

**WESTSIDE 211 SPECIAL IMPROVEMENT
DISTRICT**

AGENDA MATERIALS

BOARD OF DIRECTORS MEETING

September 15, 2021 4 PM

**NOTICE OF MEETING
WESTSIDE 211 PUBLIC IMPROVEMENT DISTRICT**

Notice is hereby given that the Board of Directors of Westside 211 Public Improvement District will hold an in person and Video Conference meeting, open to the public, on **Wednesday, September 15, 2021 at 4:00 PM, in the Board Room of the Davidson, Troilo, Ream & Garza law offices located in Suite 100 of the Pyramid Building, 601 NW Loop 410, San Antonio, Texas 78216**, outside the boundaries of the District.

BOARD MEETING WILL BE IN PERSON BUT SOME BOARD MEMBERS MAY ATTEND VIRTUALLY AS AUTHORIZED BY SECTION 551.127 OF TEXAS GOVERNMENT CODE.

PUBLIC COMMENTS WILL ONLY BE ACCEPTED IN WRITING NO LATER THAN THIRTY (30) MINUTES IN ADVANCE OF THE MEETING BY SENDING THEM TO THE FRANK GARZA AT: fgarza@dtrglaw.com In the body of the email please include date, your name, your address, phone number, agenda item # if applicable or subject of discussion, and your comments.

Using a computer or mobile device: To participate, view or listen to the meeting below, please click the link below or copy and paste the web address into your browser and follow the instructions.

<https://us02web.zoom.us/j/83076272962?pwd=ei9ZU3lxOVveXhTMjBBcVBRc2ttQT09>

Meeting ID: 830 7627 2962
Passcode: 958553

or by phone: 1 (346) 248-7799
Passcode: 958553

1. Call to Order, Declare a Quorum
2. Approval of Minutes from April 15, 2021 meeting
3. Discuss and review status of 2020-2021 budget and approval of possible budget amendments.
4. **Public Hearing** on Proposed Budget for Fiscal Year 2021-2022.
5. **Public Hearing** on Tax Rate for Fiscal Year 2021-2022.
6. Discussion and action to consider the Proposed Budget for Fiscal Year 2021-2022.
7. Discussion and action to consider the Tax Rate for Fiscal Year 2021-2021.
8. To discuss the Westside 211 projected limited ad valorem tax bond issuance capacity
9. To discuss and consider authorizing the Westside 211 consultants to initiate the bond issuance process and undertake the necessary steps in the process including outreach to Bexar County Officials and Staff
10. To discuss and consider engaging the services of Disclosure Counsel in reference to a potential bond issuance
11. To Discuss and consider engaging the services of Bond Issuer Auditor in reference to a potential bond issuance.
12. To discuss and consider the selection of an underwriting syndicate for a potential bond issuance.
13. Discussion and possible action regarding extending contract of ABIP for Audit for 2020-2021 fiscal year.
14. Discuss and take possible action regarding payment DTRG for legal services.
15. Discuss and take possible action regarding payment to Perez Consulting
16. Discuss and take possible action regarding payment to Armstrong Vaughan & Associates
17. Discuss and take possible action regarding payment to Bexar County Appraisal.
18. Discuss and take possible action regarding payment to Pape Dawson for Highway 211.
19. Discussion regarding update on development in the District.
20. Adjournment.

Accessibility Statement

This meeting site is accessible to disabled persons as follows: Entrance to the Pyramid Building is accessible through all first floor entrances of the building. Parking spaces reserved for the disabled are located at the west and north end of the building.

I certify that a copy of the September 15, 2021 agenda of items to be considered by the BOARD OF DIRECTORS OF W211 PUBLIC IMPROVEMENT DISTRICT was posted on September 10, 2021 on the Bulletin Area at Bexar County Courthouse, 100 Dolorosa, San Antonio, Texas 78205, outside the boundaries of the District and also available <https://bexarcospecialimprovementdistricts.com/westside-211>

F.J. Garza

Frank J. Garza, General Counsel

The Westside 211 Public Improvement District Board of Directors reserves the right to adjourn into executive session at any time to discuss any of the matters listed above, as authorized by Texas Government Code Chapter 551

AGENDA ITEM #2

**MINUTES
WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT
APRIL 15, 2021**

**THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §**

The Board of Directors of Westside 211 Special Improvement District (“District”) met in a regularly scheduled meeting, open to the public, via videoconference as a result of COVID-19 pandemic as authorized by Governor Greg Abbott’s Order allowing for such “virtual” meetings. Meeting was called to order at **4:04 p.m. on the 15th day of April, 2021** , and the roll was called of the duly appointed members of the Board, to-wit:

Charles Martin Wender	President
Harry Adams	Director
Ronnie Urbanczyk	Secretary
York Duncan	Director
Harold Galm	Director
Carlo Gutierrez	Director
Frank Moreno	Director

and all of the above except Moreno were present, thus constituting a quorum.

Also present at the meeting was Frank Garza, General Counsel for the District, Stephanie Aicher with Ladera, Annette Stephens with Allen Boone Humphries Robison, Cara Tackett of Pape-Dawson, and Deborah Fraser of Armstrong Vaughn and Associates, Gabriel Perez of Perez Consulting.

1. Declare a Quorum.

The meeting was called to order and declared there was a quorum present to conduct business.

2. Discussion and action to approve Minutes of September 17, 2020 meeting.

Mr. Marty Wender opened up this agenda item for discussion to approve the Minutes of September 17, 2020.

Following review and discussion, upon a Motion made by Vice-President Ronnie Urbanczyk and seconded by Director Harold Galm, the Board voted unanimously to approve the Minutes of September 17, 2020.

3. Discussion and possible action regarding election of Secretary.

Mr. Marty Wender opened up this agenda item for discussion. Ronnie Urbanczyk was nominated as Secretary by Marty Wender and Harry Adams.

Following review and discussion, upon a Motion made by President Charles Marty Wender and seconded by Director Harold Galm, the Board voted unanimously to elect Ronnie Urbanczyk as Secretary.

4. **Discussion and review status of 2020-2021 budget and approval of possible budget amendments.**

Deborah Fraser gave an update for the District on the status of the 2020-2021 budget. The District's cash assets are \$6,808,650. Year to date, the Board had spent \$40,191. Projection of fund balance – March 31, 2021 \$6,769,128, less remaining budgeted expenditures (\$5,633,150), leaving an estimated remaining fund balance of \$1,135,978.

No further action is necessary for this agenda item.

5. **Report by ABIP regarding Audit for 2019-2020 fiscal year.**

Mr. Frank Garza opened this agenda item for discussion. Mr. Jerry Barbatto with ABIP explained the audit report to the Board. Mr. Barbatto reviewed in detail the Final Draft with the Board. He reviewed with the Board the final numbers on the report and went over the highlights of the balance sheet which includes the long term debt which is anticipated down the road for the District. The total assets were \$6 million most of that is embedded in cash. The Liabilities are \$37 million. The amount that did change was the amount due to the County and the District is waiting for some confirmation from the County for project overruns that TxDot is not recording and it is in accordance with the Interlocal Agreement that the District has with the County. They estimate the liability to be \$9.1 million to be owed as of September 30, 2020 as costs they have incurred that aren't going to be reimbursed by TxDot. Also included in that number are some past due bonds that were passed by the County.

No further action is necessary for this agenda item.

6. **Discussion and possible action regarding approval of audit for 2019-2020 fiscal year.**

Mr. Marty Wender opened this agenda item for discussion and asked the Board to approve the audit for 2019-2020 fiscal year.

Following review and discussion, upon a Motion made by Director Harry Adams and seconded by Director Harold Galm, the Board voted unanimously to approve the audit for 2019-2020 fiscal year.

7. **Discussion regarding possible bond issuance.**

Mr. Frank Garza opened this agenda item for discussion. Ms. Anne Burger provided a report on possible bond issuance not in September of 2021 but rather in November of 2021. A special meeting will need to be called to issue these bonds and eventually the county will approve whatever the Board approves which they will be reviewing the bond issuance as well. In order for Anne to start doing the work, the Board needs to give direction to do so and is why Anne is doing this briefing at this meeting and is willing to answer any questions that the Board is needing to ask.

Following review and discussion, upon a motion made by Director Harry Adams and seconded by Vice-President Ronnie Urbanczyk, the Board voted unanimously to approve the bond sale.

8. **Discussion regarding possible appointment of Finance Committee.**

Mr. Frank Garza opened this agenda item for discussion. Mr. Frank Garza stated that the only District to issue bonds is Cibolo Canyons and one of their advantages that they have is that they appointed 3 board members to be their finance committee and they are able to work very closely with Anne as to steps to move forward with bond financing and developing of budgeting and this District is now getting to a point where Anne and Frank believe that it will also need a Finance Committee. Harry Adams, Ronnie Urbanczyk and Carlo Gutierrez all volunteered to serve on the Finance Committee.

Following review and discussion, upon a motion made by Vice-President Ronnie Urbanczyk and seconded by Director Harry Adams, the Board voted unanimously to approve the appointment of Harry Adams, Ronnie Urbanczyk and Carlo Gutierrez as members of the Finance Committee.

9. **Discussion and possible action regarding Order to add Bengal Tract.**

Mr. Marty Wender opened this agenda item for discussion. Mr. Frank Garza stated as the Board may recall that at the last meeting the Board took action to annex the Bengal Tract and it was eventually approved by the County. This is now the Order required by the Board to finalize the approval to add that land. Ms. Annette Stephens gave a report regarding the Bengal Tract. She stated it is a two step process and it will also be filed in the deed records and will be part of the District and be subject to taxation and all the benefits as well.

Following review and discussion, upon a motion made by Director Harry Adams and seconded by Director York Duncan, the Board voted unanimously to approve Order to add Bengal Tract.

10. **Discussion and possible action regarding report by Perez Consulting on Developer Submittals.**

Mr. Marty Wender opened this agenda item for discussion. Mr. Gabriel. Perez gave a report on the developer submittals. He stated since the last board meeting there has been five developer submittals, one for Cumberland and four for Ladera. There is no recommendation action for the Cumberland submittal because of additional documents required. Ladera submittals 4, 5, 6 and 7 overall total is \$4,669,249.96. These 4 submittals are recommended for approval by the Board.

Following review and discussion, upon a Motion made by Director Harry Adams and seconded by Director York Duncan, the Board voted unanimously to approve the developer submittals 4, 5, 6 and 7 totaling \$4,669,249.96.

11. **Discussion and possible action regarding upcoming public improvement projects.**

Mr. Marty Wender opened this agenda item for discussion. Ms. Cara Tackett gave a report on the public improvement projects. There is a new unit Lucas Heights-63 lots for Ladera, roughly \$2.7 million of improvements. There is a traffic signal that needs to be installed at Hwy 211 and that's roughly a \$300,000 estimate. The High Point units are 329 lots at 40 ft lots and just under \$8 million in improvements along with signals, etc.

Following review and discussion, upon a Motion made by Vice-President Ronnie Urbanczyk and seconded by Director Carlo Gutierrez, the Board voted unanimously to approve upcoming public improvement projects.

12. **Discussion and possible action regarding selection of Pape Dawson for construction management for Highway 211.**

Mr. Marty Wender opened this agenda item for discussion. Mr. Frank Garza stated that in order to reimburse for procurement for public improvements under the law and the contract it is a process to select the contractors. Ms. Cara Tackett gave a report to the Board and explained as to why this needs to be approved. What is included in the agenda packet is a proposal to the District for construction based services for Highway 211. It has been given to Cumberland and they are in the process of working with their partner to fund it but have not gotten confirmation that it will be approved. The challenge is that the District has been under construction on this road since January and there is still no contract with anyone and not willing to continue working for free indefinitely.

Following review and discussion, upon a motion made by Director Harry Adams and seconded by Secretary Ronnie Urbanczyk, the Board voted unanimously to authorize the District to pay Pape Dawson for Highway 211 for construction management and such payment will be held off until after 30 days contingent on whether Cumberland is able to make the payment. If not, then the District shall make such payments.

13. Discussion and possible action regarding General Contractor Procurement.

Ms. Cara Tackett gave a report to the Board and explained as to why this needs to be approved. Ms. Tackett went through a process of looking for contractors through qualifications and needing approval from the Board for these selected contractors through the qualifications rather than through bidding and through the newspaper, solicitations, etc. This would approve that pre-qualified list and this would be the list of contractors.

Following review and discussion, upon a motion made by Secretary Ronnie Urbanczyk and seconded by Director Harry Adams, the Board voted unanimously to approve the process of the General Contractor Procurement.

14. Discuss and take possible action regarding payment to ABIP CPA's for audit services.

Mr. Frank Garza opened up this agenda item for discussion and presented the Board with an invoice for audit services from ABIP CPAs for end of year 2020 in the amount of \$11,000 for consideration and approval for payment.

Following review and discussion, upon a motion made by Director York Duncan and seconded by Director Harry Adams, the Board voted unanimously to approve the payment to ABIP for audit services in the amount of \$11,000.00.

15. Discuss and take possible action regarding payment to ABHR.

Mr. Frank Garza opened up this agenda item for discussion and presented the Board with an invoice for legal services from Allen Boone Humphries Robinson LLP ("ABHR") for services, fees and expenses and other items posted through January 22, 2021 in the amount of \$21,825.72 for consideration and approval for payment.

Following review and discussion, upon a motion made by Vice-President Ronnie Urbanczyk and seconded by Director Harry Adams, the Board voted unanimously to approve the payment to ABHR for legal services in the amount of \$21,825.72.

16. Discuss and take possible action regarding payment to Hilltop Securities.

Mr. Frank Garza opened up this agenda item for discussion and presented the Board with an invoice for financial adviser services from Hilltop Securities from November 30, 2017 to the present in the amount of \$36,000.00 for consideration and approval for payment.

Following review and discussion, upon a motion made by Vice-President Ronnie Urbanczyk and seconded by Director York Duncan, the Board voted unanimously to approve the payment to Hilltop Securities for financial adviser services in the amount of \$36,000.00.

17. **Discuss and take possible action regarding payment to DTRG for legal services.**

Mr. Frank Garza opened up this agenda item for discussion and presented the Board with an invoice for legal services from DTRG for the months of August 2020 to March 2021 in the amount of \$19,444.89 for consideration and approval for payment.

Following review and discussion, upon a motion made by Director York Duncan and seconded by Director Carlo Gutierrez, the Board voted unanimously to approve the payment to Davidson, Troilo, Ream & Garza for legal services in the amount of \$19,444.89.

18. **Discuss and take possible action regarding payment to McDonald & Wessendorf for D/O Policy.**

Mr. Frank Garza opened up this agenda item for discussion and presented the Board with an invoice for Directors and Officers insurance from McDonald & Wessendorff Insurance for year 2021 in the amount of \$1,500.00 for consideration and approval for payment.

Following review and discussion, upon a motion made by Vice-President Ronnie Urbanczyk and seconded by Director York Duncan, the Board voted unanimously to approve the payment to McDonald & Wessendorff Insurance for year 2021, in the amount of \$1,500.00.

19. **Discuss and take possible action regarding payment to Perez Consulting.**

Mr. Frank Garza opened up this agenda item for discussion and presented the Board with an invoice for consulting services from Perez Consulting Project for the months of September 2020 through April 2021 in the amount of \$5,318.28 for consideration and approval for payment.

Following review and discussion, upon a motion made by Vice-President Ronnie Urbanczyk and seconded by Director Harry Adams, the Board voted unanimously to approve the payment to Perez Consulting Project for consulting services in the amount of \$5,318.28.

20. **Discuss and take possible action regarding payment to Armstrong Vaughan & Associates.**

Mr. Frank Garza opened up this agenda item for discussion and presented the Board with an invoice for accounting services from Armstrong, Vaughan & Associates for the months of October 2020 thru March 2021 in the amount of \$4,800.00 for consideration and approval for payment.

Following review and discussion, upon a motion made by Director Vice-President Ronnie Urbanczyk and seconded by Director Harry Adams, the Board voted unanimously to approve the payment to Armstrong, Vaughan & Associates for accounting services in the amount of \$4,800.00.

21. Discuss and take possible action regarding payment to Bexar County Appraisal.

Mr. Frank Garza opened up this agenda item for discussion and presented the Board with an invoice for appraisal services from Bexar Appraisal District for the quarterly payment of 2020 required by the Appraisal District for conducting appraisal services for the District in the amount of \$1,711.00 for consideration and approval for payment.

Following review and discussion, upon a motion made by Vice-President Ronnie Urbanczyk and seconded by Director Carlo Gutierrez, the Board voted unanimously to approve the payment to Bexar Appraisal District for appraisal services in the amount of \$1,711.00.

22. Discussion regarding update on development in the District.

Mr. Frank Garza opened up this agenda item for discussion and a brief update was provided on the development in the District to the Board.

23. Next meeting date—Wednesday, September 15, 2021 at 4p.m.

24. Adjournment.

The Board officially adjourned the meeting at 4:55 p.m.

Charles Martin Wender
President, Board of Directors

AGENDA ITEM #3

**WESTSIDE 211
SPECIAL IMPROVEMENT DISTRICT**

FINANCIAL STATEMENTS

**FOR THE ONE MONTH
AND ELEVEN MONTHS ENDED
AUGUST 31, 2021**

WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT
STATEMENT OF ASSETS, LIABILITIES AND FUND BALANCE - CASH BASIS
GENERAL FUND
AUGUST 31, 2021

ASSETS

Cash	\$ 6,969,236
Reimbursement Receivable	21,956
Property Taxes Receivable	<u>669</u>
TOTAL ASSETS	<u>\$ 6,991,861</u>

LIABILITIES AND FUND BALANCE

Liabilities:

Deferred Revenue -Tax	\$ <u>669</u>
TOTAL LIABILITIES	<u>669</u>

FUND BALANCE

Unassigned	<u>6,991,192</u>
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TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 6,991,861</u>
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No assurance provided on these financial statements.

WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT
 STATEMENT OF REVENUES AND EXPENDITURES - CASH BASIS
 BUDGET TO ACTUAL - GENERAL FUND
 FOR THE ONE MONTH AND ELEVEN MONTHS ENDED AUGUST 31, 2021

	1 Month Ended August 31, 2021	Year to Date Through August 31, 2021	Budget	Over (Under) Budget (YTD)	% of Budget
REVENUES					
Ad Valorem	\$ 454	\$ 587,546	\$ 490,603	\$ 96,943	119.76%
Sales Tax Revenue	63,810	451,026	10,000	441,026	4,510.26%
Interest Income	53	546	12,000	(11,454)	4.55%
TOTAL REVENUES	64,317	1,039,118	512,603	526,515	202.71%
EXPENDITURES					
Appraisal Fees	-	1,615	3,200	(1,585)	50.47%
Insurance	-	1,500	1,750	(250)	85.71%
Auditing Services	-	11,000	15,000	(4,000)	73.33%
Legal Services	-	46,009	65,000	(18,991)	70.78%
Financial Advisor Services	-	-	10,000	(10,000)	0.0%
Engineering Services	-	5,318	15,000	(9,682)	35.45%
Consulting Services	-	-	5,000	(5,000)	0.0%
Banking Services	-	-	200	(200)	0.0%
Accounting Services	-	4,800	10,000	(5,200)	48.0%
Contingencies	-	-	25,000	(25,000)	0.0%
Bond Reimbursements to County	-	-	500,000	(500,000)	0.0%
TOTAL OPERATING EXPENDITURES	-	70,242	650,150	(579,908)	10.8%
OTHER SOURCES (USES) OF INCOME					
Payment to County for H 211	-	-	(4,983,000)	4,983,000	0.0%
NET INCREASE (DECREASE) IN FUND BALANCE	\$ 64,317	\$ 968,876	\$ (5,120,547)	\$ 6,089,423	-18.9%
PROJECTION OF FUND BALANCE					
Fund Balance - August 31, 2021	\$ 6,991,192				
Less: Remaining Budgeted Expenditures	(5,562,908)				
Required Commitment of Fund Balance	-				
Estimated Remaining Fund Balance	\$ 1,428,284				

No assurance provided on these financial statements.

AGENDA ITEM #4 & 5

**Notice
Of Public Hearing and
Vote on 2022 Tax Year Tax Rate and
Notice
Of Public Hearing and
Vote on Budget**

The Westside 211 Special Improvement District will conduct a public hearing on the 2022 proposed tax rate on September 15, 2021 at 4:00 PM at the law offices of Davidson Troilo Ream & Garza located at the Pyramid Building, 601 NW Loop 410, Suite 100, San Antonio, Texas 78216.

The Westside 211 Improvement District is scheduled to vote on the tax rate that will result in the adoption of a tax rate no greater than *0.55827 cents per \$100 taxable valuation*.

The Westside 211 Improvement District will also conduct a public hearing on a proposed budget for fiscal year 2021-2022 on September 15, 2021 at 4:00 P.M. The budget will be posted on <https://bexarcospecialimprovementdistricts.com/>

The Westside 211 Improvement District is scheduled to vote on budget for fiscal year 2021-2022 on September 15, 2021 at 4:00 PM at the law offices of Davidson Troilo Ream & Garza located at the Pyramid Building, 601 NW Loop 410, Suite 100, San Antonio, Texas 78216.

AGENDA ITEM #6

RESOLUTION NO. 091521-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2021-2022; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the proposed budget for FY 2021-2022 constitutes a spending plan for the fiscal year and is consistent with the Westside 211's desire to maintain fiscal responsibility and sustainability, in addition, this action would authorize the Board to carry out the necessary requirements to meet expenditures; and

WHEREAS, the Westside 211 and consultants have outlined the anticipated sources and uses of funds in the "FY 2022 Budget" and will require Board approval and Westside 211 will ensure that all funds are spent in accordance with all applicable laws, Westside 211 policies and procedures; and

WHEREAS, the Budget provides that there is a source of funding adequate to cover all operating expenditures and all unexpended funds will be carried forward to the next fiscal year and be presented in the FY 2023 Operating Budget.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT:

SECTION 1. The Budget for fiscal year 2021-2022 is hereby adopted and approved. Funding through FY 2022. The Budget is outlined in Attachment I and all unexpended funds will be carried forward in the next fiscal year and be presented in the FY 2023 Proposed Budget

SECTION 2. EFFECTIVE DATE. This Resolution shall become effective immediately following its passage.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS AT A WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT REGULAR MEETING ON THIS 14TH DAY OF SEPTEMBER, 2021.

Charles Martin Wender
President

ATTEST:

Ronnie Urbanczyk
Secretary

**WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT
GENERAL FUND
DRAFT 1 - BUDGET**

	Audited Year End 09/30/2020	7/31/2021 Current year Through July 2020- 10 mos.	Estimate of Remaining Expenses	9/30/2021 Estimate of Current Year Total	2021-2022 Proposed Budget
REVENUES					
Ad Valorem	\$ 464,847	\$ 587,092	\$ -	\$ 587,092	\$ 883,242
Sales Tax	554	387,216	108,000	495,216	708,000
Interest	120	492	2,500	2,992	12,000
TOTAL REVENUES	465,521	974,800	110,500	1,085,300	1,603,242
EXPENDITURES					
Appraisal Fees	1,417	1,615	1,615	3,230	4,000
Insurance	1,500	1,500	-	1,500	1,750
Auditing Services	10,500	11,000	-	11,000	11,000
Legal Services	89,580	46,009	25,000	71,009	45,000
Financial Advisor Services	36,000	-	36,000	36,000	36,000
Engineering Services	1,691	5,318	5,000	10,318	25,000
Consulting Services	-	-	-	-	5,000
Banking Services	-	-	-	-	200
Accounting Services	9,600	4,800	4,800	9,600	10,000
Contingencies	23,483	-	60,000	60,000	85,000
Bond Reimbursements to County	-	-	-	-	-
TOTAL EXPENDITURES	173,771	70,242	132,415	202,657	222,950
OTHER SOURCES OF REVENUE					
Sale of Right of Way	4,983,000	-	-	-	-
Payment to County for Highway 211	-	-	-	-	(4,983,000)
NET INCREASE (DECREASE) IN FUND BALANCE	\$ 5,274,750	\$ 904,558	\$ (21,915)	\$ 882,643	\$ (3,602,708)
Estimate of Beginning Fund Balance	\$ 747,566	\$ 6,022,316	\$ -	\$ 6,022,316	\$ 6,904,959
Estimate of Ending Fund Balance	\$ 6,022,316	\$ 6,926,874	\$ (21,915)	\$ 6,904,959	\$ 3,302,251

Cash Balance

\$ 6,061,284 \$ 6,926,874

Notes to the budget:

Net Taxable value of approximately 158 million* .55827/100

based upon \$59000 per month; 3rd quarter was approximately \$59863 per month on the average.

Consider Frost Brokerage with stacked CD's; Texpool; Something to earn more interest

\$1000 per quarter

dispute of the land is over; however, possible bond issue

Hilltop Securities

Pape Dawson of \$21,956 paid in August; September invoice outstanding is \$30,000, estimated \$8000 for September

Will Wait for Board's approval in December

County has not requested payment of the sale of right away proceeds.

AGENDA ITEM #7

RESOLUTION NO. 091521-02

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT LEVYING A TAX RATE FOR THE DISTRICT OF 0.55827 FOR TAX YEAR 2021-2022; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT:

SECTION 1. That the property tax rate per \$100.00 valuation for the Westside 211 Special Improvement District for tax year 2021-2022 is hereby levied and adopted as follows:

\$0.55827 cents Total Tax Rate for 2021-2022

SECTION 2. That the recorded vote of the Board on this Resolution is:

	FOR	AGAINST	ABSENT
Charles Martin Wender	_____	_____	_____
Ronnie Urbanczyk	_____	_____	_____
Harry Adams	_____	_____	_____
York Duncan	_____	_____	_____
Harold Galm	_____	_____	_____
Carlo E. Gutierrez	_____	_____	_____
Frank Moreno	_____	_____	_____

SECTION 3 The Bexar County Tax Assessor Collector is authorized to assess and collect taxes pursuant to Interlocal Agreement and this Resolution.

SECTION 4. That this Resolution shall become effective immediately after passage.

PASSED, APPROVED, AND ADOPTED THIS 15th DAY OF September 2021 by the Board of Directors of the Westside 211 Special Improvement District.

Signed:

Charles Martin Wender
President

Attest:

Ronnie Urbanczyk
Secretary

CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

I, the undersigned officer of the Board of Directors of Westside 211 Special Improvement District, hereby certify as follows:

1. The Board of Directors of Westside 211 Special Improvement District, convened in regular session on the 15^h day of September 2021, outside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board to-wit:

Charles Martin Wender	President
Harry Adams	Director
Ronnie Urbanczyk	Secretary
York Duncan	Director
Harold Galm	Director
Carlo E. Gutierrez	Director
Frank Moreno	Director

and a quorum of the Directors were present. Whereupon, among other business, the following was transacted at the meeting: a written

Resolution Adopting the District’s Tax Rate for Fiscal Year 2021-2022

was introduced for the consideration of the Board. It was then duly moved and seconded that the document be adopted, and, after due discussion, the motion, carrying with it the adoption of the document, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board’s minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

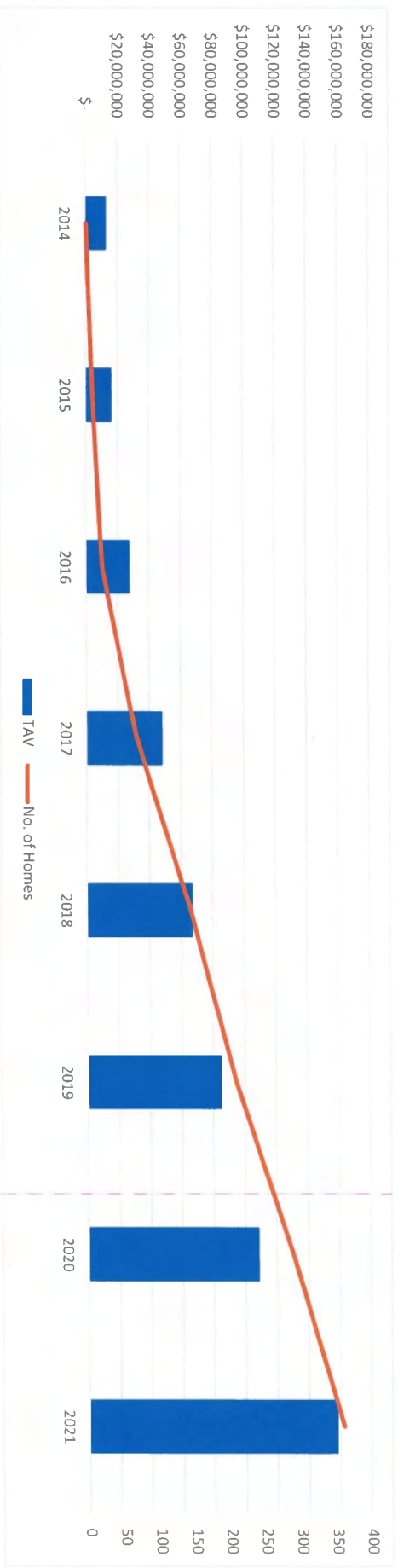
SIGNED AND SEALED on the 15th day of September 2021.

Ronnie Urbanczyk, Secretary

AGENDA ITEM #8

Westside 211 Historical Taxable Assessed Valuation and Number of Single Family Residential Homes*

	Tax Year										
	2014	2015	2016	2017	2018	2019	2020	2021			
Taxable Assessed Valuation	\$ 13,583,849	\$ 16,726,698	\$ 27,860,548	\$ 48,415,640	\$ 67,099,026	\$ 85,087,643	\$ 108,843,961	\$ 158,210,522			
Growth (\$)		\$ 3,142,849	\$ 11,133,850	\$ 20,555,092	\$ 18,683,386	\$ 17,988,617	\$ 23,756,318	\$ 49,366,561			
Growth (%)		23%	67%	74%	39%	27%	28%	45%			
Number of Single Family Homes	1	10	23	71	147	211	290	361			
Growth (\$)		9	13	48	76	64	79	71			
Growth (%)		900%	130%	209%	107%	44%	37%	24%			



* Source: Bexar County Appraisal District Certified Value Reports found on the MAC website.

**Westside 211 Special Improvement District
 Preliminary Capacity Analysis - \$10,185,000 Limited Ad Valorem Tax Bonds, Series 2021
 \$0.37218 Interest and Sinking Fund Tax Rate - "BBB- Insured" @ 4.00% Projected Market Interest Rate**

FYE 9/30	Assessed Valuation ⁽¹⁾	Est. AV Growth ⁽²⁾	Existing Tax- Supported D/S	PLUS: Projected \$ 10,185,000 LTGO Bonds Assumed at 4.00% Interest Rate Proj Debt Service	Total Est. Net D/S	Actual and Estimated I&S Tax Rate	Actual and Estimated I&S Tax Levy	Total Tax Rate Levy and Gen. Fund Transfer Coverage	Projected Balance Available for M&O
2022	\$ 158,210,522	0.00%	-	\$ 570,000	\$ 570,000	\$ 0.37142	\$ 570,000	1.50 x	\$ 286,745
2023	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2024	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2025	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2026	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2027	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2028	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2029	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2030	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2031	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2032	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2033	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2034	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2035	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2036	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2037	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2038	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2039	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2040	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2041	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2042	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2043	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2044	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2045	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2046	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2047	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2048	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2049	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2050	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2051	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2052	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
2053	158,210,522	0.00%		570,000	570,000	0.37142	570,000	1.50 x	286,745
	\$			\$ 18,240,000	\$ 18,240,000				\$ 570,000

Assumptions:

- (1) F Y 2022 assessed valuation provided by the Bexar County Appraisal District
 - (2) Assumes 0% growth in taxable assessed valuation.
 - (3) Est. tax collections rate: 97.00% Projected, will utilize average of last three year's of collections.
 - (4) Interest rate assumptions are based on the preliminary BBB- Insured scale assumed at 4.00% projected interest rate.
- PRELIMINARY. Subject to Change

**Westside 211 Special Improvement District
Preliminary Capacity Analysis - \$10,870,000 Limited Ad Valorem Tax Bonds, Series 2021
\$0.37218 Interest and Sinking Fund Tax Rate - "BBB- Insured" @ 3.50% Projected Market Interest Rate**

FYE 9/30	Assessed Valuation ⁽¹⁾	Est. AV Growth ⁽²⁾	Existing Tax- Supported D/S	PLUS: Projected		Total Net D/S	Actual and Estimated I&S Tax Rate	Actual and Estimated I&S Tax Levy	Total Tax Rate Levy and Gen. Fund Transfer Coverage	Projected Balance Available for M&O
				LTGO Bonds Assumed at 3.50% Interest Rate	Proj Debt Service					
2022	\$ 158,210,522	0.00%	-	\$ 570,000	\$ 570,000	\$ 570,000	\$ 0.37142	\$ 570,000	1.50 x	\$ 286,745
2023	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2024	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2025	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2026	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2027	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2028	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2029	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2030	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2031	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2032	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2033	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2034	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2035	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2036	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2037	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
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2039	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2040	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
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2042	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2043	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
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2048	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2049	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2050	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2051	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2052	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
2053	158,210,522	0.00%		570,000	570,000	570,000	0.37142	570,000	1.50 x	286,745
				\$ 18,240,000	\$ 18,240,000	\$ 570,000				

Assumptions:

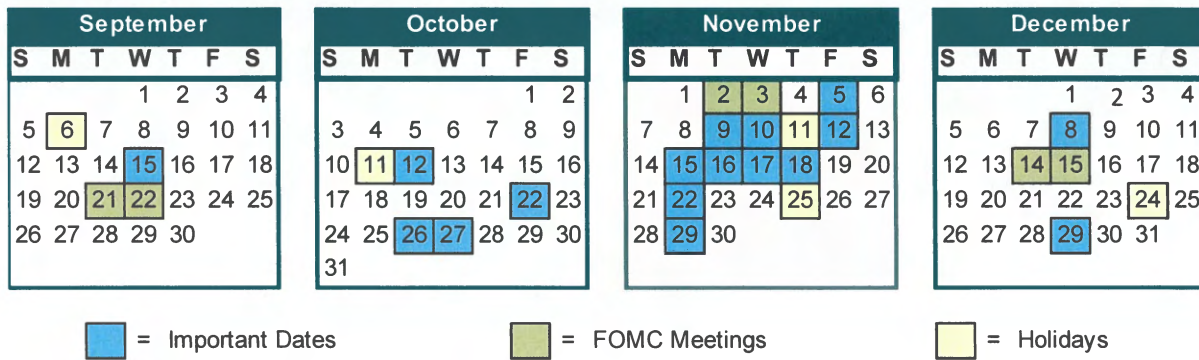
- (1) FY 2022 assessed valuation provided by the Bexar County Appraisal District
 - (2) Assumes 0% growth in taxable assessed valuation.
 - (3) Est. tax collections rate: 97.00% Projected, will utilize average of last three years of collections.
 - (4) Interest rate assumptions are based on the preliminary BBB- Insured scale assumed at 3.50% projected interest rate.
- PRELIMINARY. Subject to Change

Westside 211 - Bexar County Bonds for the Potranco Pass-Through Project
Summary of Debt Service, Projected Utilization of Capitalized Interest, and TxDOT Pass-Through Payments

FYE Ended	Due 6/15 Principal Due	Due 6/15 and 12/15 Interest Due	Total	Cap I Funded at		TxDOT Pass- Through Payments	TxDOT Pass- Through Payment Date	Aggregate TxDOT Pass-Through Payment Amount Over Required Principal
				Closing AND Projected Balance				
09/30/2018	\$ -	\$ 1,233,711	\$ 1,233,711	\$ 4,698,483				
09/30/2019	-	1,982,750	1,982,750	2,715,733				
09/30/2020	850,000	1,982,750	2,832,750	732,983		\$ 1,875,000	August 24, 2020	\$ 1,025,000
09/30/2021	850,000	1,940,250	2,790,250	(1,207,267)				
09/30/2022	850,000	1,897,750	2,747,750					
09/30/2023	850,000	1,855,250	2,705,250					
09/30/2024	850,000	1,812,750	2,662,750					
09/30/2025	850,000	1,770,250	2,620,250					
09/30/2026	850,000	1,727,750	2,577,750					
09/30/2027	850,000	1,685,250	2,535,250					
09/30/2028	850,000	1,642,750	2,492,750					
09/30/2029	1,540,000	1,600,250	3,140,250					
09/30/2030	1,615,000	1,523,250	3,138,250					
09/30/2031	1,695,000	1,442,500	3,137,500					
09/30/2032	1,780,000	1,357,750	3,137,750					
09/30/2033	1,870,000	1,268,750	3,138,750					
09/30/2034	1,965,000	1,175,250	3,140,250					
09/30/2035	2,065,000	1,077,000	3,142,000					
09/30/2036	2,165,000	973,750	3,138,750					
09/30/2037	2,275,000	865,500	3,140,500					
09/30/2038	2,390,000	751,750	3,141,750					
09/30/2039	2,505,000	632,250	3,137,250					
09/30/2040	2,635,000	507,000	3,142,000					
09/30/2041	2,765,000	375,250	3,140,250					
09/30/2042	2,905,000	237,000	3,142,000					
09/30/2043	3,020,000	120,800	3,140,800					
	<u>\$ 40,840,000</u>	<u>\$ 33,439,261</u>	<u>\$ 74,279,261</u>					

* Callable maturities beginning on June 15, 2026.

AGENDA ITEM #9



APPROXIMATELY \$ _____ *
**WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT
 LIMITED AD VALOREM TAX BONDS, SERIES 2021
 PROPOSED TIMETABLE OF EVENTS
 September 13, 2021**

DATE	EVENT
Wednesday, September 15, 2021	Board meeting to discuss projected limited ad valorem tax bond issuance capacity and to consider authorizing Westside 211's consultants to initiate the bond issuance process.
Tuesday, October 12, 2021	Distribute first draft of Preliminary Official Statement (POS) to working group for comments.
Week of October 18 th	Working group conference call to discuss first draft of the POS
Weeks of October 18 th through November 5 th	Board Consultants meet with County Staff and Commissioners to discuss transaction schedule and proposed structure.
Friday, October 22, 2021	Comments due on first draft of POS.
Tuesday, October 26, 2021	Distribute second draft of POS to working group for comments. Distribute draft of POS to District Board, Rating Agency, Assured Guaranty, and BAM.
Wednesday, October 27, 2021	All information due to Bexar County.
Friday, November 5, 2021	Comments due on second draft of POS.
[Tuesday, November 9, 2021]	Presentation to Bexar County Commissioners Court [Bexar County will decide and make public their meeting schedule through the end of the year at their September 14, 2021 meeting]. Distribute third draft of POS to the working group.
Wednesday, November 10, 2021	Pre-file documents with the Texas AG's office.
Friday, November 12, 2021	Receive rating.
Monday, November 15, 2021	Comments due on third draft of POS.
Tuesday, November 16, 2021	Assured Guaranty and BAM will notify the District if the Bonds qualify for municipal bond insurance.
Wednesday, November 17, 2021	Distribute final draft of POS to the working group.
Thursday, November 18, 2021	Due Diligence Call

*Preliminary, subject to change

Monday, November 22, 2021	Comments due on final Draft of POS.
Monday, November 29, 2021	POS sent to i-Deal web site for posting.
Wednesday, December 8, 2021	Pricing. Board meeting to conduct the sale of the Bonds. Consider the adoption of the Resolution Authorizing the Issuance of the Bonds and the execution of a Bond Purchase Agreement.
Wednesday, December 29, 2021	Closing date; the District delivers the Bonds to the Underwriter and receives funds.

AGENDA ITEM #10-12

**Discussion Items,
information will be provided
at meeting**

AGENDA ITEM #13

STATE OF TEXAS

§

SERVICES AGREEMENT

BEXAR COUNTY

§

§

THIS **SERVICES AGREEMENT** (the “Agreement”) is made and entered into by and between the **Westside 211 Special Improvement District (“WESTSIDE 211”)**, a public improvement district and political subdivision of the State of Texas as authorized by Chapter 372 of the Texas Local Government Code, acting by and through its Board of Directors and **ABIP, P.C. (“AUDITOR”)**, a Texas Partnership. WESTSIDE 211 and AUDITOR shall collectively be referred to as the “Parties.”

ARTICLE I
PURPOSE

1.01 The purpose of this Agreement is for WESTSIDE 211 to obtain the services of AUDITOR to audit the financial statements of WESTSIDE 211 as of and for the year ended September 30, 2016 and to provide other services as agreed to in this Agreement. AUDITOR shall act in the highest fiduciary capacity to WESTSIDE 211 in providing the services described herein, and shall owe WESTSIDE 211 the highest duty of due care, good faith, and loyalty in providing such services.

1.02. AUDITOR warrants and represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Agreement. Service will be performed using personnel qualified and/or suitable to perform the work requested by the Client. Client retains the right to report to AUDITOR any unsatisfactory performance of AUDITOR personnel for appropriate corrective action. AUDITOR shall comply with all applicable federal, state, and local laws in connection with any and all work performed hereunder.

ARTICLE II
DESIGNATION OF REPRESENTATIVES

2.01 WESTSIDE 211 hereby appoints Frank Garza as its designated representative with regard to the services to be performed hereunder by AUDITOR. WESTSIDE 211’s designated representative shall be the primary point of contact for AUDITOR.

2.02 AUDITOR hereby appoints Janet A. Pitman, CPA as its designated representative with regard to the services to be performed by AUDITOR. AUDITOR’s designated representative shall be the primary point of contact for WESTSIDE 211.

ARTICLE III
TERM AND TERMINATION

3.01 This Agreement shall commence on the date of execution by WESTSIDE 211 and continue for an initial term of one (1) year, unless terminated sooner as provided herein.

3.02 WESTSIDE 211 shall have the option to renew and extend the Agreement, upon the expiration of the initial term or a subsequent term hereunder, on the same terms and conditions for up to **four (4) additional one (1) year periods, (3rd option)** unless terminated sooner as provided herein. The parties agree to negotiate the compensation to be paid for any additional years the Agreement is extended.

3.03 Either party shall have the right to terminate this Agreement for cause, in whole or in part, in the event the other party breaches any of its material duties or obligations under this Agreement, which breach is not cured within the time period specified in a written notice of breach from the non-breaching party to the breaching party describing the alleged breach in reasonable detail and containing a reference to this Article III, such time period to be at least thirty (30) days, or in the event the other party fails in its performance of its obligations or the observance of the covenants and agreements under this Agreement, or if any representation or warranty is false or misleading in any material respect.

3.04 Notwithstanding Article 3.03 hereinabove, either party reserves the right and privilege to terminate and cancel this Agreement for any reason, with or without cause, at any time either party deems cancellation to be in the best interest of either party. The party providing the termination notice shall give the other party Thirty (30) days written notice of such termination.

3.05 Upon receipt of notice of termination by WESTSIDE 211, AUDITOR shall, unless the notice provides otherwise, immediately discontinue all services in connection with the performance of this Agreement. Within sixty (60)days from the date of termination of this Agreement, AUDITOR shall submit statements showing, in detail, the services performed by AUDITOR under this Agreement prior to the effective date of termination.

ARTICLE IV **OBLIGATIONS OF AUDITOR**

4.01 AUDITOR is hereby engaged to act as the WESTSIDE 211's INDEPENDENT AUDITOR and shall provide the WESTSIDE 211 with the services set forth on Attachment A (the "Services") in accordance with the terms set forth herein. Attachment A may be amended from time to time by written agreement of the parties

4.02 AUDITOR covenants and agrees that it shall act in the highest fiduciary capacity to WESTSIDE 211 in providing the services and work described herein, and that it shall owe WESTSIDE 211 the highest duty of due care, good faith, and loyalty in providing such services and work to WESTSIDE 211. AUDITOR covenants and agrees that, in providing the services contemplated under this Agreement, it shall offer complete and unbiased advice and consultation to WESTSIDE 211.

4.03 AUDITOR covenants and agrees that the key project personnel ("Project Team") identified in its Proposal shall be assigned to perform the services and work contemplated under this Agreement as employees of AUDITOR. WESTSIDE 211 understands and recognizes that extraordinary circumstances may arise which necessitate individuals on the aforementioned Project Team to be

AGENDA ITEM #14

DAVIDSON TROILO REAM & GARZA
A PROFESSIONAL CORPORATION
601 NW LOOP 410 SUITE 100
SAN ANTONIO, TX 78216
(210) 349-6484 Tax #74-1792996

September 10, 2021

Westside 211 Special Improvement District
11503 NW Military Hwy., Ste. 325
San Antonio, TX 78231

5813-1 FJG

STATEMENT FOR PERIOD THROUGH 8/31/21

SUMMARY STATEMENT FOR LEGAL SERVICES RENDERED AND COSTS
AND EXPENSES ADVANCED.

BALANCE DUE

\$12,573.39

5813/1
Pcd#207675

AGENDA ITEM #15



**Statement of Charges
September 14, 2021**

Westside 211 Special Improvement District
Davidson, Troilo, Ream & Garza, P.C.
Pyramid Building
601 NW Loop 410, Suite 100
San Antonio, Texas 78216

Project ID: 2011.01 WS211SID
Invoice No. 2021 - 18

Attn.: Frank J. Garza, Esq.

Period of Service: Professional Services April 9, 2021 through September 14, 2021

Labor Charges

<u>Labor / Staff Classification</u>	<u>Contract Rate</u>	<u>Regular Hours</u>	<u>Premium Hours</u>	<u>Regular Amount</u>	<u>Premium Amount</u>	<u>Total Amount</u>
Project Principal	\$190.00	7.50	0.00	\$1,425.00	\$0.00	\$1,425.00
Project Manager	\$125.00	0.00	0.00	\$0.00	\$0.00	\$0.00
Geologist / Biologist	\$110.00	0.00	0.00	\$0.00	\$0.00	\$0.00
Administrative Assistant	\$70.00	<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
Total Time & Charges		7.50	0.00	\$1,425.00	\$0.00	\$1,425.00

Reimbursables

\$0.00

Total Reimbursables

\$0.00

TOTAL PROJECT CHARGES

\$1,425.00

WS 211 SPECIAL IMPROVEMENT DISTRICT
 PEREZ PROJECT CONSULTING, INC. (PPC)
 CONSTRUCTION REVIEW SERVICES
 INVOICE NO. 18

PERIOD: APRIL 9, 2021 THROUGH SEPTEMBER 14, 2021

<u>DATE</u>	<u>ACTIVITY</u>	<u>TIME / HOURS</u>
<u>Invoice No. 17 Supplement</u>		
9-Mar-21	Research documents and prepare response to Ladera's inquiry on 08.14.20 Board action	4
<u>Invoice 18 Activity</u>		
15-Apr-21	Participate in WS 211 Board meeting	1.25
21-Jul-21	Conference with Sharon Smith / Armbrust & Brown to discuss PID submittal and review process	0.6
25-Aug-21	Preliminary review / download Cumberland No. 06 supplemental information	0.75
25-Aug-21	Correspondence to Stephanie Aicher on Cumberland No. 06 supplemental documents	0.4
28-Aug-21	Prepare / format Cumberland No. 06 supplement summary worksheet	0.5
TOTAL TIME FOR PERIOD		7.5
TOTAL FEE FOR PERIOD		\$1,425.00



AGENDA ITEM #16

WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT

Board Members

September 15, 2021

Charles Martin Wender
President

Deborah F. Fraser, CPA
Shareholder
Armstrong, Vaughan & Associates, PC
941 W. Byrd Blvd., Suite 101
Universal City, TX 78148

Ronnie Urbanczyk
Vice-President

Harry Adams
Director

Re: Westside 211 Special Improvement District

Dear Debbie:

York Duncan
Director

This letter is a request from the Westside 211 Special Improvement District (District) for the County to issue a check in the amount of **\$4,800** to Armstrong, Vaughan & Associates for accounting services from April 2021 thru September 2021. (\$800/per month).

Harold Galm
Director

If you have any questions, please do not hesitate to call me.

Carlo Gutierrez
Director

Sincerely,

Frank Moreno
Director

Charles Martin Wender
President

C: Frank J. Garza
General Counsel

Enclosure

AGENDA ITEM #17



S



Invoice

Bexar Appraisal District
411 N. Frio
P. O. Box 830248
San Antonio TX 78283-0248
210-242-2402

Invoice 00012721
Date 8/1/2021

Bill To:

Westside 211 Special Impr. Distr.
Mr. Frank Garza
c/o Davidson & Troilo
601 N.W. Loop 410, Suite 100
San Antonio TX 78216

Customer ID	4388
Payment Terms	Net 30
Tax Levy	\$572,717
Percent of Levy	0.000136
Annual Budget Levy	\$2,550

Ordered	Item Number	Description	Unit Price	Ext. Price
1	BUDGET LEVY	Budget Levy 4th Quarter 2021	\$747.00	\$747.00

This quarter's billing reflects updated tax levy numbers for the 2020 tax year. Thank you.

Subtotal	\$747.00
Tax	\$0.00
Total	\$747.00

3rd qtr < 747.00 >
past due \$1,454.00

AGENDA ITEM #18

August 30, 2021

Westside 211 Special Improvement District
c/o Frank Garza, DTR&G, PC
601 NW Loop 410, Suite 100
San Antonio, TX 78216



S

ATTN: ACCOUNTS PAYABLE

Outstanding Invoices

Number	Date	Invoiced	Due	
Billing Group: 06626-30 SH 211 Construction Phase Services				
21060609	07/03/21	9,421.67	9,421.67	
21070944	08/03/21	7,655.14	7,655.14	
21080142	08/24/21	13,560.79	13,560.79	
Total for 06626-30		30,637.60	30,637.60	
Statement Totals		30,637.60	30,637.60	
	31 - 60	61 - 90	91 - 120	Over 120
Current	Days	Days	Days	Days
21,215.93	9,421.67			

Projects with outstanding amounts over 60 days are subject to being placed on hold until the account is brought current. Please email questions regarding this statement to: AccountsReceivable@Pape-Dawson.com.