment		300.00	-300.00	
6130 Office Supplies	191.86	1,000.00	-808.14	19.19 %
6140 Software	594.00	2,000.00	-1,406.00	29.70 %
6205 Cleaning Service	900.00	1,800.00	-900.00	50.00 %
6220 Email Maintenance	968.75	630.00	338.75	153.77 %
6230 Website Maintenance	189.24	250.00	-60.76	75.70 %
6240 Rent or Lease of Buildings	11,100.00	22,200.00	-11,100.00	50.00 %
6250 Internet/Phone	969.36	1,716.00	-746.64	56.49 %
6260 Insurance - TML	4,210.66	4,140.00	70.66	101.71 %
6270 Utilities	378.64	900.00	-521.36	42.07 %
6280 Legal & Professional Fees	2,337.77	12,000.00	-9,662.23	19.48 %
6290 Consulting Services		3,000.00	-3,000.00	
6300 Accounting	2,230.00	3,600.00	-1,370.00	61.94 %
6400 Membership Fees	701.00	1,000.00	-299.00	70.10 %
6410 Legal Posting	195.00	1,000.00	-805.00	19.50 %
6411 Advertising/Promotional		1,500.00	-1,500.00	
6430 Tax Collection Fees	667.02	1,350.00	-682.98	49.41 %
6440 Municipal Court Costs		1,000.00	-1,000.00	
6450 Code Enforcement	586.29	1,500.00	-913.71	39.09 %
6460 Election Fees		75.00	-75.00	
6500 Training and Travel		1,000.00	-1,000.00	
6610 City Improvement Projects	738.24	26,000.00	-25,261.76	2.84 %
Total Expenses	\$31,157.40	\$115,261.04	\$ -84,103.64	27.03 %
NET OPERATING INCOME	\$51,863.10	\$ -26,770.25	\$78,633.35	-193.73 %
NET INCOME	\$51,863.10	\$ -26,770.25	\$78,633.35	-193.73 %

Invoice #	Date	Invoice Amount	Payment Recipient	Payment Amount	Balance	Check #	Paid from Account
AKERS & AKERS							
	Total Akers & Akers	\$ 21,232.25		\$ (21,232.25)		Remaining Balance	\$ - Paid in Full

MESSER, FORT, McDONALD (start-up legal w/ payment plan)**

Invoice #	Date	Invoice Amount	Payment Recipient	Payment Amount	Balance	Check #	Paid from Account
13334	1/12/2021	\$ 750.00	Messer, Fort, McDonald		\$ 27,441.50		
	1/18/2021		Messer, Fort, McDonald	\$ (5,000.00)	\$ 22,441.50	2057	Operating Account
13455	2/8/2021	\$ 5,335.80	Messer, Fort, McDonald		\$ 27,777.30		
	2/23/2021		Messer, Fort, McDonald	\$ (5,000.00)	\$ 22,777.30	2065	Operating Account
13735	3/12/2021	\$ 3,474.00	Messer, Fort, McDonald		\$ 26,251.30		
	3/12/2021		Messer, Fort, McDonald	\$ (2,500.00)	\$ 23,751.30	2071	Operating Account
13871	4/7/2021	\$ 6,852.25	Messer, Fort, McDonald		\$ 30,603.55		
	4/9/2021		Messer, Fort, McDonald	\$ (2,500.00)	\$ 28,103.55	2079	Operating Account
14118	5/12/2021	\$ 7,722.00	Messer, Fort, McDonald		\$ 35,825.55		
	5/20/2021		Messer, Fort, McDonald	\$ (10,000.00)	\$ 25,825.55	2091	Operating Account
14338	6/14/2021	\$ 7,119.96	Messer, Fort, McDonald		\$ 32,945.51		
	6/14/2021		Messer, Fort, McDonald	\$ (2,500.00)	\$ 30,445.51	2096	Operating Account
	7/12/2021		Messer, Fort, McDonald	\$ (5,277.30)	\$ 25,168.21	2100	Operating Account
14610	7/14/2021	\$ 4,366.96	Messer, Fort, McDonald		\$ 29,535.17		
14774	8/13/2021	\$ 8,556.96	Messer, Fort, McDonald		\$ 38,092.13		
	9/14/2021		Messer, Fort, McDonald	\$ (500.00)	\$ 37,592.13	2117	Operating Account
14966	9/14/2021	\$ 1,800.00	Messer, Fort, McDonald		\$ 39,392.13		
	10/7/2021		Messer, Fort, McDonald	\$ (500.00)	\$ 38,892.13	2127	Operating Account
	11/2/2021		Messer, Fort, McDonald	\$ (500.00)	\$ 38,392.13	2135	Operating Account
	12/7/2021		Messer, Fort, McDonald	\$ (500.00)	\$ 37,892.13	2150	Operating Account
	1/11/2022		Messer, Fort, McDonald	\$ (500.00)	\$ 37,392.13	2163	Operating Account
	2/1/2022		Messer, Fort, McDonald	\$ (500.00)	\$ 36,892.13	2170	Operating Account
	3/1/2022		Messer, Fort, McDonald	\$ (500.00)	\$ 36,392.13	2178	Operating Account
	4/11/2022		Messer, Fort, McDonald	\$ (500.00)	\$ 35,892.13	2195	Operating Account
	5/3/2022		Messer, Fort, McDonald	\$ (500.00)	\$ 35,392.13	2200	Operating Account
	6/1/2022		Messer, Fort, McDonald	\$ (500.00)	\$ 34,892.13	2215	Operating Account
	7/11/2022		Messer, Fort, McDonald	\$ (500.00)	\$ 34,392.13	2226	Operating Account
	8/3/2022		Messer, Fort, McDonald	\$ (500.00)	\$ 33,892.13	2233	Operating Account
	9/14/2022		Messer, Fort, McDonald	\$ (500.00)	\$ 33,392.13	2244	Operating Account
	10/1/2022		Messer, Fort, McDonald	\$ (500.00)	\$ 32,892.13	2251	Operating Account
	11/15/2022		Messer, Fort, McDonald	\$ (500.00)	\$ 32,392.13	2261	Operating Account
	12/8/2022		Messer, Fort, McDonald	\$ (500.00)	\$ 31,892.13	2264	Operating Account
	12/29/2022		Messer, Fort, McDonald	\$ (500.00)	\$ 31,392.13	2269	Operating Account
	2/6/2023		Messer, Fort, McDonald	\$ (500.00)	\$ 30,892.13	2274	Operating Account
	3/24/2023		Messer, Fort, McDonald	\$ (500.00)	\$ 30,392.13	2285	Operating Account
	5/8/2023		Messer, Fort, McDonald	\$ (500.00)	\$ 29,892.13	2292	Operating Account
	5/31/2023		Messer, Fort, McDonald	\$ (500.00)	\$ 29,392.13	2296	Operating Account
	6/12/2023		Messer, Fort, McDonald	\$ (500.00)	\$ 28,892.13	2300	Operating Account
	7/5/2023		Messer, Fort, McDonald	\$ (500.00)	\$ 28,392.13	2303	Operating Account
	8/10/2023		Messer, Fort, McDonald	\$ (500.00)	\$ 27,892.13	2311	Operating Account
	9/8/2023		Messer Fort	\$ (500.00)	\$ 27,392.13	2317	Operating Account
	9/27/2023		Messer Fort	\$ (500.00)	\$ 26,892.13	2323	Operating Account
	11/2/2023		Messer Fort	\$ (500.00)	\$ 26,392.13	2333	Operating Account
	12/13/2023		Messer Fort	\$ (500.00)	\$ 25,892.13	2337	Operating Account
	1/25/2024		Messer Fort	\$ (500.00)	\$ 25,392.13	2349	Operating Account
	2/16/2024		Messer Fort	\$ (500.00)	\$ 24,892.13	2357	Operating Account
	3/1/2024		Messer Fort	\$ (500.00)	\$ 24,392.13	2361	Operating Account
		\$ 125,439.18		\$ (101,047.05)		Remaining Balance	\$ 24,392.13

MESSER, FORT, McDONALD (new legal expenses)

Invoice #	Date	Invoice Amount	Payment Recipient	Payment Amount	Balance	Check #	Paid from Account
20965	10/31/2023	\$ 1,044.00	Messer Fort		\$ 1,044.00		
	11/2/2023		Messer Fort	\$ (1,044.00)	\$ -	2332	Operating Account
21194	12/8/2023	\$ 58.50	Messer Fort		\$ -		
	12/13/2023		Messer Fort	\$ (58.50)	\$ -	2339	Operating Account
21477	1/23/2024	\$ 175.50	Messer Fort		\$ -		
	1/25/2024		Messer Fort	\$ (175.50)	\$ -	2348	Operating Account
21852	2/13/2024	\$ 344.77	Messer Fort		\$ -		
	2/16/2024		Messer Fort	\$ (344.77)	\$ -	2356	Operating Account
22029	2/26/2024	\$ 715.00	Messer Fort		\$ -		
	2/28/2024		Messer Fort	\$ (715.00)	\$ -	2360	Operating Account
		\$ 2,337.77		\$ (2,337.77)		Remaining Balance	\$ -

ALL LEGAL EXPENSES							
Total Legal Fees		\$ 149,009.20	Total Payments		\$ (124,617.07)	Remaining Balance	\$ 24,392.13

** NOTE: See prior reports for additional start-up legal detail prior to January 2021**