



"City of Choice"

City Council Meeting

Tuesday, February 24, 2026, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 2 hr 25 min

1. Call to Order

2. Roll Call and Excused Absences

2.A. Excused Absence

3. Invocation

4. Pledge of Allegiance

5. Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is the opportunity for visitors and guests to address the City Council on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, City Council may present any factual response to items brought up by citizens. (Attorney General Opinion - JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Council as a body. Remarks may also be addressed to any individual member of the Council so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed.

6. Executive Session

The City Council will meet in Executive Session as Authorized by the Texas Gov't Code Section 551.071, Consultation with Attorney, Section 551.087, Economic Development, and Section 551.074, Personnel Matters, to discuss the following:

6.A. Project Thor

6.B. The City Council will meet in closed session pursuant to Texas Government Code Section 551.071 to consult with legal counsel regarding the City's legal options for payments pursuant to Texas Local Government Code Section 180.007

6.C. Project Golf Club

7. Open Session

Reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

8. Public Hearing

- 8.A. Public hearing, discussion, and possible action to approve/disapprove a Resolution authorizing a payment pursuant to Texas Local Government Code Section 180.007. (Council)

9. Resolution

- 9.A. Approval/Disapproval of a Resolution to approve the purchase of approximately 0.40 acres of real property located at 323 Haeckerville Road, in the City of Cibolo and authorizing the City Manager to execute the real-estate purchase contract.

10. Consent Agenda - Consent Items (General Items)

(All items listed below are considered to be routine and non-controversial by the council and will be approved by one motion. There will be no separate discussion of these items unless a Council member so requests, in which case the item will be removed from the consent agenda and will be considered as part of the order of business.)

- 10.A. Approval of the minutes of the City Council Meeting held on February 10, 2026
- 10.B. Approval of the October 2025 Revenue & Expense Report pending final acceptance of the City's financial audit for the 25-26 fiscal year.
- 10.C. Approval of the October 2025 Check Register
- 10.D. Approval of the November 2025 Revenue & Expense Report pending final acceptance of the City's financial audit for the 25-26 fiscal year.
- 10.E. Approval of the November 2025 Check Register

11. Mayor's Follow-Up

- 11.A. Union Pacific sidewalk across railroad track on Main St.
- 11.B. Saddle Creek Ranch
- 11.C. Discussion/Action on the City Council's Policies.
- 11.D. Discussion/Action on Main St. Crosswalks.
- 11.E. City Council Subcommittee's Purpose/Mission Statements.

12. Staff Update

12.A. Administration

- a. TxDOT
- b. Capital Improvement Program – Updates on Projects Main Street sidewalk across railroad – Planning SB 1555 Grant - Planning Veterans/Niemietz Park Renovations – Planning Community Center Renovations Phase II - Planning FM 78 – Water Main Extension – Under Construction FM 78 – Sewer Rehabilitation – Under Construction FM 1103 – Utility Relocation – Design Deer Creek Blvd (Cordero to Falling Sun) – Substantial Completion FY25 Street Rehabilitation Package 2 – Under Construction Silver Wing (CVD to Thistle Creek) Town Creek Road (Green Valley Rd to Bentwood Pass) Firebird Run (Silver Wing to Kipper Ave) Tolle Rd - Design Town Creek Trail - Design
- c. RFP's, RFQ's, RFB's, and ITB's
- d. Staff Travel
- e. Aisin Facility Tour
- f. Council's Strategic Management Workshop - March 28
- g. Council SWOT Analysis

12.B. Fire Department

13. Discussion/Action

- 13.A. Discussion/Action to set a date and topics for a 2026 HOA Knowledge Workshop. (Councilwoman Cunningham)
- 13.B. Discussion on Open Space and Trails included in approved Public Improvement Agreements (PIAs) and their Terms, Credits and Reimbursements related to the Implementation of the Town Creek Trail. (Mr. Vasquez)
- 13.C. Discussion/Direction on the Schlather Ranch Residential Subdivision Public Improvement Agreement. (Mr. Vasquez)
- 13.D. Discussion/Presentation Annual YMCA Program Update.
- 13.E. Discussion/Action on Establishing a New City of Cibolo Challenge Coin and Associated Scholarship Contest. (Mr. McGlothlin)
- 13.F. Discussion/Action on appointing Councilmembers to a Youth Council Sub-Committee. (Council)
- 13.G. Discussion on results from City Council's Trend Analysis conducted during the Council Workshop on February 24, 2026. (Mr. Reed)
- 13.H. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)
- 13.I. Discussion on items the City Council would like to see on future agendas. (Council)
- 13.J. Discussion/Action on the review and confirmation of all upcoming meetings, special meetings, and workshops, and scheduling the time, date and place of additional meetings, special meetings or workshops. (City Secretary's office)

14. Adjournment

This Notice of Meeting is posted pursuant to the Texas Government Code 551.041 - .043 on the front bulletin board of the Cibolo Municipal Building, 200 South Main Street, Cibolo, Texas which is a place readily accessible to the public at all times and that said notice was posted on

Peggy Cimics, TRMC

City Secretary

Pursuant to Section 551.071, 551.072, 551.073, 551.074, 551.076, 551.077, 551.084 and 551.087 of the Texas Government Code, the City of Cibolo reserves the right to consult in closed session with the City Attorney regarding any item listed on this agenda. This agenda has been approved by the city's legal counsel and subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551. This has been added to the agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144.

A possible quorum of Council, committees, commissions, boards and corporations may attend this meeting.

This facility is wheelchair accessible and accessible parking space is available. Request for accommodation or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (210) 566-6111. All cell phones must be turned off before entering the Council Meeting.

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ day of _____ 2026.

Name and Title



Date Posted: February 18, 2026 04:36 pm

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS (“CITY”) AUTHORIZING A PAYMENT PURSUANT TO TEXAS LOCAL GOVERNMENT CODE SECTION 180.007 FOLLOWING A PUBLIC HEARING; STATING THE REASON, PUBLIC PURPOSE AND SOURCE OF SAID FUNDING; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Secretary served the City in an official capacity and performed duties and responsibilities required by state law, the City Charter, and City policies, and such services were performed at the direction of and for the benefit of the City; and

WHEREAS, under applicable law, City policy, employment terms, or governing documents, the City incurred an obligation to compensate the City Secretary for services rendered and for compensation, benefits, or accrued amounts earned during the course of employment; and

WHEREAS, the City Council finds that the compensation addressed in the Mayor’s letter represents amounts that were lawfully earned, accrued, and owed to the City Secretary for work performed on behalf of the City, and that the City received full and adequate consideration for such compensation; and

WHEREAS, the prior Mayor issued a written letter acknowledging and confirming the City’s obligation to pay the compensation owed to the City Secretary and directing that such obligation be satisfied; and

WHEREAS, the Mayor’s letter did not authorize a gratuitous payment, severance, bonus, or donation, but instead memorialized the City’s duty to pay compensation previously earned and owed; and

WHEREAS, the City Council finds that payment of compensation legally owed for services rendered serves a valid public purpose by honoring lawful employment obligations, maintaining the integrity of City governance, and ensuring compliance with state law and City policy; and

WHEREAS, the City Council further finds that failure to pay compensation owed would expose the City to legal liability, penalties, and unnecessary expense, and that approval of the payment protects the City’s fiscal and legal interests; and

WHEREAS, the City Council retains legislative authority over the approval and ratification of expenditures of City funds and desires to formally approve and ratify the Mayor’s letter to remove any uncertainty regarding the City’s obligation to pay compensation owed; and

WHEREAS, the City Council expressly finds that the payment authorized by this Resolution complies with the Texas Constitution because:

1. the expenditure serves a legitimate public purpose,
2. the City received adequate consideration in the form of services actually rendered,
3. the payment satisfies a pre-existing legal obligation of the City, and
4. the source of the payment is _____; and

WHEREAS, the City Council further finds that the payment authorized by this Resolution does not constitute a gift, grant, or donation of public funds, but rather the fulfillment of a lawful obligation for compensation earned.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF CIBOLO RESOLVES THAT:

1. **Section 1.** The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as part of the judgment and finding of the City Council.
2. **Section 2.** The City Council hereby authorizes payment in the amount of \$_____ in accordance with the Agreement Attached as Exhibit A, incorporated herein for all purposes and authorizes the Mayor to sign the payment on behalf of the City and City Council.
3. **Section 3.** All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.
4. **Section 4.** This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
5. **Section 5.** If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.
6. **Section 6.** It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

7. **Section 7.** This resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND APPROVED on this _____ day of _____, 2026.

Mayor

ATTEST:

City Secretary



City Council Regular Meeting Staff Report

A. Approval/Disapproval of a Resolution to approve the purchase of approximately 0.40 acres of real property located at 323 Haeckerville Road, in the City of Cibolo and authorizing the City Manager to execute the real-estate purchase contract.

Meeting	Agenda Group
Tuesday, February 24, 2026, 6:30 PM	Resolution Item: 9A.
From	
Rick Vasquez, Director of Economic Development and Planning	

PRIOR CITY COUNCIL ACTION:

City Council authorized staff to negotiate the purchase of 323 Haeckerville Road to remove unsafe and substandard structures. The property owner has accepted an offer in the amount of \$38,600 plus closing costs, which represents a reduction in the appraised value of \$72,000 to account for the demolition, clearing and abatement activities.

BACKGROUND:

The property has an extensive history of code violations dating to September 2018. The property was occupied several years without water, sewer or electrical services. Violations included IRC Building Code violations, International Property Maintenance Code violations, junked vehicles, unsanitary human waste disposal, and high weeds and grass.

STAFF RECOMMENDATION:

Approve Resolution and Contract to Purchase 323 Haeckerville.

FINANCIAL IMPACT:

Purchase price is \$38,600.00; total project cost including demolition and remediation is \$72,000.

MOTION(S):

Motion to approve the resolution to authorize City Manager to execute closing documents to complete the purchase of 323 Haeckerville Road.

Attachments

[Resolution - 323 Haeckerville Acquisition](#)

[PSA_Ramirez-Cibolo \(4920-1511-6676.6\).pdf](#)

[323 Haeckerville Proposal Summary Revised](#)

[323 Haecker BO Inspection Report Final](#)

[323 Haeckerville](#)

[323 Haeckerville Rd - 02/13/26](#)

[323 Haeckerville Map.pdf](#)

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF CIBOLO, TEXAS AUTHORIZING THE
PURCHASE OF APPROXIMATELY 0.40 ACRES OF REAL PROPERTY LOCATED
AT 323 HAECKERVILLE ROAD IN THE CITY OF CIBOLO; FINDING PUBLIC
PURPOSES FOR THE ACQUISITION; PROVIDING FOR SIGNATORY AUTHORITY;
AND ADDRESSING RELATED MATTERS**

WHEREAS, as a home-rule municipality in the State of Texas, the City of Cibolo is empowered by the Texas Constitution, the City Charter, and State law, to acquire interests in real property for public purposes; and

WHEREAS, the City Council of the City of Cibolo is interested in the purchase of approximately 0.40 acres of real property located at 323 Haeckerville Road in Cibolo, Texas, together with all improvements located thereon (the "Property"); and

WHEREAS, the Property currently contains a structure that is deteriorated, unsafe, and inconsistent with the surrounding neighborhood, and its continued existence negatively affects the health, safety, aesthetics, and general welfare of the community; and

WHEREAS, the City intends, following acquisition of the Property, to demolish and remove the dilapidated structure and to remediate the site, thereby eliminating a condition detrimental to the public and improving the livability and safety of the area; and

WHEREAS, the removal of unsafe and substandard structures and the redevelopment or maintenance of property for municipal purposes constitute recognized public purposes under Texas law and are a proper exercise of the City's police powers and home-rule authority; and

WHEREAS, the City Council of the City of Cibolo finds that the acquisition of the Property is necessary to accomplish a valid public purpose of the City; and

WHEREAS, the City Council further finds that the purchase price for the Property is fair and reasonable in consideration of the costs necessary to remedy its current condition, and that the acquisition is in the best interest of the City and its residents;

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF CIBOLO:

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

Section 2. That the City of Cibolo hereby approves the purchase of the Property in the amount of \$38,600.00 plus closing costs, which represents a reduction in the appraised value of \$72,000.00 to account for the demolition, clearing, and other abatement activities necessary to remediate the Property condition.

Section 3. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 4. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 5. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 6. This Resolution shall be in force and effect from and after its final reading, and it is so resolved.

Section 7. The City Manager is authorized, empowered and directed to execute any and all transaction documents necessary for and on behalf of the City of Cibolo and in its name, that are consistent therewith and to deliver the same to effectuate this transaction.

PASSED, APPROVED AND DULY RESOLVED by the City of Cibolo on this the ____ day of January, 2026.

BY:

Kara Latimer
Mayor, City of Cibolo

ATTEST:

Peggy Cimics, City Secretary

Real Estate Sales Contract

This Contract to buy and sell real property between Sharon Ramirez, an Individual (sometimes "Seller"), and the City of Cibolo, a Texas Home Rule Municipality (sometimes "Purchaser" or "Buyer") is effective on the date of the last of the signatures by Seller and Buyer and by the Title Company as escrow agent as defined below to acknowledge receipt of the Contract and the Earnest Money in good funds ("Effective Date").

A. Purchase and Sale of Property

A.1. Purchase and Sale Agreement. Subject to the terms and provisions of this Real Estate Sales Contract (the "Contract"), Seller agrees to sell and convey to Buyer and Buyer agrees to buy and pay Seller for the property consisting of approximately 0.40 acres, located at 323 Haeckerville Road, City of Cibolo, County of Guadalupe, state of Texas, and more fully described in Exhibit A ("Land"), together with improvements to the Land ("Improvements"), all collectively referred to as the "Property."

A.2. Purchase Price. The purchase price is \$38,600.00 (the "Purchase Price") to be paid by Buyer to Seller for the sale and conveyance of the Property and will be payable in cash or certified funds, as required by the Title Company, at Closing.

A.2.a. Basis for Determination of Purchase Price. The Parties acknowledge and agree that the appraised value of the Property is \$72,000.00; however, the agreed Purchase Price of \$38,600.00 reflects certain obligations and costs associated with the Property that are being assumed or shared by Buyer. Specifically, the Purchase Price has been reduced to account for: (i) delinquent ad valorem tax obligations in the estimated amount of \$5,900.00; (ii) the Parties' agreement to equally share the projected demolition and clearing costs for the Property, with Buyer's estimated share being \$27,500.00 based on a total projected cost of \$55,000.00; (iii) Buyer's agreement to assume responsibility for outstanding municipal fines associated with the Property in the estimated amount of \$600.00; and (iv) Buyer's agreement to pay estimated closing costs in the amount of Two Thousand Two Hundred Dollars (\$2,200.00). The Parties agree that these allocations reasonably justify the Purchase Price notwithstanding the appraised value of the Property.

A.2.a.i. Buyer and Seller agree that, if the actual demolition and clearing costs are less than the projected cost of \$55,000.00, the difference will be split evenly between Buyer and Seller.

A.3. Reserved.

A.4. Performance. All deadlines in this Contract expire at 11:59 P.M. local time where the Property is located. If a deadline falls on a Saturday, Sunday, or holiday, the deadline will be extended to the next day that is not a Saturday, Sunday, or holiday. A holiday is a day, other than a Saturday or Sunday, on which state or local governmental agencies and financial institutions are not generally open for business where the Property is located.

B. Earnest Money

B.1. Deposit of Earnest Money. Upon execution of this Contract, Buyer will deposit Earnest Money in good funds in the amount of \$1,930.00, along with this fully executed Contract by Seller and Buyer with Old Republic Title Company (the "Title Company"), as escrow agent, located at 242 W. Sunset Road, Suite 201, San Antonio, TX 78209 (the "Earnest Money") and applied according to the terms of this Contract. The Title Company will acknowledge receipt of the Earnest Money by signing the Title Company's "Receipt for Earnest Money Deposit" at the end of this Contract and send copies thereof to Seller and Buyer.

B.2. Application of Earnest Money. If the sale of the Property is consummated as contemplated in this Contract, the Earnest Money will be applied to the Purchase Price at Closing. If this Contract is terminated before consummation of the sale of the Property in accordance with this Contract, the Earnest Money will be applied in accordance with sections D. and G. below.

C. Title and Survey

C.1. Review of Title. The following statutory notice is provided to Buyer on behalf of the real estate licensees, if any, involved in this transaction: Buyer is advised that it should either have the abstract covering the Property examined by an attorney of Buyer's own selection or be furnished with or obtain a policy of title insurance.

C.2. Title Commitment; Title Policy. "Title Commitment" means a Commitment for Issuance of an Owner Policy of Title Insurance by the Title Company stating the condition of title to the Land. The "effective date" stated in the Title Commitment must be after the Effective Date of this Contract. "Title Policy" means an Owner Policy of Title Insurance issued by the Title Company in conformity with the last Title Commitment delivered to and approved by Buyer.

C.3. Survey. "Survey" means an on-the-ground, staked plat of survey and metes-and-bounds description of the Land, prepared by a Registered Professional Land Surveyor licensed by the state of Texas and acceptable to Buyer, Seller, and the Title Company. Any existing survey delivered by Seller must be accompanied by an affidavit detailing any changes to the Land and Improvements since the date of the Survey.

C.4. Reserved.

C.5. Delivery of Title Commitment, Survey and Legible Copies. Seller must deliver or cause to be delivered the Title Commitment and legible copies of the instruments referenced in the Title Commitment within 10 days from the Effective Date of this Contract.

C.6. Title Objections. Buyer has 10 days after delivery of the last of the Title Commitment, legible copies of the instruments referenced in the Title Commitment and the Survey if a new Survey is required by Buyer or the Title Company ("Title Objection Deadline") to review the Survey, Title Commitment, and legible copies of the title instruments referenced in them and notify Seller of Buyer's objections to any of them ("Title Objections").

D. Inspection Period and Buyer's Right to Terminate

D.1 Inspection Period. Buyer's inspection of the Property may be conducted commencing on the Effective Date of the Contract and ending at 11:59 P.M. local time where the Property is located, 30 days after the Effective Date (the "Inspection Period").

D.2 Buyer's Right to Terminate. Buyer may terminate this Contract for any reason by notifying Seller of the termination in writing before the end of the Inspection Period. Upon Buyer's delivery of written notice of termination to the Seller, the Title Company is hereby authorized to deliver the Earnest Money to Buyer, less \$100, which will be paid to Seller as consideration for the right granted by Seller to Buyer to terminate this Contract. Buyer will promptly return to Seller, or destroy as directed by Seller, all of Seller's records in Buyer's possession or control. After the delivery of the Earnest Money to Buyer, and Buyer's return or destruction of Seller's records, neither party will have further duties or obligations to the other under this Contract, except for those obligations that expressly survive termination of this Contract.

D.3 Review of Seller's Records. Seller will make available to Buyer copies of Seller's records specified in Exhibit C ("Seller's Records"), or otherwise make Seller's Records available for Buyer's review (for instance, through an online file sharing service), within five days from the Effective Date of this Contract.

D.4 Entry onto Property. Buyer and its duly authorized agents and representatives may enter the Property before Closing, at Buyer's cost and risk.

D.5 Environmental Assessment. Before the end of the Inspection Period, Buyer has the right to conduct invasive and non-invasive environmental assessments of the Property.

E. Representations

The parties' representations stated in sections A. and B. of Exhibit B are true and correct as of the Effective Date and must be true and correct on the Closing Date. A party who becomes aware that any of the representations of either party are not true and correct will promptly notify the other party. Unless a party notifies the other party to the contrary on or before the Closing Date, or a party has actual knowledge to the contrary as of the Closing Date, each party is entitled to presume that the representations of the other party in Exhibit B are true and correct as of the Closing Date.

F. Condition of Property until Closing

F.1 Maintenance and Operation. Until Closing, Seller will (a) maintain the Property as it existed on the Effective Date, except for reasonable wear and tear and casualty damage; (b) use the Property in the same manner as it was used on the Effective Date; (c) comply with all Leases and other contracts of Seller pertaining to the Property in effect on the Effective Date and all laws and all governmental regulations affecting the Property; and (d) not encumber, transfer, or dispose of any of the Property.

G. Reserved

H. Closing

H.1. Closing. This transaction will close (“Closing”) at the Title Company’s offices on or before 20 days after termination of the Inspection Period (the “Closing Date”).

H.2. Conditions of Closing. Neither party will be obligated to close the sale and purchase of the Property unless the other party has satisfied the following conditions, any of which may be waived by the first party in its discretion:

H.2.a. Representations and Warranties. The representations and warranties of the other party must be true and correct at Closing.

H.2.b. Performance of Covenants and Agreements. The other party must have performed all covenants and agreements required to be performed at or before Closing by that party.

H.2.c. No Bankruptcy. No voluntary or involuntary proceeding in bankruptcy shall be pending with respect to that party.

H.3. Closing Documents; Title Company Documents. The parties will execute and deliver the following closing documents and any documents required by the Title Company.

H.3.a. At Closing, Seller will deliver the following items:

General Warranty Deed

Bill of Sale and Assignment

IRS Nonforeign Person Affidavit

Evidence of Seller’s authority to close this transaction

Affidavit of Heirship

Notices, statements, and certificates as specified in Exhibit D

H.3.b. At Closing, Buyer will deliver the following items:

Balance of Purchase Price

Evidence of Buyer’s authority to close this transaction

The documents listed in these paragraphs H.3.a. and H.3.b. are collectively known as the “Closing Documents.”

H.3.c. Payment of Purchase Price. Buyer will deliver the balance of the Purchase Price and other amounts that Buyer is obligated to pay under this Contract to the Title Company in funds acceptable to the Title Company. The Earnest Money will be applied to the Purchase Price.

H.3.d. Disbursement of Funds; Recording; Copies. The Title Company will be instructed to disburse the Purchase Price and other funds in accordance with this Contract, record the deed and the other Closing Documents directed to be recorded, and distribute documents and copies in accordance with the parties' written instructions.

H.3.e. Possession. Seller will deliver possession of the Property to Buyer, subject to the Permitted Exceptions existing at Closing and any liens and security interests created at Closing to secure financing for the Purchase Price.

H.4. Transaction Costs

H.4.a. Seller's Costs. Seller will pay the costs to obtain releases of any liens required to be released in connection with the sale; the costs to resolve matters shown in Schedule C of the Title Commitment; the costs to deliver copies of Seller's records; any other costs expressly required to be paid by Seller in this Contract; and Seller's attorney's fees and expenses.

H.4.b. Buyer's Costs. Buyer will pay the basic charge for the Title Policy; the escrow fees; the costs to prepare the deed; the costs to obtain the Survey and certificates or reports of ad valorem taxes; the costs to record documents to cure Title Objections agreed or required to be cured by Seller; the costs of work required by Buyer to have the Survey reflect matters other than those required under this Contract except changes required for curative purposes; and Buyer's attorney's fees and expenses.

H.4.c. Ad Valorem Taxes. Ad valorem taxes on the Property for all years before the calendar year of Closing must be paid by Seller at or before Closing. Ad valorem taxes for the Property for the calendar year of Closing will be prorated between Buyer and Seller as of the Closing Date. If the ad valorem taxes for the current year are assessed, the Title Company will pay the current year's ad valorem taxes at Closing. If the ad valorem taxes for the current year are not assessed, Seller's portion of the prorated taxes will be paid to Buyer at Closing as a credit to the Purchase Price. Buyer will assume the obligation to pay, and will pay in full, such taxes for the year of Closing before delinquency. If the assessment for the calendar year of Closing is not known at the Closing Date, the proration will be based on tax rates for the previous tax year applied to the most current assessed value, and Buyer and Seller will adjust the prorations in cash within ninety days after the actual assessment and taxes are known. Seller will promptly notify Buyer of all notices of proposed or final tax valuations and assessments that Seller receives after the Effective Date and after Closing.

H.4.d. Income and Expenses. Income and expenses, including service contracts assumed by Buyer, general and special assessments, and sewer, water and other utility costs pertaining to the Property will be prorated as of the Closing Date on an accrual basis and paid at Closing as a credit or debit adjustment to the Purchase Price. Invoices that are received after Closing for operating expenses incurred on or before the Closing Date and not adjusted at Closing will be

prorated between the parties as of the Closing Date, and Seller will pay its share within ten days after receipt of Buyer's notice of the deficiency.

H.5. Issuance of Title Policy. Seller will cause the Title Company to issue the Title Policy to Buyer promptly after Closing.

I. Default and Remedies

I.1. Seller's Default; Remedies before Closing. If Seller fails to perform its obligations under this Contract or if Seller's representations are not true and correct as of the Closing Date ("Seller's Default"), Buyer may elect any and all of the following before Closing:

I.1.a. Termination; Liquidated Damages. Buyer may terminate this Contract by giving notice to Seller on or before the Closing Date and have the Earnest Money, less \$100 as described above, returned to Buyer.

I.1.b. Specific Performance. Unless Seller's Default relates to the untruth or incorrectness of Seller's representations for reasons not reasonably within Seller's control, Buyer may enforce specific performance of Seller's obligations under this Contract. If title to the Property is awarded to Buyer, the conveyance will be subject to the matters stated in the Title Commitment.

I.1.c. Actual Damages. If Seller conveys or encumbers any portion of the Property before Closing so that Buyer's ability to enforce specific performance of Seller's obligations under this Contract is precluded or impaired, Buyer will be entitled to seek recovery from Seller for the actual damages sustained by Buyer by reason of Seller's Default, including attorney's fees and expenses and court costs.

I.2. Seller's Default; Remedies after Closing. If Seller's representations are not true and correct at Closing due to circumstances reasonably within Seller's control and Buyer does not become aware of the untruth or incorrectness of such representations until after Closing, Buyer will have all the rights and remedies available at law or in equity. If Seller fails to perform any of its obligations under this Contract that survive Closing, Buyer will have all rights and remedies available at law or in equity unless otherwise provided by the Closing Documents.

I.3. Buyer's Default; Remedies before Closing. If Buyer fails to perform any of its obligations under this Contract ("Buyer's Default"), Seller may terminate this Contract by giving notice to Buyer on or before Closing and have the Earnest Money paid to Seller.

I.4. Buyer's Default; Remedies after Closing. If Buyer fails to perform any of its obligations under this Contract that survive Closing, Seller will have all rights and remedies available at law or in equity unless otherwise provided by the Closing Documents.

J. Miscellaneous Provisions

J.1. Notices. Any notice required by or permitted under this Contract must be in writing. Any notice required by this Contract will be deemed to be given (whether received or not) the earlier of receipt or three business days after being deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended

recipient at the address shown in this Contract. Notice may also be given by regular mail, personal delivery, courier delivery, or email and will be effective when received, provided that (a) any notice received on a Saturday, Sunday, or holiday will be deemed to have been received on the next day that is not a Saturday, Sunday, or holiday and (b) any notice received after 5:00 P.M. local time at the place of delivery on a day that is not a Saturday, Sunday, or holiday will be deemed to have been received on the next day that is not a Saturday, Sunday, or holiday. Any address for notice may be changed by not less than ten days' prior written notice given as provided herein. Copies of each notice must be given by one of these methods to the attorney of the party to whom notice is given.

To Buyer: City of Cibolo, Texas
 Attn: Wayne Reed, City Manager
 200 S. Main St., Cibolo, Texas 78108

To Seller: Sharon Ramirez
 12200 IH 10 #906, San Antonio, TX 78230

J.2. Entire Agreement. This Contract, its exhibits, and any Closing Documents are the entire agreement of the parties concerning the sale of the Property by Seller to Buyer.

J.3. Amendment. This Contract may be amended only by an instrument in writing signed by the parties.

J.4. Assignment. Buyer may assign this Contract and Buyer's rights under it only to an entity in which Buyer possesses, directly or indirectly, the power to direct or cause the direction of its management and policies, whether through the ownership of voting securities or otherwise, and any other assignment is void. No such assignment will release Buyer of its obligations under this Contract, and Buyer and the assignee will be jointly and severally liable for the performance of such obligations after any such assignment.

J.5. Survival. The provisions of this Contract that expressly survive termination or Closing and other obligations of this Contract that cannot be performed before termination of this Contract or before Closing survive termination of this Contract or Closing, and the legal doctrine of merger does not apply to these matters. If there is any conflict between the Closing Documents and this Contract, the Closing Documents control. The representations made by the parties as of Closing survive Closing.

J.6. Choice of Law; Venue. THIS CONTRACT IS TO BE CONSTRUED UNDER THE LAWS OF THE STATE OF TEXAS, WITHOUT REGARD TO CHOICE-OF-LAW RULES OF ANY JURISDICTION. VENUE IS IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

J.7. Waiver of Default. Default is not waived if the nondefaulting party fails to declare a default immediately or delays taking any action with respect to the default.

J.8. No Third-Party Beneficiaries. There are no third-party beneficiaries of this Contract.

J.9. Severability. If a provision in this Contract is unenforceable for any reason, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability does not affect any other provision of this Contract, and this Contract is to be construed as if the unenforceable provision is not a part of the Contract.

J.10. Ambiguities Not to Be Construed against Party Who Drafted Contract. The rule of construction that ambiguities in a document are construed against the party who drafted it does not apply in interpreting this Contract.

J.11. No Special Relationship. The parties' relationship is an ordinary commercial relationship, and the parties do not intend to create the relationship of principal and agent, partners, joint venturers, or any other special relationship.

J.12. Counterparts. If this Contract is executed in multiple counterparts, all counterparts taken together constitute this Contract. Copies of signatures to this Contract are effective as original signatures.

J.13. Binding Effect. This Contract binds, benefits, and may be enforced by the parties and their respective heirs, successors, and permitted assigns.

K. Exhibits

The following are attached to and are a part of this Contract:

- Exhibit A—Legal Description of Land
- Exhibit B—Representations; Environmental Matters
- Exhibit C—Seller's Records
- Exhibit D—Notices, Statements, and Certificates

SELLER:

Sharon Ramirez

Date: _____

BUYER: CITY OF CIBOLO, TEXAS

By: Wayne Reed, its City Manager

Date: _____

Title Company's Acceptance of Contract

The Title Company, by its execution and delivery of this Real Estate Sales Contract, acknowledges it is "the person responsible for closing" the transaction that is the subject of this Contract pursuant to section 6045(e) of the Internal Revenue Code and to prepare and file all informational returns, including, without limitation, IRS Form 1099S, and to otherwise comply with the provisions of section 6045(e) of the Internal Revenue Code, and acknowledges receipt of a fully executed counterpart of this Real Estate Sales Contract on this ____ day of _____, 2026.

By _____
Name:
Title:

Receipt for Earnest Money Deposit

The Title Company acknowledges receipt of the Earnest Money deposit of \$1,930.00 required under this Real Estate Sales Contract on this ____ day of _____, 2026.

By _____
Name:
Title:

Exhibit A

Legal Description of Land

LOT 11, BLOCK 1, GREEN VALLEY PARK SUBDIVISION, JERONIMO LEAL SURVEY, ABSTRACT 219, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF IN VOLUME 3, PAGE 28-29 OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS; AND BEING THAT SAME REAL PROPERTY CONVEYED BY GENERAL WARRANTY DEED RECORDED IN VOLUME 2128, PAGE 119, IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

Exhibit B

Representations

A. Seller's Representations to Buyer

Seller represents to Buyer that the following are true and correct as of the Effective Date and will be true and correct on the Closing Date, unless Seller has given Buyer notice of any changes before the Closing Date that such circumstances have changed due to causes not reasonably within Seller's control.

A.1. Authority. Seller is authorized to perform its obligations under this Contract. This Contract is binding on Seller. This Contract is, and all documents required by this Contract to be executed and delivered to Buyer at Closing will be, duly authorized, executed, and delivered by Seller.

A.2. Litigation. Seller has not received written notice and has no actual knowledge of any litigation pending or threatened against the Property or Seller that might adversely affect the Property or Seller's ability to perform its obligations under this Contract.

A.3. Violation of Governmental Requirements. Seller has not received written notice and has no actual knowledge of violation of any law, ordinance, regulation, restriction, or legal requirements affecting the Property or Seller's use of the Property.

A.4. Licenses, Permits, and Approvals. Seller has not received written notice and has no actual knowledge that any license, permit, or approval necessary to use the Property in the manner in which it is currently being used has expired or will not be renewed on expiration or that any material condition will be imposed to use or renew the same.

A.5. Condemnation; Zoning; Land Use; Hazardous Materials. Seller has not received written notice and has no actual knowledge of any condemnation, zoning, land use, hazardous materials, or other proceedings affecting the Property or any written inquiries or notices by any governmental authority or third party with respect to condemnation, zoning, or other land-use regulations or the presence of hazardous materials affecting the Property.

A.6. Terrorist Organizations Lists. Seller is not, and Seller has no actual knowledge that any of its partners, members, shareholders, owners, employees, officers, directors, representatives, or agents is a person or entity with whom U.S. persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control of the Department of the Treasury or under any statute, executive order, or other governmental action.

A.7. No Other Obligation to Sell Property or Restriction against Sale. Seller is not obligated to sell any of the Property to any person other than Buyer. Seller's performance of this Contract will not cause a breach of any other agreement or obligation to which Seller is a party or by which Seller or the Property is bound.

A.8. No Liens. On the Closing Date, the Property will be free and clear of all mechanic's and materialman's liens and other liens and encumbrances of any nature not arising

by, through, or under Buyer except the Permitted Exceptions or liens to which Buyer has given its consent in writing, and no work or materials will have been furnished to the Property by Seller that might give rise to mechanic's, materialman's, or other liens against the Property other than work or materials to which Buyer has given its consent in writing.

A.9. Seller's Records. The records provided by Seller to Buyer for Buyer's inspections will be true, correct, and complete copies of the records in Seller's possession or control. The records that were prepared by or under Seller's supervision and control will be true, correct, and complete in all material respects. Unless Seller notifies Buyer to the contrary at the time of delivery of records provided by Seller to Buyer that were not prepared by or under Seller's supervision and control, Seller has no actual knowledge that such records are not true, correct, and complete in any material respect.

A.10. No Other Representation. Except as stated above or in the notices, statements, and certificates set forth in Exhibit D, Seller makes no representation with respect to the Property.

B. Buyer's Representations to Seller

Buyer represents to Seller that the following are true and correct as of the Effective Date and will be true and correct on the Closing Date, unless Buyer has given Seller notice of any changes before the Closing Date that such circumstances have changed due to causes not reasonably within Buyer's control.

B.1. Authority. Buyer is a Home Rule Municipality duly organized and validly existing under the laws of the state of Texas, with authority to perform its obligations under this Contract. This Contract is binding on Buyer. This Contract is, and all documents required by this Contract to be executed and delivered to Seller at Closing will be, duly authorized, executed, and delivered by Buyer.

B.2. Terrorist Organizations Lists. Buyer is not, and Buyer has no actual knowledge that any of its partners, members, shareholders, owners, employees, officers, directors, representatives, or agents is a person or entity with whom U.S. persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control of the Department of the Treasury or under any statute, executive order, or other governmental action.

Exhibit C

Seller's Records

To the extent that Seller has possession or control of the following items pertaining to and currently impacting the Property, Seller will deliver or make the items or copies of them available to Buyer by the deadline stated in paragraph D.3.:

Governmental

governmental licenses, certificates, permits, and approvals

tax statements for the current year and the last two years

records of any tax exemption, special use, or other valuation or exemption applicable to the Property

records of regulatory proceedings or violations (for example, condemnation, environmental)

Land

soil reports

environmental reports and other information regarding the environmental condition of the Property

water rights

engineering reports

Licenses, Agreements, and Encumbrances

all licenses, agreements, and encumbrances (including all amendments and exhibits) affecting title to or use of the Property that have not been recorded in the real property records of the county or counties in which the Property is located

Exhibit D

Notices, Statements, and Certificates

The notices, statements, and certificates (arranged by their application to particular transactions) that are listed below are attached for delivery to Buyer, and Buyer acknowledges receipt of the notices, statements, and certificates by executing this contract:

A. Intentionally Left Blank

B. Residential Transaction Notices

B.1. Seller's Disclosure of Property Condition. Seller's disclosure of the condition of residential property, described in section 5.008 of the Texas Property Code:

Seller's Disclosure of Property Condition

Seller: Sharon Ramirez

Property (address and city): 323 Haeckerville Road, Cibolo, Texas

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ___ is ___ is not occupying the Property.

If unoccupied, how long since Seller has occupied the Property? _____

1. The Property has the items checked below:

Write Yes (Y), No (N), or Unknown (U).

___ Range	___ Oven	___ Microwave
___ Dishwasher	___ Trash Compactor	___ Disposal
___ Washer/Dryer Hookups	___ Window Screens	___ Rain Gutters

<input type="checkbox"/> Security System	<input type="checkbox"/> Fire Detection Equipment	<input type="checkbox"/> Intercom System
	<input type="checkbox"/> Smoke Detector	
	<input type="checkbox"/> Smoke Detector-Hearing Impaired	
	<input type="checkbox"/> Carbon Monoxide Alarm	
	<input type="checkbox"/> Emergency Escape Ladder(s)	
<input type="checkbox"/> TV Antenna	<input type="checkbox"/> Cable TV Wiring	<input type="checkbox"/> Satellite Dish
<input type="checkbox"/> Ceiling Fan(s)	<input type="checkbox"/> Attic Fan(s)	<input type="checkbox"/> Exhaust Fan(s)
<input type="checkbox"/> Central A/C	<input type="checkbox"/> Central Heating	<input type="checkbox"/> Wall/Window Air Conditioning
<input type="checkbox"/> Plumbing System	<input type="checkbox"/> Septic System	<input type="checkbox"/> Public Sewer System
<input type="checkbox"/> Patio/Decking	<input type="checkbox"/> Outdoor Grill	<input type="checkbox"/> Fences
<input type="checkbox"/> Pool	<input type="checkbox"/> Sauna	<input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub
<input type="checkbox"/> Pool Equipment	<input type="checkbox"/> Pool Heater	<input type="checkbox"/> Automatic Lawn Sprinkler System
<input type="checkbox"/> Fireplace(s) & Chimney (Woodburning)		<input type="checkbox"/> Fireplace(s) & Chimney (Mock)
<input type="checkbox"/> Natural Gas Lines		<input type="checkbox"/> Gas Fixtures
<input type="checkbox"/> Liquid Propane Gas:	<input type="checkbox"/> LP Community (Captive)	<input type="checkbox"/> LP on Property
<input type="checkbox"/> Fuel Gas Piping	<input type="checkbox"/> Black Iron Pipe	<input type="checkbox"/> Corrugated Stainless Steel Tubing
	<input type="checkbox"/> Copper	

Garage: Attached Not Attached Carport

Garage Door Opener(s): Electronic Control(s)

Water Heater: Gas Electric

Water Supply: City Well MUD Co-op

Roof Type: _____ Age: _____ (approx)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects or that are in need of repair? Yes No Unknown. If yes, then describe. (Attach additional sheets if necessary): _____

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of chapter 766, Health and Safety Code?*

Yes No Unknown. If the answer to this question is no or unknown, explain. (Attach additional sheets if necessary): _____

* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your

local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within ten days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware; write No (N) if you are not aware.

<input type="checkbox"/>	Interior Walls	<input type="checkbox"/>	Ceilings	<input type="checkbox"/>	Floors
<input type="checkbox"/>	Exterior Walls	<input type="checkbox"/>	Doors	<input type="checkbox"/>	Windows
<input type="checkbox"/>	Roof	<input type="checkbox"/>	Foundation/Slab(s)	<input type="checkbox"/>	Basement
<input type="checkbox"/>	Walls/Fences	<input type="checkbox"/>	Driveways	<input type="checkbox"/>	Sidewalks
<input type="checkbox"/>	Plumbing/Sewers/ Septics	<input type="checkbox"/>	Electrical Systems	<input type="checkbox"/>	Lighting Fixtures
<input type="checkbox"/>	Other Structural Components (Describe): _____				

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

4. Are you (Seller) aware of any of the following conditions?

Write Yes (Y) if you are aware; write No (N) if you are not aware.

- | | |
|---|--|
| <input type="checkbox"/> Active Termites (includes wood-destroying insects) | <input type="checkbox"/> Asbestos Components |
| <input type="checkbox"/> Termite or Wood Rot Damage Needing Repair | <input type="checkbox"/> Urea-Formaldehyde Insulation |
| <input type="checkbox"/> Previous Termite Damage | <input type="checkbox"/> Radon Gas |
| <input type="checkbox"/> Previous Termite Treatment | <input type="checkbox"/> Lead Based Paint |
| <input type="checkbox"/> Improper Drainage | <input type="checkbox"/> Aluminum Wiring |
| <input type="checkbox"/> Water Damage Not Due to a Flood Event | <input type="checkbox"/> Previous Fires |
| <input type="checkbox"/> Landfill, Settling, Soil Movement, Fault Lines | <input type="checkbox"/> Unplatted Easements |
| <input type="checkbox"/> Single Blockable Main Drain in Pool/Hot Tub/Spa* | <input type="checkbox"/> Subsurface Structure or Pits |
| <input type="checkbox"/> Previous Structural or Roof Repair | <input type="checkbox"/> Previous Use of Premises for Manufacture of Methamphetamine |
| <input type="checkbox"/> Hazardous or Toxic Waste | |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

* A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are aware) No (if you are not aware). If yes, explain.

(Attach additional sheets if necessary): _____

6. Are you (Seller) aware of any of the following conditions?*

Write Yes (Y) if you are aware; write No (N) if you are not aware.

_____ Present flood insurance coverage

_____ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir

_____ Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware and check “wholly” or “partly” as applicable; write No (N) if you are not aware.

_____ Located () wholly () partly in a 100-year floodplain (Special Flood Hazard Area—Zone A, V, A99, AE, AO, AH, VE, or AR)

_____ Located () wholly () partly in a 500-year floodplain (Moderate Flood Hazard Area—Zone X (shaded))

_____ Located () wholly () partly in a floodway

_____ Located () wholly () partly in a flood pool

_____ Located () wholly () partly in reservoir

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

*For purposes of this notice:

“100-year floodplain” means any area of land that (1) is identified on the flood insurance rate map as a special hazard area, which is designated as Zone A, V, A99, AE, AO, VE, or AR on the map; (2) has a 1 percent annual chance of flooding, which is considered to be a high risk of flooding; and (3) may include a regulatory floodway, flood pool, or reservoir.

“500-year floodplain” means any area of land that (1) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (2) has a two-tenths of 1 percent annual chance of flooding, which is considered to be a moderate risk of flooding.

“Flood pool” means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the U.S. Army Corps of Engineers.

“Flood insurance rate map” means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. §§ 4001–4131).

“Floodway” means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

“Reservoir” means a water impoundment project operated by the U.S. Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?* Yes No. If yes, explain. (Attach additional sheets if necessary): _____

*Homes in high-risk flood zones with mortgages from federally regulated or insured lenders are

required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high-risk, moderate-risk, and low-risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? Yes No. If yes, explain. (Attach additional sheets if necessary): _____

7. Are you (Seller) aware of any of the following conditions?

Write Yes (Y) if you are aware; write No (N) if you are not aware.

Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

Homeowners' Association or maintenance fees or assessments.

Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits directly or indirectly affecting the Property.

Any condition on the Property which materially affects the physical health or safety of an individual.

Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

8. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
9. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the website of the military installation and of the county and any municipality in which the military installation is located.

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date



City of Cibolo Purchase Proposal Summary: 323 Haeckerville

This summary outlines the key terms of the purchase offer for the property located at 323 Haeckerville Road in Cibolo (consisting of approximately 0.4 acres and described by the Cibolo County Appraisal District as LOT: 11 BLK: 1 ADDN: GREEN VALLEY PK #1).

The appraised land value is \$72,000. The proposed purchase offer is \$38,600, price reflects:

- \$5,900- Seller tax obligation: delinquent property taxes
- \$27,500- Buyer and seller agree to equally share demolition and clearing costs: Projected total cost is \$55,000
- \$600- Buyer agrees to pay outstanding fines: municipal fines associated with property
- \$2,200- Buyer agrees to pay estimated closing cost

The city would deposit earnest money (amount to be determined), the amount would be credited toward the purchase price at closing. Upon acceptance by the seller, a formal purchase agreement will be prepared.

Official Report: 323 Haeckerville

Subject: Inspection of Property - Primary Structure, Shed, and Water Meter Assessment

Date: February 28, 2025

Inspectors: Chief Building Official Matt Hanson, Code Enforcement Officer Daniel Mansbach

Summary:

During our inspection of the property, Code Enforcement Officer Daniel Mansbach and I observed significant damage to the primary structure, the occupied shed, and issues related to the water meter. Additionally, several junk vehicles were observed on the property, contributing to the overall state of disrepair.

Primary Structure:

The primary structure, which is the original home, has suffered **substantial damage** as defined by the International Building Code (IBC):

- **Substantial Damage:** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Large roof and exterior wall sections at the back and half of the structure have been destroyed. The home has been exposed to the elements since the original fire in September 2018 and is filled with debris to the extent that it is impossible to walk through. Based on my observations, I believe the home is beyond rehabilitation and will require demolition.

- The dwelling lacks properly installed and operational lighting in accordance with applicable building codes.
- All electrical wiring within the structure is compromised and does not comply with applicable building codes.
- The roof decking has failed, allowing moisture penetration into areas used for human habitation.
- The structure and surrounding site contain hazardous and unsanitary conditions, including but not limited to: overgrown weeds and vegetation, accumulated junk and debris, dead organic matter, garbage, offal, stagnant water, and other conditions conducive to the breeding and infestation of insects, snakes, vermin, or rodents.
- The structure and its components are not maintained in compliance with applicable building codes, including but not limited to those adopted under Section 14-2 of this Code: the International Building Code, the International Residential Code, the NFPA (Administrative Use

of the National Electrical Code), the International Fire Code, the International Plumbing Code, the International Mechanical Code, the International Fuel Gas Code, and the International Property Maintenance Code.

- The dwelling is not connected to the city's sanitary sewer system and does not have an approved on-site sewer system in compliance with city health department regulations.
- The dwelling lacks essential plumbing fixtures, including a water closet, lavatory, bathtub, shower, clothes washer, or dishwasher, which are either improperly connected to the city's sanitary sewer system or an unapproved on-site sewer system.
- The premises are littered with garbage, rubbish, and other unsightly materials, creating a nuisance and a potential health hazard.
- The ceilings, roof, and structural supports are in a deteriorated condition, failing to support imposed loads safely, with visible sagging, splitting, or buckling.
- All plumbing systems within the dwelling fail to comply with the International Plumbing Code, as adopted under Section 14-2 of this Code.
- The mechanical systems within the dwelling are improperly installed and do not comply with the International Mechanical Code, as adopted under Section 14-2 of this Code.
- The dwelling lacks effective waterproofing on exterior walls, roofs, foundations, and floors, as evidenced by deteriorated, crumbling, or loose plaster, broken or missing exterior windows or doors, absence of protective paint, and damaged or missing exterior wall and roof coverings.
- The dwelling contains combustible waste, vegetation, or other flammable materials that pose a fire or explosion hazard, unless properly stored in compliance with applicable laws.
- The dwelling is non-compliant with building codes governing plumbing, electrical, and heating systems.
- The dwelling has sustained fire damage and is not properly secured, posing a risk of becoming an unsecured or dangerous structure.

Occupied Shed:

We were unable to enter the shed due to significant debris blocking the entrance. There were obvious signs of fire damage visible from the exterior, and the occupant pointed out areas torn away by the fire department while responding to the shed's structure fire, a later and separate incident from the primary structure fire. From what I could gather, the shed does not meet the International Residential Code (IRC) definition of a "dwelling" or "dwelling unit." According to the IRC:

- **DWELLING.** Any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.
- **DWELLING UNIT.** A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. For the definition applicable in Chapter 11, see Section N1101.6.

Under these definitions and lacking water service, the shed does not qualify as a dwelling or dwelling unit.

Water Meter:

We encountered difficulties in locating the property's water meter due to extensive overgrowth and its generally poor condition. The occupant noted that the property's water meter is shut off and broken, and according to TCEQ regulations, each dwelling must have its own water meter. Since we could not find the meter for the primary structure, the hose-bibs were inoperable, and GVSUD has installed no additional meters, it can be concluded that the shed was not connected to the water supply.

Conclusion:

1. The primary structure (original home) has sustained **substantial damage** and is beyond repair or rehabilitation.
2. The shed does not meet the IRC's definition of a dwelling and shows obvious signs of fire damage. Additionally, the shed lacks a water connection, let alone an independent water connection, as TCEQ regulations require.

Further investigation may be needed once access to the shed is possible and the property's condition is addressed for a more thorough assessment.

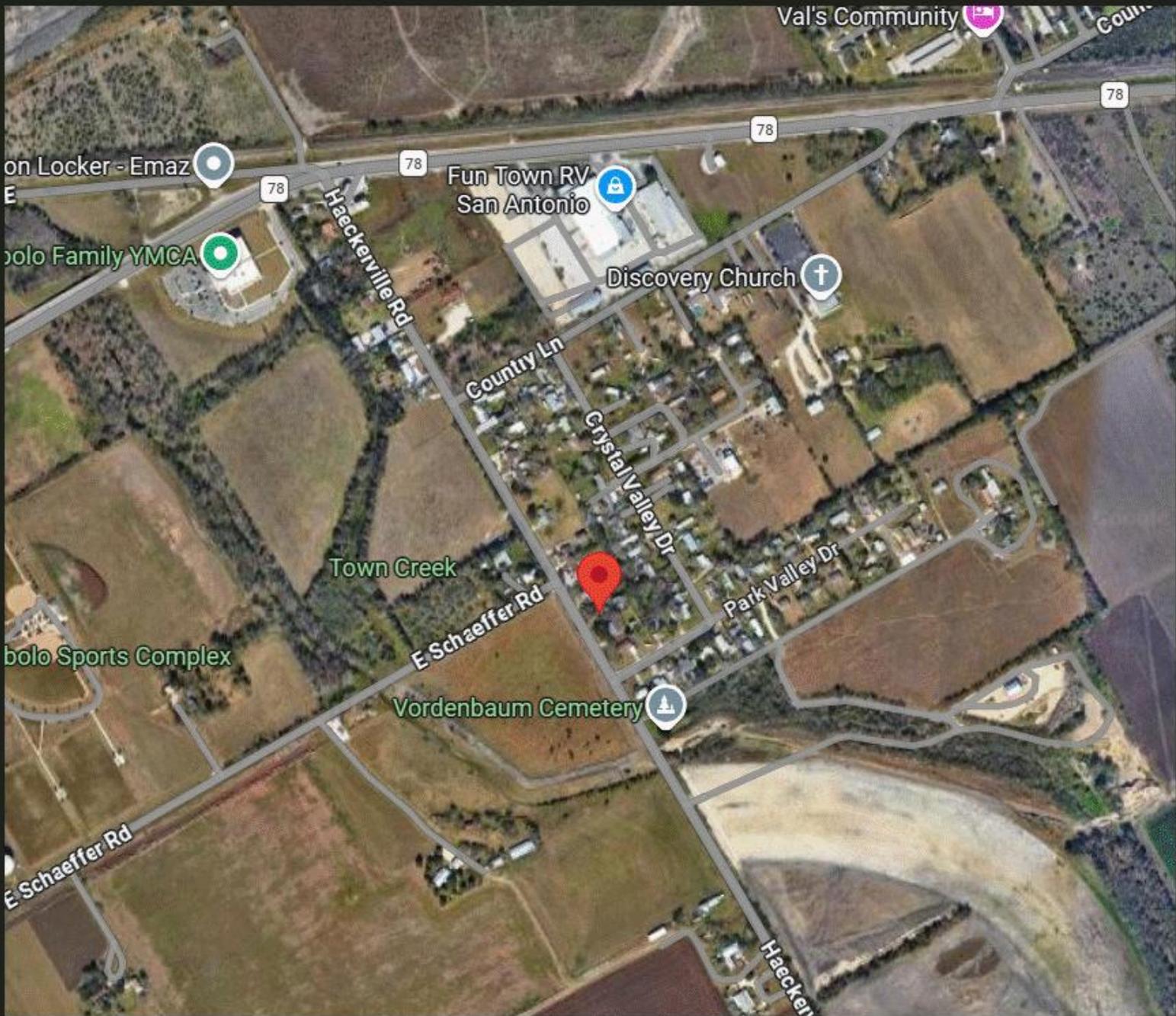
Recommendations:

1. Consider the demolition of the primary structure, given its substantial damage and condition.
2. Clear debris blocking access to the property and entrance to the occupied shed to allow for further inspection.
3. Address the overgrowth on the property to improve visibility and accessibility to key infrastructure, such as the water meter.

Report Filed By: Matt Hanson
Chief Building Official
March 3, 2025







on Locker - Emaz

olo Family YMCA

olo Sports Complex

E Schaeffer Rd

Fun Town RV
San Antonio

Discovery Church

Town Creek

E Schaeffer Rd

Vordenbaum Cemetery

Crystal Valley Dr

Park Valley Dr

Hacken

Val's Community

78

78

78

78

Hackerville Rd

Country Ln

Coun



City Council Regular Meeting Staff Report

A. Approval of the minutes of the City Council Meeting held on February 10, 2026

Meeting	Agenda Group
Tuesday, February 24, 2026, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 10A.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[021026 Council Minutes.pdf](#)



CIBOLO CITY COUNCIL
CIBOLO MUNICIPAL BUILDING
200 S. Main
Cibolo, Texas 78108
February 10, 2026
6:30 p.m.

Minutes

1. Call to Order – The meeting was called to order by Mayor Latimer at 6:32 p.m.
2. Roll Call and Excused Absences – Members Present: Mayor Latimer, Councilman McGlothin, Councilman R. Roberts, Councilwoman Patterson, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilwoman Brown.
3. Invocation – Invocation was given by Chaplin Minton.
4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.
5. Proclamation
 - A. Proclamation for Teen Dating Violence Awareness and Prevention Month.

Councilwoman Patterson read the Proclamation for Teen Dating Violence Awareness and Prevention Month. Mayor Latimer and Councilwoman Patterson presented the Proclamation to the following groups – Director of Love is Respect, Board Member for the National Domestic Violence Hotline, Air Force Division Chief for Integrated Resilience, Cibolo Crime Victim Liaison, Thriving Hearts Crisis Center, and Steele High School Student Councilors.
6. Public Hearing
 - A. Conduct a public hearing regarding a request to amend the Future Land Use Map (FLUM) in the Cibolo Tomorrow Comprehensive Plan to change the future land use designation from Community Residential to Compact Residential for certain real properties located at 4240 and 4270 Green Valley Road, legally described as ABS: 137 SUR: T GARCIA 6.8620 AC, and ABS: 137 SUR: T GARCIA 4.9580 AC.

Mayor Latimer opened the public hearing at 7:02 p.m. Mr. Cooks spoke during this item and stated that we should not take single-family zoning and change it to multi-family. He said that this is just a money making project for the developer. Chaplain Minton wanted to know why the Planning and Zoning Commission denied the request. Mayor Latimer closed the public hearing at 7:08 p.m.

7. Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is an opportunity for visitors and guests to address the City Council on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the City Council may present any factual response to items brought up by citizens. (Attorney General Opinion – JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Council as a body. Remarks may also be addressed to any individual member of the Council so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee, including City Staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed.

The following individuals spoke during this item. Ms. Titterington from the Chamber reminded everyone of the luncheon scheduled for February 17th. She also informed the council of any upcoming events, and ribbon cuttings. Ms. Harper spoke on the Youth Council and the Summit Conference that the group attended. Mr. Cook spoke on flock cameras which he felt was a violence of the fourth amendment. Mr. Punot spoke on item 12A. He talked about the denial of his request by the P&Z. Mr. Punot said that he did not see where a denial meets the criteria for a denial. The following individuals spoke on the retirement of the City Secretary – Mr. Allen, Mr. Hicks, Ms. Allen, Mr. Boyle, and members of the Youth Council.

8. Consent Agenda – Consent Items (General Items)

(All items listed below are considered to be routine and non-controversial by the council and will be approved by one motion. There will be no separate discussion of these items unless a Council member requests, in which case the item will be removed from the consent agenda and will be considered as part of the order of business.) .

A. Approval of the minutes of the City Council Meeting held on January 27, 2026.

Councilwoman Patterson made the motion to approve the consent agenda. The motion was seconded by Councilman R. Roberts. For: All; Against: None. The motion carried 7 to 0.

9. Mayor’s Follow-up

A. Union Pacific sidewalk across railroad track on Main St.- This will remaining on agenda until the sidewalk is built.

B. Saddle Creek Ranch – The Mayor stated that she has heard from the residents, and their voices are not being ignored. Saddle Creek Ranch has no PIA. She is working with staff and Mr. Reed on the Flooding and Stormwater issues. Mayor Latimer will continue to work to help find some kind of solution to help the residents of this subdivision.

10. Staff Update

A. Administration

a. Capital Improvement Program – Updates on Projects

Main Street sidewalk across railroad – Planning

SB 1555 Grant - Planning

Veterans/Niemietz Park Renovations – Planning

Community Center Renovations Phase II - Planning
FM 78 – Water Main Extension – Under Construction
FM 78 – Sewer Rehabilitation – Under Construction
FM 1103 – Utility Relocation – Design
Deer Creek Blvd (Cordero to Falling Sun) – Substantial Completion
FY25 Street Rehabilitation Package 2 – Under Construction
 Silver Wing (CVD to Thistle Creek) – Under Construction
 Town Creek Road (Green Valley Rd to Bentwood Pass) – Under Construction
 Firebird Run (Silver Wing to Kipper Ave) – Under Construction
Tolle Rd - Design
Town Creek Trail - Design

- b. RFP's, RFQ's, RFB's, and ITB's – Wayfinding RFP released 1-16-26
 - c. Staff Travel – No new requests for out of state travel.
 - d. Aisin Facility Tour – scheduled for March 2 at 11am.
 - e. Council's Strategic Management Workshop Date for 2026 – Scheduled for March 28th.
 - f. Council SWOT Analysis – Information will be sent in advance of the meeting of 2/24.
- B. Police Department – In council packet. Councilwoman Cunningham did state that she has some concerns about the Animal Services numbers.

11. Resolutions

- A. Approval/Disapproval of a Resolution to amend the Cibolo Youth Advisory Council (CYAC) Bylaws.

Councilwoman Sanchez-Stephens approved the Resolution to amend the Cibolo Youth Advisory Council (CYAC) Bylaws with the change to Section 2-4A changing Moment of Silence to Moment of Reflection as approved in the minutes of June. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

12. Ordinances

- A. Approval/Disapproval of an Ordinance amending the Future Land Use Map (FLUM) in the Cibolo Tomorrow Comprehensive Plan to change the Future land use designation from Community Residential to Compact Residential for certain real properties located at 4240 and 4270 Green Valley Road, Legally described as ABS: 137 SUR: T GARCIA 6.8620 AC, and ABS: 137 SUR: T GARCIA 4.9580 AC.

Councilwoman Cunningham made the motion to deny as the request to amend the FLUM fails to meet approval criteria #5 in Section 3.6D of the UDC, which requires consideration of whether circumstances have changed since adoption of the Comprehensive Plan. The absence of change in circumstances since adoption of the Comprehensive Plan on September 24, 2025, that would warrant an amendment to the FLUM. The motion was seconded by Councilman McGlothlin. For: All; Against: None. The motion carried 7 to 0.

13. Discussion/Action

- A. Discussion/Action to approve the Schlather Ranch Residential Subdivision Public Improvement Agreement.

Councilwoman Cunningham made the motion to table this item and to have a workshop on this item. The motion was seconded by Councilwoman Brown. For: Councilwoman Patterson, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilwoman Brown; Against: Councilman McGlothlin and Councilman R. Roberts. The motion carried 5 to 2.

- B. Discussion/Action on the FY25 Annual Report and the updated FY26-27 Council Strategic Plan, including the public posting of these documents on the City's website.

Councilwoman Cunningham made the motion to approve both the FY25 Annual Report and the FY26-FY27 Strategic Plan and to direct staff to publish both approved documents on the City's website. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 7 to 0.

- C. Discussion from Councilmembers that have attended seminars, events, or meetings.

Councilwoman Patterson had a tour of the Cibolo Animal Shelter and also attended Smoothie with the COPS and attended the filming at Grampies on America Best Restaurants. Councilwoman Cunningham attended Smoothie with the COPS, the Youth Council summit, and the Youth Council meeting. Mayor Latimer JBSA 1st Friday meeting and also had a class on Texas Water Board Funding. Councilwoman Sanchez-Stephens attended the Youth Council Summit and a JBSA Task Force event. Councilwoman D. Roberts attended the CRWA Board Meeting and the Parks & Recreation Meeting. Councilwoman Brown attended the Youth Council Summit, joined the Seniors at the Senior Center in Line-Dancing, and attended the JBSA 1st Friday event.

- D. Discussion on items the City Council would like to see on future agendas.

Youth Council presentation at the last meeting in March. Appointment of councilmembers to a Youth Council Sub-Committee.

- E. Discussion/Action on the review and confirmation of all upcoming meetings, special meetings and workshops and scheduling the time, date and place of additional meetings, special meetings or workshops.

No changes to calendars in the packet.

14. Adjournment

Councilman R. Roberts made the motion to adjourn the meeting at 9:26 p.m. The motion was seconded by Councilman McGlothlin. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 24TH DAY OF FEBRUARY 2026.

Kara Latimer
Mayor

ATTEST

Valerie Chapman
Deputy City Secretary



City Council Regular Meeting Staff Report

B. Approval of the October 2025 Revenue & Expense Report pending final acceptance of the City's financial audit for the 25-26 fiscal year.

Meeting	Agenda Group
Tuesday, February 24, 2026, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 10B.
From	
Jessica Donoho, Accounting Manager	
Staff Contact(s)	
Anna Miranda,	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Revenue Expense Report-2025.10.31.pdf](#)



" City of Choice"

Revenue and Expense Report

October 31, 2025

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-OCTOBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
GENERAL FUND							
	Beginning Fund Balance	6,214,873	6,738,634		6,738,634		
	General and franchise taxes	20,050,000	20,050,000	17,061	17,061	20,032,939	0.1%
	Permits and fees	58,000	58,000	182	182	57,819	0.3%
	Animal Control	42,000	42,000	4,347	4,347	37,653	10.4%
	Court and Alarm Permits	197,100	197,100	18,762	18,762	178,338	9.5%
	Interest and Miscellaneous	469,164	469,164	33,927	33,927	435,237	7.2%
	Parks and Grants	153,182	153,182	7,744	7,744	145,438	5.1%
	Intergovernmental and Transfers	3,568,806	3,568,806	229,287	229,287	3,339,519	6.4%
	Other Financing Sources	25,000	25,000	46,233	46,233	(21,233)	184.9%
	Revenue Subtotal	24,563,252	24,563,252	357,541	357,541	24,205,711	1.5%
10151	Salaries and Benefits	17,066,778	17,051,087	1,106,794	1,106,794	15,944,293	6.5%
10152	Services, Utilities & Training	3,544,303	3,619,783	479,512	479,512	3,140,271	13.2%
10153	General Supplies and Repairs	1,395,640	1,385,602	78,032	78,032	1,307,570	5.6%
10154	Capital and NonCapital	118,500	155,987	3,273	3,273	152,714	2.1%
10155	Other Expenses	1,794,954	1,794,954	125,953	125,953	1,669,001	7.0%
10158	Transfers	127,423	191,711	42,427	42,427	149,284	22.1%
10159	Debt Service	843,100	843,100	14,817	14,817	828,283	1.8%
	Expenditure Subtotal	24,890,698	25,042,223	1,850,808	1,850,808	23,191,415	7.4%
10/31/2025	Net Change	(327,446)	(478,971)	(1,493,267)	(1,493,267)	1,014,296	
	GENERAL FUND (Unaudited)	5,887,427	6,259,662		5,245,367		
Expenditures by Department:							
	CITY MANAGER	666,692	666,692	45,113	45,113	621,579	6.8%
	PUBLIC RELATIONS	155,367	155,367	9,660	9,660	145,707	6.2%
	CITY COUNCIL	63,495	63,495	6,722	6,722	56,773	10.6%
	CITY SECRETARY	464,812	464,812	32,773	32,773	432,039	7.1%
	POLICE DEPARTMENT	7,832,894	7,837,894	456,842	456,842	7,381,052	5.8%
	MUNICIPAL COURT	195,710	195,710	10,814	10,814	184,896	5.5%
	CODE ENFORCEMENT	196,112	219,712	14,395	14,395	205,317	6.6%
	PUBLIC WORKS - STREETS	1,427,832	1,432,832	106,610	106,610	1,326,222	7.4%
	PUBLIC WORKS - ADMIN	1,126,309	1,156,309	77,640	77,640	1,078,669	6.7%
	ANIMAL SERVICES	549,034	549,034	30,867	30,867	518,167	5.6%
	PARKS & FACILITY MAINTENANCE	1,251,208	1,251,208	89,268	89,268	1,161,940	7.1%
	ECONOMIC DEVELOPMENT	270,324	270,324	22,500	22,500	247,824	8.3%
	FINANCE DEPARTMENT	675,278	676,497	42,624	42,624	633,873	6.3%
	INFORMATION TECHNOLOGY DEPT	1,676,549	1,676,549	336,093	336,093	1,340,456	20.0%
	HUMAN RESOURCES	605,719	605,719	43,096	43,096	562,623	7.1%
	FIRE DEPARTMENT	6,258,603	6,279,158	401,621	401,621	5,877,536	6.4%
	NON-DEPARTMENTAL	1,474,760	1,540,911	124,170	124,170	1,416,741	8.1%
	Expenditure Subtotal	24,890,698	25,042,223	1,850,808	1,850,808	23,191,415	7.4%

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-OCTOBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
UTILITY FUND							
	Beginning Fund Balance	10,003,583	10,260,790		10,260,790		
	Utility Services	18,504,850	18,504,850	1,637,975	1,637,975	16,866,875	8.9%
	Meter connections	48,000	48,000	3,933	3,933	44,067	8.2%
	Credit card fees	165,000	165,000	15,143	15,143	149,857	9.2%
	Interest Transfers and Misc	415,000	415,000	43,562	43,562	371,438	10.5%
	Other Financing Sources	-	-	-	-	-	
	Revenue Subtotal	19,132,850	19,132,850	1,700,613	1,700,613	17,432,237	8.9%
50251	Salaries and Benefits	1,747,678	1,747,678	111,653	111,653	1,636,025	6.4%
50252	Services, Utilities & Training	1,098,497	1,199,213	60,388	60,388	1,138,826	5.0%
50253	General Supplies and Repairs	408,350	408,350	47,661	47,661	360,689	11.7%
50254	Capital and NonCapital	92,088	350,573	-	-	350,573	0.0%
50255	Other Expenses	7,408,500	7,408,500	704,302	704,302	6,704,198	9.5%
50256	Contracted Water Costs	6,554,237	6,554,237	442,200	442,200	6,112,037	6.7%
50258	Transfers	1,583,940	1,583,940	115,567	115,567	1,468,373	7.3%
50259	Debt Service	1,017,391	1,017,391	4,862	4,862	1,012,529	0.5%
	Expenditure Subtotal	19,910,681	20,269,882	1,486,633	1,486,633	18,783,250	7.3%
	Net Change	(777,831)	(1,137,032)	213,980	213,980	(1,351,012)	
10/31/2025	WATER & SEWER FUND (Unaudited)	9,225,752	9,123,758		10,474,770		
Expenditures by Department:							
	UTILITIES ADMINISTRATION	4,780,812	4,781,211	487,406	487,406	4,293,805	10.2%
	UTILITY OPERATIONS-GENERAL	2,404,524	2,689,880	182,465	182,465	2,507,415	6.8%
	UTILITY OPERATIONS-WASTEWATER	4,793,417	4,866,863	359,193	359,193	4,507,670	7.4%
	UTILITY OPERATIONS-WATER	6,947,237	6,947,237	457,169	457,169	6,490,068	6.6%
	UTILITIES - DEBT/NON-DEPARTMENTAL	984,691	984,691	400	400	984,291	0.0%
	Expenditure Subtotal	19,910,681	20,269,882	1,486,633	1,486,633	18,783,250	7.3%

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-OCTOBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>DRAINAGE UTILITY DISTRICT</u>							
	Beginning Fund Balance (Unaudited)	905,977	933,330		933,330		
	Utility Services	1,638,000	1,638,000	137,694	137,694	1,500,306	8.4%
	Interest Transfers and Misc	35,000	35,000	2,775	2,775	32,225	7.9%
	Revenue Subtotal	1,673,000	1,673,000	140,469	140,469	1,532,531	8.4%
50151	Salaries and Benefits	963,946	963,946	62,262	62,262	901,684	6.5%
50152	Services, Utilities & Training	136,255	136,255	4,300	4,300	131,955	3.2%
50153	General Supplies and Repairs	137,000	137,000	24,162	24,162	112,838	17.6%
50154	Capital and NonCapital	249,650	264,237	14,997	14,997	249,240	5.7%
50155	Other Expenses	66,500	66,500	-	-	66,500	0.0%
50158	Transfers	248,500	248,500	24,930	24,930	223,570	10.0%
50159	Debt Service	39,000	39,000	3,267	3,267	35,733	8.4%
	Expenditure Subtotal	1,840,851	1,855,438	133,918	133,918	1,721,520	7.2%
	Net Change	(167,851)	(182,438)	6,551	6,551	(188,989)	
	DRAINAGE UTILITY DISTRICT (Unaudited)	738,126	750,892		939,881		

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-OCTOBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>DEVELOPMENT SERVICES FUND</u>							
	Beginning Fund Balance (Unaudited)	132,730	-		-		
	Permits and Fees	2,724,000	2,724,000	123,103	123,103	2,600,897	4.5%
	Interest Transfers and Misc	115,000	115,000	3,873	3,873	111,127	3.4%
	Revenue Subtotal	2,839,000	2,839,000	126,977	126,977	2,712,023	4.5%
50051	Salaries and Benefits	773,620	773,620	37,732	37,732	735,888	4.9%
50052	Services, Utilities & Training	1,584,400	1,587,400	62,087	62,087	1,525,313	3.9%
50053	General Supplies and Repairs	27,750	24,750	255	255	24,495	1.0%
50054	Capital and NonCapital	2,500	2,500	-	-	2,500	0.0%
50055	Other Expenses	100,000	100,000	7,690	7,690	92,310	7.7%
50058	Transfers	143,500	143,500	15,147	15,147	128,353	10.6%
50059	Debt Service	-	-	-	-	-	
	Expenditure Subtotal	2,631,770	2,631,770	122,911	122,911	2,508,859	4.7%
	Net Change	207,230	207,230	4,066	4,066	203,164	
	10/31/2025 DEVELOPMENT SERVICES FUND (Unaudited)	339,960	207,230		4,066		
<u>Expenditures by Department:</u>							
	PLANNING SERVICES	1,127,370	1,130,370	62,789	62,789	1,067,581	5.6%
	BUILDING SERVICES	1,460,400	1,460,400	58,499	58,499	1,401,901	4.0%
	NON-DEPARTMENTAL	44,000	41,000	1,622	1,622	39,378	4.0%
	Expenditure Subtotal	2,631,770	2,631,770	122,911	122,911	2,508,859	4.7%

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-OCTOBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>ECONOMIC DEVELOPMENT CORPORATION</u>							
	Beginning Fund Balance (Unaudited)	2,736,413	3,478,165		3,478,165		
	Sales Tax	1,460,000	1,460,000	-	-	1,460,000	0.0%
	Interest Transfers and Misc	85,000	85,000	11,696	11,696	73,304	13.8%
	Revenue Subtotal	1,545,000	1,545,000	11,696	11,696	1,533,304	0.8%
80551	Salaries and Benefits	-	-	-	-	-	
80552	Services, Utilities & Training	567,255	634,829	44,873	44,873	589,956	7.1%
80553	General Supplies and Repairs	20,300	20,300	144	144	20,156	0.7%
80554	Capital and NonCapital	7,000	7,000	-	-	7,000	0.0%
80555	Other Expenses	107,000	117,000	6,967	6,967	110,033	6.0%
80558	Transfers	171,275	171,275	4,106	4,106	167,169	2.4%
80559	Debt Service	319,455	319,455	-	-	319,455	0.0%
	Expenditure Subtotal	1,192,285	1,269,859	56,090	56,090	1,213,769	4.4%
	Net Change	352,715	275,141	(44,394)	(44,394)	319,535	
10/31/2025	ECONOMIC DEVELOPMENT FUND (Unaudited)	3,089,128	3,753,306		3,433,771		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-OCTOBER

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>DEBT SERVICE FUND</u>							
	Beginning Fund Balance	1,395,585	1,731,331		1,731,331		
	General and franchise taxes	6,795,000	6,795,000	6,572	6,572	6,788,428	0.1%
	Interest Transfers and Misc	1,211,425	1,211,425	18,511	18,511	1,192,914	
	Revenue Subtotal	8,006,425	8,006,425	25,082	25,082	7,981,343	0.3%
	DEBT SERVICE FUND	8,003,143	8,003,143	1,200	1,200	8,001,943	0.0%
	Expenditure Subtotal	8,003,143	8,003,143	1,200	1,200	8,001,943	0.0%
	Net Change	3,282	3,282	23,882	23,882	(20,600)	
	DEBT SERVICE FUND (unaudited)	1,398,867	1,734,613		1,755,213		

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-OCTOBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
CIBOLO PUBLIC FACILITY CORPORATION							
	Beginning Fund Balance	2,426,227	2,536,057		2,536,057		
81032	Permits and fees	14,000	14,000	1,264	1,264	12,736	9.0%
81035	Interest and Miscellaneous	100,000	100,000	9,549	9,549	90,451	9.5%
81038	Transfers	-	-	-	-	-	
	Revenue Subtotal	114,000	114,000	10,813	10,813	103,187	9.5%
81052	Services, Utilities & Training	53,000	53,000	-	-	53,000	0.0%
81053	General supplies and Repairs	-	-	-	-	-	
81054	Capital and NonCapital	-	101,590	5,494	5,494	96,096	5.4%
81055	Other Expenses	-	-	-	-	-	
81057	Construction	250,000	257,663	7,189	7,189	250,474	
81058	Transfers	14,000	14,000	-	-	14,000	0.0%
	Expenditure Subtotal	317,000	426,253	12,683	12,683	413,570	3.0%
	Net Change	(203,000)	(312,253)	(1,870)	(1,870)	(310,383)	
	CIBOLO PUBLIC FACILITY CORP (Unaudited)	2,223,227	2,223,805		2,534,188		

SPECIAL EVENTS

	Beginning Fund Balance	100	(7,293)		(7,293)		
20134	Fees	-	-	1,117	1,117	(1,117)	
20135	Interest and Miscellaneous	-	-	-	-	-	
20136	Event income	72,500	72,500	61,168	61,168	11,332	84.4%
20138	Transfers	30,000	30,000	30,000	30,000	-	100.0%
	Revenue Subtotal	102,500	102,500	92,285	92,285	10,215	90.0%
20152	Services, Utilities & Training	77,800	77,800	73,679	73,679	4,121	94.7%
20153	General supplies and Repairs	21,800	21,800	11,629	11,629	10,171	53.3%
20154	Capital and NonCapital	-	-	-	-	-	
20155	Other Expenses	400	400	853	853	(453)	213.3%
20158	Transfers	-	-	-	-	-	
	Expenditure Subtotal	100,000	100,000	86,161	86,161	13,839	86.2%
	Net Change	2,500	2,500	6,124	6,124	(3,624)	
	SPECIAL EVENTS (Unaudited)	2,600	(4,793)		(1,169)		

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-OCTOBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
WATER IMPACT FEES							
	Beginning Fund Balance	5,529,075	5,642,247		5,642,247		
52232	Permits and Fees	200,000	200,000	-	-	200,000	0.0%
52235	Interest and Miscellaneous	200,000	200,000	19,319	19,319	180,681	9.7%
	Revenue Subtotal	400,000	400,000	19,319	19,319	380,681	4.8%
52252	Services, Utilities & Training	15,000	75,756	-	-	75,756	0.0%
52254	Capital and NonCapital	-	4,049	-	-	4,049	0.0%
52257	Construction	-	70,060	-	-	70,060	0.0%
	Expenditure Subtotal	15,000	149,865	-	-	149,865	0.0%
	Net Change	385,000	250,135	19,319	19,319	230,817	
	WATER IMPACT FEES (unaudited)	5,914,075	5,892,383		5,661,566		
WASTEWATER IMPACT FEES							
	Beginning Fund Balance	3,941,034	4,027,178		4,027,178		
52432	Permits and Fees	250,000	250,000	6,596	6,596	243,405	2.6%
52435	Interest and Miscellaneous	120,000	120,000	14,389	14,389	105,611	12.0%
	Revenue Subtotal	370,000	370,000	20,985	20,985	349,015	5.7%
52452	Services, Utilities & Training	15,000	82,286	-	-	82,286	0.0%
52454	Capital and NonCapital	-	-	-	-	-	
52457	Construction	3,183,500	3,286,347	100	100	3,286,247	0.0%
	Expenditure Subtotal	3,198,500	3,368,633	100	100	3,368,533	0.0%
	Net Change	(2,828,500)	(2,998,633)	20,885	20,885	(3,019,518)	
	WASTEWATER IMPACT FEES (unaudited)	1,112,534	1,028,544		4,048,062		

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-OCTOBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
TRAFFIC IMPACT FEES							
	Beginning Fund Balance	5,549,023	5,567,751		5,567,751		
32032	Permits and Fees	620,000	620,000	10,777	10,777	609,223	1.7%
32035	Interest and Miscellaneous	120,000	120,000	18,346	18,346	101,654	15.3%
	Revenue Subtotal	740,000	740,000	29,123	29,123	710,877	3.9%
32052	Services, Utilities & Training	15,000	130,484	-	-	130,484	0.0%
32057	Construction	4,825,225	4,834,051	-	-	4,834,051	0.0%
	Expenditure Subtotal	4,840,225	4,964,535	-	-	4,964,535	0.0%
	Net Change	(4,100,225)	(4,224,535)	29,123	29,123	(4,253,657)	
	TRAFFIC IMPACT FEES (unaudited)	1,448,798	1,343,216		5,596,873		

DRAINAGE IMPACT FEES

	Beginning Fund Balance	3,819,246	4,015,682		4,015,682		
52032	Permits and Fees	350,000	350,000	10,172	10,172	339,828	2.9%
52035	Interest and Miscellaneous	120,000	120,000	14,347	14,347	105,653	12.0%
	Revenue Subtotal	470,000	470,000	24,519	24,519	445,481	5.2%
52052	Services, Utilities & Training	15,000	57,461	-	-	57,461	0.0%
52054	Capital and NonCapital	-	-	-	-	-	-
52057	Construction	2,030,640	2,101,743	-	-	2,101,743	0.0%
	Expenditure Subtotal	2,045,640	2,159,204	-	-	2,159,204	0.0%
	Net Change	(1,575,640)	(1,689,204)	24,519	24,519	(1,713,724)	
	DRAINAGE IMPACT FEES (unaudited)	2,243,606	2,326,478		4,040,202		

PARKLAND FEES

	Beginning Fund Balance	1,106,350	525,528		525,528		
32236	Permits and Fees	100,000	100,000	1,200	1,200	98,800	0
32235	Interest and Miscellaneous	40,000	40,000	3,913	3,913	36,087	9.8%
	Revenue Subtotal	140,000	140,000	5,113	5,113	134,887	3.7%
32252	Services, Utilities & Training	-	-	-	-	-	-
32254	Capital and NonCapital	-	-	-	-	-	-
32257	Construction	650,000	669,293	-	-	669,293	0.0%
	Expenditure Subtotal	650,000	669,293	-	-	669,293	0.0%
	Net Change	(510,000)	(529,293)	5,113	5,113	(534,406)	
	PARKLAND FEES (unaudited)	596,350	(3,765)		530,641		

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-OCTOBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
COURT TECHNOLOGY FEES							
	Beginning Fund Balance	5,942	6,536		6,536		
23334	Permits and Fees	5,000	5,000	550	550	4,450	11.0%
23335	Interest and Miscellaneous	75	75	15	15	60	20.1%
	Revenue Subtotal	5,075	5,075	565	565	4,510	11.1%
23352	Services, Utilities & Training	6,000	6,000	6,000	6,000	-	100.0%
23354	Capital and NonCapital	-	-	-	-	-	
	Expenditure Subtotal	6,000	6,000	6,000	6,000	-	100.0%
	Net Change	(925)	(925)	(5,435)	(5,435)	4,510	
	COURT TECHNOLOGY FEES (unaudited)	5,017	5,611		1,101		

COURT SECURITY FEES

	Beginning Fund Balance	37,942	37,860		37,860		
23434	Permits and Fees	6,000	6,000	665	665	5,335	11.1%
23435	Interest and Miscellaneous	1,000	1,000	102	102	898	10.2%
	Revenue Subtotal	7,000	7,000	767	767	6,233	11.0%
23452	Services, Utilities & Training	-	-	-	-	-	
23458	Transfers	6,000	6,000	821	821	5,179	
	Expenditure Subtotal	6,000	6,000	821	821	5,179	13.7%
	Net Change	1,000	1,000	(53)	(53)	1,053	
	COURT SECURITY FEES (unaudited)	38,942	38,860		37,806		

POLICE SEIZURE FUND

	Beginning Fund Balance	47,443	93,666		93,666		
23534	Permits and Fees	10,000	10,000	116	116	9,884	1.2%
23539	Other Financing Sources	-	-	-	-	-	
23535	Interest and Miscellaneous	2,500	2,500	180	180	2,320	7.2%
	Revenue Subtotal	12,500	12,500	296	296	12,204	2.4%
23552	Services, Utilities & Training	-	10,000	-	-	10,000	0.0%
23553	General supplies and repairs	30,000	30,000	-	-	30,000	0.0%
23554	Capital and Non Capital	-	-	-	-	-	
23558	Transfers	-	30,000	-	-	30,000	0.0%
	Expenditure Subtotal	30,000	70,000	-	-	70,000	0.0%
	Net Change	(17,500)	(57,500)	296	296	(57,796)	
	POLICE SEIZURE FUND (unaudited)	29,943	36,166		93,962		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-OCTOBER

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>POLICE EDUCATION FUND</u>							
	Beginning Fund Balance	7,699	8,984		8,984		
23634	Grants	2,500	2,500	-	-	2,500	0.0%
23635	Interest and Miscellaneous	300	300	24	24	276	8.2%
	Revenue Subtotal	2,800	2,800	24	24	2,776	0.9%
23652	Services, Utilities and Training	5,000	5,000	-	-	5,000	0.0%
23654	Capital and Non Capital	-	-	-	-	-	
	Expenditure Subtotal	5,000	5,000	-	-	5,000	0.0%
	Net Change	(2,200)	(2,200)	24	24	(2,224)	
	POLICE EDUCATION FUND (unaudited)	5,499	6,784		9,009		
<u>SPECIAL DONATIONS FUND</u>							
	Beginning Fund Balance	25,359	30,146		30,146		
20234	Donations and Grants	2,500	2,500	-	-	2,500	0.0%
20235	Interest and Miscellaneous	750	750	75	75	675	10.0%
	Revenue Subtotal	3,250	3,250	75	75	3,175	2.3%
20252	Services, Utilities and Training	5,000	5,000	1,013	1,013	3,987	20.3%
20253	General Supplies and Repairs	5,000	5,000	-	-	5,000	0.0%
20254	Capital and Non Capital	-	-	-	-	-	
	Expenditure Subtotal	10,000	10,000	1,013	1,013	8,987	10.1%
	Net Change	(6,750)	(6,750)	(937)	(937)	(5,813)	
	SPECIAL DONATIONS FUND (unaudited)	18,609	23,396		29,208		
<u>CHILD SAFETY FEES</u>							
	Beginning Fund Balance	35,429	44,281		44,281		
23834	Donations and Grants	45,000	45,000	3,654	3,654	41,346	8.1%
23835	Interest and Miscellaneous	1,250	1,250	137	137	1,113	10.9%
	Revenue Subtotal	46,250	46,250	3,791	3,791	42,459	8.2%
23853	General Supplies and Repairs	-	-	-	-	-	
23854	Capital & Non-Capital	-	-	-	-	-	
23858	Transfers	30,000	30,000	3,613	3,613	26,387	12.0%
	Expenditure Subtotal	30,000	30,000	3,613	3,613	26,387	12.0%
	Net Change	16,250	16,250	178	178	16,072	
	CHILD SAFETY FEE (unaudited)	51,679	60,531		44,459		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-OCTOBER

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>STREET MAINTENANCE TAX</u>							
	Beginning Fund Balance	923,720	1,445,874		1,445,874		
23930	General Taxes	1,460,000	1,460,000	-	-	1,460,000	0.0%
23935	Interest and Miscellaneous	30,000	30,000	4,431	4,431	25,569	14.8%
23936	Donations and grants	-	-	-	-	-	
23938	Transfers	-	-	-	-	-	
	Revenue Subtotal	1,490,000	1,490,000	4,431	4,431	1,485,569	0.3%
23952	Services, Utilities, and Training	650,000	1,165,730	478,846	478,846	686,884	41.1%
23953	General Supplies and Repairs	100,000	107,000	2,618	2,618	104,382	2.4%
23954	Capital and NonCapital	-	-	-	-	-	
23957	Construction	-	-	-	-	-	
23958	Transfers	865,150	865,150	-	-	865,150	0.0%
	Expenditure Subtotal	1,615,150	2,137,880	481,465	481,465	1,656,415	22.5%
	Net Change	(125,150)	(647,880)	(477,034)	(477,034)	(170,846)	
	STREET MAINTENACE TAX (unaudited)	798,570	797,994		968,840		

GRANTS FUND

	Beginning Fund Balance	435	44,568		44,568		
23035	Interest and Miscellaneous	-	-	3,283	3,283	(3,283)	
23036	Donations and grants	536,118	2,076,345	118,263	118,263	1,958,082	5.7%
23038	Transfers	97,424	190,609	12,427	12,427	178,182	6.5%
	Revenue Subtotal	633,542	2,266,954	133,973	133,973	2,132,981	5.9%
23051	Salaries and Benefits	365,421	683,581	127	127	683,454	0.0%
23052	Services, Utilities, and Training	34,421	531,744	141,786	141,786	389,958	26.7%
23053	General Supplies and Repairs	13,200	399,358	-	-	399,358	0.0%
23054	Capital and NonCapital	166,500	239,792	-	-	239,792	0.0%
23055	Other Expenses	-	17,482	-	-	17,482	0.0%
23057	Construction	-	385,899	338	338	385,562	0.1%
23059	Debt Service	54,000	54,000	-	-	54,000	0.0%
	Expenditure Subtotal	633,542	2,311,857	142,250	142,250	2,169,606	6.2%
	Net Change	-	(44,902)	(8,278)	(8,278)	(36,625)	
	GRANTS FUND (unaudited)	435	(335)		36,290		

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-OCTOBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
IT REPLACEMENT FUND							
	Beginning Fund Balance	55,000	64,280		64,280		
30135	Interest and Miscellaneous	-	-	209	209	(209)	
30138	Transfers	-	-	-	-	-	
	Revenue Subtotal	-	-	209	209	(209)	
30152	Services, Utilities, and Training	-	-	-	-	-	
30154	Capital and NonCapital	-	-	-	-	-	
30158	Transfers	55,000	55,000	-	-	55,000	
	Expenditure Subtotal	55,000	55,000	-	-	55,000	0.0%
	Net Change	(55,000)	(55,000)	209	209	(55,209)	
	IT REPLACEMENT (unaudited)	-	9,280		64,489		
<hr/>							
HOTEL OCCUPANCY TAX							
	Beginning Fund Balance	22,893	26,269		26,269		
23130	General Taxes	2,000	2,000	-	-	2,000	0.0%
23135	Interest and Miscellaneous	600	600	91	91	509	15.1%
	Revenue Subtotal	2,600	2,600	91	91	2,509	3.5%
23152	Services, Utilities, and Training	-	-	-	-	-	
23154	Capital and NonCapital	-	-	-	-	-	
	Expenditure Subtotal	-	-	-	-	-	
	Net Change	2,600	2,600	91	91	2,509	
	HOTEL OCCUPANCY TAX (unaudited)	25,493	28,869		26,360		

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-OCTOBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
PEG FUNDS							
	Beginning Fund Balance	91,926	134,541		134,541		
23230	General Taxes	28,000	28,000	-	-	28,000	0.0%
23235	Interest and Miscellaneous	4,000	4,000	460	460	3,540	11.5%
	Revenue Subtotal	32,000	32,000	460	460	31,540	1.4%
23252	Services, Utilities, and Training	-	-	-	-	-	
23254	Capital and NonCapital	50,000	93,106	-	-	93,106	0.0%
	Expenditure Subtotal	50,000	93,106	-	-	93,106	0.0%
	Net Change	(18,000)	(61,106)	460	460	(61,566)	
	PEG FUNDS(unaudited)	73,926	73,435		135,001		

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 10/31/2025	TOTAL PROJECT TO DATE
<u>2011 GO BONDS - TOWN CREEK DET</u>		14	15	16
	BEGINNING FUND BALANCE	-	1,432	-
354-35100-000-000-0000	INTEREST	364,327	11	364,338
354-35150-000-000-0000	UNREALIZED GAIN/LOSS ON INVEST	228	-	228
354-35250-000-000-0000	NET BOND PROCEEDS	5,350,000	-	5,350,000
	TOTAL REVENUES	5,714,556	11	5,714,567
354-57400-000-000-4041	LAND ACQUISITION	1,351,749	-	1,351,749
354-57500-000-000-4041	ENGINEERING SERVICES	1,698,260	-	1,698,260
354-57600-000-000-4041	CONSTRUCTION COSTS	2,663,115	-	2,663,115
	TOTAL EXPENDITURES	5,713,123	-	5,713,123
Fund number: 354	2011 GO BONDS - TOWN CREEK DET	1,432	11	1,444
	ENDING FUND BALANCE	1,432	1,444	1,444
<u>Outstanding Encumbrances:</u>				
354-57600-000-000-4041	Texas Sterling	PO 22139		615
354-57500-000-000-4041	Vickrey & Associates, Inc	PO 22166		-
354-57600-000-000-4041	Alamo Fence Company	PO 957315		-
354-57500-000-000-4041	ESP Associates	PO 957434		-
	Total Encumbrances			<hr/> 615
	Remaining funds			828

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 10/31/2025	TOTAL PROJECT TO DATE
2013 GO BONDS - TOWN CREEK DET		12	13	14
	BEGINNING FUND BALANCE	-	415,639	-
356-35100-000-000-0000	INTEREST	693,108	7,173	700,281
356-35150-000-000-0000	UNREALIZED GAIN/LOSS ON INVEST	1,828	-	1,828
356-38357-000-000-0000	TRANSFER FROM 13 GO BONDS	10,147	-	10,147
356-39350-000-000-0000	NET BOND PROCEEDS	3,700,000	-	3,700,000
	TOTAL REVENUES	4,405,083	7,173	4,412,255
356-57500-000-000-4041	ENGINEERING SERVICES	66,307	35,496	101,802
356-57600-000-000-4041	CONSTRUCTION COSTS	3,923,137	-	3,923,137
	TOTAL EXPENDITURES	3,989,444	35,496	4,024,940
				-
Fund number: 356	2013 GO BONDS - TOWN CREEK DET	415,639	(28,323)	387,316
	ENDING FUND BALANCE	415,639	387,316	387,316

Outstanding Encumbrances:

356-57600-000-000-4041	Texas Sterling		PO 22139	88,627
356-57500-000-000-4041	Raba Kistener, Inc		PO 24061	-
356-57500-000-000-4041	Colliers Engineering	Town Ck LOMR	PO 957464	20,504
	Total Encumbrances			<hr/> 109,131
	Remaining funds			278,184

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 10/31/2025	TOTAL PROJECT TO DATE
<u>2016 GO BONDS - BORGFELD RD</u>		9	10	11
	BEGINNING FUND BALANCE	-	989	-
363-35100-000-000-0000	· INTEREST	48,128	3	48,132
363-39350-000-000-0000	· NET BOND PROCEEDS	3,500,000	-	3,500,000
363-37100-000-000-0000	· INTERGOVERNMENTAL PARTICIPATION	450,000	-	450,000
	TOTAL REVENUES	3,998,128	3	3,998,132
363-57400-000-000-5051	· LAND ACQUISITION	303,169	-	303,169
363-57500-000-000-5051	· ENGINEERING SERVICES	296,531	-	296,531
363-57600-000-000-5051	· CONSTRUCTION COSTS	3,339,440	-	3,339,440
363-57600-000-000-5502	· CONSTRUCTION COSTS	58,000	-	58,000
	TOTAL EXPENDITURES	3,997,140	-	3,997,140
Fund number: 363	2016 GO BONDS - BORGFELD RD	989	3	992
	ENDING FUND BALANCE	989	992	992

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 10/31/2025	TOTAL PROJECT TO DATE
2019 GENERAL OBLIGATION BONDS				
	BEGINNING FUND BALANCE	-	982,726	-
365-35100-000-000-0000	INTEREST	298,740	3,427	302,166
365-38101-000-000-0000	TRANSFER FROM GENERAL FUND	675,000	-	675,000
365-39350-000-000-0000	NET BOND PROCEEDS	10,750,000	-	10,750,000
	TOTAL REVENUES	11,723,740	3,427	11,727,166
365-54910-000-000-0000	CAPITAL OUTLAY	450,000	-	450,000
365-57500-000-000-1074	ENGINEERING SERVICES <i>CITY HALL ANNEX</i>	250,571	-	250,571
365-57500-000-000-1075	ENGINEERING SERVICES <i>PUBLIC WORKS EXPANSION</i>	93,470	-	93,470
365-57500-160-000-1075	ENGINEERING SERVICES <i>PUBLIC WORKS EXPANSION</i>	1,125	-	1,125
365-57500-000-000-4043	ENGINEERING SERVICES <i>TOLLE ROAD IMPROVEMENTS</i>	375,637	-	375,637
365-57500-000-000-6066	ENGINEERING SERVICES <i>TOLLE PARK</i>	67,820	-	67,820
365-57600-000-000-1074	CONSTRUCTION COSTS <i>CITY HALL ANNEX</i>	2,370,488	-	2,370,488
365-57600-000-000-1075	CONSTRUCTION COSTS <i>PUBLIC WORKS EXPANSION</i>	605,072	-	605,072
365-57600-000-000-4043	CONSTRUCTION COSTS <i>TOLLE ROAD IMPROVEMENTS</i>	-	-	-
365-57600-000-000-5055	CONSTRUCTION COSTS <i>FM 1103 ROAD IMPROVEMENTS</i>	6,000,000	-	6,000,000
365-57600-000-000-6062	CONSTRUCTION COSTS <i>MIRACLE FIELD</i>	500,000	-	500,000
365-57600-000-000-6066	CONSTRUCTION COSTS <i>TOLLE PARK</i>	-	-	-
365-57650-000-000-1074	TESTING <i>CITY HALL ANNEX</i>	26,829	-	26,829
	TOTAL EXPENDITURES	10,741,013	-	10,741,013
Fund number: 365	2019 GENERAL OBLIGATION BONDS	982,726	3,427	986,153
	ENDING FUND BALANCE	982,726	986,153	986,153
Outstanding Encumbrances:				
365-57500-000-000-4043	Lockwood Andrews	PO 22110		3,102
	Total Encumbrances			3,102
	Remaining funds			983,051

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 10/31/2025	TOTAL PROJECT TO DATE
2019 CERTIFICATES OF OBLIGATION		6	7	8
	BEGINNING FUND BALANCE	-	388,820	-
333-35100-000-000-0000	INTEREST	146,917	1,394	148,311
333-39350-000-000-0000	NET BOND PROCEEDS	5,000,000	-	5,000,000
333-37120-000-000-0000	INTERGOVERNMENTAL - GUADALUPE CO	750,000	-	750,000
	TOTAL REVENUES	5,896,917	1,394	5,898,311
333-57400-000-000-5057	LAND ACQUISITION	429,363	-	429,363
333-57500-000-000-5057	ENGINEERING SERVICES	456,961	-	456,961
333-57600-000-000-5057	CONSTRUCTION COSTS	4,612,913	-	4,612,913
333-57650-000-000-5057	TESTING	8,860	-	8,860
	TOTAL EXPENDITURES	5,508,097	-	5,508,097
Fund number: 333	2019 CERTIFICATES OF OBLIGATION	388,820	1,394	390,214
	ENDING FUND BALANCE	388,820	390,214	390,214

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 10/31/2025	TOTAL PROJECT TO DATE
<u>2020 CERTIFICATES OF OBLIGATION - STREET MAINTENANCE</u>		5	6	7
	BEGINNING FUND BALANCE	-	144,156	-
369-35100-000-000-0000	INTEREST	490,848	532	491,381
369-14101-000-000-0000	TRANSFER FROM GENERAL FUND	2,350,000	-	2,350,000
369-14239-000-000-0000	TRANSFER FROM STREET MAINTENANCE	1,043,763	-	1,043,763
369-39350-000-000-0000	NET BOND PROCEEDS	7,500,000	-	7,500,000
	TOTAL REVENUES	11,384,611	532	11,385,144
369-57400-000-000-5500	LAND ACQUISITION	-	-	-
369-57500-000-000-5050	ENGINEERING SERVICES	39,840	-	39,840
369-57500-000-000-5500	ENGINEERING SERVICES	286,005	-	286,005
369-57500-000-000-5502	ENGINEERING SERVICES	188,549	-	188,549
369-57500-000-000-5503	ENGINEERING SERVICES	289,484	-	289,484
369-57600-000-000-5501	CONSTRUCTION COSTS	8,094,467	-	8,094,467
369-57600-000-000-5502	CONSTRUCTION COSTS	2,342,111	-	2,342,111
	TOTAL EXPENDITURES	11,240,456	-	11,240,456
Fund number: 369	2020 CERTIFICATES OF OBLIGATION - STREET MAINTENANCE	144,156	532	144,688
	ENDING FUND BALANCE	144,156	144,688	144,688
<u>Outstanding Encumbrances:</u>				
369-57500-000-000-5502	Lockwood Andrews	PO 23202		-
369-57500-000-000-5502	Terracon	PO 24163		-
369-57500-000-000-5503	Lockwood Andrews	PO 24098		38,083
369-57600-000-000-5502	D&D Contractors	PO 24083		-
	Total Encumbrances			<u>38,083</u>
	Remaining funds			106,605

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 10/31/2025	TOTAL PROJECT TO DATE
2023 CERTIFICATES OF OBLIGATION		2	3	4
	BEGINNING FUND BALANCE	-	87,090	-
371-35100-000-000-0000	INTEREST	212,737	351	213,089
371-35350-000-000-0000	BOND PROCEEDS	4,550,000	-	4,550,000
371-35351-000-000-0000	BOND PREMIUM	364,772	-	364,772
	TOTAL REVENUES	5,127,509	351	5,127,861
371-55005-000-000-0000	BOND ISSUANCE COST	114,772	-	114,772
371-54900-000-000-0000	NON-CAPITAL OUTLAY	4,634	-	4,634
371-54900-343-000-0000	NON-CAPITAL OUTLAY	48,809	-	48,809
371-54910-343-000-0000	CAPITAL OUTLAY	300,468	-	300,468
371-54910-353-000-0000	CAPITAL OUTLAY	1,026,843	-	1,026,843
371-57500-199-000-1072	ENGINEERING SERVICES	<i>CITY HALL/HVAC RENOVATION</i>	-	100,500
371-57500-353-000-7074	ENGINEERING SERVICES	<i>PUBLIC SAFETY FACILITY</i>	-	756,300
371-57500-353-000-7073	ENGINEERING SERVICES	<i>FIRE ST 1 & 2 BATHROOMS</i>	-	2,297
371-57600-160-000-1075	CONSTRUCTION COSTS	<i>PUBLIC WORKS EXPANSION</i>	-	765,299
371-57600-199-000-1072	CONSTRUCTION COSTS	<i>CITY HALL/HVAC RENOVATION</i>	-	1,892,069
371-57600-353-000-7072	CONSTRUCTION COSTS	<i>FIRE ST 1 & 2 BATHROOMS</i>	-	13,931
371-57600-353-000-7073	CONSTRUCTION COSTS	<i>FIRE ST 1 & 2 BATHROOMS</i>	-	14,496
371-54910-660-000-0000	CAPITAL OUTLAY	-	-	-
	TOTAL EXPENDITURES	5,040,419	-	5,040,419
Fund number: 371	2023 CERTIFICATES OF OBLIGATION	87,090	351	87,442
	ENDING FUND BALANCE	87,090	87,442	87,442
Outstanding Encumbrances:				
371-54910-343-000-0000	Farrwest	PO 957273		-
371-57500-353-000-7074	Eikon Consulting Group	<i>ARCHITECT</i>	PO 24055	49,685
	Total Encumbrances			<u>49,685</u>
	Remaining funds			37,757

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 10/31/2025	TOTAL PROJECT TO DATE
2024 CERTIFICATES OF OBLIGATION		2	3	4
	BEGINNING FUND BALANCE	-	2,181,019	-
372-35100-000-000-0000	INTEREST	255,837	5,143	260,981
372-35350-000-000-0000	BOND PROCEEDS	8,485,000	-	8,485,000
372-35351-000-000-0000	BOND PREMIUM	723,639	-	723,639
372-37160-000-000-0000	INTERGOVERNMENTAL - GUADALUPE COUNTY	1,147,755		
	TOTAL REVENUES	10,612,231	5,143	9,469,619
372-55005-000-000-0000	BOND ISSUANCE COST	208,639	-	208,639
372-54910-146-000-0000	CAPITAL OUTLAY	384,192	-	384,192
372-54910-146-000-0000	CAPITAL OUTLAY	25,730	-	25,730
372-54910-353-000-0000	CAPITAL OUTLAY	2,757,793	-	2,757,793
372-54910-748-000-0000	CAPITAL OUTLAY	54,998	-	54,998
372-57400-748-000-0000	LAND ACQUISITION	900,361	-	900,361
372-57500-000-806-0000	PROJECT ENGINEERING	14,550	-	14,550
372-57600-000-000-5502	CONSTRUCTION COSTS <i>BOLTON, DEAN AND LOWER SEGUIN</i>	4,046,617	-	4,046,617
372-57600-748-000-6070	CONSTRUCTION COSTS <i>PARK IMPROVEMENTS</i>	38,333	-	38,333
	TOTAL EXPENDITURES	8,431,212	-	8,431,212
Fund number: 372	2024 CERTIFICATES OF OBLIGATION	2,181,019	5,143	1,038,407
	ENDING FUND BALANCE	2,181,019	2,186,162	1,038,407
Outstanding Encumbrances:				
372-54910-353-000-0000	SIDDONS MARTIN	<i>LADDER TRUCK AND PUMPER</i>	PO 24079	90,917
372-57600-000-000-5502	D&D CONTRACTORS	<i>BOLTON, DEAN AND LOWER SEGUIN</i>	PO 24083	-
372-57500-000-806-0000	KIMLEY HORN	<i>PARK IMPROVEMENTS PLANNING</i>	PO 957435	13,284
372-57600-748-000-6070	GUADALUPE VALLEY		PO 957445	-
372-57600-748-000-6070	DISCOUNT PLAYGROUND SUPPLY		PO 957446	-
	Total Encumbrances			104,201
	Remaining funds			934,206

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 10/31/2025	TOTAL PROJECT TO DATE
2025 CERTIFICATES OF OBLIGATION		2	3	4
	BEGINNING FUND BALANCE	-	7,893,624	-
373-35100-000-000-0000	INTEREST	267,699	34,756	302,455
373-35350-000-000-0000	BOND PROCEEDS	10,995,000		10,995,000
373-35351-000-000-0000	BOND PREMIUM	659,243		659,243
	TOTAL REVENUES	11,921,942	34,756	11,956,698
373-55005-000-000-0000	BOND ISSUANCE COST	151,207	-	151,207
373-54900-353-000-0000	NON-CAPITAL OUTLAY <i>FIRE EQUIPMENT</i>	5,174	-	5,174
373-54900-748-000-0000	NON-CAPITAL OUTLAY <i>PARKS EQUIPMENT</i>	6,250	-	6,250
373-54910-146-000-0000	CAPITAL OUTLAY <i>STREETS EQUIPMENT</i>	774,310	151,078	925,388
373-54910-160-000-0000	CAPITAL OUTLAY <i>PW EQUIPMENT</i>	-	-	-
373-54910-353-000-0000	CAPITAL OUTLAY <i>FIRE EQUIPMENT</i>	412,270	-	412,270
373-54910-748-000-0000	CAPITAL OUTLAY <i>PARKS EQUIPMENT</i>	-	-	-
373-57500-000-801-0000	PROJECT ENGINEERING <i>PARKS IMPROVEMENTS PLANNING</i>	-	-	-
373-57500-146-000-5120	PROJECT ENGINEERING <i>NORTH SOUTH CONNECTOR AT FM78</i>	-	7,755	7,755
373-57500-146-000-5506	PROJECT ENGINEERING <i>25 ROAD IMPROVEMENTS PKG 1</i>	67,753	-	67,753
373-57500-146-000-5507	PROJECT ENGINEERING <i>25 ROAD IMPROVEMENTS PKG 2</i>	9,063	-	9,063
373-57500-000-801-0000	PROJECT ENGINEERING <i>NIEMIETZ PARK PLANNING</i>	29,100	-	29,100
373-57600-146-000-5506	CONSTRUCTION COSTS <i>25 ROAD IMPROVEMENTS PKG 1</i>	2,480,284	40,438	2,520,722
373-57600-146-000-5507	CONSTRUCTION COSTS <i>25 ROAD IMPROVEMENTS PKG 2</i>	83,978	-	83,978
373-57650-000-000-5506	TESTING <i>25 ROAD IMPROVEMENTS PKG 1</i>	8,930	-	8,930
373-57650-000-000-5507	TESTING <i>25 ROAD IMPROVEMENTS PKG 2</i>	-	-	-
	TOTAL EXPENDITURES	4,028,318	199,271	4,227,588
Fund number: 373	2025 CERTIFICATES OF OBLIGATION	7,893,624	(164,515)	7,729,109
	ENDING FUND BALANCE	7,893,624	7,729,109	7,729,109
Outstanding Encumbrances:				
373-54910-146-000-0000	HOLT TRUCK CENTERS OF TEXAS	PO 957332		-
373-54910-353-000-0000	TACTICAL FIRE EQUIPMENT	PO 957312		-
373-54910-353-000-0000	GTS TECHNOLOGY SOLUTIONS	PO 957363		-
373-54910-353-000-0000	WAYNE TAUER	PO 957426		-
373-54910-353-000-0000	TACTICAL FIRE EQUIPMENT	PO 957458		30,000
373-54910-353-000-0000	SIDDONS MARTIN	PO 957459		-
373-54910-353-000-0000	MOTOROLA SOLUTIONS	PO 957502		50,638
373-57500-146-000-5120	COLLIERS ENGINEERING	PO 957525		89,295
373-57500-146-000-5506	COLLIERS ENGINEERING	PO 957361		22,345
373-57500-146-000-5507	COLLIERS ENGINEERING	PO 957361		101,068
373-57500-000-801-0000	KIMLEY HORN	PO 957435		26,566
373-57600-000-000-5506	D&D CONTRACTORS	PO 957368		112,853
373-57600-000-000-5507	D&D CONTRACTORS	PO 957436		3,020,324
373-57650-000-000-5506	RABA KISTNER	PO 957360		41,257
373-57650-000-000-5507	TERRACON CONSULTANTS	PO 957437		49,965
373-54910-160-000-0000	SILSBEE FORD INC	PO 957400		-
373-54910-160-000-0000	CONTINENTAL HOMES OF TEXAS LP	PO 957402		-
	Total Encumbrances			3,544,311
	Remaining funds			4,184,798

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 10/31/2025	TOTAL PROJECT TO DATE
<u>2025 GENERAL OBLIGATION BONDS</u>		2	3	4
	BEGINNING FUND BALANCE	-	2,052,937	-
374-35100-000-000-0000	INTEREST	49,483	7,468	56,951
374-35350-000-000-0000	BOND PROCEEDS	1,965,000	-	1,965,000
374-35351-000-000-0000	BOND PREMIUM	91,449	-	91,449
	TOTAL REVENUES	2,105,932	7,468	2,113,400
374-55005-000-000-0000	BOND ISSUANCE COST	52,995	-	52,995
374-57500-000-000-8050	ENGINEERING/ARCHITECT	-	13,125	13,125
374-57500-000-000-0000	ENGINEERING/ARCHITECT	-	-	-
	TOTAL EXPENDITURES	52,995	13,125	66,120
Fund number: 374	2025 GENERAL OBLIGATION BONDS	2,052,937	(5,657)	2,047,280
	ENDING FUND BALANCE	2,052,937	2,047,280	2,047,280
<u>Outstanding Encumbrances:</u>				
374-57500-000-000-8050	QUORUM ARCHITECTS	PO 957522		884,375
374-57500-000-000-8050	RABA KISTNER	PO 957560		-
	Total Encumbrances			884,375
	Remaining funds			1,162,905

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 10/31/2025	TOTAL PROJECT TO DATE
2012 REVENUE BONDS		12	13	14
	BEGINNING FUND BALANCE	-	1,162,645	-
531-35100-000-000-0000	INTEREST	542,046	3,051	545,098
531-35150-000-000-0000	UNREALIZED GAIN/LOSS ON INVEST	221	-	221
531-35250-000-000-0000	NET BOND PROCEEDS	8,000,000	-	8,000,000
	TOTAL REVENUES	8,542,267	3,051	8,545,319
531-54916-000-000-2006	WATER LINE PROJECTS	18,500	-	18,500
531-57400-000-000-224B	LAND ACQUISITION	21,900	-	21,900
531-57400-000-000-3033	LAND ACQUISITION	13,779	-	13,779
531-57400-000-000-3036	LAND ACQUISITION	7,838	6,034	13,871
531-57500-000-000-224A	ENGINEERING SERVICES	25,224	-	25,224
531-57500-000-000-224B	ENGINEERING SERVICES	47,500	-	47,500
531-57500-000-000-225A	ENGINEERING SERVICES	165,000	-	165,000
531-57500-000-000-225B	ENGINEERING SERVICES	58,500	-	58,500
531-57500-000-000-225C	ENGINEERING SERVICES	93,600	-	93,600
531-57500-000-000-2028	ENGINEERING SERVICES	25,066	-	25,066
531-57500-000-000-3034	ENGINEERING SERVICES	24,897	-	24,897
531-57500-000-000-3035	ENGINEERING SERVICES	76,375	-	76,375
531-57500-000-000-3036	ENGINEERING SERVICES	50,670	-	50,670
531-57600-000-000-2006	CONSTRUCTION COSTS	182,170	-	182,170
531-57600-000-000-224A	CONSTRUCTION COSTS	433,689	-	433,689
531-57600-000-000-224B	CONSTRUCTION COSTS	31,432	-	31,432
531-57600-000-000-224D	CONSTRUCTION COSTS	170,000	-	170,000
531-57600-000-000-225A	CONSTRUCTION COSTS	2,088,254	-	2,088,254
531-57600-000-000-225B	CONSTRUCTION COSTS	763,800	-	763,800
531-57600-000-000-225C	CONSTRUCTION COSTS	1,127,215	-	1,127,215
531-57600-000-000-2028	CONSTRUCTION COSTS	240,266	-	240,266
531-57600-000-000-2030	CONSTRUCTION COSTS	-	-	-
531-57600-000-000-3033	CONSTRUCTION COSTS	1,655,648	-	1,655,648
531-57600-000-000-5056	CONSTRUCTION COSTS	55,461	-	55,461
531-57610-000-000-3036	CONSTRUCTION ADMINISTRATION	2,840	-	2,840
	TOTAL EXPENDITURES	7,379,622	6,034	7,385,656
Fund number: 531	2012 REVENUE BONDS	1,162,645	(2,982)	1,159,663
	ENDING FUND BALANCE	1,162,645	1,159,663	1,159,663
Outstanding Encumbrances:				
531-54916-000-000-2006	WESTWOOD PROFESSIONAL SVCS	PO 24116		-
531-57400-000-000-3036	COLLIERS ENGINEERING	PO 957457		-
531-57500-000-000-3036	COLLIERS ENGINEERING	PO 24168		4,174
531-57600-000-000-3036	GASPAR CARACHEO	PO 957473		398,965
531-57600-000-000-2006	GASPAR CARACHEO	PO 957324		-
531-57600-000-000-2030	T CONSTRUCTION LLC	PO 957285		8,249
531-57610-000-000-3036	JOHNSON MIRMIRAN & THONMPPSON	PO 957430		16,091
	Total Encumbrances			427,478
	Remaining funds			732,185

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 10/31/2025	TOTAL PROJECT TO DATE
<u>2019 CERTIFICATES OF OBLIGATION - UTILITY</u>				
	BEGINNING FUND BALANCE	-	1,657,960	-
532-35100-000-000-0000	INTEREST	243,120	6,564	249,684
532-39350-000-000-0000	NET BOND PROCEEDS	1,500,000	-	1,500,000
532-37000-000-000-0000	INTERGOVERNMENTAL - TXDOT	2,151,114	-	2,151,114
	TOTAL REVENUES	3,894,234	6,564	3,900,798
532-54910-000-000-0000	CAPITAL OUTLAY	147,916	-	147,916
532-57400-000-000-5055	LAND ACQUISITION	154,606	-	154,606
532-57400-000-000-5065	LAND ACQUISITION	9,065	-	9,065
532-54954-000-000-0000	CAPITAL OUTLAY	173,336	-	173,336
532-57500-000-000-5055	ENGINEERING SERVICES	146,557	-	146,557
532-57600-000-000-5055	CONSTRUCTION COSTS	1,604,795	-	1,604,795
	TOTAL EXPENDITURES	2,236,274	-	2,236,274
Fund number: 532	2019 CERTIFICATES OF OBLIGATION - UTILITY	1,657,960	6,564	1,664,524
	ENDING FUND BALANCE	1,657,960	1,664,524	1,664,524
<u>Outstanding Encumbrances:</u>				
532-57500-000-000-5055	Westwood Professional Services	PO 24167		-
532-54910-000-000-0000	SILSBEE FORD	PO 957392		-
	Total Encumbrances			-
	Remaining funds			1,664,524

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 10/31/2025	TOTAL PROJECT TO DATE
<u>2021 EDC REVENUE BONDS</u>				
	BEGINNING FUND BALANCE	-	427,933	-
870-35100-000-000-0000	INTEREST	65,544	1,546	67,091
870-35350-000-000-0000	BOND PROCEEDS	4,125,000	-	4,125,000
	TOTAL REVENUES	4,190,544	1,546	4,192,091
870-52710-000-000-0000	PROFESSIONAL SERVICES	65,049	-	65,049
870-54900-000-000-0000	NON-CAPITAL OUTLAY	1,268	-	1,268
870-54925-000-000-0000	LAND ACQUISITION	3,595,144	-	3,595,144
870-55005-000-000-0000	BOND ISSUANCE COST	101,150	-	101,150
	TOTAL EXPENDITURES	3,762,611	-	3,762,611
Fund number: 870	2021 EDC REVENUE BONDS	427,933	1,546	429,480
	ENDING FUND BALANCE	427,933	429,480	429,480

Outstanding Encumbrances:

Remaining funds **429,480**



City Council Regular Meeting Staff Report

C. Approval of the October 2025 Check Register

Meeting	Agenda Group
Tuesday, February 24, 2026, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 10C.
From	
Jessica Donoho, Accounting Manager	
Staff Contact(s)	
Anna Miranda,	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Detailed Check Register 20251031.pdf](#)



Raw Check Register - October 2025

Check Date: 10/01/2025-10/31/2025

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
10/1/2025	74892	PEGGY CIMICS	GENERAL FUND	CITY SECRETARY	TMCCP Seminar - Grapevine, Tx	551.00	
10/6/2025	74893	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, concrete	43.00	
10/6/2025	74893	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, concrete	229.00	
10/6/2025	74893	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	37.00	
10/6/2025	74893	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	229.00	
10/6/2025	74893	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	229.00	
10/6/2025	74894	AACOG	GENERAL FUND	POLICE DEPARTMENT	New Supervisors Course - Nick Russo	175.00	
10/6/2025	74895	ALAMO COMMUNITY COLLEGE DIST	GENERAL FUND	POLICE DEPARTMENT	CE Summer Tuition	2,648.00	
10/6/2025	74895	ALAMO COMMUNITY COLLEGE DIST	GENERAL FUND	POLICE DEPARTMENT	CE Spring Tuition	1,090.00	
10/6/2025	74896	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	MUNICIPAL COURT	printer thermal paper - court	65.95	
10/6/2025	74896	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PARKS	coffee urn, carts - Parks	400.06	
10/6/2025	74897	ANGEL ARMOR, LLC	GRANT FUND	POLICE DEPARTMENT	Flex Carrier	1,955.46	
10/6/2025	74897	ANGEL ARMOR, LLC	GRANT FUND	POLICE DEPARTMENT	RISE, Flex Carriers	12,000.60	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	FIRE DEPARTMENT	wireless services	649.92	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	UTILITIES ADMINISTRATION	wireless services	30.00	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	UTILITIES ADMINISTRATION	wireless services	197.40	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	PARKS	wireless services	130.57	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	wireless services	829.61	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	PUBLIC WORKS STREETS	wireless services	852.39	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	PUBLIC RELATIONS	wireless services	30.00	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	COUNCIL	wireless services	44.35	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	CITY MANAGER	wireless services	138.09	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	POLICE DEPARTMENT	wireless services	1,872.97	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	HUMAN RESOURCES	wireless services	39.35	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	PARKS	wireless services	71.87	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	UTILITIES ADMINISTRATION	wireless services	469.84	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	wireless services	160.61	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	ECONOMIC DEVELOPMENT	wireless services	41.87	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	ANIMAL SERVICES	wireless services	304.41	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	POLICE DEPARTMENT	wireless services	182.48	
10/6/2025	74898	AT&T MOBILITY, LLC	GENERAL FUND	CITY SECRETARY	wireless services	116.22	
10/6/2025	74899	BB INSPECTION SERVICES, LLC	Development Services Fund	BUILDING SERVICES	Building Inspections	61,026.74	
10/6/2025	74900	BRANDY P MILLER PHD PC	GENERAL FUND	POLICE DEPARTMENT	Psych evaluation - Ruben Lascano	300.00	
10/6/2025	74901	CENTRAL HYDRAULICS, INC	GENERAL FUND	PUBLIC WORKS STREETS	mudflap - Streets VIN1877	83.13	
10/6/2025	74902	CESAR AMAYA	GENERAL FUND	POLICE DEPARTMENT	flat repair unit 19-04	20.00	
10/6/2025	74903	COLLIERS ENGINEERING & DESIGN	2012 REVENUE BONDS	NO DEPARTMENT	Reimbursement Expenses on Fun Town	33.60	
10/6/2025	74903	COLLIERS ENGINEERING & DESIGN	GRANT FUND	NON-DEPARTMENTAL	Deer Creek Repair & Stabilization	160.00	
10/6/2025	74903	COLLIERS ENGINEERING & DESIGN	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Transportation Design Criteria Manual Update	6,535.00	
10/6/2025	74903	COLLIERS ENGINEERING & DESIGN	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	Noble Group Assessment	687.25	
10/6/2025	74904	CONTINENTAL HOMES OF TEXAS, LP	GENERAL FUND	NON-DEPARTMENTAL	2024 Tax Period	154,934.31	
10/6/2025	74905	COSTAR REALTY INFORMATION INC.	GENERAL FUND	ECONOMIC DEVELOPMENT	LoopNet June Svcs	395.00	
10/6/2025	74905	COSTAR REALTY INFORMATION INC.	GENERAL FUND	ECONOMIC DEVELOPMENT	LoopNet Sept Svcs.	395.00	
10/6/2025	74906	DEALER SVCS NETWORK OF TX, LLC	GENERAL FUND	CODE ENFORCEMENT	VTRnet-SL service TxDMV	24.95	
10/6/2025	74907	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Cibolo v Cibolo Turnpike	3,171.50	
10/6/2025	74908	DEVEN OUELLETTE	GENERAL FUND	FIRE DEPARTMENT	Driver Operator-Aerial Certificate	87.17	
10/6/2025	74909	E. PHILLIPS LEGAL, P.C.	GENERAL FUND	MUNICIPAL COURT	Municipal Court Judge Services	2,300.00	
10/6/2025	74909	E. PHILLIPS LEGAL, P.C.	GENERAL FUND	MUNICIPAL COURT	Municipal Court Judge Svcs	2,300.00	
10/6/2025	74910	FERGUSON WATERWORKS #1106	GENERAL FUND	FIRE DEPARTMENT	janitorial supplies	970.11	
10/6/2025	74910	FERGUSON WATERWORKS #1106	GENERAL FUND	UTILITIES ADMINISTRATION	pvc - Utilities	114.70	
10/6/2025	74911	FISERV, INC.	GENERAL FUND	UTILITIES ADMINISTRATION	August Period	116.72	
10/6/2025	74912	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	Cody Webber	88.26	
10/6/2025	74912	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	leather belt - Benjamin Velez	27.68	
10/6/2025	74912	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	Nick Delgado	76.61	
10/6/2025	74912	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	leather belt - Heriberto Madrigal	27.74	
10/6/2025	74912	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	shirt	88.22	
10/6/2025	74912	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	Tom Hollick	87.65	
10/6/2025	74912	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	Ethan Arekion	205.35	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
10/6/2025	74912	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	shirt	88.23	
10/6/2025	74912	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	uniform/clothing - Gregory Villanueva	84.34	
10/6/2025	74912	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	uniform/clothing - David Beck	171.10	
10/6/2025	74913	GASPAR CARACHEO	WATER IMPACT FEES	NO DEPARTMENT	Green Valley Rd. Water Main	(1,237.50)	
10/6/2025	74913	GASPAR CARACHEO	2012 REVENUE BONDS	NO DEPARTMENT	Green Valley Rd. Water Main	-	
10/6/2025	74913	GASPAR CARACHEO	WATER IMPACT FEES	NO DEPARTMENT	Green Valley Rd. Water Main	12,375.00	
10/6/2025	74914	GRAINGER	GENERAL FUND	NON-DEPARTMENTAL	air filters - City Hall	81.84	
10/6/2025	74915	GUARDIAN ALLIANCE TECHNOLOGIES	GENERAL FUND	POLICE DEPARTMENT	software platform PSA monthly	190.00	
10/6/2025	74916	HELPING HAND HARDWARE	GENERAL FUND	FIRE DEPARTMENT	threadlocker red	10.20	
10/6/2025	74916	HELPING HAND HARDWARE	GENERAL FUND	PARKS	glasses, rake, wrenches	148.90	
10/6/2025	74917	JOHN A. RIOS	GENERAL FUND	POLICE DEPARTMENT	Ruben Lascano	225.00	
10/6/2025	74918	JORGE JOSE CASIAS	GENERAL FUND	FIRE DEPARTMENT	NFPA 1021 Fire Officer II certification	250.00	
10/6/2025	74919	K-W CONSTRUCTION, INC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	Cibolo Event Center Renovation	(2,095.00)	
10/6/2025	74919	K-W CONSTRUCTION, INC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	Cibolo Event Center Renovation	41,900.00	
10/6/2025	74920	KNOWLTON VETERINARY CARE LLC	GENERAL FUND	ANIMAL SERVICES	Animal Services	75.00	
10/6/2025	74920	KNOWLTON VETERINARY CARE LLC	GENERAL FUND	ANIMAL SERVICES	Animal Services	160.49	
10/6/2025	74920	KNOWLTON VETERINARY CARE LLC	GENERAL FUND	ANIMAL SERVICES	animal services	235.66	
10/6/2025	74921	LEIGH ANN ROGERS	GENERAL FUND	POLICE DEPARTMENT	Promotional Luncheon reimbursement	115.45	
10/6/2025	74922	LINEBARGER GOGGAN BLAIR	GENERAL FUND	NO DEPARTMENT	August 2025 fees due	629.91	
10/6/2025	74923	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	FIRE DEPARTMENT	Radio Reprograming - Fire	2,853.00	
10/6/2025	74923	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	FIRE DEPARTMENT	Radio Services - Fire	792.00	
10/6/2025	74924	MALINOSKI, MARK	WATER & SEWER FUND	NO DEPARTMENT	004_0003340_012 UB Refund	36.97	
10/6/2025	74925	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	SRO 18-01	91.39	
10/6/2025	74925	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	CID 19-02	98.98	
10/6/2025	74926	MED AIR SERVICES ASSOC - B2B	GENERAL FUND	NO DEPARTMENT	October Coverage	262.00	YES
10/6/2025	74927	MISSION PLUMBING, HEATING, A/C	GENERAL FUND	POLICE DEPARTMENT	split heat pump system #1	2,640.00	
10/6/2025	74927	MISSION PLUMBING, HEATING, A/C	GENERAL FUND	POLICE DEPARTMENT	Credit on invoice 99525	(887.50)	
10/6/2025	74927	MISSION PLUMBING, HEATING, A/C	GENERAL FUND	POLICE DEPARTMENT	Spring 2025 ac maintenance	2,904.54	
10/6/2025	74928	MORTON MORROW INC	GENERAL FUND	FIRE DEPARTMENT	Semi Annual Maintenance	1,848.75	
10/6/2025	74929	NARDIS PUBLIC SAFETY	GENERAL FUND	ANIMAL SERVICES	monique mora	134.99	
10/6/2025	74929	NARDIS PUBLIC SAFETY	GENERAL FUND	ANIMAL SERVICES	uniform shirts - ACO	1,585.05	
10/6/2025	74930	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Benzo	80.00	
10/6/2025	74930	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Louise	115.00	
10/6/2025	74930	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Spanky	95.00	
10/6/2025	74930	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Thelma	115.00	
10/6/2025	74930	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Bram	65.00	
10/6/2025	74930	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Doji	80.00	
10/6/2025	74931	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	wiper blade	45.88	
10/6/2025	74931	OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	transmission fluid	49.99	
10/6/2025	74931	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	spade terminal - Streets	5.99	
10/6/2025	74931	OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	transmission fluid	49.99	
10/6/2025	74931	OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	dor rod clip - Fire	8.00	
10/6/2025	74931	OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	motor oil	14.98	
10/6/2025	74931	OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	motor oil for E-11	22.99	
10/6/2025	74932	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	uniform - drainage	126.08	
10/6/2025	74932	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall max	85.58	
10/6/2025	74932	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mats, mops - PW	31.78	
10/6/2025	74932	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	uniform - Water	160.30	
10/6/2025	74932	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	uniform - parks	93.80	
10/6/2025	74932	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mats, mops - PW	31.77	
10/6/2025	74932	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mats, mops - PW	31.78	
10/6/2025	74932	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mats, mops - PW	31.78	
10/6/2025	74932	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	uniform - Streets	186.51	
10/6/2025	74933	RABA KISTNER INC.	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Deer Creek Blvd & Green Valley Rd	2,838.00	
10/6/2025	74934	RDO EQUIPMENT CO	GENERAL FUND	PUBLIC WORKS STREETS	lamp	148.70	
10/6/2025	74935	SCHERTZ EMBROIDERY, LLC	GENERAL FUND	ANIMAL SERVICES	Patches for Animal Svcs	1,506.93	
10/6/2025	74936	SCHERTZ-CIBOLO-UC ISD	SPECIAL EVENTS	PARKS	Cibolofest 2024 Transportation Cost	5,883.51	
10/6/2025	74937	SHRED-IT US JV LLC	GENERAL FUND	POLICE DEPARTMENT	regular shred service	255.73	
10/6/2025	74937	SHRED-IT US JV LLC	GENERAL FUND	CITY SECRETARY	regular shred service	255.73	
10/6/2025	74938	SILSBEE FORD INC	2019 CERT OF OBLIG-UTILITY	NO DEPARTMENT	2025 Ford Truck VIN0538	147,915.50	
10/6/2025	74939	SMART CONTROL SYSTEMS LLC	GENERAL FUND	PARKS	gauge, valve - Parks	139.22	
10/6/2025	74939	SMART CONTROL SYSTEMS LLC	GENERAL FUND	PARKS	valve - Parks	184.45	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
10/6/2025	74940	TEXAS CURB CUT	GENERAL FUND	PUBLIC WORKS STREETS	curb cut - Streets	600.00	
10/6/2025	74941	THE STRUTHOFF CO.	WATER & SEWER FUND	NO DEPARTMENT	009_0160279_000 UB Refund	800.00	
10/6/2025	74942	TOLTEC STEEL PRODUCTS, LTD.	GENERAL FUND	PUBLIC WORKS STREETS	floor plate	450.40	
10/6/2025	74943	VICTOR INSURANCE MANAGERS	WATER & SEWER FUND	UTILITIES ADMINISTRATION	PE Crime renewal policy 2025	1,006.00	
10/6/2025	74944	XEROX FINANCIAL SERVICES	GENERAL FUND	INFORMATION TECHNOLOGY	Billing 9/20/25 - 10/19/2025	189.00	
10/13/2025	74945	A-1 ENTERPRISE INC	GENERAL FUND	FIRE DEPARTMENT	SCUBA Tank Hydrotest - Fire	371.95	
10/13/2025	74946	ADAM NARVAIZ	SPECIAL EVENTS	PARKS	Cibolofest Amusements Final Payment	19,822.50	
10/13/2025	74947	AJ CASTILLO PRODUCTIONS	SPECIAL EVENTS	PARKS	Final Payment Sound Production Equipment	5,500.00	
10/13/2025	74948	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	jump starter	32.98	
10/13/2025	74948	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	flash drives	367.15	
10/13/2025	74948	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	CITY MANAGER	";The Wisdom of the Bullfrog"; - CMO	157.17	
10/13/2025	74948	AMAZON CAPITAL SERVICES, INC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	flag kits	38.99	
10/13/2025	74949	B2 LONESTAR ENTERTAINMENT	SPECIAL EVENTS	PARKS	Final Due for Cibolofest Entertainment	325.00	
10/13/2025	74950	BB INSPECTION SERVICES, LLC	Development Services Fund	BUILDING SERVICES	health inspections	196.00	
10/13/2025	74950	BB INSPECTION SERVICES, LLC	Development Services Fund	BUILDING SERVICES	health inspections	527.00	
10/13/2025	74951	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D hotmix PG 64-22	178.77	
10/13/2025	74951	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D hotmix PG 64-22	187.62	
10/13/2025	74952	CEMEX CONSTRUCTION MATERIALS	GRANT FUND	NON-DEPARTMENTAL	116 Cowboy Trail	590.00	
10/13/2025	74952	CEMEX CONSTRUCTION MATERIALS	GRANT FUND	NON-DEPARTMENTAL	200 S. Main Street Cibolo	575.00	
10/13/2025	74953	CMC STEEL FABRICATORS, INC	GENERAL FUND	PUBLIC WORKS STREETS	24"x48" red steel	269.08	
10/13/2025	74954	COMAL GOLF AND BATTERY	SPECIAL EVENTS	PARKS	RT6 - 6 seater Rental w/lights	680.00	
10/13/2025	74955	DAVID VOGT	GENERAL FUND	FIRE DEPARTMENT	Driver Operator Aerial	87.17	
10/13/2025	74956	DAYNE RELIFORD	SPECIAL EVENTS	PARKS	Quartet Performance	800.00	
10/13/2025	74957	DEBBYE TALAMANTEZ	SPECIAL EVENTS	PARKS	Pony Rides for Cibolofest	4,600.00	
10/13/2025	74958	DELFINO MONTEMAYOR JR	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Vehicle Tint	300.00	
10/13/2025	74959	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Matter#46660-Cibolo Tx Public Info Act	571.80	
10/13/2025	74959	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Matter#46660 Cibolo Tx Public Info Act	75.00	
10/13/2025	74960	DISA GLOBAL SOLUTIONS INC	GENERAL FUND	HUMAN RESOURCES	New Hire Background checks for September	96.36	
10/13/2025	74961	DISCOUNT PLAYGROUND SUPPLY	24 CERTIFICATES OF OBLIGATION	PARKS	6' solar bench	3,697.00	
10/13/2025	74961	DISCOUNT PLAYGROUND SUPPLY	GRANT FUND	PARKS	6' solar bench	3,500.00	
10/13/2025	74961	DISCOUNT PLAYGROUND SUPPLY	GRANT FUND	PARKS	6' solar bench	0.50	
10/13/2025	74962	FARRWEST SPECIALTY VEHICLES,LL	GENERAL FUND	POLICE DEPARTMENT	Unit 21-05 repairs	840.00	
10/13/2025	74963	FISERV, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	BOSS-DS	118.52	
10/13/2025	74964	GROOVE KNIGHT PRODUCTIONS LLC	SPECIAL EVENTS	PARKS	Oct.18th Final Payment Cibolofest	2,580.00	
10/13/2025	74965	HEALTH CARE SERVICE CORP	GENERAL FUND	NO DEPARTMENT	September Cobra Employee Coverage	372.32	
10/13/2025	74966	HPS, LLC	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Annual Maintenance	22,605.62	
10/13/2025	74967	INFOSEND, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Disconnects and Postage - UB	7,238.46	
10/13/2025	74967	INFOSEND, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Disconnects and Postage - UB	1,800.63	
10/13/2025	74968	IWS GAS & SUPPLY OF TEXAS, LTD	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Oxygen Compressed Gas	21.05	
10/13/2025	74969	LEADSONLINE, LLC	GENERAL FUND	POLICE DEPARTMENT	PowerPlus Investigation System	3,106.00	
10/13/2025	74970	LEXISNEXIS RISK DATA MGMT, INC	GENERAL FUND	POLICE DEPARTMENT	Sept '25 Contract Fee	208.50	
10/13/2025	74971	LIANE A. GARRETT	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	CustomTent	1,377.22	
10/13/2025	74972	LIBERTY MJ FIREWORKS LLC	SPECIAL EVENTS	PARKS	Fireworks display	4,330.00	
10/13/2025	74973	LOWER COLORADO RIVER AUTHORIT	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	emergency radio svcs - PW	244.00	
10/13/2025	74973	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	emergency radio svcs - PW	136.00	
10/13/2025	74973	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	PARKS	emergency radio svcs - PW	90.00	
10/13/2025	74973	LOWER COLORADO RIVER AUTHORIT	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	emergency radio svcs - PW	(18.00)	
10/13/2025	74973	LOWER COLORADO RIVER AUTHORIT	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	emergency radio svcs - PW	126.00	
10/13/2025	74973	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	PUBLIC WORKS STREETS	emergency radio svcs - PW	198.00	
10/13/2025	74974	MARIO TRONCOSO	GENERAL FUND	FIRE DEPARTMENT	Oral Boards Luncheon	53.78	
10/13/2025	74975	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change Patrol 24-03	99.67	
10/13/2025	74975	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change SRO 25-04	127.19	
10/13/2025	74975	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Oil change Patrol 23-05	99.67	
10/13/2025	74976	MCCOY'S BUILDING SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Rebar/Remesh Mat	486.87	
10/13/2025	74977	MED AIR SERVICES ASSOC - B2B	GENERAL FUND	NO DEPARTMENT	October Coverage	262.00	
10/13/2025	74978	MILES BENTZ	GENERAL FUND	FIRE DEPARTMENT	Driver Operator - Aerial	87.17	
10/13/2025	74979	MVBA, LLC	WATER & SEWER FUND	UTILITIES ADMINISTRATION	collection fees	47.56	
10/13/2025	74980	NEW BRAUNFELS WELDERS SUPPLY	GENERAL FUND	FIRE DEPARTMENT	med oxy rental	117.00	
10/13/2025	74981	NORMAN L HOUSLEY	SPECIAL EVENTS	PARKS	Cibolofest Entertainment	600.00	
10/13/2025	74982	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Dill	100.66	
10/13/2025	74982	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Darla	65.00	
10/13/2025	74982	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Pancho/Scooter	80.00	

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10/13/2025	74982	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Pringles	217.69	
10/13/2025	74982	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Macaroni	80.00	
10/13/2025	74982	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Alfalfa	65.00	
10/13/2025	74983	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	Water Delivery - City Hall	36.75	
10/13/2025	74983	ODP BUSINESS SOLUTIONS, LLC	Development Services Fund	NON-DEPARTMENTAL	Water Delivery - City Annex	26.25	
10/13/2025	74984	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Oil Filter	7.17	
10/13/2025	74984	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Rivet Nut/Tool	19.48	
10/13/2025	74985	PATHMARK TRAFFIC PRODUCTS OF T	GENERAL FUND	PUBLIC WORKS STREETS	signs	346.50	
10/13/2025	74986	PATHMARK TRAFFIC PRODUCTS OF T	GENERAL FUND	PUBLIC WORKS STREETS	signs for Noble Group	81.00	
10/13/2025	74987	POWERDMS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	PowerReady Subscription	3,603.21	
10/13/2025	74988	PROFESSIONAL TURF PRODUCTS	GENERAL FUND	PARKS	pedal	22.96	
10/13/2025	74989	PROFICIENT BENEFIT SOLUTIONS	GENERAL FUND	HUMAN RESOURCES	COBRA, FSA, HSA	610.70	
10/13/2025	74990	RADARSIGN	23 CERTIFICATES OF OBLIGATION	POLICE DEPARTMENT	battery operated sign	7,995.00	
10/13/2025	74990	RADARSIGN	23 CERTIFICATES OF OBLIGATION	POLICE DEPARTMENT	battery operated sign	900.00	
10/13/2025	74990	RADARSIGN	23 CERTIFICATES OF OBLIGATION	POLICE DEPARTMENT	battery operated sign	330.00	
10/13/2025	74990	RADARSIGN	23 CERTIFICATES OF OBLIGATION	POLICE DEPARTMENT	battery operated sign	160.00	
10/13/2025	74990	RADARSIGN	23 CERTIFICATES OF OBLIGATION	POLICE DEPARTMENT	battery operated sign	300.00	
10/13/2025	74990	RADARSIGN	23 CERTIFICATES OF OBLIGATION	POLICE DEPARTMENT	battery operated sign	14.00	
10/13/2025	74990	RADARSIGN	23 CERTIFICATES OF OBLIGATION	POLICE DEPARTMENT	battery operated sign	1,100.00	
10/13/2025	74991	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Solenoid Valve	651.46	
10/13/2025	74992	ROSARIO SCEBBA	SPECIAL EVENTS	PARKS	Cibolofest Sound	775.00	
10/13/2025	74993	SUNBELT RENTALS, INC.	GENERAL FUND	NON-DEPARTMENTAL	towable art manlift	330.55	
10/13/2025	74994	TOLTEC STEEL PRODUCTS, LTD.	GENERAL FUND	PUBLIC WORKS STREETS	Gusset Plates	49.92	
10/13/2025	74995	TYCO FIRE & SECURITY (US)	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Job#24307232	892.89	
10/13/2025	74995	TYCO FIRE & SECURITY (US)	GENERAL FUND	INFORMATION TECHNOLOGY	Qrtly Billing 10/01/25 - 12/31/25	278.29	
10/13/2025	74996	TYLER TECHNOLOGIES, INC.	GENERAL FUND	INFORMATION TECHNOLOGY	system management svcs FY26	15,720.44	
10/13/2025	74996	TYLER TECHNOLOGIES, INC.	GENERAL FUND	INFORMATION TECHNOLOGY	Brazos Software FY26	4,069.12	
10/13/2025	74996	TYLER TECHNOLOGIES, INC.	COURT TECHNOLOGY FEES	MUNICIPAL COURT	system management svcs FY26	6,000.00	
10/13/2025	74997	WAYNE REED	GENERAL FUND	CITY MANAGER	luncheon w/ Bob Miller	26.98	
10/13/2025	74998	WILSON COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Hoses	99.84	
10/13/2025	74999	WORKQUEST	GENERAL FUND	POLICE DEPARTMENT	toxicology drug test kits	139.35	
10/6/2025	75001	CITI CARDS	GENERAL FUND	CITY SECRETARY	Fraud Charges to be credited	(15.41)	
10/6/2025	75001	CITI CARDS	GENERAL FUND	COUNCIL	CC charges for August	59.69	
10/6/2025	75001	CITI CARDS	GENERAL FUND	CITY SECRETARY	CC charges for August	360.62	
10/6/2025	75001	CITI CARDS	GENERAL FUND	CITY SECRETARY	CC charges for August	360.62	
10/6/2025	75001	CITI CARDS	GENERAL FUND	COUNCIL	CC charges for August	45.00	
10/6/2025	75001	CITI CARDS	GENERAL FUND	CITY MANAGER	CC charges for August	28.78	
10/6/2025	75001	CITI CARDS	GENERAL FUND	COUNCIL	CC charges for August	108.30	
10/6/2025	75001	CITI CARDS	GENERAL FUND	CITY SECRETARY	Fraud Charges to be credited	1.72	
10/6/2025	75001	CITI CARDS	GENERAL FUND	MUNICIPAL COURT	CC charges for August	75.00	
10/6/2025	75001	CITI CARDS	GENERAL FUND	COUNCIL	CC charges for August	7.92	
10/6/2025	75001	CITI CARDS	GENERAL FUND	CITY SECRETARY	Fraud Charges to be credited	15.41	
10/6/2025	75001	CITI CARDS	GENERAL FUND	COUNCIL	CC charges for August	94.78	
10/6/2025	75001	CITI CARDS	GENERAL FUND	CITY SECRETARY	CC charges for August	200.00	
10/16/2025	75002	CITY OF CIBOLO	SPECIAL EVENTS	NO DEPARTMENT	Petty Cash-Change Fund for Cibolofest FY26	7,000.00	
10/16/2025	75003	WASTE CONNECTIONS LONE STAR	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Garbage and Recycle Svcs	214,795.78	
10/16/2025	75003	WASTE CONNECTIONS LONE STAR	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Garbage and Recycle Svcs	240,085.35	
10/20/2025	75004	A TO Z RENTALS	GENERAL FUND	WASTEWATER OPERATIONS	Concrete	211.00	
10/20/2025	75004	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete - Streets	230.00	
10/20/2025	75005	AACOG	GENERAL FUND	NON-DEPARTMENTAL	Financial Contributions for FY22 and FY25	8,100.00	
10/20/2025	75005	AACOG	GENERAL FUND	NON-DEPARTMENTAL	Financial Contributions for FY22 and FY25	5,700.00	
10/20/2025	75005	AACOG	GENERAL FUND	NON-DEPARTMENTAL	Financial Contributions for FY26	8,100.00	
10/20/2025	75006	ADP, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Workforce Manager & Comprehensive	6,878.10	
10/20/2025	75007	AJ'S TIRE SHOP, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Loader repair - PW	272.50	
10/20/2025	75007	AJ'S TIRE SHOP, INC	GENERAL FUND	PUBLIC WORKS STREETS	Loader repair - PW	272.50	
10/20/2025	75008	BARNUM, RYAN	WATER & SEWER FUND	NO DEPARTMENT	012_0000301_005 UB Refund	9.21	
10/20/2025	75009	BLADES GROUP LLC	GENERAL FUND	PUBLIC WORKS STREETS	asphalt rock - Streets	1,578.00	
10/20/2025	75010	BLUDOT TECHNOLOGIES, INC	GENERAL FUND	ECONOMIC DEVELOPMENT	Open Rewards Subscription	1,975.00	
10/20/2025	75011	BOSEMAN, NEIL	WATER & SEWER FUND	NO DEPARTMENT	031_0000225_003 UB Refund	103.39	
10/20/2025	75012	BROWN, DANIEL	WATER & SEWER FUND	NO DEPARTMENT	017_0000124_000 UB Refund	37.01	
10/20/2025	75013	BROWN, TIM	WATER & SEWER FUND	NO DEPARTMENT	010_0000190_005 UB Refund	37.98	
10/20/2025	75014	CCMA	Development Services Fund	NO DEPARTMENT	September CCMA Fees	9,800.00	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
10/20/2025	75015	CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT	gas svc - FS2	126.97	
10/20/2025	75015	CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT	gas svc - FS1	112.91	
10/20/2025	75015	CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT	gas svc - FS3	168.20	
10/20/2025	75015	CENTERPOINT ENERGY	GENERAL FUND	POLICE DEPARTMENT	gas svc - CPD	98.84	
10/20/2025	75016	CESAR AMAYA	GENERAL FUND	POLICE DEPARTMENT	flat repair - PD	20.00	
10/20/2025	75016	CESAR AMAYA	GENERAL FUND	POLICE DEPARTMENT	flat repair - PD	20.00	
10/20/2025	75017	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#256667001 City Hall	182.97	
10/20/2025	75018	CITY OF SCHERTZ	WATER & SEWER FUND	WATER OPERATIONS	Cibolo Crossing	5,953.03	
10/20/2025	75019	CLANCY HARDIN	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Annual Tx EDC Conference in SA	115.08	
10/20/2025	75020	COLLIERS ENGINEERING & DESIGN	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	City Noble Group Assessment	150.00	
10/20/2025	75020	COLLIERS ENGINEERING & DESIGN	PARK LAND FEES	PARKS	Town Creek Trail Extension	933.75	
10/20/2025	75020	COLLIERS ENGINEERING & DESIGN	GRANT FUND	NON-DEPARTMENTAL	Deer Creek Repair and Stabilization	300.00	
10/20/2025	75020	COLLIERS ENGINEERING & DESIGN	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Project Freeze	37.50	
10/20/2025	75020	COLLIERS ENGINEERING & DESIGN	2012 REVENUE BONDS	NO DEPARTMENT	Fun Town RV Sanitary Sewer Replacement	2,835.00	
10/20/2025	75020	COLLIERS ENGINEERING & DESIGN	2012 REVENUE BONDS	NO DEPARTMENT	Fun Town RV FM78 Sanitary Sewer Easement	837.50	
10/20/2025	75021	CPS ENERGY	GENERAL FUND	PUBLIC WORKS STREETS	PVT Street LTS/CIBOLO	1,072.98	
10/20/2025	75022	DAVIDSON TROILO REAM & GARZA	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Legal Svcs for EDC	916.50	
10/20/2025	75022	DAVIDSON TROILO REAM & GARZA	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Legal Svcs for EDC	663.00	
10/20/2025	75023	DELFINO MONTEMAYOR JR	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Tint Front Window	100.00	
10/20/2025	75023	DELFINO MONTEMAYOR JR	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Full Tent	150.00	
10/20/2025	75024	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Legal Svcs Development Svs	384.00	
10/20/2025	75024	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Cibolo vs Ken Paxton AG of Tx	245.00	
10/20/2025	75024	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Legal Svcs for Code Enforcement	144.00	
10/20/2025	75024	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	PW Capital Infrastructure Projects	846.00	
10/20/2025	75024	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Legal Svcs for Finance	120.00	
10/20/2025	75024	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Legal Svcs HR	1,494.00	
10/20/2025	75024	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Public Works - Water/Wastewater	144.00	
10/20/2025	75024	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Cibolo vs Darryl/Lana Zunker	211.75	
10/20/2025	75024	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Legal Svcs City Manager's Office	264.00	
10/20/2025	75024	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Legal Svcs Cibolo Police Dept	424.00	
10/20/2025	75024	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Municipal Court Svcs for September	5,761.14	
10/20/2025	75025	DSHS CENTRAL LAB MC2004	WATER & SEWER FUND	WATER OPERATIONS	Haloacetic Acids - Utilities	207.00	
10/20/2025	75026	EWALD KUBOTA INC.	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Blade-Drainage	212.80	
10/20/2025	75027	FARRWEST SPECIALTY VEHICLES	GENERAL FUND	POLICE DEPARTMENT	Motorola Low Pro Antenna & Coax Kit	150.02	
10/20/2025	75028	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WATER OPERATIONS	Hydrant Ext.	538.00	
10/20/2025	75028	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WASTEWATER OPERATIONS	Coil Municipex Pipe	334.66	
10/20/2025	75028	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WASTEWATER OPERATIONS	PVC Parts	153.36	
10/20/2025	75028	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WATER OPERATIONS	Credit on Riser Parts	(3,101.93)	
10/20/2025	75028	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WATER OPERATIONS	Riser Parts	2,997.29	
10/20/2025	75029	FERNANDEZ, AMANDA J	WATER & SEWER FUND	NO DEPARTMENT	014_0000037_000 UB Refund	29.16	
10/20/2025	75030	FOSTER, SHANNON	WATER & SEWER FUND	NO DEPARTMENT	009_0007880_003 UB Refund	93.18	
10/20/2025	75031	FRANKLIN, JAY	WATER & SEWER FUND	NO DEPARTMENT	009_0000418_000 UB Refund	47.99	
10/20/2025	75032	FREESE AND NICHOLS	DRAINAGE IMPACT FEES	NO DEPARTMENT	Cibolo Impact Fees Update	89.12	
10/20/2025	75032	FREESE AND NICHOLS	WASTEWATER IMPACT FEES	NO DEPARTMENT	Cibolo Impact Fees Update	2,552.50	
10/20/2025	75032	FREESE AND NICHOLS	TRAFFIC IMPACT FEES	NO DEPARTMENT	Cibolo Impact Fees Update	3,667.87	
10/20/2025	75032	FREESE AND NICHOLS	WATER IMPACT FEES	NO DEPARTMENT	Cibolo Impact Fees Update	2,165.49	
10/20/2025	75033	FREESE AND NICHOLS	WATER IMPACT FEES	NO DEPARTMENT	Cibolo Impact Fees Update	2,156.29	
10/20/2025	75033	FREESE AND NICHOLS	WATER IMPACT FEES	NO DEPARTMENT	Cibolo Impact Fees Update	7,420.17	
10/20/2025	75033	FREESE AND NICHOLS	WASTEWATER IMPACT FEES	NO DEPARTMENT	Cibolo Impact Fees Update	2,397.28	
10/20/2025	75033	FREESE AND NICHOLS	TRAFFIC IMPACT FEES	NO DEPARTMENT	Cibolo Impact Fees Update	1,949.12	
10/20/2025	75033	FREESE AND NICHOLS	DRAINAGE IMPACT FEES	NO DEPARTMENT	Cibolo Impact Fees Update	55.48	
10/20/2025	75033	FREESE AND NICHOLS	TRAFFIC IMPACT FEES	NO DEPARTMENT	Cibolo Impact Fees Update	2,168.90	
10/20/2025	75033	FREESE AND NICHOLS	WASTEWATER IMPACT FEES	NO DEPARTMENT	Cibolo Impact Fees Update	7,595.08	
10/20/2025	75033	FREESE AND NICHOLS	DRAINAGE IMPACT FEES	NO DEPARTMENT	Cibolo Impact Fees Update	40.27	
10/20/2025	75034	GOINS, BRANDON	WATER & SEWER FUND	NO DEPARTMENT	004_0005740_006 UB Refund	59.41	
10/20/2025	75035	GRAINGER	GENERAL FUND	PUBLIC WORKS STREETS	Exhaust Fan - Streets	864.13	
10/20/2025	75036	GREATER-SATX	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Regional Economic Collaborative	11,296.60	
10/20/2025	75037	HESELBEIN TIRE SOUTHWEST, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	rock	815.00	
10/20/2025	75037	HESELBEIN TIRE SOUTHWEST, INC	GENERAL FUND	PUBLIC WORKS STREETS	rock	815.00	
10/20/2025	75038	HOMELAB	WATER & SEWER FUND	NO DEPARTMENT	017_0001805_003 UB Refund	25.89	
10/20/2025	75039	HYDE KELLEY, LLP	GENERAL FUND	NON-DEPARTMENTAL	Cibolo vs Paxton	8,886.06	
10/20/2025	75040	HYRES, ANTOINETTE	WATER & SEWER FUND	NO DEPARTMENT	018_0001305_000 UB Refund	105.05	

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10/20/2025	75041	IBARRA, LUIS	WATER & SEWER FUND	NO DEPARTMENT	009_0009630_003 UB Refund	17.13	
10/20/2025	75042	K-W CONSTRUCTION, INC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	Cibolo Event Center Renovation	70,500.00	
10/20/2025	75042	K-W CONSTRUCTION, INC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	Cibolo Event Center Renovation	(3,525.00)	
10/20/2025	75043	KAHLIG ENTERPRISES LTD	GENERAL FUND	POLICE DEPARTMENT	TML Claim#TX248220 VIN5613	3,153.35	
10/20/2025	75044	KIMLEY-HORN AND ASSOCIATES,INC	24 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Proj. Niemietz and Veterans	1,116.67	
10/20/2025	75044	KIMLEY-HORN AND ASSOCIATES,INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Proj. Niemietz and Veterans	2,233.33	
10/20/2025	75044	KIMLEY-HORN AND ASSOCIATES,INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Proj. Niemietz and Veterans	2,850.00	
10/20/2025	75044	KIMLEY-HORN AND ASSOCIATES,INC	24 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Proj. Niemietz and Veterans	1,425.00	
10/20/2025	75045	KKI VENTURES INC.	WATER & SEWER FUND	NO DEPARTMENT	031_0000227_003 UB Refund	87.61	
10/20/2025	75046	KKI VENTURES INC.	WATER & SEWER FUND	NO DEPARTMENT	031_0000230_004 UB Refund	91.19	
10/20/2025	75047	KKI VENTURES INC.	WATER & SEWER FUND	NO DEPARTMENT	031_0001318_001 UB Refund	100.12	
10/20/2025	75048	LEWIS, JEFFREY	WATER & SEWER FUND	NO DEPARTMENT	009_0008545_006 UB Refund	58.06	
10/20/2025	75049	LIANE A. GARRETT	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	10x10 Full Color custom tent - PW	344.31	
10/20/2025	75049	LIANE A. GARRETT	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	10x10 Full Color custom tent - PW	344.30	
10/20/2025	75049	LIANE A. GARRETT	GENERAL FUND	PUBLIC WORKS STREETS	10x10 Full Color custom tent - PW	344.31	
10/20/2025	75049	LIANE A. GARRETT	GENERAL FUND	PARKS	10x10 Full Color custom tent - PW	344.30	
10/20/2025	75050	LOCAL PLUMBING, LLC	WATER & SEWER FUND	NO DEPARTMENT	001_0000120_007 UB Refund	57.96	
10/20/2025	75051	LOCKWOOD ANDREWS & NEWNAM	DRAINAGE IMPACT FEES	NO DEPARTMENT	Cibolo 2018 City Engr. Tolle Rd Final Design	5,482.40	
10/20/2025	75052	MARUBENI AMERICA CORPORATION	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Ranger Pro (Bayer)	285.00	
10/20/2025	75053	MATHURINE II, KURT D	WATER & SEWER FUND	NO DEPARTMENT	022_0005603_000 UB Refund	96.96	
10/20/2025	75054	MCCABE, BONNIE	WATER & SEWER FUND	NO DEPARTMENT	006_0002860_003 UB Refund	43.36	
10/20/2025	75055	MWI ANIMAL HEALTH	GENERAL FUND	ANIMAL SERVICES	animal services	393.85	
10/20/2025	75056	NRT PROPERTY MANAGEMENT	WATER & SEWER FUND	NO DEPARTMENT	002_0001080_013 UB Refund	52.94	
10/20/2025	75057	ODP BUSINESS SOLUTIONS, LLC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	credit inv#425221589001 6/9/25	(391.28)	
10/20/2025	75057	ODP BUSINESS SOLUTIONS, LLC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	dolly	634.94	
10/20/2025	75057	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	CITY SECRETARY	Credit on delivery	(49.99)	
10/20/2025	75057	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	napkins - City Hall	35.69	
10/20/2025	75057	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	breakroom supplies - City Hall	299.93	
10/20/2025	75057	ODP BUSINESS SOLUTIONS, LLC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	15 plastic tables - Event Center	1,214.18	
10/20/2025	75057	ODP BUSINESS SOLUTIONS, LLC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	credit on delivery	(69.99)	
10/20/2025	75057	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	CITY SECRETARY	2 replacement tables - Council	151.03	
10/20/2025	75057	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	CITY SECRETARY	12 plastic tables - Council	951.62	
10/20/2025	75058	PAGEFREEZER SOFTWARE, INC.	GENERAL FUND	INFORMATION TECHNOLOGY	PageFreezer Public Records	1,483.15	
10/20/2025	75058	PAGEFREEZER SOFTWARE, INC.	GENERAL FUND	INFORMATION TECHNOLOGY	PageFreezer Public Records	222.47	
10/20/2025	75058	PAGEFREEZER SOFTWARE, INC.	GENERAL FUND	INFORMATION TECHNOLOGY	PageFreezer Public Records	1,616.64	
10/20/2025	75059	PATHMARK TRAFFIC PRODUCTS OF T	GENERAL FUND	PUBLIC WORKS STREETS	flat blades - Streets	675.00	
10/20/2025	75060	PATRICIA CRUZ	GENERAL FUND	POLICE DEPARTMENT	2025 TAPEIT Conference	282.00	
10/20/2025	75061	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall, Annex mats	45.00	
10/20/2025	75061	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	PW mats, mops, towels	31.77	
10/20/2025	75061	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	PW mats, mops, towels	31.78	
10/20/2025	75061	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	PW mats, mops, towels	31.78	
10/20/2025	75061	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	uniform - Parks	93.80	
10/20/2025	75061	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform - Drainage	126.08	
10/20/2025	75061	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform - Water	155.67	
10/20/2025	75061	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	uniform - Streets	188.12	
10/20/2025	75061	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	PW mats, mops, towels	31.78	
10/20/2025	75062	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	steel bucket - Utilities	45.97	
10/20/2025	75062	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	hitch	119.98	
10/20/2025	75063	RDO EQUIPMENT CO	GENERAL FUND	PUBLIC WORKS STREETS	street pads - Streets	401.64	
10/20/2025	75063	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	washer nut - Drainage	9.27	
10/20/2025	75063	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Filters	455.31	
10/20/2025	75063	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	air filter credits - Drainage	(48.36)	
10/20/2025	75063	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Air Seat Fitting Kit	132.40	
10/20/2025	75064	RESIMPLIFI, INC	GENERAL FUND	ECONOMIC DEVELOPMENT	1 of 3 year agreement	3,000.00	
10/20/2025	75064	RESIMPLIFI, INC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	1 of 3 year agreement	3,000.00	
10/20/2025	75065	ROSA, LORIANA	WATER & SEWER FUND	NO DEPARTMENT	011_0000120_007 UB Refund	31.43	
10/20/2025	75066	SABIN, AMANDA/SHANE	WATER & SEWER FUND	NO DEPARTMENT	009_0006110_001 UB Refund	23.85	
10/20/2025	75067	SCHERTZ EMBROIDERY, LLC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	white polycarb w/ translucent vinyl	375.00	
10/20/2025	75068	SCHMITT, MARCIA	WATER & SEWER FUND	NO DEPARTMENT	009_0001991_002 UB Refund	79.98	
10/20/2025	75069	SCOLES, LOIS	WATER & SEWER FUND	NO DEPARTMENT	010_0005229_003 UB Refund	191.42	
10/20/2025	75070	SECOR, NATHANIEL ADAM	WATER & SEWER FUND	NO DEPARTMENT	022_0000221_002 UB Refund	65.88	
10/20/2025	75071	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Azure July Svcs	713.09	

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10/20/2025	75072	SIDDONS MARTIN EMERGENCY GROU	GENERAL FUND	FIRE DEPARTMENT	VIN7531 leak repair	935.73	
10/20/2025	75073	SKELTON ENTERPRISES, INC.	GENERAL FUND	POLICE DEPARTMENT	Renewal Acct#564789 PD	360.00	
10/20/2025	75074	SMART CONTROL SYSTEMS LLC	GENERAL FUND	PARKS	pump - Parks	1,174.04	
10/20/2025	75075	SOUTH CENTRAL PLANNING	GENERAL FUND	INFORMATION TECHNOLOGY	Permitting, Planning, Zoning, CE Modules	515.67	
10/20/2025	75076	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	3x9.0 =27.0 Issued 9/7/25	432.63	
10/20/2025	75076	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	6x10.75=64.5 issued 9/7/25	775.73	
10/20/2025	75077	SOUTHWEST TEXAS REGIONAL ADVI	GENERAL FUND	INFORMATION TECHNOLOGY	FY26 Annual Agency Fee, Volume Fee	15,677.40	
10/20/2025	75077	SOUTHWEST TEXAS REGIONAL ADVI	GENERAL FUND	INFORMATION TECHNOLOGY	FY26 Annual Agency Fee, Volume Fee	3,000.00	
10/20/2025	75078	TEXAS COMMISSION ON FIRE PROTE	GENERAL FUND	FIRE DEPARTMENT	37 Renewals	2,220.00	
10/20/2025	75079	TEXAS EXCAVATION SAFETY SYSTEM	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Message Fees for September 2025	585.35	
10/20/2025	75080	TEXAS HERITAGE PROPERTY MANAG	WATER & SEWER FUND	NO DEPARTMENT	009_0002333_005 UB Refund	38.19	
10/20/2025	75081	TYLER TECHNOLOGIES, INC.	GENERAL FUND	INFORMATION TECHNOLOGY	Annual SaaS Fee - Year 2	93,184.00	
10/20/2025	75082	UNION PACIFIC RAILROAD CO.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Lease-Rent FY2026	6,967.24	
10/20/2025	75083	VELA, JENNIFER	WATER & SEWER FUND	NO DEPARTMENT	016_0010244_000 UB Refund	30.43	
10/20/2025	75084	WESCO DISTRIBUTION INC	GENERAL FUND	FIRE DEPARTMENT	Cable tester - Fire	69.66	
10/20/2025	75085	WHITEHEAD, SEAN	WATER & SEWER FUND	NO DEPARTMENT	009_0001167_009 UB Refund	102.03	
10/20/2025	75086	YMCA OF GREATER SAN ANTONIO	GENERAL FUND	NO DEPARTMENT	September Dues	1,276.00	
10/20/2025	75087	YORFINO, HEATHER	WATER & SEWER FUND	NO DEPARTMENT	009_0005666_003 UB Refund	47.95	
10/20/2025	75088	YORK, JOSHUA /KENDAL J	WATER & SEWER FUND	NO DEPARTMENT	022_0003229_001 UB Refund	71.66	
10/20/2025	75090	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for September	1,152.41	
10/20/2025	75090	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for September	946.95	
10/20/2025	75090	CITY OF CIBOLO WATER BILL	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Water Consumption for September	870.31	
10/20/2025	75090	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for September	3,324.89	
10/20/2025	75090	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for September	78.10	
10/20/2025	75090	CITY OF CIBOLO WATER BILL	GENERAL FUND	FIRE DEPARTMENT	Water Consumption for September	1,511.87	
10/20/2025	75090	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for September	1,866.11	
10/20/2025	75090	CITY OF CIBOLO WATER BILL	GENERAL FUND	PUBLIC WORKS STREETS	Water Consumption for September	78.10	
10/20/2025	75090	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for September	19.75	
10/20/2025	75090	CITY OF CIBOLO WATER BILL	GENERAL FUND	ANIMAL SERVICES	Water Consumption for September	424.47	
10/20/2025	75090	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for September	437.07	
10/20/2025	75090	CITY OF CIBOLO WATER BILL	GENERAL FUND	POLICE DEPARTMENT	Water Consumption for September	990.37	
10/20/2025	75090	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for September	884.70	
10/20/2025	75090	CITY OF CIBOLO WATER BILL	GENERAL FUND	NON-DEPARTMENTAL	Water Consumption for September	2,119.02	
10/20/2025	75091	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	PARKS	Water Consumption for August	36.51	
10/20/2025	75091	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	FIRE DEPARTMENT	Water Consumption for August	400.79	
10/20/2025	75091	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	FIRE DEPARTMENT	Water Consumption for August	182.54	
10/20/2025	75091	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	PARKS	Water Consumption for August	98.22	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PUBLIC WORKS STREETS	electric services	128.05	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	electric services	277.56	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	electric services	829.00	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	ANIMAL SERVICES	electric services	487.40	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	electric services	1,065.60	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	POLICE DEPARTMENT	electric services	4,481.00	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	electric services	452.48	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	electric services	527.73	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	electric services	35.00	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	Development Services Fund	NON-DEPARTMENTAL	electric services	1,090.71	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	electric services	33.00	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PUBLIC WORKS STREETS	electric services	370.97	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	electric services	142.00	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	FIRE DEPARTMENT	electric services	3,168.36	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	electric services	102.29	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	WATER & SEWER FUND	WATER OPERATIONS	electric services	6,360.83	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	WATER & SEWER FUND	WASTEWATER OPERATIONS	electric services	943.72	
10/20/2025	75092	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	NON-DEPARTMENTAL	electric services	3,754.07	
10/20/2025	75093	SYNCHRONY BANK	GENERAL FUND	PARKS	August supplies	85.71	
10/20/2025	75093	SYNCHRONY BANK	GENERAL FUND	PARKS	August supplies	293.54	
10/20/2025	75093	SYNCHRONY BANK	GENERAL FUND	PARKS	August supplies	45.48	
10/20/2025	75093	SYNCHRONY BANK	GENERAL FUND	PARKS	August supplies	141.55	
10/20/2025	75093	SYNCHRONY BANK	GENERAL FUND	PARKS	August supplies	28.58	
10/20/2025	75093	SYNCHRONY BANK	GENERAL FUND	PARKS	August supplies	20.12	
10/20/2025	75093	SYNCHRONY BANK	GENERAL FUND	ANIMAL SERVICES	August supplies	76.00	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
10/20/2025	75093	SYNCHRONY BANK	GENERAL FUND	PUBLIC WORKS STREETS	August supplies	148.15	
10/20/2025	75093	SYNCHRONY BANK	GENERAL FUND	PARKS	August supplies	37.98	
10/20/2025	75093	SYNCHRONY BANK	GENERAL FUND	ANIMAL SERVICES	August supplies	189.19	
10/20/2025	75093	SYNCHRONY BANK	GENERAL FUND	PARKS	August supplies	70.55	
10/20/2025	75093	SYNCHRONY BANK	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	August supplies	26.11	
10/20/2025	75093	SYNCHRONY BANK	GENERAL FUND	PARKS	August supplies	22.14	
10/20/2025	75093	SYNCHRONY BANK	GENERAL FUND	PARKS	August supplies	12.86	
10/20/2025	75093	SYNCHRONY BANK	GENERAL FUND	ANIMAL SERVICES	August supplies	53.47	
10/20/2025	75093	SYNCHRONY BANK	GENERAL FUND	PUBLIC WORKS STREETS	August supplies	89.47	
10/20/2025	75093	SYNCHRONY BANK	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	August supplies	28.48	
10/27/2025	75094	ADAM TRUJILLO	SPECIAL EVENTS	PARKS	Outside Law Enforcement 10hrsX\$60	600.00	
10/27/2025	75095	ALBERTO ALI DE LA TORRE JR	SPECIAL EVENTS	PARKS	Outside Law Enforcement 16hrsX\$60	960.00	
10/27/2025	75096	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	NON-DEPARTMENTAL	Business Prime Annual Membership	349.00	
10/27/2025	75096	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	3x2 bulletin board - PD	138.28	
10/27/2025	75096	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	ANIMAL SERVICES	trash bags, coffee - ACO	41.67	
10/27/2025	75096	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	ANIMAL SERVICES	trash bags, coffee - ACO	44.90	
10/27/2025	75096	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	iPhone case - IS	29.88	
10/27/2025	75096	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	coffee decanter, mats - Fire	77.22	
10/27/2025	75096	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FINANCE DEPARTMENT	scanner - Finance	338.99	
10/27/2025	75096	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	NON-DEPARTMENTAL	breakroom coffee creamer - C.H.	28.94	
10/27/2025	75096	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	ANIMAL SERVICES	cork board - ACO	49.99	
10/27/2025	75096	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	NON-DEPARTMENTAL	breakroom coffee - City Hall	29.28	
10/27/2025	75097	AT&T	GENERAL FUND	INFORMATION TECHNOLOGY	Phone Svcs Acct#512 A07-6176 642 0	718.79	
10/27/2025	75098	AUTOZONE STORES, INC.	GENERAL FUND	FIRE DEPARTMENT	AAA batteries - Fire	9.21	
10/27/2025	75098	AUTOZONE STORES, INC.	GENERAL FUND	FIRE DEPARTMENT	diesel bluedef - Fire	55.26	
10/27/2025	75099	BRADY ALLEN CONSTANTINE	SPECIAL EVENTS	PARKS	Outside Law Enforcement 8hrsX\$60	480.00	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	28,023.11	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	11,994.09	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	31,816.72	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities- SAWS/Cibolo	2,190.28	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities- SAWS/Cibolo	4,770.28	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities- SAWS/Cibolo	10,414.42	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	21,286.63	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	79,564.25	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	13,802.54	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	2,539.45	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	15,540.12	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	19,128.69	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	8,347.99	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	20,699.17	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	1,011.90	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	10,595.23	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	18,225.24	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	10,679.96	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	20,958.24	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	40,560.90	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities- SAWS/Cibolo	12,163.79	
10/27/2025	75100	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	3,832.99	
10/27/2025	75101	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#183695201 - CPD	251.41	
10/27/2025	75101	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Business TV - FS2 Acct#183696201	123.55	
10/27/2025	75101	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	acct#183696301 - FS1	206.28	
10/27/2025	75101	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#248599001 - City Hall	159.73	
10/27/2025	75102	CIBOLO CREEK MUN.AUTHORITY	WATER & SEWER FUND	WASTEWATER OPERATIONS	Sewer Svcs for September	344,752.12	
10/27/2025	75103	CLANCY HARDIN	GENERAL FUND	ECONOMIC DEVELOPMENT	TX Downtown Conference	455.20	
10/27/2025	75104	CLINTON RAY JACOBS	GENERAL FUND	POLICE DEPARTMENT	Non Law Enforcement Investigation	350.00	
10/27/2025	75105	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY25 CIP Project Management	12,249.80	
10/27/2025	75105	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY25 CIP Project Management	2,100.00	
10/27/2025	75105	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY25 CIP Project Management	32.07	
10/27/2025	75105	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY25 CIP Project Management	98.35	
10/27/2025	75105	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY25 CIP Project Management	2,070.00	
10/27/2025	75105	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY25 CIP Project Management	1,095.00	
10/27/2025	75105	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY25 CIP Project Management	3,895.00	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
10/27/2025	75105	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY25 CIP Project Management	98.35	
10/27/2025	75105	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY25 CIP Project Management	900.00	
10/27/2025	75105	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY25 CIP Project Management	18,541.25	
10/27/2025	75105	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY25 CIP Project Management	4,027.50	
10/27/2025	75105	COLLIERS ENGINEERING & DESIGN	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY25 CIP Project Management	4,837.50	
10/27/2025	75106	COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	CoStar Suite for September	445.50	
10/27/2025	75107	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Legal Svcs Tx Public Information Act Request	527.50	
10/27/2025	75107	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Matter#46664 Interim Attorney Svcs for HR	588.00	
10/27/2025	75107	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Legal Svc Cibolo CSO and CC	2,203.40	
10/27/2025	75107	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Cibolo Public Information Act	264.00	
10/27/2025	75108	DRAGO INVESTMENTS LTD	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	Cibolo Community Center Plaque Deposit	4,736.00	
10/27/2025	75109	EBONY JONES	SPECIAL EVENTS	PARKS	Outside Law Enforcement 8hrsX\$60	480.00	
10/27/2025	75110	EDWARD TODD	SPECIAL EVENTS	PARKS	Outside Law Enforcement 8hrsX\$60	480.00	
10/27/2025	75111	FREESE AND NICHOLS	WATER & SEWER FUND	WASTEWATER OPERATIONS	Cibolo South WWMP	17,829.10	
10/27/2025	75111	FREESE AND NICHOLS	WATER & SEWER FUND	WASTEWATER OPERATIONS	CCN Application Assistance	2,988.92	
10/27/2025	75111	FREESE AND NICHOLS	WATER & SEWER FUND	WASTEWATER OPERATIONS	CCN Application Assistance	8,156.14	
10/27/2025	75111	FREESE AND NICHOLS	WATER & SEWER FUND	WASTEWATER OPERATIONS	CCN Application Assistance	11,915.88	
10/27/2025	75112	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	uniform/ Benjamin Velez	87.61	
10/27/2025	75112	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	Pro Pants - Yvette Pacheco	65.56	
10/27/2025	75113	GREGORY CROUCH	WATER & SEWER FUND	UTILITIES ADMINISTRATION	3 Up Door Hangers - UB	123.18	
10/27/2025	75113	GREGORY CROUCH	WATER & SEWER FUND	UTILITIES ADMINISTRATION	3 Up Door Hangers - UB	750.00	
10/27/2025	75114	HELPING HAND HARDWARE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	STIHL Chain and Parts	249.96	
10/27/2025	75115	JMO MOBILE MODULAR LLC	GENERAL FUND	ANIMAL SERVICES	repair to building support - ACO	2,500.00	
10/27/2025	75116	JULIAN OLVERA	SPECIAL EVENTS	PARKS	Outside Law Enforcement 8hrsX\$60	480.00	
10/27/2025	75117	KENDIG KEAST COLLABORATIVE	GRANT FUND	NON-DEPARTMENTAL	Phase 3 UDC Drafting & Refinement	10,456.29	
10/27/2025	75118	KFW MANAGEMENT, LLC	PARK LAND FEES	PARKS	Fishing Pond Concepts	450.00	
10/27/2025	75119	KRISTINA BERRY	SPECIAL EVENTS	PARKS	Outside Law Enforcement 8hrsX\$60	480.00	
10/27/2025	75120	LIONHEART PLACES LLC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Proj.137-001 Cibolo Downtown Plan	19,023.75	
10/27/2025	75121	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	FIRE DEPARTMENT	emergency radio svcs	792.00	
10/27/2025	75121	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	POLICE DEPARTMENT	Radio Svcs for PD	18.00	
10/27/2025	75121	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	POLICE DEPARTMENT	Radio Svcs for PD	120.00	
10/27/2025	75121	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	POLICE DEPARTMENT	Radio Svcs for PD	180.00	
10/27/2025	75121	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	INFORMATION TECHNOLOGY	Beon Svc - IT	10.00	
10/27/2025	75121	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	POLICE DEPARTMENT	Radio Svcs for PD	1,242.00	
10/27/2025	75121	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	ANIMAL SERVICES	Radio Svcs for PD	72.00	
10/27/2025	75122	LUIS JOSUE DE LA TORRE	SPECIAL EVENTS	PARKS	Outside Law Enforcement 8hrsX\$60	480.00	
10/27/2025	75123	MICHAEL SHOWN	SPECIAL EVENTS	PARKS	Outside Law Enforcement 8hrsX\$60	480.00	
10/27/2025	75124	MUNICIPAL EMERGENCY SERVICES	GENERAL FUND	FIRE DEPARTMENT	SCBA maintenance	3,263.18	
10/27/2025	75125	NLUC, PLLC	GENERAL FUND	HUMAN RESOURCES	September Occ Med Visits	200.00	
10/27/2025	75125	NLUC, PLLC	GENERAL FUND	HUMAN RESOURCES	September Occ Med Visits	260.00	
10/27/2025	75126	PEGGY CIMICS	GENERAL FUND	CITY SECRETARY	TML Conference Per Diem	412.70	
10/27/2025	75127	RANDY ROBERTS	GENERAL FUND	COUNCIL	clothing reimbursement	200.00	
10/27/2025	75128	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Azure monthly fees for August	40.36	
10/27/2025	75128	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Azure monthly fees for August	673.98	
10/27/2025	75129	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	notice of election 4x21.0	2,214.90	
10/27/2025	75130	STEPHEN TOLLIVER	Development Services Fund	NO DEPARTMENT	Refund of Payment	17,050.00	
10/27/2025	75131	TML INTERGOVERNMENTAL RISKPOC	GENERAL FUND	NON-DEPARTMENTAL	Liability Deductible	961.00	
10/27/2025	75131	TML INTERGOVERNMENTAL RISKPOC	GENERAL FUND	NON-DEPARTMENTAL	Liability Deductible	2,212.65	
10/27/2025	75131	TML INTERGOVERNMENTAL RISKPOC	GENERAL FUND	NO DEPARTMENT	Liability for October	137,562.60	
10/27/2025	75131	TML INTERGOVERNMENTAL RISKPOC	GENERAL FUND	NO DEPARTMENT	Liability for October	355,788.80	
10/27/2025	75131	TML INTERGOVERNMENTAL RISKPOC	GENERAL FUND	NON-DEPARTMENTAL	Changes in Vehicle Asset List	(5,245.93)	
10/27/2025	75132	TODD PERNA	SPECIAL EVENTS	PARKS	Outside Law Enforcement 8hrsX\$60	480.00	
10/27/2025	75133	TREVIPAY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	2pk Electrodes	28.49	
10/27/2025	75134	VERIZON WIRELESS	GENERAL FUND	PARKS	Phone Svc 09/11 - 10/10	75.98	
10/27/2025	75134	VERIZON WIRELESS	GENERAL FUND	PUBLIC WORKS STREETS	Phone Svc 09/11 - 10/10	75.98	
10/27/2025	75134	VERIZON WIRELESS	GENERAL FUND	INFORMATION TECHNOLOGY	Phone Svc 09/11 - 10/10	37.99	
10/27/2025	75134	VERIZON WIRELESS	GENERAL FUND	POLICE DEPARTMENT	Phone Svc 09/11 - 10/10	37.99	
10/27/2025	75134	VERIZON WIRELESS	GENERAL FUND	FIRE DEPARTMENT	Phone Svc 09/11 - 10/10	228.00	
10/27/2025	75134	VERIZON WIRELESS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Phone Svc 09/11 - 10/10	304.02	
10/27/2025	75134	VERIZON WIRELESS	GENERAL FUND	CODE ENFORCEMENT	Phone Svc 09/11 - 10/10	150.42	
10/27/2025	75134	VERIZON WIRELESS	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Phone Svc 09/11 - 10/10	37.99	
10/27/2025	75135	VIRGIL JONES	SPECIAL EVENTS	PARKS	Outside Law Enforcement 8hrsX\$60	480.00	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
10/27/2025	75136	YVONNE SIFUENTES	GENERAL FUND	POLICE DEPARTMENT	Sgt. Fore	100.00	
10/27/2025	75136	YVONNE SIFUENTES	GENERAL FUND	POLICE DEPARTMENT	Officer Spilman	100.00	
10/31/2025	75137	CITIBANK	GENERAL FUND	NO DEPARTMENT	SEPT PCARD Statement 10/3/25	13,001.85	
10/31/2025	75137	CITIBANK	Development Services Fund	NO DEPARTMENT	SEPT PCARD Statement 10/3/25	(735.44)	
10/31/2025	75137	CITIBANK	SPECIAL EVENTS	NO DEPARTMENT	SEPT PCARD Statement 10/3/25	337.50	
10/31/2025	75137	CITIBANK	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	SEPT PCARD Statement 10/3/25	7,225.41	
10/31/2025	75137	CITIBANK	WATER & SEWER FUND	NO DEPARTMENT	SEPT PCARD Statement 10/3/25	799.54	
10/31/2025	75137	CITIBANK	DRAINAGE UTILITY DISTRICT	NO DEPARTMENT	SEPT PCARD Statement 10/3/25	54.98	
10/31/2025	75137	CITIBANK	GRANT FUND	NO DEPARTMENT	SEPT PCARD Statement 10/3/25	190.29	
10/31/2025	75137	CITIBANK	ECONOMIC DEVELOPMENT FUND	NO DEPARTMENT	SEPT PCARD Statement 10/3/25	4,495.00	
10/31/2025	75138	HEALTH CARE SERVICE CORP	GENERAL FUND	NO DEPARTMENT	Employee Medical Coverage	1,182.81	
10/31/2025	75138	HEALTH CARE SERVICE CORP	GENERAL FUND	NO DEPARTMENT	Employee Medical Coverage	119,140.18	
10/31/2025	75241	COMPROLLER OF PUBLIC ACCTS	GENERAL FUND	NO DEPARTMENT	City Criminal Costs and Fees	12.65	
10/31/2025	75241	COMPROLLER OF PUBLIC ACCTS	GENERAL FUND	NO DEPARTMENT	City Criminal Costs and Fees	29,177.12	
10/31/2025	75241	COMPROLLER OF PUBLIC ACCTS	GENERAL FUND	NO DEPARTMENT	City Criminal Costs and Fees	(2,238.94)	
10/31/2025	75242	PITNEY BOWES GLOBAL FINANCIAL	GENERAL FUND	NO DEPARTMENT	Postage	2,800.00	
10/31/2025	75243	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October Premiums	1,658.21	
10/31/2025	75243	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October Premiums	81.47	
10/31/2025	75243	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October Premiums	1,061.53	
10/31/2025	75243	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October Premiums	1,192.88	
10/31/2025	75243	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October Premiums	73.52	
10/31/2025	75243	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October Premiums	163.33	
10/31/2025	75243	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October Premiums	8,124.55	
10/31/2025	75243	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October Premiums	1,846.67	
10/31/2025	75243	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October Premiums	883.55	
10/31/2025	75243	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October Premiums	642.10	
10/31/2025	75243	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October Premiums	1,048.61	
10/31/2025	75243	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October Premiums	3,398.15	
10/31/2025	75243	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	NO DEPARTMENT	October Premiums	329.81	
10/31/2025	75283	FUELMAN	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Fuel Svcs for September	166.04	
10/31/2025	75283	FUELMAN	GENERAL FUND	PUBLIC WORKS STREETS	Fuel Svcs for September	80.80	
10/31/2025	75283	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for September	242.36	
10/31/2025	75283	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for September	645.71	
10/31/2025	75283	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for September	226.41	
10/31/2025	75283	FUELMAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Fuel Svcs for September	51.03	
10/31/2025	75283	FUELMAN	GENERAL FUND	PUBLIC WORKS STREETS	Fuel Svcs for September	2,485.32	
10/31/2025	75283	FUELMAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fuel Svcs for September	243.31	
10/31/2025	75283	FUELMAN	GENERAL FUND	PARKS	Fuel Svcs for September	36.24	
10/31/2025	75283	FUELMAN	GENERAL FUND	PARKS	Fuel Svcs for September	79.23	
10/31/2025	75283	FUELMAN	GENERAL FUND	PUBLIC WORKS STREETS	Fuel Svcs for September	250.35	
10/31/2025	75283	FUELMAN	GENERAL FUND	FIRE DEPARTMENT	Fuel Svcs for September	2,994.10	
10/31/2025	75283	FUELMAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Fuel Svcs for September	2,582.13	
10/31/2025	75283	FUELMAN	GENERAL FUND	PARKS	Fuel Svcs for September	1,196.04	
10/31/2025	75283	FUELMAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fuel Svcs for September	2,020.91	
10/31/2025	75283	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for September	175.72	
10/31/2025	75283	FUELMAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fuel Svcs for September	358.66	
10/31/2025	75283	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for September	241.12	
10/31/2025	75283	FUELMAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fuel Svcs for September	188.05	
10/31/2025	75283	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for September	5,901.38	
10/31/2025	75283	FUELMAN	GENERAL FUND	CODE ENFORCEMENT	Fuel Svcs for September	118.59	
10/31/2025	75283	FUELMAN	GENERAL FUND	NON-DEPARTMENTAL	Fuel Svcs for September	33.99	
10/31/2025	75283	FUELMAN	GENERAL FUND	ANIMAL SERVICES	Fuel Svcs for September	85.60	
10/31/2025	75284	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	September Supplies - City of Cibolo	604.42	
10/31/2025	75284	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	September Supplies - City of Cibolo	677.47	
10/31/2025	75284	HOME DEPOT CREDIT SERVICES	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	September Supplies - City of Cibolo	3,542.92	
10/31/2025	75284	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	September Supplies - City of Cibolo	7.12	
10/31/2025	75284	HOME DEPOT CREDIT SERVICES	WATER & SEWER FUND	WATER OPERATIONS	September Supplies - City of Cibolo	25.97	
10/31/2025	75284	HOME DEPOT CREDIT SERVICES	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	September Supplies - City of Cibolo	1,099.00	
10/31/2025	75284	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	September Supplies - City of Cibolo	52.85	
10/31/2025	75284	HOME DEPOT CREDIT SERVICES	GENERAL FUND	NON-DEPARTMENTAL	September Supplies - City of Cibolo	69.99	
10/31/2025	75284	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PUBLIC WORKS STREETS	September Supplies - City of Cibolo	1,098.00	
10/31/2025	75284	HOME DEPOT CREDIT SERVICES	WATER & SEWER FUND	WATER OPERATIONS	September Supplies - City of Cibolo	167.20	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
10/31/2025	75284	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	September Supplies - City of Cibolo	(677.47)	
10/31/2025	75284	HOME DEPOT CREDIT SERVICES	GENERAL FUND	NON-DEPARTMENTAL	September Supplies - City of Cibolo	278.00	
10/31/2025	75285	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PUBLIC WORKS STREETS	September Supplies - City of Cibolo	19.47	
10/31/2025	75285	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	September Supplies - City of Cibolo	28.99	
10/31/2025	75285	TRACTOR SUPPLY CREDIT PLAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	September Supplies - City of Cibolo	5.99	
10/31/2025	75285	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	September Supplies - City of Cibolo	29.27	
10/31/2025	75285	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	NON-DEPARTMENTAL	September Supplies - City of Cibolo	37.53	
10/31/2025	75285	TRACTOR SUPPLY CREDIT PLAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	September Supplies - City of Cibolo	5.29	
10/31/2025	75285	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	FIRE DEPARTMENT	September Supplies - City of Cibolo	8.99	
10/31/2025	75285	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	ANIMAL SERVICES	September Supplies - City of Cibolo	55.96	
10/31/2025	75285	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	September Supplies - City of Cibolo	169.99	
10/31/2025	75285	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	September Supplies - City of Cibolo	(173.19)	
10/31/2025	75285	TRACTOR SUPPLY CREDIT PLAN	GENERAL FUND	PUBLIC WORKS STREETS	September Supplies - City of Cibolo	15.13	
10/31/2025	75285	TRACTOR SUPPLY CREDIT PLAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	September Supplies - City of Cibolo	15.28	
10/31/2025	75285	TRACTOR SUPPLY CREDIT PLAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	September Supplies - City of Cibolo	34.95	
10/31/2025	75385	COMPTRROLLER OF PUBLIC ACCTS	WATER & SEWER FUND	NO DEPARTMENT	Sales and Use Tax	22,923.02	
10/31/2025	75386	TMOBILE	GENERAL FUND	NON-DEPARTMENTAL	GEO tab svcs for Acct#981940936	1.60	
10/31/2025	75386	TMOBILE	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	GEO tab svcs for Acct#981940936	1.60	
10/31/2025	75386	TMOBILE	GENERAL FUND	PARKS	GEO tab svcs for Acct#981940936	12.80	
10/31/2025	75386	TMOBILE	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	GEO tab svcs for Acct#981940936	20.80	
10/31/2025	75386	TMOBILE	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	GEO tab svcs for Acct#981940936	11.20	
10/31/2025	75386	TMOBILE	GENERAL FUND	NON-DEPARTMENTAL	GEO tab svcs for Acct#981940936	24.00	
10/31/2025	75386	TMOBILE	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	GEO tab svcs for Acct#981940936	24.00	
10/31/2025	75386	TMOBILE	GENERAL FUND	CODE ENFORCEMENT	GEO tab svcs for Acct#981940936	48.00	
10/31/2025	75386	TMOBILE	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	GEO tab svcs for Acct#981940936	312.00	
10/31/2025	75386	TMOBILE	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	GEO tab svcs for Acct#981940936	168.00	
10/31/2025	75386	TMOBILE	GENERAL FUND	PUBLIC WORKS STREETS	GEO tab svcs for Acct#981940936	240.00	
10/31/2025	75386	TMOBILE	GENERAL FUND	PARKS	GEO tab svcs for Acct#981940936	192.00	
10/31/2025	75386	TMOBILE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	GEO tab svcs for Acct#981940936	120.00	
10/31/2025	75386	TMOBILE	GENERAL FUND	INFORMATION TECHNOLOGY	GEO tab svcs for Acct#981940936	48.00	
10/31/2025	75386	TMOBILE	GENERAL FUND	POLICE DEPARTMENT	GEO tab svcs for Acct#981940936	115.06	
10/31/2025	75386	TMOBILE	GENERAL FUND	PUBLIC WORKS STREETS	GEO tab svcs for Acct#981940936	16.00	
10/31/2025	75386	TMOBILE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	GEO tab svcs for Acct#981940936	8.00	
10/31/2025	75386	TMOBILE	GENERAL FUND	POLICE DEPARTMENT	GEO tab svcs for Acct#981940936	24.00	
10/31/2025	75386	TMOBILE	GENERAL FUND	CODE ENFORCEMENT	GEO tab svcs for Acct#981940936	3.20	
10/31/2025	75386	TMOBILE	GENERAL FUND	INFORMATION TECHNOLOGY	GEO tab svcs for Acct#981940936	3.20	
10/31/2025	75386	TMOBILE	GENERAL FUND	POLICE DEPARTMENT	GEO tab svcs for Acct#981940936	96.00	
Total						3,127,326.60	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
October							
10/3/2025	Net Payroll		GENERAL FUND			544644.06	425,780.70
10/3/2025	Net Payroll		WATER & SEWER FUND				62,884.03
10/3/2025	Net Payroll		DRAINAGE UTILITY DISTRICT				34,471.83
10/3/2025	Net Payroll		DEVELOPMENT SERVICES FUND				21,507.50
10/3/2025	Taxes	IRS/TWC					136,063.90
10/3/2025	Deductions	CHILD SUPPORT, GARNISHMENTS					2,275.65
10/17/2025	Net Payroll		GENERAL FUND			544435.91	426,990.46
10/17/2025	Net Payroll		WATER & SEWER FUND				61,203.60
10/17/2025	Net Payroll		DRAINAGE UTILITY DISTRICT				34,734.35
10/17/2025	Net Payroll		DEVELOPMENT SERVICES FUND				21,507.50
10/17/2025	Taxes	IRS/TWC					135,773.46
10/17/2025	Deductions	CHILD SUPPORT, GARNISHMENTS					2,275.65
10/31/2025	Net Payroll		GENERAL FUND			587,379.51	474,457.48
10/31/2025	Net Payroll		WATER & SEWER FUND				59,865.43
10/31/2025	Net Payroll		DRAINAGE UTILITY DISTRICT				32,891.60
10/31/2025	Net Payroll		DEVELOPMENT SERVICES FUND				20,165.00
10/31/2025	Taxes	IRS/TWC					146,435.06
10/31/2025	Deductions	CHILD SUPPORT, GARNISHMENTS					544.41
Total						2,099,827.61	
5,227,154.21							Total



City Council Regular Meeting Staff Report

D. Approval of the November 2025 Revenue & Expense Report pending final acceptance of the City's financial audit for the 25-26 fiscal year.

Meeting	Agenda Group
Tuesday, February 24, 2026, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 10D.
From	
Jessica Donoho, Accounting Manager	
Staff Contact(s)	
Anna Miranda,	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Revenue Expense Report-2025.11.30.pdf](#)



" City of Choice"

Revenue and Expense Report

November 30, 2025

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-NOVEMBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
GENERAL FUND							
	Beginning Fund Balance	6,214,873	6,738,634		6,738,634		
	General and franchise taxes	20,050,000	20,050,000	957,345	974,406	19,075,594	4.9%
	Permits and fees	58,000	58,000	2	184	57,817	0.3%
	Animal Control	42,000	42,000	2,282	6,629	35,371	15.8%
	Court and Alarm Permits	197,100	197,100	13,480	32,243	164,857	16.4%
	Interest and Miscellaneous	469,164	469,164	20,409	54,335	414,829	11.6%
	Parks and Grants	153,182	153,182	6,614	14,357	138,825	9.4%
	Intergovernmental and Transfers	3,568,806	3,568,806	159,063	388,350	3,180,456	10.9%
	Other Financing Sources	25,000	25,000	27,264	73,497	(48,497)	294.0%
	Revenue Subtotal	24,563,252	24,563,252	1,186,458	1,544,000	23,019,252	6.3%
10151	Salaries and Benefits	17,066,778	17,051,087	1,367,773	2,474,567	14,576,520	14.5%
10152	Services, Utilities & Training	3,544,303	3,619,783	234,710	714,222	2,905,561	19.7%
10153	General Supplies and Repairs	1,395,640	1,385,602	75,070	153,102	1,232,499	11.0%
10154	Capital and NonCapital	118,500	155,987	7,764	11,037	144,950	7.1%
10155	Other Expenses	1,794,954	1,794,954	127,934	253,887	1,541,067	14.1%
10158	Transfers	127,423	191,711	-	42,427	149,284	22.1%
10159	Debt Service	843,100	843,100	66,289	81,106	761,994	9.6%
	Expenditure Subtotal	24,890,698	25,042,223	1,879,540	3,730,348	21,311,875	14.9%
11/30/2025	Net Change	(327,446)	(478,971)	(693,082)	(2,186,348)	1,707,377	
	GENERAL FUND (Unaudited)	5,887,427	6,259,662		4,552,285		
Expenditures by Department:							
	CITY MANAGER	666,692	666,692	57,509	102,622	564,070	15.4%
	PUBLIC RELATIONS	155,367	155,367	9,568	19,228	136,139	12.4%
	CITY COUNCIL	63,495	63,495	2,456	9,178	54,317	14.5%
	CITY SECRETARY	464,812	464,812	39,284	72,057	392,755	15.5%
	POLICE DEPARTMENT	7,832,894	7,837,894	572,710	1,029,553	6,808,341	13.1%
	MUNICIPAL COURT	195,710	195,710	13,109	23,922	171,788	12.2%
	CODE ENFORCEMENT	196,112	219,712	14,667	29,062	190,650	13.2%
	PUBLIC WORKS - STREETS	1,427,832	1,432,832	108,634	215,244	1,217,588	15.0%
	PUBLIC WORKS - ADMIN	1,126,309	1,156,309	88,568	166,208	990,101	14.4%
	ANIMAL SERVICES	549,034	549,034	33,523	64,390	484,644	11.7%
	PARKS & FACILITY MAINTENANCE	1,251,208	1,251,208	99,955	189,223	1,061,985	15.1%
	ECONOMIC DEVELOPMENT	270,324	270,324	19,643	42,142	228,182	15.6%
	FINANCE DEPARTMENT	675,278	676,497	51,084	93,708	582,789	13.9%
	INFORMATION TECHNOLOGY DEPT	1,676,549	1,676,549	147,168	483,261	1,193,288	28.8%
	HUMAN RESOURCES	605,719	605,719	49,179	92,276	513,443	15.2%
	FIRE DEPARTMENT	6,258,603	6,279,158	503,006	904,628	5,374,530	14.4%
	NON-DEPARTMENTAL	1,474,760	1,540,911	69,476	193,646	1,347,265	12.6%
	Expenditure Subtotal	24,890,698	25,042,223	1,879,540	3,730,348	21,311,875	14.9%

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-NOVEMBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
UTILITY FUND							
	Beginning Fund Balance	10,003,583	10,260,790		10,260,790		
	Utility Services	18,504,850	18,504,850	1,514,271	3,152,245	15,352,605	17.0%
	Meter connections	48,000	48,000	2,790	6,723	41,277	14.0%
	Credit card fees	165,000	165,000	14,098	29,241	135,759	17.7%
	Interest Transfers and Misc	415,000	415,000	40,281	83,843	331,157	20.2%
	Other Financing Sources	-	-	-	-	-	
	Revenue Subtotal	19,132,850	19,132,850	1,571,440	3,272,053	15,860,798	17.1%
50251	Salaries and Benefits	1,747,678	1,747,678	141,798	253,451	1,494,227	14.5%
50252	Services, Utilities & Training	1,098,497	1,199,213	39,984	100,372	1,098,841	8.4%
50253	General Supplies and Repairs	408,350	408,350	20,352	68,013	340,337	16.7%
50254	Capital and NonCapital	92,088	350,573	2,017	2,017	348,556	0.6%
50255	Other Expenses	7,408,500	7,408,500	253,103	957,405	6,451,095	12.9%
50256	Contracted Water Costs	6,554,237	6,554,237	418,663	860,863	5,693,374	13.1%
50258	Transfers	1,583,940	1,583,940	64,548	180,115	1,403,825	11.4%
50259	Debt Service	1,017,391	1,017,391	3,874	8,736	1,008,655	0.9%
	Expenditure Subtotal	19,910,681	20,269,882	944,340	2,430,972	17,838,910	12.0%
	Net Change	(777,831)	(1,137,032)	627,100	841,080	(1,978,113)	
11/30/2025	WATER & SEWER FUND (Unaudited)	9,225,752	9,123,758		11,101,870		
Expenditures by Department:							
	UTILITIES ADMINISTRATION	4,780,812	4,781,211	303,190	790,595	3,990,616	16.5%
	UTILITY OPERATIONS-GENERAL	2,404,524	2,689,880	210,975	393,439	2,296,441	14.6%
	UTILITY OPERATIONS-WASTEWATER	4,793,417	4,866,863	4,435	363,628	4,503,235	7.5%
	UTILITY OPERATIONS-WATER	6,947,237	6,947,237	425,740	882,910	6,064,327	12.7%
	UTILITIES - DEBT/NON-DEPARTMENTAL	984,691	984,691	-	400	984,291	0.0%
	Expenditure Subtotal	19,910,681	20,269,882	944,340	2,430,972	17,838,910	12.0%

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-NOVEMBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>DRAINAGE UTILITY DISTRICT</u>							
	Beginning Fund Balance (Unaudited)	905,977	905,977		905,977		
	Utility Services	1,638,000	1,638,000	137,774	275,468	1,362,532	16.8%
	Interest Transfers and Misc	35,000	35,000	2,969	5,744	29,256	16.4%
	Revenue Subtotal	1,673,000	1,673,000	140,743	281,212	1,391,788	16.8%
50151	Salaries and Benefits	963,946	963,946	77,515	139,776	824,170	14.5%
50152	Services, Utilities & Training	136,255	136,255	2,763	7,063	129,192	5.2%
50153	General Supplies and Repairs	137,000	137,000	8,949	33,111	103,889	24.2%
50154	Capital and NonCapital	249,650	264,237	6,796	21,793	242,444	8.2%
50155	Other Expenses	66,500	66,500	-	-	66,500	0.0%
50158	Transfers	248,500	248,500	20,716	45,646	202,854	18.4%
50159	Debt Service	39,000	39,000	3,228	6,495	32,505	16.7%
	Expenditure Subtotal	1,840,851	1,855,438	119,966	253,884	1,601,554	13.7%
	Net Change	(167,851)	(182,438)	20,777	27,328	(209,766)	
	DRAINAGE UTILITY DISTRICT (Unaudited)	738,126	723,539		933,305		

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-NOVEMBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>DEVELOPMENT SERVICES FUND</u>							
	Beginning Fund Balance (Unaudited)	132,730	-		-		
	Permits and Fees	2,724,000	2,724,000	128,791	251,894	2,472,106	9.2%
	Interest Transfers and Misc	115,000	115,000	3,590	7,463	107,537	6.5%
	Revenue Subtotal	2,839,000	2,839,000	132,381	259,358	2,579,642	9.1%
50051	Salaries and Benefits	773,620	773,620	43,840	81,573	692,047	10.5%
50052	Services, Utilities & Training	1,584,400	1,587,400	50,871	112,958	1,474,442	7.1%
50053	General Supplies and Repairs	27,750	24,750	3,826	4,080	20,670	16.5%
50054	Capital and NonCapital	2,500	2,500	-	-	2,500	0.0%
50055	Other Expenses	100,000	100,000	9,165	16,856	83,144	16.9%
50058	Transfers	143,500	143,500	15,147	30,293	113,207	21.1%
50059	Debt Service	-	-	-	-	-	
	Expenditure Subtotal	2,631,770	2,631,770	122,850	245,760	2,386,010	9.3%
	Net Change	207,230	207,230	9,531	13,597	193,633	
	11/30/2025 DEVELOPMENT SERVICES FUND (Unaudited)	339,960	207,230		13,597		
<u>Expenditures by Department:</u>							
	PLANNING SERVICES	1,127,370	1,130,370	69,856	132,645	997,725	11.7%
	BUILDING SERVICES	1,460,400	1,460,400	48,109	106,609	1,353,791	7.3%
	NON-DEPARTMENTAL	44,000	41,000	4,884	6,506	34,494	15.9%
	Expenditure Subtotal	2,631,770	2,631,770	122,850	245,760	2,386,010	9.3%

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-NOVEMBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>ECONOMIC DEVELOPMENT CORPORATION</u>							
	Beginning Fund Balance (Unaudited)	2,736,413	3,478,165		3,478,165		
	Sales Tax	1,460,000	1,460,000	110,479	110,479	1,349,521	7.6%
	Interest Transfers and Misc	85,000	85,000	11,332	23,028	61,972	27.1%
	Revenue Subtotal	1,545,000	1,545,000	121,811	133,507	1,411,493	8.6%
80551	Salaries and Benefits	-	-	-	-	-	
80552	Services, Utilities & Training	567,255	634,829	47,906	92,779	542,049	14.6%
80553	General Supplies and Repairs	20,300	20,300	179	323	19,977	1.6%
80554	Capital and NonCapital	7,000	7,000	-	-	7,000	0.0%
80555	Other Expenses	107,000	117,000	50,251	57,218	59,782	48.9%
80558	Transfers	171,275	171,275	3,879	7,985	163,290	4.7%
80559	Debt Service	319,455	319,455	-	-	319,455	0.0%
	Expenditure Subtotal	1,192,285	1,269,859	102,215	158,305	1,111,553	12.5%
	Net Change	352,715	275,141	19,596	(24,798)	299,939	
11/30/2025	ECONOMIC DEVELOPMENT FUND (Unaudited)	3,089,128	3,753,306		3,453,367		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-NOVEMBER

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>DEBT SERVICE FUND</u>							
	Beginning Fund Balance	1,395,585	1,731,331		1,731,331		
	General and franchise taxes	6,795,000	6,795,000	60,631	67,202	6,727,798	1.0%
	Interest Transfers and Misc	1,211,425	1,211,425	17,971	36,482	1,174,943	
	Revenue Subtotal	8,006,425	8,006,425	78,602	103,685	7,902,740	1.3%
	DEBT SERVICE FUND	8,003,143	8,003,143	400	1,600	8,001,543	0.0%
	Expenditure Subtotal	8,003,143	8,003,143	400	1,600	8,001,543	0.0%
	Net Change	3,282	3,282	78,202	102,085	(98,803)	
	DEBT SERVICE FUND (unaudited)	1,398,867	1,734,613		1,833,415		

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-NOVEMBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
CIBOLO PUBLIC FACILITY CORPORATION							
	Beginning Fund Balance	2,426,227	2,536,057		2,536,057		
81032	Permits and fees	14,000	14,000	1,264	2,529	11,471	18.1%
81035	Interest and Miscellaneous	100,000	100,000	8,949	18,499	81,501	18.5%
81038	Transfers	-	-	-	-	-	
	Revenue Subtotal	114,000	114,000	10,214	21,027	92,973	18.4%
81052	Services, Utilities & Training	53,000	53,000	-	-	53,000	0.0%
81053	General supplies and Repairs	-	-	-	-	-	
81054	Capital and NonCapital	-	101,590	90	5,585	96,005	5.5%
81055	Other Expenses	-	-	-	-	-	
81057	Construction	250,000	257,663	-	7,189	250,474	
81058	Transfers	14,000	14,000	-	-	14,000	0.0%
	Expenditure Subtotal	317,000	426,253	90	12,774	413,479	3.0%
	Net Change	(203,000)	(312,253)	10,123	8,254	(320,506)	
	CIBOLO PUBLIC FACILITY CORP (Unaudited)	2,223,227	2,223,805		2,544,311		

SPECIAL EVENTS

	Beginning Fund Balance	100	(7,293)		(7,293)		
20134	Fees	-	-	-	1,117	(1,117)	
20135	Interest and Miscellaneous	-	-	-	-	-	
20136	Event income	72,500	72,500	580	61,748	10,752	85.2%
20138	Transfers	30,000	30,000	-	30,000	-	100.0%
	Revenue Subtotal	102,500	102,500	580	92,865	9,635	90.6%
20152	Services, Utilities & Training	77,800	77,800	-	73,679	4,121	94.7%
20153	General supplies and Repairs	21,800	21,800	-	11,629	10,171	53.3%
20154	Capital and NonCapital	-	-	-	-	-	
20155	Other Expenses	400	400	-	853	(453)	213.3%
20158	Transfers	-	-	-	-	-	
	Expenditure Subtotal	100,000	100,000	-	86,161	13,839	86.2%
	Net Change	2,500	2,500	580	6,704	(4,204)	
	SPECIAL EVENTS (Unaudited)	2,600	(4,793)		(589)		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-NOVEMBER

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
WATER IMPACT FEES							
	Beginning Fund Balance	5,529,075	5,642,247		5,642,247		
52232	Permits and Fees	200,000	200,000	-	-	200,000	0.0%
52235	Interest and Miscellaneous	200,000	200,000	14,671	33,990	166,010	17.0%
	Revenue Subtotal	400,000	400,000	14,671	33,990	366,010	8.5%
52252	Services, Utilities & Training	15,000	75,756	-	-	75,756	0.0%
52254	Capital and NonCapital	-	4,049	-	-	4,049	0.0%
52257	Construction	-	70,060	-	-	70,060	0.0%
	Expenditure Subtotal	15,000	149,865	-	-	149,865	0.0%
	Net Change	385,000	250,135	14,671	33,990	216,145	
	WATER IMPACT FEES (unaudited)	5,914,075	5,892,383		5,676,238		
WASTEWATER IMPACT FEES							
	Beginning Fund Balance	3,941,034	4,027,178		4,027,178		
52432	Permits and Fees	250,000	250,000	9,675	16,271	233,730	6.5%
52435	Interest and Miscellaneous	120,000	120,000	13,457	27,846	92,154	23.2%
	Revenue Subtotal	370,000	370,000	23,132	44,117	325,883	11.9%
52452	Services, Utilities & Training	15,000	82,286	-	-	82,286	0.0%
52454	Capital and NonCapital	-	-	-	-	-	
52457	Construction	3,183,500	3,286,347	-	100	3,286,247	0.0%
	Expenditure Subtotal	3,198,500	3,368,633	-	100	3,368,533	0.0%
	Net Change	(2,828,500)	(2,998,633)	23,132	44,017	(3,042,650)	
	WASTEWATER IMPACT FEES (unaudited)	1,112,534	1,028,544		4,071,194		

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-NOVEMBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
TRAFFIC IMPACT FEES							
	Beginning Fund Balance	5,549,023	5,567,751		5,567,751		
32032	Permits and Fees	620,000	620,000	10,500	21,277	598,723	3.4%
32035	Interest and Miscellaneous	120,000	120,000	17,715	36,061	83,939	30.1%
	Revenue Subtotal	740,000	740,000	28,215	57,338	682,662	7.7%
32052	Services, Utilities & Training	15,000	130,484	-	-	130,484	0.0%
32057	Construction	4,825,225	4,834,051	-	-	4,834,051	0.0%
	Expenditure Subtotal	4,840,225	4,964,535	-	-	4,964,535	0.0%
	Net Change	(4,100,225)	(4,224,535)	28,215	57,338	(4,281,872)	
	TRAFFIC IMPACT FEES (unaudited)	1,448,798	1,343,216		5,625,088		

DRAINAGE IMPACT FEES

	Beginning Fund Balance	3,819,246	4,015,682		4,015,682		
52032	Permits and Fees	350,000	350,000	17,359	27,531	322,469	7.9%
52035	Interest and Miscellaneous	120,000	120,000	13,627	27,973	92,027	23.3%
	Revenue Subtotal	470,000	470,000	30,986	55,505	414,495	11.8%
52052	Services, Utilities & Training	15,000	57,461	-	-	57,461	0.0%
52054	Capital and NonCapital	-	-	-	-	-	-
52057	Construction	2,030,640	2,101,743	-	-	2,101,743	0.0%
	Expenditure Subtotal	2,045,640	2,159,204	-	-	2,159,204	0.0%
	Net Change	(1,575,640)	(1,689,204)	30,986	55,505	(1,744,709)	
	DRAINAGE IMPACT FEES (unaudited)	2,243,606	2,326,478		4,071,187		

PARKLAND FEES

	Beginning Fund Balance	1,106,350	525,528		525,528		
32236	Permits and Fees	100,000	100,000	3,000	4,200	95,800	0
32235	Interest and Miscellaneous	40,000	40,000	3,687	7,600	32,400	19.0%
	Revenue Subtotal	140,000	140,000	6,687	11,800	128,200	8.4%
32252	Services, Utilities & Training	-	-	-	-	-	-
32254	Capital and NonCapital	-	-	-	-	-	-
32257	Construction	650,000	669,293	4,037	4,037	665,255	0.6%
	Expenditure Subtotal	650,000	669,293	4,037	4,037	665,255	0.6%
	Net Change	(510,000)	(529,293)	2,650	7,763	(537,055)	
	PARKLAND FEES (unaudited)	596,350	(3,765)		533,290		

CITY OF CIBOLO
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FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
COURT TECHNOLOGY FEES							
	Beginning Fund Balance	5,942	6,536		6,536		
23334	Permits and Fees	5,000	5,000	400	950	4,050	19.0%
23335	Interest and Miscellaneous	75	75	13	28	47	37.8%
	Revenue Subtotal	5,075	5,075	413	978	4,097	19.3%
23352	Services, Utilities & Training	6,000	6,000	-	6,000	-	100.0%
23354	Capital and NonCapital	-	-	-	-	-	
	Expenditure Subtotal	6,000	6,000	-	6,000	-	100.0%
	Net Change	(925)	(925)	413	(5,022)	4,097	
	COURT TECHNOLOGY FEES (unaudited)	5,017	5,611		1,514		

COURT SECURITY FEES							
	Beginning Fund Balance	37,942	37,860		37,860		
23434	Permits and Fees	6,000	6,000	490	1,155	4,845	19.3%
23435	Interest and Miscellaneous	1,000	1,000	90	192	808	19.2%
	Revenue Subtotal	7,000	7,000	580	1,347	5,653	19.2%
23452	Services, Utilities & Training	-	-	-	-	-	
23458	Transfers	6,000	6,000	133	954	5,046	
	Expenditure Subtotal	6,000	6,000	133	954	5,046	15.9%
	Net Change	1,000	1,000	447	393	607	
	COURT SECURITY FEES (unaudited)	38,942	38,860		38,253		

POLICE SEIZURE FUND							
	Beginning Fund Balance	47,443	93,666		93,666		
23534	Permits and Fees	10,000	10,000	9,480	9,596	404	96.0%
23539	Other Financing Sources	-	-	-	-	-	
23535	Interest and Miscellaneous	2,500	2,500	158	339	2,161	13.5%
	Revenue Subtotal	12,500	12,500	9,639	9,935	2,565	79.5%
23552	Services, Utilities & Training	-	10,000	-	-	10,000	0.0%
23553	General supplies and repairs	30,000	30,000	-	-	30,000	0.0%
23554	Capital and Non Capital	-	-	-	-	-	
23558	Transfers	-	30,000	-	-	30,000	0.0%
	Expenditure Subtotal	30,000	70,000	-	-	70,000	0.0%
	Net Change	(17,500)	(57,500)	9,639	9,935	(67,435)	
	POLICE SEIZURE FUND (unaudited)	29,943	36,166		103,601		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-NOVEMBER

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>POLICE EDUCATION FUND</u>							
	Beginning Fund Balance	7,699	8,984		8,984		
23634	Grants	2,500	2,500	-	-	2,500	0.0%
23635	Interest and Miscellaneous	300	300	21	46	254	15.3%
	Revenue Subtotal	2,800	2,800	21	46	2,754	1.6%
23652	Services, Utilities and Training	5,000	5,000	-	-	5,000	0.0%
23654	Capital and Non Capital	-	-	-	-	-	
	Expenditure Subtotal	5,000	5,000	-	-	5,000	0.0%
	Net Change	(2,200)	(2,200)	21	46	(2,246)	
	POLICE EDUCATION FUND (unaudited)	5,499	6,784		9,030		
<u>SPECIAL DONATIONS FUND</u>							
	Beginning Fund Balance	25,359	30,146		30,146		
20234	Donations and Grants	2,500	2,500	-	-	2,500	0.0%
20235	Interest and Miscellaneous	750	750	66	141	609	18.8%
	Revenue Subtotal	3,250	3,250	66	141	3,109	4.3%
20252	Services, Utilities and Training	5,000	5,000	-	1,013	3,987	20.3%
20253	General Supplies and Repairs	5,000	5,000	-	-	5,000	0.0%
20254	Capital and Non Capital	-	-	-	-	-	
	Expenditure Subtotal	10,000	10,000	-	1,013	8,987	10.1%
	Net Change	(6,750)	(6,750)	66	(871)	(5,879)	
	SPECIAL DONATIONS FUND (unaudited)	18,609	23,396		29,274		
<u>CHILD SAFETY FEES</u>							
	Beginning Fund Balance	35,429	44,281		44,281		
23834	Donations and Grants	45,000	45,000	2,941	6,595	38,405	14.7%
23835	Interest and Miscellaneous	1,250	1,250	127	264	986	21.1%
	Revenue Subtotal	46,250	46,250	3,068	6,859	39,391	14.8%
23853	General Supplies and Repairs	-	-	-	-	-	
23854	Capital & Non-Capital	-	-	-	-	-	
23858	Transfers	30,000	30,000	2,008	5,621	24,379	18.7%
	Expenditure Subtotal	30,000	30,000	2,008	5,621	24,379	18.7%
	Net Change	16,250	16,250	1,060	1,238	15,012	
	CHILD SAFETY FEE (unaudited)	51,679	60,531		45,519		

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Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>STREET MAINTENANCE TAX</u>							
	Beginning Fund Balance	923,720	1,445,874		1,445,874		
23930	General Taxes	1,460,000	1,460,000	110,479	110,479	1,349,521	7.6%
23935	Interest and Miscellaneous	30,000	30,000	4,314	8,745	21,255	29.1%
23936	Donations and grants	-	-	-	-	-	
23938	Transfers	-	-	-	-	-	
	Revenue Subtotal	1,490,000	1,490,000	114,793	119,224	1,370,776	8.0%
23952	Services, Utilities, and Training	650,000	1,165,730	-	478,846	686,884	41.1%
23953	General Supplies and Repairs	100,000	107,000	4,381	6,999	100,001	6.5%
23954	Capital and NonCapital	-	-	-	-	-	
23957	Construction	-	-	-	-	-	
23958	Transfers	865,150	865,150	-	-	865,150	0.0%
	Expenditure Subtotal	1,615,150	2,137,880	4,381	485,846	1,652,034	22.7%
	Net Change	(125,150)	(647,880)	110,412	(366,622)	(281,258)	
	STREET MAINTENACE TAX (unaudited)	798,570	797,994		1,079,252		

GRANTS FUND

	Beginning Fund Balance	435	44,568		44,568		
23035	Interest and Miscellaneous	-	-	2,678	5,961	(5,961)	
23036	Donations and grants	536,118	2,076,345	9,931	128,194	1,948,151	6.2%
23038	Transfers	97,424	190,609	-	12,427	178,182	6.5%
	Revenue Subtotal	633,542	2,266,954	12,609	146,582	2,120,372	6.5%
23051	Salaries and Benefits	365,421	683,581	3,420	3,547	680,034	0.5%
23052	Services, Utilities, and Training	34,421	531,744	10,652	152,438	379,306	28.7%
23053	General Supplies and Repairs	13,200	399,358	2,140	2,140	397,218	0.5%
23054	Capital and NonCapital	166,500	239,792	34,359	34,359	205,434	14.3%
23055	Other Expenses	-	17,482	-	-	17,482	0.0%
23057	Construction	-	385,899	30,958	31,295	354,604	8.1%
23059	Debt Service	54,000	54,000	-	-	54,000	0.0%
	Expenditure Subtotal	633,542	2,311,857	81,528	223,779	2,088,078	9.7%
	Net Change	-	(44,902)	(68,919)	(77,197)	32,294	
	GRANTS FUND (unaudited)	435	(335)		(32,629)		

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Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
IT REPLACEMENT FUND							
	Beginning Fund Balance	55,000	64,280		64,280		
30135	Interest and Miscellaneous	-	-	195	404	(404)	
30138	Transfers	-	-	-	-	-	
	Revenue Subtotal	-	-	195	404	(404)	
30152	Services, Utilities, and Training	-	-	-	-	-	
30154	Capital and NonCapital	-	-	-	-	-	
30158	Transfers	55,000	55,000	-	-	55,000	
	Expenditure Subtotal	55,000	55,000	-	-	55,000	0.0%
	Net Change	(55,000)	(55,000)	195	404	(55,404)	
	IT REPLACEMENT (unaudited)	-	9,280		64,684		
<hr/>							
HOTEL OCCUPANCY TAX							
	Beginning Fund Balance	22,893	26,269		26,269		
23130	General Taxes	2,000	2,000	-	-	2,000	0.0%
23135	Interest and Miscellaneous	600	600	102	192	408	32.1%
	Revenue Subtotal	2,600	2,600	102	192	2,408	7.4%
23152	Services, Utilities, and Training	-	-	-	-	-	
23154	Capital and NonCapital	-	-	-	-	-	
	Expenditure Subtotal	-	-	-	-	-	
	Net Change	2,600	2,600	102	192	2,408	
	HOTEL OCCUPANCY TAX (unaudited)	25,493	28,869		26,461		

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-NOVEMBER**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
PEG FUNDS							
	Beginning Fund Balance	91,926	134,541		134,541		
23230	General Taxes	28,000	28,000	1,042	1,042	26,958	3.7%
23235	Interest and Miscellaneous	4,000	4,000	516	976	3,024	24.4%
	Revenue Subtotal	32,000	32,000	1,558	2,017	29,983	6.3%
23252	Services, Utilities, and Training	-	-	-	-	-	
23254	Capital and NonCapital	50,000	93,106	-	-	93,106	0.0%
	Expenditure Subtotal	50,000	93,106	-	-	93,106	0.0%
	Net Change	(18,000)	(61,106)	1,558	2,017	(63,123)	
	PEG FUNDS(unaudited)	73,926	73,435		136,559		

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 11/30/2025	TOTAL PROJECT TO DATE
<u>2011 GO BONDS - TOWN CREEK DET</u>		14	15	16
	BEGINNING FUND BALANCE	-	1,432	-
354-35100-000-000-0000	INTEREST	364,327	22	364,349
354-35150-000-000-0000	UNREALIZED GAIN/LOSS ON INVEST	228	-	228
354-35250-000-000-0000	NET BOND PROCEEDS	5,350,000	-	5,350,000
	TOTAL REVENUES	5,714,556	22	5,714,577
354-57400-000-000-4041	LAND ACQUISITION	1,351,749	-	1,351,749
354-57500-000-000-4041	ENGINEERING SERVICES	1,698,260	15	1,698,275
354-57600-000-000-4041	CONSTRUCTION COSTS	2,663,115	-	2,663,115
	TOTAL EXPENDITURES	5,713,123	15	5,713,138
Fund number: 354	2011 GO BONDS - TOWN CREEK DET	1,432	7	1,439
	ENDING FUND BALANCE	1,432	1,439	1,439
<u>Outstanding Encumbrances:</u>				
354-57600-000-000-4041	Texas Sterling	PO 22139		615
354-57500-000-000-4041	Vickrey & Associates, Inc	PO 22166		-
354-57600-000-000-4041	Alamo Fence Company	PO 957315		-
354-57500-000-000-4041	ESP Associates	PO 957434		-
	Total Encumbrances			<u>615</u>
	Remaining funds			824

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 11/30/2025	TOTAL PROJECT TO DATE
<u>2013 GO BONDS - TOWN CREEK DET</u>		12	13	14
	BEGINNING FUND BALANCE	-	415,639	-
356-35100-000-000-0000	· INTEREST	693,108	9,731	702,838
356-35150-000-000-0000	· UNREALIZED GAIN/LOSS ON INVEST	1,828	-	1,828
356-38357-000-000-0000	· TRANSFER FROM 13 GO BONDS	10,147	-	10,147
356-39350-000-000-0000	· NET BOND PROCEEDS	3,700,000	-	3,700,000
	TOTAL REVENUES	4,405,083	9,731	4,414,813
356-57500-000-000-4041	· ENGINEERING SERVICES	66,307	43,612	109,919
356-57600-000-000-4041	· CONSTRUCTION COSTS	3,923,137	-	3,923,137
	TOTAL EXPENDITURES	3,989,444	43,612	4,033,056
				-
Fund number: 356	2013 GO BONDS - TOWN CREEK DET	415,639	(33,881)	381,757
	ENDING FUND BALANCE	415,639	381,757	381,757

Outstanding Encumbrances:

356-57600-000-000-4041	Texas Sterling		PO 22139	88,627
356-57500-000-000-4041	Raba Kistener, Inc		PO 24061	-
356-57500-000-000-4041	Colliers Engineering	Town Ck LOMR	PO 957464	12,388
	Total Encumbrances			<hr/> 101,015
	Remaining funds			280,742

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 11/30/2025	TOTAL PROJECT TO DATE
<u>2016 GO BONDS - BORGFELD RD</u>		9	10	11
	BEGINNING FUND BALANCE	-	989	-
363-35100-000-000-0000	· INTEREST	48,128	7	48,135
363-39350-000-000-0000	· NET BOND PROCEEDS	3,500,000	-	3,500,000
363-37100-000-000-0000	· INTERGOVERNMENTAL PARTICIPATION	450,000	-	450,000
	TOTAL REVENUES	3,998,128	7	3,998,135
363-57400-000-000-5051	· LAND ACQUISITION	303,169	-	303,169
363-57500-000-000-5051	· ENGINEERING SERVICES	296,531	-	296,531
363-57600-000-000-5051	· CONSTRUCTION COSTS	3,339,440	-	3,339,440
363-57600-000-000-5502	· CONSTRUCTION COSTS	58,000	-	58,000
	TOTAL EXPENDITURES	3,997,140	-	3,997,140
Fund number: 363	2016 GO BONDS - BORGFELD RD	989	7	995
	ENDING FUND BALANCE	989	995	995

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 11/30/2025	TOTAL PROJECT TO DATE
2019 GENERAL OBLIGATION BONDS				
	BEGINNING FUND BALANCE	-	982,726	-
365-35100-000-000-0000	INTEREST	298,740	6,642	305,382
365-38101-000-000-0000	TRANSFER FROM GENERAL FUND	675,000	-	675,000
365-39350-000-000-0000	NET BOND PROCEEDS	10,750,000	-	10,750,000
	TOTAL REVENUES	11,723,740	6,642	11,730,382
365-54910-000-000-0000	CAPITAL OUTLAY	450,000	-	450,000
365-57500-000-000-1074	ENGINEERING SERVICES <i>CITY HALL ANNEX</i>	250,571	-	250,571
365-57500-000-000-1075	ENGINEERING SERVICES <i>PUBLIC WORKS EXPANSION</i>	93,470	-	93,470
365-57500-160-000-1075	ENGINEERING SERVICES <i>PUBLIC WORKS EXPANSION</i>	1,125	-	1,125
365-57500-000-000-4043	ENGINEERING SERVICES <i>TOLLE ROAD IMPROVEMENTS</i>	375,637	1,551	377,188
365-57500-000-000-6066	ENGINEERING SERVICES <i>TOLLE PARK</i>	67,820	-	67,820
365-57600-000-000-1074	CONSTRUCTION COSTS <i>CITY HALL ANNEX</i>	2,370,488	-	2,370,488
365-57600-000-000-1075	CONSTRUCTION COSTS <i>PUBLIC WORKS EXPANSION</i>	605,072	-	605,072
365-57600-000-000-4043	CONSTRUCTION COSTS <i>TOLLE ROAD IMPROVEMENTS</i>	-	-	-
365-57600-000-000-5055	CONSTRUCTION COSTS <i>FM 1103 ROAD IMPROVEMENTS</i>	6,000,000	-	6,000,000
365-57600-000-000-6062	CONSTRUCTION COSTS <i>MIRACLE FIELD</i>	500,000	-	500,000
365-57600-000-000-6066	CONSTRUCTION COSTS <i>TOLLE PARK</i>	-	-	-
365-57650-000-000-1074	TESTING <i>CITY HALL ANNEX</i>	26,829	-	26,829
	TOTAL EXPENDITURES	10,741,013	1,551	10,742,564
Fund number: 365	2019 GENERAL OBLIGATION BONDS	982,726	5,091	987,817
	ENDING FUND BALANCE	982,726	987,817	987,817
Outstanding Encumbrances:				
365-57500-000-000-4043	Lockwood Andrews	PO 22110		1,551
365-54910-000-000-0000	Security 101 Holdings <i>access control</i>	PO 957569		25,046
	Total Encumbrances			<u>26,597</u>
	Remaining funds			961,220

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 11/30/2025	TOTAL PROJECT TO DATE
2019 CERTIFICATES OF OBLIGATION		6	7	8
	BEGINNING FUND BALANCE	-	388,820	-
333-35100-000-000-0000	INTEREST	146,917	2,755	149,672
333-39350-000-000-0000	NET BOND PROCEEDS	5,000,000	-	5,000,000
333-37120-000-000-0000	INTERGOVERNMENTAL - GUADALUPE CO	750,000	-	750,000
	TOTAL REVENUES	5,896,917	2,755	5,899,672
333-57400-000-000-5057	LAND ACQUISITION	429,363	-	429,363
333-57500-000-000-5057	ENGINEERING SERVICES	456,961	-	456,961
333-57600-000-000-5057	CONSTRUCTION COSTS	4,612,913	-	4,612,913
333-57650-000-000-5057	TESTING	8,860	-	8,860
	TOTAL EXPENDITURES	5,508,097	-	5,508,097
Fund number: 333	2019 CERTIFICATES OF OBLIGATION	388,820	2,755	391,575
	ENDING FUND BALANCE	388,820	391,575	391,575

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 11/30/2025	TOTAL PROJECT TO DATE
<u>2020 CERTIFICATES OF OBLIGATION - STREET MAINTENANCE</u>		5	6	7
	BEGINNING FUND BALANCE	-	144,156	-
369-35100-000-000-0000	INTEREST	490,848	1,032	491,880
369-14101-000-000-0000	TRANSFER FROM GENERAL FUND	2,350,000	-	2,350,000
369-14239-000-000-0000	TRANSFER FROM STREET MAINTENANCE	1,043,763	-	1,043,763
369-39350-000-000-0000	NET BOND PROCEEDS	7,500,000	-	7,500,000
	TOTAL REVENUES	11,384,611	1,032	11,385,643
369-57400-000-000-5500	LAND ACQUISITION	-	-	-
369-57500-000-000-5050	ENGINEERING SERVICES	39,840	-	39,840
369-57500-000-000-5500	ENGINEERING SERVICES	286,005	-	286,005
369-57500-000-000-5502	ENGINEERING SERVICES	188,549	-	188,549
369-57500-000-000-5503	ENGINEERING SERVICES	289,484	6,181	295,665
369-57600-000-000-5501	CONSTRUCTION COSTS	8,094,467	-	8,094,467
369-57600-000-000-5502	CONSTRUCTION COSTS	2,342,111	-	2,342,111
	TOTAL EXPENDITURES	11,240,456	6,181	11,246,637
Fund number: 369	2020 CERTIFICATES OF OBLIGATION - STREET MAINTENANCE	144,156	(5,149)	139,007
	ENDING FUND BALANCE	144,156	139,007	139,007
<u>Outstanding Encumbrances:</u>				
369-57500-000-000-5502	Lockwood Andrews	PO 23202		-
369-57500-000-000-5502	Terracon	PO 24163		-
369-57500-000-000-5503	Lockwood Andrews	PO 24098		31,902
369-57600-000-000-5502	D&D Contractors	PO 24083		-
	Total Encumbrances			<u>31,902</u>
	Remaining funds			107,105

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 11/30/2025	TOTAL PROJECT TO DATE
2023 CERTIFICATES OF OBLIGATION		2	3	4
	BEGINNING FUND BALANCE	-	87,090	-
371-35100-000-000-0000	INTEREST	212,737	663	213,400
371-35350-000-000-0000	BOND PROCEEDS	4,550,000	-	4,550,000
371-35351-000-000-0000	BOND PREMIUM	364,772	-	364,772
	TOTAL REVENUES	5,127,509	663	5,128,172
371-55005-000-000-0000	BOND ISSUANCE COST	114,772	-	114,772
371-54900-000-000-0000	NON-CAPITAL OUTLAY	4,634	-	4,634
371-54900-343-000-0000	NON-CAPITAL OUTLAY	48,809	-	48,809
371-54910-000-000-0000	CAPITAL OUTLAY	-	-	-
371-54910-343-000-0000	CAPITAL OUTLAY	300,468	-	300,468
371-54910-353-000-0000	CAPITAL OUTLAY	1,026,843	-	1,026,843
371-57500-199-000-1072	ENGINEERING SERVICES	<i>CITY HALL/HVAC RENOVATION</i>	-	100,500
371-57500-353-000-7074	ENGINEERING SERVICES	<i>PUBLIC SAFETY FACILITY</i>	-	756,300
371-57500-353-000-7073	ENGINEERING SERVICES	<i>FIRE ST 1 & 2 BATHROOMS</i>	-	2,297
371-57600-160-000-1075	CONSTRUCTION COSTS	<i>PUBLIC WORKS EXPANSION</i>	-	765,299
371-57600-199-000-1072	CONSTRUCTION COSTS	<i>CITY HALL/HVAC RENOVATION</i>	-	1,892,069
371-57600-353-000-7072	CONSTRUCTION COSTS	<i>FIRE ST 1 & 2 BATHROOMS</i>	-	13,931
371-57600-353-000-7073	CONSTRUCTION COSTS	<i>FIRE ST 1 & 2 BATHROOMS</i>	-	14,496
371-54910-660-000-0000	CAPITAL OUTLAY	-	-	-
	TOTAL EXPENDITURES	5,040,419	-	5,040,419
Fund number: 371	2023 CERTIFICATES OF OBLIGATION	87,090	663	87,753
	ENDING FUND BALANCE	87,090	87,753	87,753
Outstanding Encumbrances:				
371-54910-343-000-0000	Farrwest	PO 957273		-
371-54910-000-000-0000	Security 101 Holdings	<i>access control</i>	PO 957569	38,000
371-57500-353-000-7074	Eikon Consulting Group	<i>ARCHITECT</i>	PO 24055	49,685
	Total Encumbrances			<u>87,685</u>
	Remaining funds			68

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 11/30/2025	TOTAL PROJECT TO DATE
2024 CERTIFICATES OF OBLIGATION		2	3	4
	BEGINNING FUND BALANCE	-	2,181,019	-
372-35100-000-000-0000	INTEREST	255,837	9,385	265,223
372-35350-000-000-0000	BOND PROCEEDS	8,485,000	-	8,485,000
372-35351-000-000-0000	BOND PREMIUM	723,639	-	723,639
372-37160-000-000-0000	INTERGOVERNMENTAL - GUADALUPE COUNTY	1,147,755		
	TOTAL REVENUES	10,612,231	9,385	9,473,861
372-55005-000-000-0000	BOND ISSUANCE COST	208,639	-	208,639
372-54910-146-000-0000	CAPITAL OUTLAY	384,192	-	384,192
372-54910-146-000-0000	CAPITAL OUTLAY	25,730	-	25,730
372-54910-353-000-0000	CAPITAL OUTLAY	2,757,793	-	2,757,793
372-54910-748-000-0000	CAPITAL OUTLAY	54,998	-	54,998
372-57400-748-000-0000	LAND ACQUISITION	900,361	-	900,361
372-57500-000-806-0000	PROJECT ENGINEERING	14,550	-	14,550
372-57600-000-000-5502	CONSTRUCTION COSTS <i>BOLTON, DEAN AND LOWER SEGUIN</i>	4,046,617	-	4,046,617
372-57600-748-000-6070	CONSTRUCTION COSTS <i>PARK IMPROVEMENTS</i>	38,333	-	38,333
	TOTAL EXPENDITURES	8,431,212	-	8,431,212
Fund number: 372	2024 CERTIFICATES OF OBLIGATION	2,181,019	9,385	1,042,649
	ENDING FUND BALANCE	2,181,019	2,190,404	1,042,649
Outstanding Encumbrances:				
372-54910-353-000-0000	SIDDONS MARTIN	<i>LADDER TRUCK AND PUMPER</i>	PO 24079	90,917
372-57500-000-806-0000	KIMLEY HORN	<i>PARK IMPROVEMENTS PLANNING</i>	PO 957435	13,284
372-57500-000-000-0000	KIMLEY HORN	<i>HSIP GRANT</i>	PO 957602	8,000
	Total Encumbrances			<u>112,201</u>
	Remaining funds			930,448

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 11/30/2025	TOTAL PROJECT TO DATE
2025 CERTIFICATES OF OBLIGATION		2	3	4
	BEGINNING FUND BALANCE	-	7,893,624	-
373-35100-000-000-0000	INTEREST	267,699	64,700	332,399
373-35350-000-000-0000	BOND PROCEEDS	10,995,000		10,995,000
373-35351-000-000-0000	BOND PREMIUM	659,243		659,243
	TOTAL REVENUES	11,921,942	64,700	11,986,642
373-55005-000-000-0000	BOND ISSUANCE COST	151,207	-	151,207
373-54900-353-000-0000	NON-CAPITAL OUTLAY <i>FIRE EQUIPMENT</i>	5,174	-	5,174
373-54900-748-000-0000	NON-CAPITAL OUTLAY <i>PARKS EQUIPMENT</i>	6,250	-	6,250
373-54910-146-000-0000	CAPITAL OUTLAY <i>STREETS EQUIPMENT</i>	774,310	151,078	925,388
373-54910-160-000-0000	CAPITAL OUTLAY <i>PW EQUIPMENT</i>	-	-	-
373-54910-353-000-0000	CAPITAL OUTLAY <i>FIRE EQUIPMENT</i>	412,270	-	412,270
373-54910-748-000-0000	CAPITAL OUTLAY <i>PARKS EQUIPMENT</i>	-	-	-
373-57500-000-801-0000	PROJECT ENGINEERING <i>PARKS IMPROVEMENTS PLANNING</i>	-	-	-
373-57500-146-000-5120	PROJECT ENGINEERING <i>NORTH SOUTH CONNECTOR AT FM78</i>	-	49,893	49,893
373-57500-146-000-5506	PROJECT ENGINEERING <i>25 ROAD IMPROVEMENTS PKG 1</i>	67,753	2,675	70,428
373-57500-146-000-5507	PROJECT ENGINEERING <i>25 ROAD IMPROVEMENTS PKG 2</i>	9,063	5,276	14,339
373-57500-000-801-0000	PROJECT ENGINEERING <i>NIEMIETZ PARK PLANNING</i>	29,100	-	29,100
373-57600-146-000-5506	CONSTRUCTION COSTS <i>25 ROAD IMPROVEMENTS PKG 1</i>	2,480,284	40,438	2,520,722
373-57600-146-000-5507	CONSTRUCTION COSTS <i>25 ROAD IMPROVEMENTS PKG 2</i>	83,978	1,290,347	1,374,324
373-57650-000-000-5506	TESTING <i>25 ROAD IMPROVEMENTS PKG 1</i>	8,930	-	8,930
373-57650-000-000-5507	TESTING <i>25 ROAD IMPROVEMENTS PKG 2</i>	-	12,995	12,995
	TOTAL EXPENDITURES	4,028,318	1,552,701	5,581,019
Fund number: 373	2025 CERTIFICATES OF OBLIGATION	7,893,624	(1,488,001)	6,405,623
	ENDING FUND BALANCE	7,893,624	6,405,623	6,405,623
Outstanding Encumbrances:				
373-54910-353-000-0000	WAYNE TAUER	PO 957426		-
373-54910-353-000-0000	TACTICAL FIRE EQUIPMENT	PO 957458		30,000
373-54910-353-000-0000	SIDDONS MARTIN	PO 957459		-
373-54910-353-000-0000	MOTOROLA SOLUTIONS	PO 957502		50,638
373-57500-146-000-0000	KIMLEY HORN	PO 957609		31,949
373-57500-146-000-5120	COLLIERS ENGINEERING	PO 957525		47,158
373-57500-146-000-5506	COLLIERS ENGINEERING	PO 957361		19,670
373-57500-146-000-5507	COLLIERS ENGINEERING	PO 957361		95,825
373-57500-000-801-0000	KIMLEY HORN	PO 957435		26,566
373-57600-000-000-5506	D&D CONTRACTORS	PO 957368		134,927
373-57600-000-000-5507	D&D CONTRACTORS	PO 957436		1,729,977
373-57650-000-000-5506	RABA KISTNER	PO 957360		41,257
373-57650-000-000-5507	TERRACON CONSULTANTS	PO 957437		36,970
	Total Encumbrances			<u>2,244,937</u>
	Remaining funds			4,160,686

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 11/30/2025	TOTAL PROJECT TO DATE
<u>2025 GENERAL OBLIGATION BONDS</u>		2	3	4
	BEGINNING FUND BALANCE	-	2,052,937	-
374-35100-000-000-0000	INTEREST	49,483	14,434	63,917
374-35350-000-000-0000	BOND PROCEEDS	1,965,000	-	1,965,000
374-35351-000-000-0000	BOND PREMIUM	91,449	-	91,449
	TOTAL REVENUES	2,105,932	14,434	2,120,366
374-55005-000-000-0000	BOND ISSUANCE COST	52,995	-	52,995
374-57400-000-000-7074	LAND ACQUISITION	-	-	-
374-57500-000-000-8050	ENGINEERING/ARCHITECT	-	40,030	40,030
374-57500-000-000-0000	ENGINEERING/ARCHITECT	-	-	-
	TOTAL EXPENDITURES	52,995	40,030	93,025
Fund number: 374	2025 GENERAL OBLIGATION BONDS	2,052,937	(25,596)	2,027,341
	ENDING FUND BALANCE	2,052,937	2,027,341	2,027,341
<u>Outstanding Encumbrances:</u>				
374-57400-353-000-7074	RIVERON CORP	PO 957538		5,000
374-57500-000-000-8050	QUORUM ARCHITECTS	PO 957522		857,470
374-57500-000-000-8050	RABA KISTNER	PO 957560		13,621
	Total Encumbrances			876,091
	Remaining funds			1,151,249

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 11/30/2025	TOTAL PROJECT TO DATE
2012 REVENUE BONDS		12	13	14
	BEGINNING FUND BALANCE	-	1,162,645	-
531-35100-000-000-0000	· INTEREST	542,046	5,857	547,904
531-35150-000-000-0000	· UNREALIZED GAIN/LOSS ON INVEST	221	-	221
531-35250-000-000-0000	· NET BOND PROCEEDS	8,000,000	-	8,000,000
	TOTAL REVENUES	8,542,267	5,857	8,548,125
531-54910-000-000-0000	· CAPITAL OUTLAY	-	-	-
531-54916-000-000-2006	· WATER LINE PROJECTS	18,500	-	18,500
531-57400-000-000-224B	· LAND ACQUISITION	21,900	-	21,900
531-57400-000-000-3033	· LAND ACQUISITION	13,779	-	13,779
531-57400-000-000-3036	· LAND ACQUISITION	7,838	6,034	13,871
531-57500-000-000-224A	· ENGINEERING SERVICES	25,224	-	25,224
531-57500-000-000-224B	· ENGINEERING SERVICES	47,500	-	47,500
531-57500-000-000-225A	· ENGINEERING SERVICES	165,000	-	165,000
531-57500-000-000-225B	· ENGINEERING SERVICES	58,500	-	58,500
531-57500-000-000-225C	· ENGINEERING SERVICES	93,600	-	93,600
531-57500-000-000-2028	· ENGINEERING SERVICES	25,066	-	25,066
531-57500-000-000-3034	· ENGINEERING SERVICES	24,897	-	24,897
531-57500-000-000-3035	· ENGINEERING SERVICES	76,375	-	76,375
531-57500-000-000-3036	· ENGINEERING SERVICES	50,670	1,206	51,876
531-57600-000-000-2006	· CONSTRUCTION COSTS	182,170	-	182,170
531-57600-000-000-224A	· CONSTRUCTION COSTS	433,689	-	433,689
531-57600-000-000-224B	· CONSTRUCTION COSTS	31,432	-	31,432
531-57600-000-000-224D	· CONSTRUCTION COSTS	170,000	-	170,000
531-57600-000-000-225A	· CONSTRUCTION COSTS	2,088,254	-	2,088,254
531-57600-000-000-225B	· CONSTRUCTION COSTS	763,800	-	763,800
531-57600-000-000-225C	· CONSTRUCTION COSTS	1,127,215	-	1,127,215
531-57600-000-000-2028	· CONSTRUCTION COSTS	240,266	-	240,266
531-57600-000-000-2030	· CONSTRUCTION COSTS	-	-	-
531-57600-000-000-3033	· CONSTRUCTION COSTS	1,655,648	-	1,655,648
531-57600-000-000-5056	· CONSTRUCTION COSTS	55,461	-	55,461
531-57610-000-000-3036	· CONSTRUCTION ADMINISTRATION	2,840	1,610	4,449
	TOTAL EXPENDITURES	7,379,622	8,849	7,388,472
Fund number: 531	2012 REVENUE BONDS	1,162,645	(2,992)	1,159,653
	ENDING FUND BALANCE	1,162,645	1,159,653	1,159,653
Outstanding Encumbrances:				
531-54910-000-000-0000	· CAPITAL OUTLAY	PO 957610		160,800
531-57500-000-000-3036	· COLLIERS ENGINEERING	PO 24168		3,001
531-57600-000-000-3036	· GASPAR CARACHEO	PO 957473		398,965
531-57600-000-000-2006	· GASPAR CARACHEO	PO 957324		-
531-57600-000-000-2030	· T CONSTRUCTION LLC	PO 957285		8,249
531-57610-000-000-3036	· JOHNSON MIRMIRAN & THONMPSON	PO 957430		14,481
	Total Encumbrances			585,496
	Remaining funds			574,157

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 11/30/2025	TOTAL PROJECT TO DATE
<u>2019 CERTIFICATES OF OBLIGATION - UTILITY</u>				
	BEGINNING FUND BALANCE	-	1,657,960	-
532-35100-000-000-0000	INTEREST	243,120	12,555	255,675
532-39350-000-000-0000	NET BOND PROCEEDS	1,500,000	-	1,500,000
532-37000-000-000-0000	INTERGOVERNMENTAL - TXDOT	2,151,114	-	2,151,114
	TOTAL REVENUES	3,894,234	12,555	3,906,789
532-54910-000-000-0000	CAPITAL OUTLAY	147,916	-	147,916
532-57400-000-000-5055	LAND ACQUISITION	154,606	-	154,606
532-57400-000-000-5065	LAND ACQUISITION	9,065	-	9,065
532-54954-000-000-0000	CAPITAL OUTLAY	173,336	-	173,336
532-57500-000-000-5055	ENGINEERING SERVICES	146,557	-	146,557
532-57600-000-000-5055	CONSTRUCTION COSTS	1,604,795	-	1,604,795
	TOTAL EXPENDITURES	2,236,274	-	2,236,274
Fund number: 532	2019 CERTIFICATES OF OBLIGATION - UTILITY	1,657,960	12,555	1,670,515
	ENDING FUND BALANCE	1,657,960	1,670,515	1,670,515
<u>Outstanding Encumbrances:</u>				
532-57500-000-000-5055	Westwood Professional Services	PO 24167		-
532-54910-000-000-0000	SILSBEE FORD	PO 957392		-
	Total Encumbrances			-
	Remaining funds			1,670,515

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 11/30/2025	TOTAL PROJECT TO DATE
<u>2021 EDC REVENUE BONDS</u>				
	BEGINNING FUND BALANCE	-	427,933	-
870-35100-000-000-0000	INTEREST	65,544	2,989	68,533
870-35350-000-000-0000	BOND PROCEEDS	4,125,000	-	4,125,000
	TOTAL REVENUES	4,190,544	2,989	4,193,533
870-52710-000-000-0000	PROFESSIONAL SERVICES	65,049	-	65,049
870-54900-000-000-0000	NON-CAPITAL OUTLAY	1,268	-	1,268
870-54925-000-000-0000	LAND ACQUISITION	3,595,144	-	3,595,144
870-55005-000-000-0000	BOND ISSUANCE COST	101,150	-	101,150
	TOTAL EXPENDITURES	3,762,611	-	3,762,611
Fund number: 870	2021 EDC REVENUE BONDS	427,933	2,989	430,922
	ENDING FUND BALANCE	427,933	430,922	430,922

Outstanding Encumbrances:

Remaining funds **430,922**



City Council Regular Meeting Staff Report

E. Approval of the November 2025 Check Register

Meeting	Agenda Group
Tuesday, February 24, 2026, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 10E.
From	
Jessica Donoho, Accounting Manager	
Staff Contact(s)	
Anna Miranda,	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Detailed Check Register 20251130.pdf](#)



Raw Check Register - November 2025

Check Date: 11/01/2025-11/30/2025

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
11/4/2025	75139	513 SOLUTIONS GROUP LLC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	Door Access Control System & Installation	5,389.73	
11/4/2025	75140	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	229.00	
11/4/2025	75140	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	37.00	
11/4/2025	75140	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	6.00	
11/4/2025	75141	AILABOUNI, SALIM	WATER & SEWER FUND	NO DEPARTMENT	009 0007136 004 UB Refund	60.43	
11/4/2025	75142	ALAMO COMMUNITY COLLEGE DIST	GENERAL FUND	POLICE DEPARTMENT	Registration Tuition Oct & Nov	1,464.00	
11/4/2025	75142	ALAMO COMMUNITY COLLEGE DIST	GENERAL FUND	POLICE DEPARTMENT	Registration Tuition for September	732.00	
11/4/2025	75143	AMERICAN ASSOCIATION OF NOTARI	GENERAL FUND	POLICE DEPARTMENT	Notary Supplies for Sgt. Russo	120.90	
11/4/2025	75144	ANDREW SPILMAN	GENERAL FUND	POLICE DEPARTMENT	Gracie Survival Tactics Lvl 2	440.00	
11/4/2025	75145	AT&T	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#8310009744144	1,608.06	
11/4/2025	75145	AT&T	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#8310013506279	109.48	
11/4/2025	75145	AT&T	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#8310013198812	3,525.44	
11/4/2025	75146	BB INSPECTION SERVICES, LLC	Development Services Fund	BUILDING SERVICES	Building Inspections	53,962.46	
11/4/2025	75146	BB INSPECTION SERVICES, LLC	Development Services Fund	BUILDING SERVICES	Health Inspections - MPN	840.00	
11/4/2025	75147	BENJAMIN VELEZ	GENERAL FUND	FIRE DEPARTMENT	Driver Operator Aerial Certificate	87.17	
11/4/2025	75148	CENTERLINE SUPPLY, LTD	GENERAL FUND	PUBLIC WORKS STREETS	Thermoplastic - Streets	372.50	
11/4/2025	75149	CHAPMAN REFRIGERATION, INC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	Installed new ice maker - PW	6,095.00	
11/4/2025	75150	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#156657001 - City Hall	647.40	
11/4/2025	75151	CITY OF SCHERTZ	WATER & SEWER FUND	WATER OPERATIONS	Cibolo Subdivision- Water Svcs	2,012.74	
11/4/2025	75152	CITY OF SCHERTZ	GENERAL FUND	NO DEPARTMENT	Dispatch Q4 July'25 - Sept'25	123,257.05	
11/4/2025	75153	CLANCY HARDIN	GENERAL FUND	ECONOMIC DEVELOPMENT	TML EDC Conference in Bastrop	122.36	
11/4/2025	75154	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	FY25 On-Call Engineering Svcs- Planning	4,391.25	
11/4/2025	75154	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	FY25 On-Call Engineering Svcs- Planning	7,307.50	
11/4/2025	75154	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-19-01 Cibolo Plat/Plan Review	14,046.25	
11/4/2025	75154	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	FY25 On-Call Engineering Svcs- Planning	2,600.00	
11/4/2025	75154	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-19-01 Cibolo Plat/Plan Review	18,190.21	
11/4/2025	75154	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	FY25 On-Call Engineering Svcs- Planning	11,538.75	
11/4/2025	75154	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-19-01 Cibolo Plat/Plan Review	14,277.50	
11/4/2025	75154	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	FY25 On-Call Engineering Svcs- Planning	6,897.50	
11/4/2025	75154	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-19-01 Cibolo Plat/Plan Review	10,663.90	
11/4/2025	75154	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	FY25 On-Call Engineering Svcs- Planning	4,995.00	
11/4/2025	75154	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	FY25 On-Call Engineering Svcs- Planning	11,935.00	
11/4/2025	75154	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	FY25 On-Call Engineering Svcs- Planning	4,460.00	
11/4/2025	75154	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-19-01 Cibolo Plat/Plan Review	19,385.00	
11/4/2025	75154	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	FY25 On-Call Engineering Svcs- Planning	6,237.50	
11/4/2025	75154	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-19-01 Cibolo Plat/Plan Review	24,797.75	
11/4/2025	75155	COSTAR REALTY INFORMATION INC.	GENERAL FUND	ECONOMIC DEVELOPMENT	LoopNet LoopLink	395.00	
11/4/2025	75156	DAVID MARTINEZ	GENERAL FUND	FIRE DEPARTMENT	Driver Operator-Aerial	87.17	
11/4/2025	75157	DEALER SVCS NETWORK OF TX, LLC	GENERAL FUND	CODE ENFORCEMENT	VTRnet-SL service TxDMV	24.95	
11/4/2025	75158	DEASON, ANTHONY	WATER & SEWER FUND	NO DEPARTMENT	010 0005313 007 UB Refund	29.97	
11/4/2025	75159	DEWINNE EQUIPMENT CO. INC.	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Mower Parts	797.65	
11/4/2025	75160	DIAMOND MOWERS, LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	switch mower - Drainage	329.94	
11/4/2025	75161	DOGGETT FREIGHTLINER OF SO TX	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Unit #160 Repair	7,252.18	
11/4/2025	75161	DOGGETT FREIGHTLINER OF SO TX	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Clothing Item	61.16	
11/4/2025	75162	DOUGLASS W KING CO INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Landscape Material	714.00	
11/4/2025	75162	DOUGLASS W KING CO INC	GENERAL FUND	PARKS	Landscape Material	357.00	
11/4/2025	75163	EGSW LLC	WATER & SEWER FUND	WASTEWATER OPERATIONS	Micro Solve 2 Drums & 10 Buckets	8,217.00	
11/4/2025	75164	ESP ASSOCIATES INC	2011 GO BDS-TOWN CREEK REG DI	NO DEPARTMENT	Haeckerville Rd FM78 to Park Valley Copy	12.50	
11/4/2025	75164	ESP ASSOCIATES INC	2011 GO BDS-TOWN CREEK REG DI	NO DEPARTMENT	Haeckerville Rd FM78 to Park Valley Copy	1,680.00	
11/4/2025	75165	ESQUIVEL, DIANA	WATER & SEWER FUND	NO DEPARTMENT	007 0000740 023 UB Refund	28.39	
11/4/2025	75166	FACILITY SOLUTIONS GROUP, INC	GENERAL FUND	PARKS	LED lights - Parks	1,120.00	
11/4/2025	75167	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WATER OPERATIONS	Gasket	9.52	
11/4/2025	75168	FREESE AND NICHOLS	WATER & SEWER FUND	WASTEWATER OPERATIONS	Cibolo South WWMP	31,519.26	
11/4/2025	75168	FREESE AND NICHOLS	WATER & SEWER FUND	WASTEWATER OPERATIONS	Cibolo South WWMP	-	
11/4/2025	75169	FREESE AND NICHOLS	WATER & SEWER FUND	WASTEWATER OPERATIONS	Cibolo South WWMP	16,693.26	
11/4/2025	75169	FREESE AND NICHOLS	WATER & SEWER FUND	WASTEWATER OPERATIONS	Cibolo CCN Application Assistance	1,611.22	
11/4/2025	75169	FREESE AND NICHOLS	WATER & SEWER FUND	WASTEWATER OPERATIONS	Cibolo CCN Application Assistance	9,934.52	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
11/4/2025	75170	FRITTS, JESSICA/ERIC	WATER & SEWER FUND	NO DEPARTMENT	016_0002524_005 UB Refund	69.87	
11/4/2025	75171	GOODYEAR AUTO SERVICE CENTER	GENERAL FUND	POLICE DEPARTMENT	new tire and installation VIN8007	190.75	
11/4/2025	75172	GRAINGER	GENERAL FUND	PARKS	1x1 locker - PW	128.01	
11/4/2025	75172	GRAINGER	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	1x1 locker - PW	128.01	
11/4/2025	75172	GRAINGER	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	1x1 locker - PW	128.01	
11/4/2025	75172	GRAINGER	GENERAL FUND	PUBLIC WORKS STREETS	1x1 locker - PW	128.01	
11/4/2025	75173	GREGORY CROUCH	WATER & SEWER FUND	UTILITIES ADMINISTRATION	utility change cards	364.00	
11/4/2025	75174	GREGORY CROUCH	GENERAL FUND	POLICE DEPARTMENT	vehicle impound forms	155.00	
11/4/2025	75175	HELPING HAND HARDWARE	GENERAL FUND	PARKS	blades - Parks	81.00	
11/4/2025	75175	HELPING HAND HARDWARE	GENERAL FUND	PARKS	HS blade set, sproket - Parks	173.99	
11/4/2025	75175	HELPING HAND HARDWARE	SPECIAL EVENTS	PARKS	caution tape - Cibolofest Fireworks	31.56	
11/4/2025	75175	HELPING HAND HARDWARE	GENERAL FUND	PARKS	solenoid - Parks	15.00	
11/4/2025	75175	HELPING HAND HARDWARE	WATER & SEWER FUND	WATER OPERATIONS	Plug Test	4.79	
11/4/2025	75175	HELPING HAND HARDWARE	SPECIAL EVENTS	PARKS	poly braid rope- Cibolofest Fireworks	104.99	
11/4/2025	75175	HELPING HAND HARDWARE	GENERAL FUND	PARKS	irrigation/hose repair @ Niemietz Park	14.44	
11/4/2025	75175	HELPING HAND HARDWARE	GENERAL FUND	PUBLIC WORKS STREETS	bar clamps, adhesive - Streets	77.96	
11/4/2025	75175	HELPING HAND HARDWARE	GENERAL FUND	PARKS	filters - Parks and Rec	94.00	
11/4/2025	75175	HELPING HAND HARDWARE	GENERAL FUND	PUBLIC WORKS STREETS	rock boss chain, boss bar - Streets	846.00	
11/4/2025	75176	HELSELBEIN TIRE SOUTHWEST, INC	GENERAL FUND	PARKS	2 New Tires - Parks	30.00	
11/4/2025	75176	HELSELBEIN TIRE SOUTHWEST, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	lawnmaster tire - Drainage	536.00	
11/4/2025	75176	HELSELBEIN TIRE SOUTHWEST, INC	GENERAL FUND	PUBLIC WORKS STREETS	Trailer tire - Streets	69.00	
11/4/2025	75176	HELSELBEIN TIRE SOUTHWEST, INC	GENERAL FUND	PUBLIC WORKS STREETS	Trailer tire - Streets	135.52	
11/4/2025	75177	HPA BORROWER 2019-2 LLC	WATER & SEWER FUND	NO DEPARTMENT	009_0001353_016 UB Refund	64.85	
11/4/2025	75178	HUYNH/THAO, LE HUU	WATER & SEWER FUND	NO DEPARTMENT	015_0005980_002 UB Refund	46.34	
11/4/2025	75179	HVJ SOUTH CENTRAL TX, M&J, INC	GRANT FUND	NON-DEPARTMENTAL	Deer Creek Drainage Repair	782.87	
11/4/2025	75179	HVJ SOUTH CENTRAL TX, M&J, INC	GRANT FUND	NON-DEPARTMENTAL	Deer Creek Drainage Repair	656.88	
11/4/2025	75180	IJEFF, LLC	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Meter Mail Postage-Utilities Postcards	1,925.76	
11/4/2025	75181	JAMES PERRY WHETSTONE	GENERAL FUND	CITY SECRETARY	4 billboards for October	400.00	
11/4/2025	75182	JASON FORE	GENERAL FUND	POLICE DEPARTMENT	Gracie Survival Tactics Lvl 2	440.00	
11/4/2025	75183	JOEL HICKS	GENERAL FUND	COUNCIL	TML Conference - Dallas	358.40	
11/4/2025	75184	JUSTFOIA, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Subscription Renewal 11/21 - 11/20	4,505.00	
11/4/2025	75185	KLINGSPOR ABRASIVES, INC	GENERAL FUND	PUBLIC WORKS STREETS	14"x20mm DIAMOND CUT blade	486.40	
11/4/2025	75186	LEONARD RICE CONSULTING WATER	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Cibolo Water Resources Support	2,343.28	
11/4/2025	75186	LEONARD RICE CONSULTING WATER	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Cibolo Water Resources Support	1,934.64	
11/4/2025	75187	LI, ZICHENG	WATER & SEWER FUND	NO DEPARTMENT	019_0006609_003 UB Refund	30.62	
11/4/2025	75188	LINEBARGER GOGGAN BLAIR	GENERAL FUND	NO DEPARTMENT	September 2025 fees due	1,148.28	
11/4/2025	75189	LION CAVE MATERIALS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Limestone	261.00	
11/4/2025	75190	LOWERY PROPERTY ADVISORS LLC	DRAINAGE IMPACT FEES	NO DEPARTMENT	Tolle Rd Reconstruction Drainage Easement 3	2,500.00	
11/4/2025	75190	LOWERY PROPERTY ADVISORS LLC	TRAFFIC IMPACT FEES	NO DEPARTMENT	Tolle Rd Reconstruction Parcel 1	2,500.00	
11/4/2025	75190	LOWERY PROPERTY ADVISORS LLC	TRAFFIC IMPACT FEES	NO DEPARTMENT	Tolle Rd Reconstruction Parcel 3	2,500.00	
11/4/2025	75191	MARUBENI AMERICA CORPORATION	GENERAL FUND	PARKS	50lb bag promate - Parks	322.80	
11/4/2025	75192	MAZATAN, RAMIRO	WATER & SEWER FUND	NO DEPARTMENT	014_0002112_000 UB Refund	9.77	
11/4/2025	75193	MCCOY'S BUILDING SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	rebar - Streets	78.04	
11/4/2025	75194	MED AIR SERVICES ASSOC - B2B	GENERAL FUND	NO DEPARTMENT	November coverage	276.00	
11/4/2025	75195	MORAN-HUERTA, VICTORIA	WATER & SEWER FUND	NO DEPARTMENT	031_0001321_001 UB Refund	58.11	
11/4/2025	75196	MORGAN, JARED	WATER & SEWER FUND	NO DEPARTMENT	009_0002409_001 UB Refund	16.47	
11/4/2025	75197	MWI ANIMAL HEALTH	GENERAL FUND	ANIMAL SERVICES	disinfectant hand pump	43.35	
11/4/2025	75198	NAFECO, INC	GENERAL FUND	FIRE DEPARTMENT	chin strap - Hillhouse/Fire	137.00	
11/4/2025	75199	NARDIS PUBLIC SAFETY	GENERAL FUND	POLICE DEPARTMENT	uniform/ Bryant Hakey	161.63	
11/4/2025	75199	NARDIS PUBLIC SAFETY	GENERAL FUND	POLICE DEPARTMENT	Uniform/Clothing - Ruben Lascano	210.42	
11/4/2025	75199	NARDIS PUBLIC SAFETY	GENERAL FUND	POLICE DEPARTMENT	Uniform/Clothing - Ortiz, Melissa	223.88	
11/4/2025	75199	NARDIS PUBLIC SAFETY	GENERAL FUND	POLICE DEPARTMENT	Uniform/Clothing - Parker Novotny	215.88	
11/4/2025	75200	NEGRON, LUIS	WATER & SEWER FUND	NO DEPARTMENT	009_0006751_000 UB Refund	18.17	
11/4/2025	75201	ODP BUSINESS SOLUTIONS, LLC	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Paper Roll and Labels-UBO	90.41	
11/4/2025	75202	OKTEX UTILITIES CONSTRUCTION,	WATER & SEWER FUND	NO DEPARTMENT	004_9999999_000 UB Refund	606.35	
11/4/2025	75203	OMNIBASE SERVICES OF TEXAS LP	GENERAL FUND	NO DEPARTMENT	3RD Qtr Activity Report July-Sept	210.31	
11/4/2025	75204	OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	shutoff valve - Fire	7.49	
11/4/2025	75204	OREILLY AUTO PARTS	GENERAL FUND	PARKS	string insrt - Parks	14.19	
11/4/2025	75204	OREILLY AUTO PARTS	GENERAL FUND	PARKS	oil filters/oil - Parks	135.78	
11/4/2025	75204	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fuel Filter	5.78	
11/4/2025	75204	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	brake control - PW	38.50	
11/4/2025	75204	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	Connector & Multi Tow - Streets	81.98	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
11/4/2025	75204	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	tail light - Streets	8.79	
11/4/2025	75204	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	brake control - PW	38.49	
11/4/2025	75204	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	mico fuses - Streets	38.94	
11/4/2025	75204	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	thread seal - Streets	34.97	
11/4/2025	75204	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	cabin filter - Streets	15.98	
11/4/2025	75204	OREILLY AUTO PARTS	GENERAL FUND	PARKS	battery & core exchange - Parks	108.00	
11/4/2025	75204	OREILLY AUTO PARTS	GENERAL FUND	PARKS	battery terminal - Parks	6.99	
11/4/2025	75204	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	air filter, hepa filter - 905E	67.46	
11/4/2025	75204	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	break-away	59.99	
11/4/2025	75204	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	connector - Streets	50.98	
11/4/2025	75204	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Caulk Gun	7.40	
11/4/2025	75205	OTIS ELEVATOR COMPANY	23 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	installed new cellular Dialer - Annex	4,634.28	
11/4/2025	75206	PACHECO, REUBEN	WATER & SEWER FUND	NO DEPARTMENT	006_0003690_002 UB Refund	22.84	
11/4/2025	75207	PICCONI, CATHY	WATER & SEWER FUND	NO DEPARTMENT	009_0005129_007 UB Refund	120.00	
11/4/2025	75208	POLLUTION CONTROL SERVICES, INC	WATER & SEWER FUND	WATER OPERATIONS	Coliform, Total/E. Coli	1,950.00	
11/4/2025	75209	PROFESSIONAL TURF PRODUCTS	GENERAL FUND	PARKS	pulley, v-belt - Parks	321.85	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mats. mops, towel svcs - PW	33.98	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - Streets	187.42	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - Parks	93.80	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall/ Annex mats	85.58	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - Parks	100.20	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mats, mops, towel svcs - PW	31.77	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mats, mops, towel svcs - PW	31.78	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mats, mops, towel svcs - PW	33.97	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mats, mops, towel svcs - PW	33.97	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - Streets	187.42	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mats, mops, towel svcs - PW	31.78	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/clothing - Drainage	126.08	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mats, mops, towel svcs - PW	31.78	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/Clothing - Water	155.17	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Clothes-Water	165.78	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Clothing/Trash Liners- Drainage	134.19	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - Streets	204.43	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mats, mops, towel svcs - PW	33.97	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mats, mops, towel svcs - PW	31.78	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mats, mops, towel svcs - PW	31.78	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mats, mops, towel svcs - PW	31.77	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - Parks	93.80	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall mats	45.00	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall/Annex mats	85.58	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/Clothing -Water	155.67	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mats, mops, towel svcs - PW	31.78	
11/4/2025	75210	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/Clothing - Drainage	126.08	
11/4/2025	75211	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	STIHL Handheld Blower	179.99	
11/4/2025	75211	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	STIHL Blower	429.98	
11/4/2025	75211	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Battery Pack	129.99	
11/4/2025	75211	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Cutter Parts	13.52	
11/4/2025	75212	RDO EQUIPMENT CO	GENERAL FUND	PUBLIC WORKS STREETS	filters for 4WD Loader - Streets	312.50	
11/4/2025	75212	RDO EQUIPMENT CO	GENERAL FUND	PUBLIC WORKS STREETS	oil filter - Streets	78.51	
11/4/2025	75212	RDO EQUIPMENT CO	GENERAL FUND	PUBLIC WORKS STREETS	Window Credit - PW	(143.38)	
11/4/2025	75212	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Air Filter	49.55	
11/4/2025	75212	RDO EQUIPMENT CO	GENERAL FUND	PARKS	scv control - Parks	663.09	
11/4/2025	75212	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Window Credit - PW	(143.38)	
11/4/2025	75212	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Air Filters and Parts	1,483.64	
11/4/2025	75212	RDO EQUIPMENT CO	GENERAL FUND	PUBLIC WORKS STREETS	gasket, cap screw - PW	120.27	
11/4/2025	75212	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	gasket, cap screw - PW	120.27	
11/4/2025	75212	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Window	286.76	
11/4/2025	75212	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	door - PW	183.93	
11/4/2025	75212	RDO EQUIPMENT CO	GENERAL FUND	PUBLIC WORKS STREETS	door - PW	183.93	
11/4/2025	75213	RED HAWK CONTRACTING COMPANY	WATER & SEWER FUND	NO DEPARTMENT	009_0112640_000 UB Refund	777.09	
11/4/2025	75214	RIVERON CORP	TRAFFIC IMPACT FEES	NO DEPARTMENT	Tolle Rd Proj Imprvmt Acquisition Svcs	17,674.49	
11/4/2025	75215	ROSEN & ROSEN INDUSTRIES, INC	SPECIAL EVENTS	PARKS	Mesh Lime - Cibolofest	1,353.39	

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11/4/2025	75216	SCHERTZ EMBROIDERY, LLC	GENERAL FUND	POLICE DEPARTMENT	embroidery - PD	90.00	
11/4/2025	75216	SCHERTZ EMBROIDERY, LLC	GENERAL FUND	POLICE DEPARTMENT	embroidery - PD	25.00	
11/4/2025	75216	SCHERTZ EMBROIDERY, LLC	GENERAL FUND	POLICE DEPARTMENT	embroidery - PD	112.50	
11/4/2025	75217	SCHERTZ EMS	GENERAL FUND	NO DEPARTMENT	Per Capita FY26 - Oct 2025	198,608.47	
11/4/2025	75218	SCHERTZ-CIBOLO-UNIVERSAL CITY	SPECIAL EVENTS	PARKS	Transportation Cost 2025 Cibolofest	2,674.80	
11/4/2025	75218	SCHERTZ-CIBOLO-UNIVERSAL CITY	SPECIAL EVENTS	PARKS	Transportation Cost 2025 Cibolofest	2,518.75	
11/4/2025	75219	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	AWIntIT 1092025 - Fortinet	398.67	
11/4/2025	75219	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	FIRE DEPARTMENT	FDBMelton10825 - Adobe subscription	74.02	
11/4/2025	75219	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Azure month of September	697.84	
11/4/2025	75220	SIDDONS MARTIN EMERGENCY GROU	GENERAL FUND	FIRE DEPARTMENT	Vehicle Repair VIN7531	915.68	
11/4/2025	75221	SIMMONDS REAL ESTATE	WATER & SEWER FUND	NO DEPARTMENT	009_0002333_006 UB Refund	69.78	
11/4/2025	75222	SITEONE LANDSCAPE SUPPLY, LLC	WATER & SEWER FUND	WATER OPERATIONS	Top Dressing Bulk	474.75	
11/4/2025	75223	SOUTH TEXAS AUTO PARTS COMPAN	GENERAL FUND	POLICE DEPARTMENT	core deposit refund - PD	(144.00)	
11/4/2025	75223	SOUTH TEXAS AUTO PARTS COMPAN	GENERAL FUND	FIRE DEPARTMENT	front brake pads - Fire	65.69	
11/4/2025	75223	SOUTH TEXAS AUTO PARTS COMPAN	GENERAL FUND	PARKS	battery cleaner - Parks	10.89	
11/4/2025	75223	SOUTH TEXAS AUTO PARTS COMPAN	GENERAL FUND	POLICE DEPARTMENT	6mo warranty battery - PD	722.36	
11/4/2025	75224	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	Notice of General Election	507.15	
11/4/2025	75224	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	Reinvestment Zone	198.16	
11/4/2025	75224	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	Mesa Western Unit #1 BLK 1 Lot 12	113.08	
11/4/2025	75225	SUNBELT RENTALS, INC.	GENERAL FUND	PUBLIC WORKS STREETS	Core Drill, Core Bit - Streets	167.00	
11/4/2025	75226	TAYLOR, JOSHUA	WATER & SEWER FUND	NO DEPARTMENT	031_0001325_001 UB Refund	70.95	
11/4/2025	75227	TETREAUULT, WENDY	WATER & SEWER FUND	NO DEPARTMENT	004_0003640_019 UB Refund	14.76	
11/4/2025	75228	TEXAS DISPOSAL SYSTEM	GENERAL FUND	CODE ENFORCEMENT	handwash station	376.00	
11/4/2025	75229	THE GREATER SAN ANTONIO	GENERAL FUND	ECONOMIC DEVELOPMENT	Annual Membership Dues	2,000.00	
11/4/2025	75230	THOMPSON SAFETY LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	First Aid Kits	34.99	
11/4/2025	75230	THOMPSON SAFETY LLC	GENERAL FUND	PUBLIC WORKS STREETS	First Aid Kits	35.00	
11/4/2025	75230	THOMPSON SAFETY LLC	GENERAL FUND	NON-DEPARTMENTAL	First Aid Kit - City Annex	119.98	
11/4/2025	75230	THOMPSON SAFETY LLC	GENERAL FUND	PARKS	First Aid Kits	34.99	
11/4/2025	75230	THOMPSON SAFETY LLC	GENERAL FUND	NON-DEPARTMENTAL	FIRST AID - CITY HALL	119.98	
11/4/2025	75230	THOMPSON SAFETY LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	First Aid Kits	34.99	
11/4/2025	75231	TRAFFIC GRAFFICS	GENERAL FUND	PUBLIC WORKS STREETS	decals - PW	188.76	
11/4/2025	75231	TRAFFIC GRAFFICS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	decals - PW	35.11	
11/4/2025	75232	TREVIPAY	GENERAL FUND	PUBLIC WORKS STREETS	tarp - Streets	104.46	
11/4/2025	75232	TREVIPAY	GENERAL FUND	PUBLIC WORKS STREETS	pump semitrash - Streets	132.99	
11/4/2025	75233	ULINE	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	8' safety railing - Parks	758.22	
11/4/2025	75233	ULINE	GENERAL FUND	PUBLIC WORKS STREETS	HD Pallet Racks - Streets	1,686.44	
11/4/2025	75234	VALERIE A CHAPMAN	GENERAL FUND	CITY SECRETARY	TMCA Advanced Institute Conference	535.22	
11/4/2025	75235	WESTERN READY MIX, LLC	GENERAL FUND	PUBLIC WORKS STREETS	Concrete @ 120 Lookout View	680.00	
11/4/2025	75235	WESTERN READY MIX, LLC	WATER & SEWER FUND	WATER OPERATIONS	Concrete-Utilities	480.00	
11/4/2025	75236	WESTWOOD PROFESSIONAL SERVIC	2019 CERT OF OBLIG-UTILITY	NO DEPARTMENT	FM 1103 Utility Relocation	2,750.00	
11/4/2025	75236	WESTWOOD PROFESSIONAL SERVIC	WATER IMPACT FEES	NO DEPARTMENT	Green Valley Rd Water Main Project	4,116.00	
11/4/2025	75236	WESTWOOD PROFESSIONAL SERVIC	GRANT FUND	NON-DEPARTMENTAL	FM78 Water Main Extension	259.00	
11/4/2025	75236	WESTWOOD PROFESSIONAL SERVIC	2019 CERT OF OBLIG-UTILITY	NO DEPARTMENT	FM 1103 Utility Relocation	5,500.00	
11/4/2025	75236	WESTWOOD PROFESSIONAL SERVIC	2019 CERT OF OBLIG-UTILITY	NO DEPARTMENT	FM 1103 Utility Relocation	5,722.50	
11/4/2025	75236	WESTWOOD PROFESSIONAL SERVIC	GRANT FUND	NON-DEPARTMENTAL	FM78 Water Main Extension	686.00	
11/4/2025	75236	WESTWOOD PROFESSIONAL SERVIC	2019 CERT OF OBLIG-UTILITY	NO DEPARTMENT	FM 1103 Utility Relocation	4,300.00	
11/4/2025	75236	WESTWOOD PROFESSIONAL SERVIC	2019 CERT OF OBLIG-UTILITY	NO DEPARTMENT	FM 1103 Utility Relocation	10,150.00	
11/4/2025	75236	WESTWOOD PROFESSIONAL SERVIC	2019 CERT OF OBLIG-UTILITY	NO DEPARTMENT	FM 1103 Utility Relocation	11,950.00	
11/4/2025	75237	WILLDAN FINANCIAL SERVICES	WATER & SEWER FUND	UTILITIES ADMINISTRATION	2025 W/W/W Rate Study for Cibolo	8,382.00	
11/4/2025	75238	WILLIAMS SUPPLY COMPANY, LTD	WATER & SEWER FUND	WATER OPERATIONS	PVC Adapter	122.80	
11/4/2025	75238	WILLIAMS SUPPLY COMPANY, LTD	WATER & SEWER FUND	WASTEWATER OPERATIONS	PVC Parts	121.06	
11/4/2025	75238	WILLIAMS SUPPLY COMPANY, LTD	WATER & SEWER FUND	WATER OPERATIONS	Brass Ball	247.08	
11/4/2025	75239	WINTER, DAVID	WATER & SEWER FUND	NO DEPARTMENT	030_0001120_001 UB Refund	122.52	
11/4/2025	75240	WINZER FRANCHISE COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fleet supplies - PW	331.20	
11/4/2025	75240	WINZER FRANCHISE COMPANY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Fleet supplies - PW	331.20	
11/4/2025	75240	WINZER FRANCHISE COMPANY	GENERAL FUND	PARKS	Fleet supplies - PW	331.20	
11/4/2025	75240	WINZER FRANCHISE COMPANY	GENERAL FUND	PUBLIC WORKS STREETS	Fleet supplies - PW	331.23	
11/10/2025	75244	A TO Z RENTALS	WATER & SEWER FUND	WASTEWATER OPERATIONS	Trailer,Concrete	37.00	
11/10/2025	75245	AUTOZONE STORES, INC.	GENERAL FUND	FIRE DEPARTMENT	bluedef - Fire	95.94	
11/10/2025	75245	AUTOZONE STORES, INC.	GENERAL FUND	POLICE DEPARTMENT	remaining credit balance	(3.00)	
11/10/2025	75245	AUTOZONE STORES, INC.	GENERAL FUND	FIRE DEPARTMENT	bluedef - Fire	65.92	
11/10/2025	75246	BRAUNTEX MATERIALS, INC.	WATER & SEWER FUND	WASTEWATER OPERATIONS	Grae A2 Base	88.94	

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11/10/2025	75247	CAVENDER STORES, LTD.	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Justin Boots - Drainage	180.00	
11/10/2025	75247	CAVENDER STORES, LTD.	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Landon Johnston	180.00	
11/10/2025	75247	CAVENDER STORES, LTD.	GENERAL FUND	PUBLIC WORKS STREETS	Karl Henzen	180.00	
11/10/2025	75248	CIBOLO VALLEY LOCAL GOVT CORP	WATER & SEWER FUND	UTILITIES ADMINISTRATION	FY25-26 O&M/Capital Budgets #1 of #3	100,000.00	
11/10/2025	75249	CITY OF SCHERTZ	WATER & SEWER FUND	WATER OPERATIONS	Cibolo Crossing-Water SVCS	5,477.58	
11/10/2025	75250	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Municipal Court Svcs for Cibolo	1,808.00	
11/10/2025	75251	DISA GLOBAL SOLUTIONS INC	GENERAL FUND	HUMAN RESOURCES	background checks for October	221.22	
11/10/2025	75252	DONETTA ROBERTS	GENERAL FUND	COUNCIL	TML Conference Mileage	351.40	
11/10/2025	75253	E. PHILLIPS LEGAL, P.C.	GENERAL FUND	MUNICIPAL COURT	Municipal Court Judge Svcs for October	2,300.00	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	FIRE DEPARTMENT	November Lease	4,099.03	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	NO DEPARTMENT	October Credit	(46,223.00)	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	October Credit	4,448.52	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	CODE ENFORCEMENT	October Credit	926.16	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	PUBLIC WORKS STREETS	November Lease	3,257.76	
11/10/2025	75254	ENTERPRISE FM TRUST	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	October Credit	4,377.30	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	POLICE DEPARTMENT	October Credit	(1,592.51)	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	NON-DEPARTMENTAL	October Credit	484.68	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	ANIMAL SERVICES	October Credit	3,669.79	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	ECONOMIC DEVELOPMENT	November Lease	518.01	
11/10/2025	75254	ENTERPRISE FM TRUST	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	November Lease	3,227.77	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	POLICE DEPARTMENT	November Lease	3,887.17	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	PARKS	November Lease	3,582.58	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	CODE ENFORCEMENT	November Lease	886.66	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	ANIMAL SERVICES	November Lease	3,593.29	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	NON-DEPARTMENTAL	November Lease	380.10	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	POLICE DEPARTMENT	November Lease	41,976.67	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	POLICE DEPARTMENT	October Credit	(4,131.82)	
11/10/2025	75254	ENTERPRISE FM TRUST	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	November Lease	3,494.04	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	November Lease	4,488.02	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	NO DEPARTMENT	November Lease	(21,944.86)	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	PUBLIC WORKS STREETS	October Credit	3,257.76	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	FIRE DEPARTMENT	October Credit	4,099.03	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	ECONOMIC DEVELOPMENT	October Credit	518.01	
11/10/2025	75254	ENTERPRISE FM TRUST	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	October Credit	3,267.27	
11/10/2025	75254	ENTERPRISE FM TRUST	GENERAL FUND	PARKS	October Credit	3,622.08	
11/10/2025	75255	FARRWEST ENVIRON SUPPLY, INC	GENERAL FUND	FIRE DEPARTMENT	boots for new hire	703.84	
11/10/2025	75256	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Razbac Pick Mattock	67.81	
11/10/2025	75256	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WATER OPERATIONS	PVC Parts and Gasket	295.64	
11/10/2025	75256	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Tamper Shoe	2,962.78	
11/10/2025	75257	GUADALUPE COUNTY CLERKS	2012 REVENUE BONDS	NO DEPARTMENT	Fun Town RV Easement Recording Fees	61.00	
11/10/2025	75258	GUARDIAN ALLIANCE TECHNOLOGIES	GENERAL FUND	POLICE DEPARTMENT	applicant Logan Bairer	90.00	
11/10/2025	75259	HCOP, LLC - DBA PARTSTREE.COM	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	V Belts	365.16	
11/10/2025	75260	HD SUPPLY, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Disposable Wipes	253.84	
11/10/2025	75260	HD SUPPLY, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Disposable Wipes	177.87	
11/10/2025	75261	HELPING HAND HARDWARE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	STIHL Chain	(51.98)	
11/10/2025	75261	HELPING HAND HARDWARE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Chainsaw Parts	93.98	
11/10/2025	75262	INFOSEND, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Disconnects and Postage - UB	7,179.76	
11/10/2025	75262	INFOSEND, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Disconnects and Postage - UB	1,776.54	
11/10/2025	75263	JOEL HICKS	GENERAL FUND	COUNCIL	TML Conference Parking Fee	72.00	
11/10/2025	75264	LENOVO, INC (UNITED STATES)	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	PWInspect10122025	2,000.00	
11/10/2025	75264	LENOVO, INC (UNITED STATES)	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	PWInspect1012025	56.00	
11/10/2025	75264	LENOVO, INC (UNITED STATES)	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	PWInspect1012025	885.92	
11/10/2025	75265	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	PUBLIC WORKS STREETS	LCRA Emergency Radios	198.00	
11/10/2025	75265	LOWER COLORADO RIVER AUTHORIT	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	LCRA Emergency Radios	126.00	
11/10/2025	75265	LOWER COLORADO RIVER AUTHORIT	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	LCRA Emergency Radios	(18.00)	
11/10/2025	75265	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	LCRA Emergency Radios	136.00	
11/10/2025	75265	LOWER COLORADO RIVER AUTHORIT	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	LCRA Emergency Radios	226.00	
11/10/2025	75265	LOWER COLORADO RIVER AUTHORIT	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	radio repairs - PW	97.00	
11/10/2025	75265	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	PARKS	LCRA Emergency Radios	90.00	
11/10/2025	75266	MARGARITA HERNANDEZ	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	PW Rodeo expense reimbursement	187.50	
11/10/2025	75267	MARK ALLEN	GENERAL FUND	COUNCIL	TML Conference Mileage	350.00	YES
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Autumn	60.00	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Cider	50.00	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Thumbelina	115.00	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Thumbelina	27.84	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	London	75.00	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Wonder Woman	128.70	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Pickle	80.00	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Chowder	80.00	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Fielvel MouseKewicz	135.94	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Harden	65.00	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Apple	50.00	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Lady	96.82	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Hocus Pocus	139.44	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Pixel	115.00	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Bailey	177.01	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Cinnamon	50.00	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	King Tut	177.81	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Brock	128.83	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Kronos	80.00	
11/10/2025	75268	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Crisp	50.00	
11/10/2025	75269	RANCH AND HOME SUPPLY, LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Air Compressor	1,959.94	
11/10/2025	75269	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Fast Cut-Off Wheel	23.92	
11/10/2025	75269	RANCH AND HOME SUPPLY, LLC	GENERAL FUND	PUBLIC WORKS STREETS	plain black boots, yellow jacket - Streets	156.97	
11/10/2025	75269	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Hard Hats	69.98	
11/10/2025	75269	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Hard Hats	69.98	
11/10/2025	75269	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Batteries	354.98	
11/10/2025	75269	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Tool Storage	129.99	
11/10/2025	75269	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Landscape Materials	133.05	
11/10/2025	75270	RANDY ROBERTS	GENERAL FUND	COUNCIL	TML Conference Mileage	350.00	
11/10/2025	75271	SOUTH TEXAS AUTO PARTS COMPAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Brake Pads	197.08	
11/10/2025	75272	STEPHANIE WHITSON	GENERAL FUND	PARKS	Jan.-Sept 2025 Senior Program Purchases	435.51	
11/10/2025	75273	TEXAS DISPOSAL SYSTEM	SPECIAL EVENTS	PARKS	installation	5,570.00	
11/10/2025	75274	THE DISPLAY COMPANY	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Custom Pole Banner	7,080.00	
11/10/2025	75274	THE DISPLAY COMPANY	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Custom Pole Banner	222.00	
11/10/2025	75275	THINKGARD, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Account#CIB01	46,296.00	
11/10/2025	75276	THOMPSON SAFETY LLC	GENERAL FUND	NON-DEPARTMENTAL	first aid kit - City Hall	99.99	
11/10/2025	75277	TMCEC	GENERAL FUND	MUNICIPAL COURT	TMCEC Book Loan Policy	100.00	
11/10/2025	75278	UMB BANK N.A.	WATER & SEWER FUND	NON-DEPARTMENTAL	C121R	400.00	
11/10/2025	75278	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	CB20	400.00	
11/10/2025	75278	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	C1C9	400.00	
11/10/2025	75278	UMB BANK N.A.	DEBT SERVICE FUND	NO DEPARTMENT	C1G9	400.00	
11/10/2025	75279	UNITED RENTALS	SPECIAL EVENTS	PARKS	1 wk Standard Portable RR City Market	325.00	
11/10/2025	75279	UNITED RENTALS	SPECIAL EVENTS	PARKS	1 wk Standard Portable RR City Market	325.00	
11/10/2025	75279	UNITED RENTALS	SPECIAL EVENTS	PARKS	1 wk Standard Portable RR	325.00	
11/10/2025	75280	VERMEER TEXAS-LOUISIANA	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Mini VAC Hose	(218.32)	
11/10/2025	75280	VERMEER TEXAS-LOUISIANA	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Mini VAC Water Line Reel	2,430.23	
11/10/2025	75281	WILLIAMS SUPPLY COMPANY, LTD	WATER & SEWER FUND	WATER OPERATIONS	Plumbing Parts	207.27	
11/10/2025	75282	WINZER FRANCHISE COMPANY	GENERAL FUND	PARKS	hvy absorb gray roll - PW	99.96	
11/10/2025	75282	WINZER FRANCHISE COMPANY	GENERAL FUND	PUBLIC WORKS STREETS	hvy absorb gray roll - PW	99.96	
11/10/2025	75282	WINZER FRANCHISE COMPANY	GENERAL FUND	PARKS	supplies - PW	110.95	
11/10/2025	75282	WINZER FRANCHISE COMPANY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	supplies - PW	110.93	
11/10/2025	75282	WINZER FRANCHISE COMPANY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	hvy absorb gray roll - PW	99.97	
11/10/2025	75282	WINZER FRANCHISE COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	supplies - PW	110.93	
11/10/2025	75282	WINZER FRANCHISE COMPANY	GENERAL FUND	PUBLIC WORKS STREETS	zinc weight, windshield washer - PW	50.35	
11/10/2025	75282	WINZER FRANCHISE COMPANY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	zinc weight, windshield washer - PW	50.35	
11/10/2025	75282	WINZER FRANCHISE COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	zinc weight, windshield washer - PW	50.36	
11/10/2025	75282	WINZER FRANCHISE COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Graffiti Remover - Drainage	498.06	
11/10/2025	75282	WINZER FRANCHISE COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	hvy absorb gray roll - PW	99.96	
11/10/2025	75282	WINZER FRANCHISE COMPANY	GENERAL FUND	PUBLIC WORKS STREETS	supplies - PW	110.93	
11/10/2025	75282	WINZER FRANCHISE COMPANY	GENERAL FUND	PARKS	zinc weight, windshield washer - PW	50.35	
11/10/2025	75286	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	FIRE DEPARTMENT	Water Consumption for September	422.33	
11/10/2025	75286	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	FIRE DEPARTMENT	Water Consumption for September	197.15	
11/10/2025	75286	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	PARKS	Water Consumption for September	104.70	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
11/10/2025	75286	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	PARKS	Water Consumption for September	36.51	
11/10/2025	75287	SYNCHRONY BANK	GENERAL FUND	PUBLIC WORKS STREETS	September Supplies - City of Cibolo	452.20	
11/10/2025	75287	SYNCHRONY BANK	GENERAL FUND	PUBLIC WORKS STREETS	September Supplies - City of Cibolo	47.48	
11/10/2025	75287	SYNCHRONY BANK	GENERAL FUND	PUBLIC WORKS STREETS	September Supplies - City of Cibolo	25.99	
11/10/2025	75287	SYNCHRONY BANK	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	September Supplies - City of Cibolo	100.14	
11/10/2025	75287	SYNCHRONY BANK	GENERAL FUND	PARKS	September Supplies - City of Cibolo	69.43	
11/10/2025	75287	SYNCHRONY BANK	GENERAL FUND	PARKS	September Supplies - City of Cibolo	327.60	
11/10/2025	75287	SYNCHRONY BANK	GENERAL FUND	NON-DEPARTMENTAL	September Supplies - City of Cibolo	91.58	
11/17/2025	75288	A-1 ENTERPRISE INC	GENERAL FUND	FIRE DEPARTMENT	6 liter fire extinguisher Rental	195.00	
11/17/2025	75289	AJ'S TIRE SHOP, INC	GENERAL FUND	PUBLIC WORKS STREETS	dismount/mount truck#232 Streets	135.00	
11/17/2025	75290	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	Ink Cartridge	47.98	
11/17/2025	75290	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	HUMAN RESOURCES	T-Shirts, decorations, sign holder	176.33	
11/17/2025	75290	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PARKS	snow machine fluid, tool holder	142.45	
11/17/2025	75290	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	MUNICIPAL COURT	2026 wall calendar	4.48	
11/17/2025	75290	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	Certificate holders	22.74	
11/17/2025	75290	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	NON-DEPARTMENTAL	coffee creamers for City Hall	39.26	
11/17/2025	75290	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PARKS	easels	58.78	
11/17/2025	75290	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	file cabinet	95.49	
11/17/2025	75290	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS STREETS	snow machine fluid, tool holder	60.32	
11/17/2025	75290	AMAZON CAPITAL SERVICES, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	snow machine fluid, tool holder	74.35	
11/17/2025	75290	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PARKS	snow machine fluid	85.47	
11/17/2025	75290	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	coffee	167.47	
11/17/2025	75291	AMERICAN ASSOCIATION OF NOTARI	GENERAL FUND	POLICE DEPARTMENT	Notary Supplies for Lillian Williams	120.90	
11/17/2025	75292	ANIMAL CARE EQUIPMENT/SERVICES	GENERAL FUND	ANIMAL SERVICES	60 cardboard cat carriers	484.87	
11/17/2025	75293	AT&T MOBILITY,LLC	GENERAL FUND	INFORMATION TECHNOLOGY	wireless services	160.67	
11/17/2025	75293	AT&T MOBILITY,LLC	GENERAL FUND	POLICE DEPARTMENT	wireless services	214.06	
11/17/2025	75293	AT&T MOBILITY,LLC	WATER & SEWER FUND	UTILITIES ADMINISTRATION	wireless services	30.00	
11/17/2025	75293	AT&T MOBILITY,LLC	GENERAL FUND	POLICE DEPARTMENT	wireless services	1,924.61	
11/17/2025	75293	AT&T MOBILITY,LLC	GENERAL FUND	HUMAN RESOURCES	wireless services	39.36	
11/17/2025	75293	AT&T MOBILITY,LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	wireless services	469.94	
11/17/2025	75293	AT&T MOBILITY,LLC	GENERAL FUND	PARKS	wireless services	152.39	
11/17/2025	75293	AT&T MOBILITY,LLC	GENERAL FUND	ECONOMIC DEVELOPMENT	wireless services	41.89	
11/17/2025	75293	AT&T MOBILITY,LLC	GENERAL FUND	ANIMAL SERVICES	wireless services	356.47	
11/17/2025	75293	AT&T MOBILITY,LLC	GENERAL FUND	PUBLIC RELATIONS	wireless services	30.00	
11/17/2025	75293	AT&T MOBILITY,LLC	GENERAL FUND	CITY SECRETARY	wireless services	116.25	
11/17/2025	75293	AT&T MOBILITY,LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	wireless services	197.44	
11/17/2025	75293	AT&T MOBILITY,LLC	GENERAL FUND	FIRE DEPARTMENT	wireless services	649.97	
11/17/2025	75293	AT&T MOBILITY,LLC	GENERAL FUND	PARKS	wireless services	130.61	
11/17/2025	75293	AT&T MOBILITY,LLC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	wireless services	395.40	
11/17/2025	75293	AT&T MOBILITY,LLC	GENERAL FUND	PUBLIC WORKS STREETS	wireless services	202.44	
11/17/2025	75293	AT&T MOBILITY,LLC	GENERAL FUND	COUNCIL	wireless services	44.36	
11/17/2025	75293	AT&T MOBILITY,LLC	GENERAL FUND	CITY MANAGER	wireless services	138.14	
11/17/2025	75294	BD HOLT CO	WATER & SEWER FUND	WASTEWATER OPERATIONS	Removal/install communication module	2,092.11	
11/17/2025	75295	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	178.77	
11/17/2025	75295	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	190.57	
11/17/2025	75295	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	250.75	
11/17/2025	75295	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	234.23	
11/17/2025	75295	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	1,196.52	
11/17/2025	75295	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	184.67	
11/17/2025	75295	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	183.49	
11/17/2025	75295	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	199.42	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORI	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	2,497.36	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORI	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	15,417.99	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORI	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	1,202.16	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORI	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	79,272.20	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORI	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities- SAWS/Cibolo	10,313.93	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORI	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities- SAWS/Cibolo	5,505.95	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORI	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities- SAWS/Cibolo	1,515.83	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORI	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	41,493.55	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORI	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	14,476.08	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORI	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	21,941.07	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORI	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	36,014.80	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
11/17/2025	75296	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	17,023.59	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	18,049.37	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	9,635.41	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	2,652.71	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities- SAWS/Cibolo	686.95	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	31,273.17	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	11,770.00	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	30,437.50	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	48,464.96	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	21,711.63	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	1,011.90	
11/17/2025	75296	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	14,354.18	
11/17/2025	75297	CCMA	WATER & SEWER FUND	WASTEWATER OPERATIONS	Revenue Bonds Series 2014	148,112.50	
11/17/2025	75298	CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT	gas svc	156.14	
11/17/2025	75298	CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT	gas svc - FS1	106.89	
11/17/2025	75298	CENTERPOINT ENERGY	GENERAL FUND	POLICE DEPARTMENT	gas svc - CPD	95.83	
11/17/2025	75298	CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT	gas svc	112.91	
11/17/2025	75299	CENTRE TECHNOLOGIES INC	GRANT FUND	INFORMATION TECHNOLOGY	Annual Billing for '25-'26	10,952.04	
11/17/2025	75299	CENTRE TECHNOLOGIES INC	GRANT FUND	INFORMATION TECHNOLOGY	Annual Billing for '25-'26	60,070.28	
11/17/2025	75299	CENTRE TECHNOLOGIES INC	GRANT FUND	INFORMATION TECHNOLOGY	Annual Billing for '25-'26	7,222.50	
11/17/2025	75299	CENTRE TECHNOLOGIES INC	GRANT FUND	INFORMATION TECHNOLOGY	Annual Billing for '25-'26	5,625.00	
11/17/2025	75299	CENTRE TECHNOLOGIES INC	GRANT FUND	INFORMATION TECHNOLOGY	Annual Billing for '25-'26	50.64	
11/17/2025	75299	CENTRE TECHNOLOGIES INC	GRANT FUND	INFORMATION TECHNOLOGY	Annual Billing for '25-'26	22,610.00	
11/17/2025	75299	CENTRE TECHNOLOGIES INC	GRANT FUND	INFORMATION TECHNOLOGY	Annual Billing for '25-'26	11,250.00	
11/17/2025	75299	CENTRE TECHNOLOGIES INC	GRANT FUND	INFORMATION TECHNOLOGY	Annual Billing for '25-'26	3,466.80	
11/17/2025	75299	CENTRE TECHNOLOGIES INC	GRANT FUND	INFORMATION TECHNOLOGY	Annual Billing for '25-'26	1,875.00	
11/17/2025	75299	CENTRE TECHNOLOGIES INC	GRANT FUND	INFORMATION TECHNOLOGY	Annual Billing for '25-'26	4,581.11	
11/17/2025	75300	CENTRE TECHNOLOGIES INC	GRANT FUND	INFORMATION TECHNOLOGY	Fortinet changes	2,986.50	
11/17/2025	75301	CIBOLO CREEK MUN.AUTHORITY	WATER & SEWER FUND	WASTEWATER OPERATIONS	Sewer Svcs for October	350,936.11	
11/17/2025	75302	CLOVERLEAF PROPERTY MANAGEME	WATER & SEWER FUND	NO DEPARTMENT	018_0001305_001 UB Refund	13.02	
11/17/2025	75303	COLLIERS ENGINEERING & DESIGN	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	City of Cibolo - ROW Permits	9,500.00	
11/17/2025	75304	COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	CoStar Suite for October Svcs	445.50	
11/17/2025	75305	CARRIER, BRANDON	WATER & SEWER FUND	NO DEPARTMENT	009_0002257_002 UB Refund	94.99	
11/17/2025	75306	D&D CONTRACTORS, INC	24 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Cibolo Street Reconstr Pkg 1	(667.65)	
11/17/2025	75306	D&D CONTRACTORS, INC	24 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Cibolo Street Reconstr Pkg 1	(449.30)	
11/17/2025	75306	D&D CONTRACTORS, INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	PK FY25 Cibolo Streets Deer Creek/Green Valley	71,260.06	
11/17/2025	75306	D&D CONTRACTORS, INC	24 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Cibolo Street Reconstr Pkg 1	13,353.05	
11/17/2025	75306	D&D CONTRACTORS, INC	24 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY23 Cibolo Street Reconstr Pkg 1	322,827.71	
11/17/2025	75306	D&D CONTRACTORS, INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	PK FY25 Cibolo Streets Deer Creek/Green Valley	1,064,793.37	
11/17/2025	75306	D&D CONTRACTORS, INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	PK FY25 Cibolo Streets Deer Creek/Green Valley	9,882.20	
11/17/2025	75306	D&D CONTRACTORS, INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	PK FY25 Cibolo Streets Deer Creek/Green Valley	181,579.86	
11/17/2025	75306	D&D CONTRACTORS, INC	24 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY23 Cibolo Street Reconstr Pkg 1	0.14	
11/17/2025	75306	D&D CONTRACTORS, INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	PK FY25 Cibolo Streets Deer Creek/Green Valley	(18,520.05)	
11/17/2025	75306	D&D CONTRACTORS, INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	PK FY25 Cibolo Streets Deer Creek/Green Valley	117,561.00	
11/17/2025	75306	D&D CONTRACTORS, INC	24 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Cibolo Street Reconstr Pkg 1	736.00	
11/17/2025	75306	D&D CONTRACTORS, INC	24 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	FY23 Cibolo Street Reconstr Pkg 1	-	
11/17/2025	75306	D&D CONTRACTORS, INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	PK 2 FY25 Cibolo St Recon Silverwing, TownCreek, Firebird F	83,977.70	
11/17/2025	75306	D&D CONTRACTORS, INC	24 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Cibolo Street Reconstr Pkg 1	8,250.00	
11/17/2025	75306	D&D CONTRACTORS, INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	PK 2 FY25 Cibolo St Recon Silverwing, TownCreek, Firebird F	(4,198.90)	
11/17/2025	75306	D&D CONTRACTORS, INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	PK FY25 Cibolo Streets Deer Creek/Green Valley	(53,733.81)	
11/17/2025	75307	DEAN, ANDRE	WATER & SEWER FUND	NO DEPARTMENT	016_0005421_003 UB Refund	96.96	
11/17/2025	75308	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Legal Svcs for TX Public IAR	81.50	
11/17/2025	75308	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Legal Svcs for Cibolo in September	14,128.35	
11/17/2025	75309	DIGITAL RESOURCES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	annual software maintenance	238.00	
11/17/2025	75309	DIGITAL RESOURCES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	annual software maintenance	2,850.00	
11/17/2025	75309	DIGITAL RESOURCES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	annual software maintenance	2,470.00	
11/17/2025	75310	DOCUMATION, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Coverage 10/05/25 - 11/04/25	6,604.76	
11/17/2025	75311	ECO- SOIL STABILIZERS	WATER & SEWER FUND	NO DEPARTMENT	030_0000002_000 UB Refund	846.35	
11/17/2025	75312	EQUIPMENTSHARE.COM, INC.	GENERAL FUND	PUBLIC WORKS STREETS	Towable Boom Lift - Streets	406.81	
11/17/2025	75312	EQUIPMENTSHARE.COM, INC.	GENERAL FUND	NON-DEPARTMENTAL	towable boom lift	500.33	
11/17/2025	75313	FEDERAL EXPRESS CORP	GENERAL FUND	INFORMATION TECHNOLOGY	Recipient - Documation	8.85	
11/17/2025	75314	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WATER OPERATIONS	Gloves-Utilities	21.61	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
11/17/2025	75314	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WASTEWATER OPERATIONS	Gasket Parts	834.37	
11/17/2025	75314	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WATER OPERATIONS	Riser and parts	3,101.93	
11/17/2025	75315	FISERV, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Boss-DS, Elect Remit Mo Maint Fee	116.00	
11/17/2025	75316	FLEMING ANTHONY/CATHERINE	WATER & SEWER FUND	NO DEPARTMENT	009_0000640_001 UB Refund	31.05	
11/17/2025	75317	FLORES, REYES	WATER & SEWER FUND	NO DEPARTMENT	016_0001509_001 UB Refund	61.69	
11/17/2025	75318	G&F AUTO GLASS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Windshield Repair	125.00	
11/17/2025	75319	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	belt	56.88	
11/17/2025	75320	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	belt	49.43	
11/17/2025	75321	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	pants	89.88	
11/17/2025	75322	GARCIA, KEENA R	WATER & SEWER FUND	NO DEPARTMENT	010_0009104_004 UB Refund	6.54	
11/17/2025	75323	GARCIA, RICKEY	WATER & SEWER FUND	NO DEPARTMENT	004_0001401_011 UB Refund	196.11	
11/17/2025	75324	GARDENVILLE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Bull Rock - Drainage	380.00	
11/17/2025	75325	GASPAR CARACHEO	WATER IMPACT FEES	NO DEPARTMENT	Green Valley Rd Water Main	4,050.00	
11/17/2025	75325	GASPAR CARACHEO	2012 REVENUE BONDS	NO DEPARTMENT	Green Valley Rd Water Main	1,262.00	
11/17/2025	75325	GASPAR CARACHEO	WATER IMPACT FEES	NO DEPARTMENT	Green Valley Rd Water Main	(531.20)	
11/17/2025	75326	HCOP, LLC - DBA PARTSTREE.COM	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Machine Belt	106.23	
11/17/2025	75327	HD SUPPLY, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Manhole Ladder	600.85	
11/17/2025	75328	HELPING HAND HARDWARE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	filters	108.00	
11/17/2025	75328	HELPING HAND HARDWARE	GENERAL FUND	FIRE DEPARTMENT	carburetor - Fire	52.95	
11/17/2025	75328	HELPING HAND HARDWARE	WATER & SEWER FUND	WASTEWATER OPERATIONS	Garden Hose/Drain Opener	86.97	
11/17/2025	75328	HELPING HAND HARDWARE	GENERAL FUND	PARKS	blades - Parks	180.00	
11/17/2025	75329	HERITAGE PROPERTY MANAGEMENT	WATER & SEWER FUND	NO DEPARTMENT	009_0001304_004 UB Refund	94.99	
11/17/2025	75330	HESELBEIN TIRE SOUTHWEST, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Tires Toyo Open Country	196.00	
11/17/2025	75331	HOLT TRUCK CENTERS OF TEXAS LL	25 CERTIFICATES OF OBLIGATION	PUBLIC WORKS STREETS	2025 International VIN9317	151,077.60	
11/17/2025	75332	IANNO, SEAN	WATER & SEWER FUND	NO DEPARTMENT	009_0001136_004 UB Refund	68.37	
11/17/2025	75333	JOHNSON MIRMIRAN & THONMPSON	2012 REVENUE BONDS	NO DEPARTMENT	Cibolo 8in SS Replacement Fun Town RV Project	2,839.50	
11/17/2025	75334	KARRY, FRANCESKA	WATER & SEWER FUND	NO DEPARTMENT	009_0003401_014 UB Refund	9.01	
11/17/2025	75335	KIMLEY-HORN AND ASSOCIATES,INC	24 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Niemietz and Veterans	12,008.36	
11/17/2025	75335	KIMLEY-HORN AND ASSOCIATES,INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Niemietz and Veterans	24,016.64	
11/17/2025	75336	KINNEY, KRISTY	WATER & SEWER FUND	NO DEPARTMENT	015_0000409_003 UB Refund	29.78	
11/17/2025	75337	KKI VENTURES INC.	WATER & SEWER FUND	NO DEPARTMENT	031_0000225_004 UB Refund	96.16	
11/17/2025	75338	KOENIG, RYAN/JENNIFER	WATER & SEWER FUND	NO DEPARTMENT	017_0000817_000 UB Refund	38.85	
11/17/2025	75339	LADD'S GOLF & TURF, LLC	GENERAL FUND	PARKS	filters	748.14	
11/17/2025	75340	LENOVO, INC (UNITED STATES)	GENERAL FUND	CITY MANAGER	CMOExecAsst10282025	377.98	
11/17/2025	75341	LEXISNEXIS RISK DATA MGMT, INC	GENERAL FUND	POLICE DEPARTMENT	Oct 2025 Contract Fee	210.90	
11/17/2025	75342	LION CAVE MATERIALS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	limestone	348.00	
11/17/2025	75342	LION CAVE MATERIALS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	limestone	348.00	
11/17/2025	75342	LION CAVE MATERIALS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	limestone	348.00	
11/17/2025	75342	LION CAVE MATERIALS	GENERAL FUND	PUBLIC WORKS STREETS	BRGS Dumping - 65	65.00	
11/17/2025	75343	LOCKWOOD ANDREWS & NEWNAM	DRAINAGE IMPACT FEES	NO DEPARTMENT	Cibolo 2018 City Engr. Tolle Rd Final Design	29,671.80	
11/17/2025	75344	LOU'S GLOVES, INC.	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Powder Free Gloves- Utilities	264.00	
11/17/2025	75345	MALDONADO, DIANA	WATER & SEWER FUND	NO DEPARTMENT	021_0015626_001 UB Refund	6.64	
11/17/2025	75346	MARUBENI AMERICA CORPORATION	GENERAL FUND	PARKS	fire ant bait - Parks	765.50	
11/17/2025	75347	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change Patrol 23-07	98.12	
11/17/2025	75347	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change, Patrol 24-02	202.65	
11/17/2025	75347	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change Patrol 24-06	98.12	
11/17/2025	75347	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Oil change Patrol 24-04	113.64	
11/17/2025	75347	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change Patrol 19-03	259.51	
11/17/2025	75347	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol 19-04	98.12	
11/17/2025	75348	MCFARLAND, KATRINA	WATER & SEWER FUND	NO DEPARTMENT	016_0001121_005 UB Refund	105.55	
11/17/2025	75349	MISSION PLUMBING, HEATING, A/C	GENERAL FUND	ANIMAL SERVICES	thermostat repair - ACO	370.75	
11/17/2025	75350	MORTON MORROW INC	GENERAL FUND	FIRE DEPARTMENT	SCBA Airflow - Fire	335.00	
11/17/2025	75351	MOULTRIE, JEFF	WATER & SEWER FUND	NO DEPARTMENT	015_0002257_002 UB Refund	102.76	
11/17/2025	75352	NARDIS PUBLIC SAFETY	GENERAL FUND	POLICE DEPARTMENT	namebar - Parker Novotny	16.99	
11/17/2025	75352	NARDIS PUBLIC SAFETY	GENERAL FUND	POLICE DEPARTMENT	namebar - Melissa Ortiz	16.99	
11/17/2025	75353	NEW BRAUNFELS WELDERS SUPPLY	GENERAL FUND	FIRE DEPARTMENT	MED OXY	117.00	
11/17/2025	75354	NLUC, PLLC	GENERAL FUND	HUMAN RESOURCES	October Occ Med visits	50.00	
11/17/2025	75354	NLUC, PLLC	GENERAL FUND	HUMAN RESOURCES	October Occ Med visits	480.00	
11/17/2025	75355	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	sugar - breakroom	9.05	
11/17/2025	75355	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	HUMAN RESOURCES	office supplies - HR	106.22	
11/17/2025	75355	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	HUMAN RESOURCES	sign suction - HR	40.59	
11/17/2025	75355	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	toner - YMCA	215.60	

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11/17/2025	75355	ODP BUSINESS SOLUTIONS, LLC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	plastic table credit return	(195.63)	
11/17/2025	75355	ODP BUSINESS SOLUTIONS, LLC	WATER & SEWER FUND	UTILITIES ADMINISTRATION	office supplies - UB	96.83	
11/17/2025	75356	OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	BLUEDEF - FIRE	36.28	
11/17/2025	75356	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Car Cleaners	18.98	
11/17/2025	75356	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	2pk keyless - Utilities	10.99	
11/17/2025	75357	OTIS ELEVATOR COMPANY	GENERAL FUND	POLICE DEPARTMENT	maint. svc FY26	3,440.76	
11/17/2025	75358	PERRY, RODRIQUES	WATER & SEWER FUND	NO DEPARTMENT	009_0005070_001 UB Refund	53.31	
11/17/2025	75359	PROFICIENT BENEFIT SOLUTIONS	GENERAL FUND	HUMAN RESOURCES	COBRA, FSA, HSA	333.66	
11/17/2025	75360	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/Clothing - Water	165.78	
11/17/2025	75360	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall mats	45.00	
11/17/2025	75360	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - Streets	198.40	
11/17/2025	75360	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/Clothing - Drainage	134.19	
11/17/2025	75360	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mops, mats, towel svcs - PW	33.97	
11/17/2025	75360	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mops, mats, towel svcs - PW	33.97	
11/17/2025	75360	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mops, mats, towel svcs - PW	33.98	
11/17/2025	75360	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mops, mats, towel svcs - PW	33.97	
11/17/2025	75360	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - Parks	100.20	
11/17/2025	75361	PYRAMIS COMANY	WATER & SEWER FUND	NO DEPARTMENT	019_0004425_003 UB Refund	32.34	
11/17/2025	75362	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Welding Parts -Utilities	152.80	
11/17/2025	75362	RANCH AND HOME SUPPLY, LLC	GENERAL FUND	PUBLIC WORKS STREETS	shovel - Streets	27.99	
11/17/2025	75362	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Gardening Tools	91.56	
11/17/2025	75363	RED, ERIK	WATER & SEWER FUND	NO DEPARTMENT	018_0000812_001 UB Refund	99.98	
11/17/2025	75364	RYAN, TERRY L	WATER & SEWER FUND	NO DEPARTMENT	010_0001272_009 UB Refund	30.62	
11/17/2025	75365	SCHAFFER, MICHAEL	WATER & SEWER FUND	NO DEPARTMENT	022_0000221_003 UB Refund	31.47	
11/17/2025	75366	SCHONHOLZ, SYLVIA	WATER & SEWER FUND	NO DEPARTMENT	006_0004530_002 UB Refund	52.40	
11/17/2025	75367	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	ForGRep10272025	978.92	
11/17/2025	75368	SIMONSON, FAITH	WATER & SEWER FUND	NO DEPARTMENT	003_0001760_003 UB Refund	62.32	
11/17/2025	75369	SITEONE LANDSCAPE SUPPLY, LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	bulk river rock - Drainage	840.00	
11/17/2025	75369	SITEONE LANDSCAPE SUPPLY, LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	bulk river rock - Drainage	318.00	
11/17/2025	75369	SITEONE LANDSCAPE SUPPLY, LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	bulk river rock - Drainage	742.00	
11/17/2025	75370	SOUTH CENTRAL PLANNING	GENERAL FUND	INFORMATION TECHNOLOGY	Permitting, Planning, Zoning, CE Modules	515.67	
11/17/2025	75371	SOUTH TEXAS AUTO PARTS COMPAN	GENERAL FUND	POLICE DEPARTMENT	panel mount - PD	7.12	
11/17/2025	75372	TEXAS EXCAVATION SAFETY SYSTEM	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Message Fees for October 2025/CIBOLO01	667.00	
11/17/2025	75373	THOMPSON SAFETY LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	first aid kit - PW	34.99	
11/17/2025	75373	THOMPSON SAFETY LLC	GENERAL FUND	PUBLIC WORKS STREETS	first aid kit - PW	24.99	
11/17/2025	75373	THOMPSON SAFETY LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	first aid kit - PW	24.99	
11/17/2025	75373	THOMPSON SAFETY LLC	GENERAL FUND	PARKS	first aid kit - PW	24.99	
11/17/2025	75373	THOMPSON SAFETY LLC	GENERAL FUND	PUBLIC WORKS STREETS	first aid kit - PW	34.99	
11/17/2025	75373	THOMPSON SAFETY LLC	GENERAL FUND	PARKS	first aid kit - PW	34.99	
11/17/2025	75373	THOMPSON SAFETY LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	first aid kit - PW	25.02	
11/17/2025	75373	THOMPSON SAFETY LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	first aid kit - PW	35.00	
11/17/2025	75374	TINA LEWIS ROWE	GENERAL FUND	POLICE DEPARTMENT	Preparation, implementation, followup	5,000.00	
11/17/2025	75375	ULINE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	20' Transport Chain	410.43	
11/17/2025	75376	UNITED RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	6' water wall - Parks	1,810.00	
11/17/2025	75377	VIKING CONSTRUCTION, LLC	WATER & SEWER FUND	NO DEPARTMENT	117_0000001_000 UB Refund	684.62	
11/17/2025	75378	VISTA VIEW REALTY	WATER & SEWER FUND	NO DEPARTMENT	004_0002145_006 UB Refund	16.88	
11/17/2025	75379	VISTA VIEW REALTY	WATER & SEWER FUND	NO DEPARTMENT	009_0009862_001 UB Refund	96.66	
11/17/2025	75380	WILLIAMS SUPPLY COMPANY, LTD	WATER & SEWER FUND	WATER OPERATIONS	Blue Tape and PVC part	54.66	
11/17/2025	75380	WILLIAMS SUPPLY COMPANY, LTD	WATER & SEWER FUND	WATER OPERATIONS	pvc	166.94	
11/17/2025	75381	XEROX FINANCIAL SERVICES	GENERAL FUND	INFORMATION TECHNOLOGY	10/20/25 - 11/19/25	189.00	
11/17/2025	75382	YMCA OF GREATER SAN ANTONIO	GENERAL FUND	NO DEPARTMENT	October Fees	1,285.00	
11/17/2025	75383	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc charges for September	(1.72)	
11/17/2025	75383	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc charges for September	125.00	
11/17/2025	75383	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc charges for September	100.00	
11/17/2025	75383	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc charges for September	120.00	
11/17/2025	75383	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc charges for September	45.00	
11/17/2025	75383	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc charges for September	251.40	
11/17/2025	75383	CITI CARDS	GENERAL FUND	MUNICIPAL COURT	Citibank cc charges for September	75.00	
11/17/2025	75383	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc charges for September	431.12	
11/17/2025	75383	CITI CARDS	GENERAL FUND	CITY MANAGER	Citibank cc charges for September	34.58	
11/17/2025	75383	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc charges for September	44.99	
11/17/2025	75383	CITI CARDS	GENERAL FUND	CITY MANAGER	Citibank cc charges for September	25.00	

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11/17/2025	75383	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc charges for September	45.00	
11/17/2025	75383	CITI CARDS	GENERAL FUND	COUNCIL	Citibank cc charges for September	325.00	
11/17/2025	75383	CITI CARDS	GENERAL FUND	CITY SECRETARY	Citibank cc charges for September	516.12	
11/17/2025	75384	HEALTH CARE SERVICE CORP	GENERAL FUND	NO DEPARTMENT	Employee Medical Coverage	1,182.81	
11/17/2025	75384	HEALTH CARE SERVICE CORP	GENERAL FUND	NO DEPARTMENT	Employee Medical Coverage	124,297.59	
11/24/2025	75387	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	74.00	
11/24/2025	75387	A TO Z RENTALS	WATER & SEWER FUND	WASTEWATER OPERATIONS	Concrete	272.00	
11/24/2025	75387	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	37.00	
11/24/2025	75387	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, concrete	37.00	
11/24/2025	75387	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	229.00	
11/24/2025	75387	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, concrete	37.00	
11/24/2025	75387	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	410.00	
11/24/2025	75387	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, concrete	187.00	
11/24/2025	75387	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, concrete	6.00	
11/24/2025	75387	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, concrete	6.00	
11/24/2025	75387	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, concrete	205.00	
11/24/2025	75387	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	6.00	
11/24/2025	75387	A TO Z RENTALS	GENERAL FUND	PUBLIC WORKS STREETS	Trailer, Concrete	6.00	
11/24/2025	75388	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	battery backups - IT	1,079.80	
11/24/2025	75388	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	HUMAN RESOURCES	award medals, mini flags	262.74	
11/24/2025	75388	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	CITY MANAGER	office supplies - CMO	18.33	
11/24/2025	75388	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	CITY MANAGER	office supplies - CMO	185.99	
11/24/2025	75388	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	office supplies	102.88	
11/24/2025	75388	AMAZON CAPITAL SERVICES, INC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	tilting tv wall mount	194.98	
11/24/2025	75388	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	PW Rodeo Supplies	27.99	
11/24/2025	75388	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	flagging tape - IT	13.99	
11/24/2025	75388	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	universal mug holder - Fire	21.28	
11/24/2025	75388	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	FLASH DRIVES	40.79	
11/24/2025	75389	AT&T	GENERAL FUND	INFORMATION TECHNOLOGY	Phone Svcs Acct#512 A07-6176 642 0	718.75	
11/24/2025	75390	AT&T	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#8310013506279	109.48	
11/24/2025	75390	AT&T	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#8310013198812	7,069.84	
11/24/2025	75391	AXON ENTERPRISE, INC.	GRANT FUND	POLICE DEPARTMENT	Body Cam TAP Bundle	8,714.32	
11/24/2025	75392	AXON ENTERPRISE, INC.	GRANT FUND	POLICE DEPARTMENT	Fleet 3 Advanced w/Tap	24,176.02	
11/24/2025	75393	BLUE 360 MEDIA LLC	GENERAL FUND	POLICE DEPARTMENT	Law Manual 2025-2026	187.85	
11/24/2025	75394	CAVENDER STORES, LTD.	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Boot Purchase - Julio Gomez	159.99	
11/24/2025	75395	CENTERLINE SUPPLY, LTD	GENERAL FUND	PUBLIC WORKS STREETS	Traffic Paint	563.10	
11/24/2025	75395	CENTERLINE SUPPLY, LTD	GENERAL FUND	PUBLIC WORKS STREETS	Street Signs	535.00	
11/24/2025	75396	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#248599001 - City Hall	159.73	
11/24/2025	75396	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#183696301 - FS1	206.28	
11/24/2025	75396	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#183696201 - FS2	123.55	
11/24/2025	75396	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#183695201 - CPD	251.41	
11/24/2025	75397	CLIFFORD POWER SYSTEMS, INC	GENERAL FUND	POLICE DEPARTMENT	Low Battery Alarm repairs - PD	777.68	
11/24/2025	75398	CLINTON RAY JACOBS	GENERAL FUND	POLICE DEPARTMENT	background on Logan Spenser Baier	595.40	
11/24/2025	75399	CRAFCO, INC.	GENERAL FUND	PUBLIC WORKS STREETS	polyflex type 3 - Streets	1,372.50	
11/24/2025	75400	D&D CONTRACTORS, INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	PK FY25 Cibolo Streets Deer Creek/Green Valley	(2,021.92)	
11/24/2025	75400	D&D CONTRACTORS, INC	25 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	PK FY25 Cibolo Streets Deer Creek/Green Valley	40,438.20	
11/24/2025	75401	D&S CONCRETE CONTRACTORS LLC	GRANT FUND	NON-DEPARTMENTAL	Deer Creek Drainage Repair & Stabilization	17,232.00	
11/24/2025	75401	D&S CONCRETE CONTRACTORS LLC	GRANT FUND	NON-DEPARTMENTAL	Deer Creek Drainage Repair & Stabilization	11,250.00	
11/24/2025	75401	D&S CONCRETE CONTRACTORS LLC	GRANT FUND	NO DEPARTMENT	Deer Creek Drainage Repair & Stabilization	(1,424.10)	
11/24/2025	75402	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Bolton Road MUD	864.00	
11/24/2025	75402	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	City Cibolo v Cibolo Turnpike	634.25	
11/24/2025	75402	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Legal Svcs for City, CSO, City Council	220.00	
11/24/2025	75402	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Legal Svcs for Development & Planning Svcsd	384.00	
11/24/2025	75402	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Matter#46806 PW Capital Infrastructure Projects	2,768.00	
11/24/2025	75402	DENTON NAVARRO RODRIGUEZ	GENERAL FUND	NON-DEPARTMENTAL	Legal Svcs - Finance	1,232.00	
11/24/2025	75403	DOCUMATION, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Period 11/05 - 12/04	7,812.17	
11/24/2025	75404	DR HORTON	WASTEWATER IMPACT FEES	NO DEPARTMENT	Refund Wastewater Impact Fees	38,412.00	
11/24/2025	75405	EMILIO JURADO	GENERAL FUND	FIRE DEPARTMENT	TX EMS Conference 2025	200.00	
11/24/2025	75406	ESRI	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	ArcGIS Desktop	231.00	
11/24/2025	75406	ESRI	GENERAL FUND	INFORMATION TECHNOLOGY	ArcGIS Desktop	12,198.05	
11/24/2025	75406	ESRI	Development Services Fund	PLANNING	ArcGIS Desktop	1,840.00	
11/24/2025	75406	ESRI	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	ArcGIS Desktop	2,075.00	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
11/24/2025	75406	ESRI	WATER & SEWER FUND	UTILITIES ADMINISTRATION	ArcGIS Desktop	3,850.00	
11/24/2025	75407	GASPAR CARACHEO	WATER IMPACT FEES	NO DEPARTMENT	Green Valley Rd Water Main	60,126.20	
11/24/2025	75407	GASPAR CARACHEO	2012 REVENUE BONDS	NO DEPARTMENT	Green Valley Rd Water Main	18,090.80	
11/24/2025	75408	HELPING HAND HARDWARE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Bar and Chain Oil	9.99	
11/24/2025	75408	HELPING HAND HARDWARE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Parts	217.00	
11/24/2025	75409	IJEFF, LLC	GENERAL FUND	PUBLIC WORKS STREETS	business cards - City of Cibolo	43.56	
11/24/2025	75409	IJEFF, LLC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	business cards - City of Cibolo	43.56	
11/24/2025	75409	IJEFF, LLC	Development Services Fund	PLANNING	business cards - City of Cibolo	172.92	
11/24/2025	75409	IJEFF, LLC	GENERAL FUND	POLICE DEPARTMENT	business cards - City of Cibolo	101.20	
11/24/2025	75409	IJEFF, LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	business cards - City of Cibolo	43.56	
11/24/2025	75410	IRU, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Endpoint Management FY26	2,880.00	
11/24/2025	75411	IWS GAS & SUPPLY OF TEXAS, LTD	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	tungsten, contact tip - PW	21.04	
11/24/2025	75411	IWS GAS & SUPPLY OF TEXAS, LTD	GENERAL FUND	PARKS	tungsten, contact tip - PW	21.04	
11/24/2025	75411	IWS GAS & SUPPLY OF TEXAS, LTD	GENERAL FUND	PUBLIC WORKS STREETS	tungsten, contact tip - PW	21.04	
11/24/2025	75411	IWS GAS & SUPPLY OF TEXAS, LTD	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	cylinder - PW	5.41	
11/24/2025	75411	IWS GAS & SUPPLY OF TEXAS, LTD	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	tungsten, contact tip - PW	21.04	
11/24/2025	75411	IWS GAS & SUPPLY OF TEXAS, LTD	GENERAL FUND	PUBLIC WORKS STREETS	cylinder - PW	5.41	
11/24/2025	75411	IWS GAS & SUPPLY OF TEXAS, LTD	GENERAL FUND	PARKS	cylinder - PW	5.41	
11/24/2025	75411	IWS GAS & SUPPLY OF TEXAS, LTD	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	cylinder - PW	5.39	
11/24/2025	75412	JAMES PERRY WHETSTONE	GENERAL FUND	CITY SECRETARY	portable billboard for November	400.00	
11/24/2025	75413	JORGE JOSE CASIAS	GENERAL FUND	FIRE DEPARTMENT	TX EMS Conference 2025	200.00	
11/24/2025	75414	K-W CONSTRUCTION, INC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	Cibolo Event Center Renovation	7,135.00	
11/24/2025	75414	K-W CONSTRUCTION, INC	CIBOLO PUBLIC FACILITY CORP	NO DEPARTMENT	Cibolo Event Center Renovation	7,188.88	
11/24/2025	75415	KENDIG KEAST COLLABORATIVE	GRANT FUND	NON-DEPARTMENTAL	Phase 3 UDC Drafting & Refinement	10,996.21	
11/24/2025	75416	LEGACY PHOTOBOOTH	GENERAL FUND	HUMAN RESOURCES	Photobooth Rental for Awards Banquet	375.00	
11/24/2025	75417	LION CAVE MATERIALS	GENERAL FUND	PUBLIC WORKS STREETS	BRGS Dumping	65.00	
11/24/2025	75418	LIONHEART PLACES LLC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Cibolo Downtown Plan	12,696.93	
11/24/2025	75419	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	POLICE DEPARTMENT	Emergency Radio Svcs	200.00	
11/24/2025	75419	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	POLICE DEPARTMENT	Emergency Radio Svcs	120.00	
11/24/2025	75419	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	POLICE DEPARTMENT	Emergency Radio Svcs	20.00	
11/24/2025	75419	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	INFORMATION TECHNOLOGY	Beon Svcs	10.00	
11/24/2025	75419	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	POLICE DEPARTMENT	Emergency Radio Svcs	1,380.00	
11/24/2025	75419	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	ANIMAL SERVICES	Emergency Radio Svcs	80.00	
11/24/2025	75420	LUKE KILLION	GENERAL FUND	HUMAN RESOURCES	New Hire Screening	52.00	
11/24/2025	75420	LUKE KILLION	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	TEDC parking reimbursement	50.00	
11/24/2025	75421	MARIO TRONCOSO	GENERAL FUND	FIRE DEPARTMENT	TX EMS Conference 2025	200.00	
11/24/2025	75422	MICHELLE MARTINEZ	GENERAL FUND	FINANCE DEPARTMENT	TxWater Dev. Board Fin.Assit.Workshop	318.17	
11/24/2025	75423	MILLER, SHANA	WATER & SEWER FUND	NO DEPARTMENT	003_0000570_002 UB Refund	791.52	
11/24/2025	75424	NAFECO, INC	GENERAL FUND	FIRE DEPARTMENT	leather boot - Hollick	387.59	
11/24/2025	75425	NARDIS PUBLIC SAFETY	GENERAL FUND	POLICE DEPARTMENT	namebar - Zion Lott	17.99	
11/24/2025	75426	NATIONAL EMERGENCY MANAGEMEN	GENERAL FUND	FIRE DEPARTMENT	New Member - Mario Troncoso	192.75	
11/24/2025	75427	NEARMAP US INC	GENERAL FUND	INFORMATION TECHNOLOGY	Nearmap annual subscription	7,797.50	
11/24/2025	75427	NEARMAP US INC	GENERAL FUND	INFORMATION TECHNOLOGY	Nearmap annual subscription	1,090.00	
11/24/2025	75428	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Spice	75.00	
11/24/2025	75428	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Pitcher	60.00	
11/24/2025	75428	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Atlas	60.00	
11/24/2025	75428	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Hash Brown	50.00	
11/24/2025	75428	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Mary Sanderson	60.00	
11/24/2025	75428	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Sarah Sanderson	60.00	
11/24/2025	75428	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Winifred Sanderson	60.00	
11/24/2025	75428	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Binx	50.00	
11/24/2025	75428	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Thing One	65.00	
11/24/2025	75428	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Niffer	60.00	
11/24/2025	75428	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Paint	50.00	
11/24/2025	75428	NTX - CITYVET GROUP, PLLC	GENERAL FUND	ANIMAL SERVICES	Thing Two	65.00	
11/24/2025	75429	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Cabin Filter	24.03	
11/24/2025	75429	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Air Filter	70.18	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - Parks	100.20	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/Clothing - Drainage	134.19	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	maintenance supplies	33.98	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	maintenance supplies	33.97	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	maintenance supplies	33.97	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform Clothing - Parks	100.20	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall, Annex mats	85.58	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall, Annex mats	85.58	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall mats	45.00	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Clothing	134.19	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Maintenance supplies	33.97	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Maintenance Supplies - PW	33.97	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Maintenance Supplies - PW	33.97	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/Clothing - Parks	100.20	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Maintenance Supplies - PW	33.98	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - Streets	198.40	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/Clothing - Water	165.78	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Maintenance supplies	33.98	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Maintenance supplies	33.97	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Maintenance supplies	33.97	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Clothing	165.78	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	maintenance supplies	33.97	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/ Clothing - Water	165.78	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform Clothing - Streets	198.40	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/Clothing - Streets	198.40	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Maintenance Supplies - PW	33.97	
11/24/2025	75430	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/Clothing - Drainage	134.19	
11/24/2025	75431	RANCH AND HOME SUPPLY, LLC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	bushbroom, scrw drv set	153.22	
11/24/2025	75432	THE VILLAGE FLORIST	GENERAL FUND	POLICE DEPARTMENT	Angela Vanderhoof	105.00	
11/24/2025	75433	ULINE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Pallet Rack and parts	2,761.61	
11/24/2025	75434	UNIQUE DIGITAL TECHNOLOGY, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Cibolo Customer Care Agreement - UDI	450.00	
11/24/2025	75435	VERIZON WIRELESS	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	phone svc 10/11 - 11/10	37.99	
11/24/2025	75435	VERIZON WIRELESS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	phone svc 10/11 - 11/10	304.06	
11/24/2025	75435	VERIZON WIRELESS	GENERAL FUND	FIRE DEPARTMENT	phone svc 10/11 - 11/10	227.94	
11/24/2025	75435	VERIZON WIRELESS	GENERAL FUND	POLICE DEPARTMENT	phone svc 10/11 - 11/10	37.99	
11/24/2025	75435	VERIZON WIRELESS	GENERAL FUND	CODE ENFORCEMENT	phone svc 10/11 - 11/10	150.42	
11/24/2025	75435	VERIZON WIRELESS	GENERAL FUND	INFORMATION TECHNOLOGY	phone svc 10/11 - 11/10	37.99	
11/24/2025	75435	VERIZON WIRELESS	GENERAL FUND	PARKS	phone svc 10/11 - 11/10	75.98	
11/24/2025	75435	VERIZON WIRELESS	GENERAL FUND	PUBLIC WORKS STREETS	phone svc 10/11 - 11/10	75.98	
11/24/2025	75436	VICTORIA CURTIS	GENERAL FUND	HUMAN RESOURCES	Pre-employment Drug Screening	125.00	
11/24/2025	75437	VIKING CONSTRUCTION	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Cibolo Microsurfacing	478,846.12	
11/24/2025	75438	WAVERLY INDUSTRIES LLC	GENERAL FUND	PUBLIC WORKS STREETS	GeoMelt tote - Streets	955.00	
11/24/2025	75439	WILSON COMPANY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Hose	107.51	
11/24/2025	75440	CITIBANK	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT		28.50	
11/24/2025	75440	CITIBANK	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT		212.79	
11/24/2025	75440	CITIBANK	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS		85.00	
11/24/2025	75440	CITIBANK	ECONOMIC DEVELOPMENT FUND	NO DEPARTMENT	OCTOBER PCARD STATEMENT 11/3/2025	5,706.41	
11/24/2025	75440	CITIBANK	DRAINAGE UTILITY DISTRICT	NO DEPARTMENT	OCTOBER PCARD STATEMENT 11/3/2025	171.21	
11/24/2025	75440	CITIBANK	SPECIAL EVENTS	NO DEPARTMENT	OCTOBER PCARD STATEMENT 11/3/2025	1,784.70	
11/24/2025	75440	CITIBANK	Development Services Fund	NO DEPARTMENT	OCTOBER PCARD STATEMENT 11/3/2025	355.26	
11/24/2025	75440	CITIBANK	GRANT FUND	NO DEPARTMENT	OCTOBER PCARD STATEMENT 11/3/2025	100.00	
11/24/2025	75440	CITIBANK	WATER & SEWER FUND	NO DEPARTMENT	OCTOBER PCARD STATEMENT 11/3/2025	524.40	
11/24/2025	75440	CITIBANK	GENERAL FUND	NO DEPARTMENT	OCTOBER PCARD STATEMENT 11/3/2025	16,001.79	
11/24/2025	75440	CITIBANK	GENERAL FUND	POLICE DEPARTMENT		419.75	
11/24/2025	75440	CITIBANK	GENERAL FUND	POLICE DEPARTMENT		108.15	
11/24/2025	75441	COMPTROLLER OF PUBLIC ACCTS	WATER & SEWER FUND	NO DEPARTMENT	Sales and Use Tax	22,580.06	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	Development Services Fund	NON-DEPARTMENTAL	electric services	1,231.61	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PUBLIC WORKS STREETS	electric services	371.84	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	electric services	151.00	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	FIRE DEPARTMENT	electric services	2,904.32	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	electric services	88.29	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	WATER & SEWER FUND	WATER OPERATIONS	electric services	6,037.98	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	WATER & SEWER FUND	WASTEWATER OPERATIONS	electric services	862.47	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	NON-DEPARTMENTAL	electric services	3,597.31	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	electric services	33.00	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	electric services	33.00	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	electric services	65.80	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	POLICE DEPARTMENT	electric services	4,111.00	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	ANIMAL SERVICES	electric services	453.00	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	electric services	499.34	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	electric services	986.00	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	electric services	274.76	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PUBLIC WORKS STREETS	electric services	114.04	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	electric services	1,004.00	
11/10/2025	75499	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	PARKS	electric services	465.73	
11/30/2025	75548	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for October	1,151.11	
11/30/2025	75548	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for October	94.81	
11/30/2025	75548	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for October	447.61	
11/30/2025	75548	CITY OF CIBOLO WATER BILL	GENERAL FUND	POLICE DEPARTMENT	Water Consumption for October	308.19	
11/30/2025	75548	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for October	884.70	
11/30/2025	75548	CITY OF CIBOLO WATER BILL	GENERAL FUND	NON-DEPARTMENTAL	Water Consumption for October	3,457.47	
11/30/2025	75548	CITY OF CIBOLO WATER BILL	GENERAL FUND	PUBLIC WORKS STREETS	Water Consumption for October	320.30	
11/30/2025	75548	CITY OF CIBOLO WATER BILL	GENERAL FUND	ANIMAL SERVICES	Water Consumption for October	350.34	
11/30/2025	75548	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for October	3,791.87	
11/30/2025	75548	CITY OF CIBOLO WATER BILL	GENERAL FUND	FIRE DEPARTMENT	Water Consumption for October	1,449.21	
11/30/2025	75548	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for October	19.75	
11/30/2025	75548	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for October	939.10	
11/30/2025	75548	CITY OF CIBOLO WATER BILL	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Water Consumption for October	873.84	
11/30/2025	75548	CITY OF CIBOLO WATER BILL	GENERAL FUND	PARKS	Water Consumption for October	3,323.04	
11/30/2025	75549	FUELMAN	GENERAL FUND	INFORMATION TECHNOLOGY	Fuel Svcs for October - Fuelman	36.66	
11/30/2025	75549	FUELMAN	GENERAL FUND	PARKS	Fuel Svcs for October - Fuelman	256.20	
11/30/2025	75549	FUELMAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Fuel Svcs for October - Fuelman	1,804.07	
11/30/2025	75549	FUELMAN	GENERAL FUND	PUBLIC WORKS STREETS	Fuel Svcs for October - Fuelman	2,150.25	
11/30/2025	75549	FUELMAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fuel Svcs for October - Fuelman	1,770.11	
11/30/2025	75549	FUELMAN	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Fuel Svcs for October - Fuelman	602.83	
11/30/2025	75549	FUELMAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fuel Svcs for October - Fuelman	199.44	
11/30/2025	75549	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for October - Fuelman	6,190.09	
11/30/2025	75549	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for October - Fuelman	530.70	
11/30/2025	75549	FUELMAN	GENERAL FUND	ANIMAL SERVICES	Fuel Svcs for October - Fuelman	183.37	
11/30/2025	75549	FUELMAN	GENERAL FUND	PARKS	Fuel Svcs for October - Fuelman	4.37	
11/30/2025	75549	FUELMAN	GENERAL FUND	ECONOMIC DEVELOPMENT	Fuel Svcs for October - Fuelman	58.75	
11/30/2025	75549	FUELMAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fuel Svcs for October - Fuelman	236.08	
11/30/2025	75549	FUELMAN	GENERAL FUND	PUBLIC WORKS STREETS	Fuel Svcs for October - Fuelman	139.25	
11/30/2025	75549	FUELMAN	GENERAL FUND	NON-DEPARTMENTAL	Fuel Svcs for October - Fuelman	30.91	
11/30/2025	75549	FUELMAN	GENERAL FUND	CODE ENFORCEMENT	Fuel Svcs for October - Fuelman	357.24	
11/30/2025	75549	FUELMAN	GENERAL FUND	FIRE DEPARTMENT	Fuel Svcs for October - Fuelman	3,166.16	
11/30/2025	75549	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for October - Fuelman	208.80	
11/30/2025	75549	FUELMAN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Fuel Svcs for October - Fuelman	334.55	
11/30/2025	75549	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for October - Fuelman	264.91	
11/30/2025	75549	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for October - Fuelman	454.74	
11/30/2025	75549	FUELMAN	GENERAL FUND	PARKS	Fuel Svcs for October - Fuelman	976.97	
11/30/2025	75549	FUELMAN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Fuel Svcs for October - Fuelman	429.71	
11/30/2025	75549	FUELMAN	GENERAL FUND	PARKS	Fuel Svcs for October - Fuelman	77.12	
11/30/2025	75549	FUELMAN	GENERAL FUND	POLICE DEPARTMENT	Fuel Svcs for October - Fuelman	466.18	
11/30/2025	75550	HOME DEPOT CREDIT SERVICES	SPECIAL EVENTS	PARKS	October Supplies	60.35	
11/30/2025	75550	HOME DEPOT CREDIT SERVICES	GENERAL FUND	ANIMAL SERVICES	October Supplies	78.42	
11/30/2025	75550	HOME DEPOT CREDIT SERVICES	GENERAL FUND	NON-DEPARTMENTAL	October Supplies	460.48	
11/30/2025	75550	HOME DEPOT CREDIT SERVICES	GENERAL FUND	NON-DEPARTMENTAL	October Supplies	108.80	
11/30/2025	75550	HOME DEPOT CREDIT SERVICES	GENERAL FUND	NON-DEPARTMENTAL	October Supplies	100.48	
11/30/2025	75550	HOME DEPOT CREDIT SERVICES	GENERAL FUND	NON-DEPARTMENTAL	October Supplies	238.80	
11/30/2025	75551	TMOBILE	GENERAL FUND	INFORMATION TECHNOLOGY	GEO Tabs - City of Cibolo	48.00	
11/30/2025	75551	TMOBILE	GENERAL FUND	POLICE DEPARTMENT	GEO Tabs - City of Cibolo	96.00	
11/30/2025	75551	TMOBILE	GENERAL FUND	PARKS	GEO Tabs - City of Cibolo	192.00	
11/30/2025	75551	TMOBILE	GENERAL FUND	POLICE DEPARTMENT	GEO Tabs - City of Cibolo	109.89	
11/30/2025	75551	TMOBILE	GENERAL FUND	PUBLIC WORKS STREETS	GEO Tabs - City of Cibolo	24.90	
11/30/2025	75551	TMOBILE	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	GEO Tabs - City of Cibolo	12.40	
11/30/2025	75551	TMOBILE	GENERAL FUND	POLICE DEPARTMENT	GEO Tabs - City of Cibolo	37.50	
11/30/2025	75551	TMOBILE	GENERAL FUND	CODE ENFORCEMENT	GEO Tabs - City of Cibolo	4.96	
11/30/2025	75551	TMOBILE	GENERAL FUND	INFORMATION TECHNOLOGY	GEO Tabs - City of Cibolo	4.98	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
November							
11/14/2025	Net Payroll		GENERAL FUND		537,312.06	419,450.33	
11/14/2025	Net Payroll		WATER & SEWER FUND			61,895.46	
11/14/2025	Net Payroll		DRAINAGE UTILITY DISTRICT			34,458.77	
11/14/2025	Net Payroll		DEVELOPMENT SERVICES FUND			21,507.50	
11/14/2025	Taxes	IRS/TWC				132,273.68	
11/14/2025	Deductions	CHILD SUPPORT, GARNISHMENTS				2,620.88	
11/28/2025	Net Payroll		GENERAL FUND		564,449.63	446,855.16	
11/28/2025	Net Payroll		WATER & SEWER FUND			64,166.26	
11/28/2025	Net Payroll		DRAINAGE UTILITY DISTRICT			31,918.02	
11/28/2025	Net Payroll		DEVELOPMENT SERVICES FUND			21,510.19	
11/28/2025	Taxes	IRS/TWC				140,575.64	
11/28/2025	Deductions	CHILD SUPPORT, GARNISHMENTS				2,325.65	
11/21/2025	Net Payroll		GENERAL FUND		97,439.70	72,045.45	
11/21/2025	Net Payroll		WATER & SEWER FUND			14,448.46	
11/21/2025	Net Payroll		DRAINAGE UTILITY DISTRICT			10,216.07	
11/21/2025	Net Payroll		DEVELOPMENT SERVICES FUND			729.72	
11/21/2025	Taxes	IRS/TWC				34,574.70	
11/21/2025	Deductions	CHILD SUPPORT, GARNISHMENTS				-	
Total						1,511,571.94	
						6,761,665.89	Total



City Council Regular Meeting Staff Report

C. Discussion/Action on the City Council's Policies.

Meeting	Agenda Group
Tuesday, February 24, 2026, 6:30 PM	Mayor's Follow-Up Item: 11C.
From	
Valerie Chapman, Assistant City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Council Policies 1-2-3.pdf](#)



City Council Policy Directive No. 2020-001

This Policy is required by the City Charter

CITY OF CIBOLO MEETINGS - COUNCIL/BOARD/COMMISSION/COMMITTEE/CORPORATION RULES AND PROCEDURES

Part I. General Provisions

Rule 1. Scope of Rules. These rules shall govern the conduct of the Council, Boards, Commissions, Committees, and Corporations and shall be interpreted to ensure fair and open deliberation and decision making.

Rule 2. Rulings; Matters Not Covered. The presiding Officer shall rule on all questions of procedure.

Rule 3. Interpretation. These rules are intended to supplement and shall be interpreted to conform to the statutes of the State of Texas and the Ordinances of the City of Cibolo. In general, these rules shall be interpreted to allow the majority to prevail but preserve the Right of the Minority to be heard.

Part II. Time and Place of Meetings

Rule 1. Regular Meetings. The City Council shall meet in regular session on the second and fourth Tuesday in each calendar month beginning at 6:30 pm unless postponed or cancelled for valid reason(s), in the Cibolo Council Chambers. All Boards, Commissions, Committees, and Corporations will set a regular date each month to conduct their meeting and meeting times should be at 6:30 pm to allow citizens an opportunity to attend all meetings. The meetings in extraordinary circumstances may be set to start at a different time. Meetings of all Boards, Commissions, Committees, and Corporations may be cancelled if there are no discussion or action items to be presented.

Rule 2. Special Meetings. A Special Meeting is any meeting, other than a regular meeting, where a quorum of members of a specific Council, Board, Commission, Committee or Corporation are present to deliberate public business that the City Council, Board, Commission, Committee, or Corporation has supervision or control over the topic being deliberated.

Commented [DS1]: Recommend not including the Cibolo EDC under this directive. City Council must separately approve their Bylaws anyway and there are statutory flexibilities they will lose if required to operate in the manner set forth herein

- A. Special Meetings may be called at the request of the Mayor or a majority of the City Council or the President or Chairman of a Board, Commission, Committee, or Corporation. Said meetings will be held at the time and place as posted on the meeting agenda but should try and keep the time and place the same as the regular scheduled meetings.
- B. Special Meeting must be posted by the City Secretary's Office 72 hours prior to the scheduled meeting. All rules of a regular meeting apply to a Special Meeting.

Commented [DS2]: On its face, this would constitute deliberations of a majority outside a posted meeting and violate the TOMA

Commented [DS3]: New law requires three business days

Rule 3. Executive Sessions. The City Council, Board, Commission, Committee, and Corporation may meet in executive session in compliance with the Texas Open Meetings Act. Chapter 551, Governance Code is very specific in regard to the limited subjects a governmental body may discuss in closed or executive session. A vote, if needed, or a matter deliberated in an executive session will be made in an open meeting for which the proper notice is provided.

Commented [DS4]: Government

Rule 4. Quorum; Majority Vote. A majority of Council, Board, Commission, Committee, and Corporation shall constitute a quorum at all meetings, unless provided differently by state law, for the transaction of business, and no action of the Council, Board, Commission, Committee, and Corporation shall be of any affect unless it is adopted by the favorable vote of a majority of Council, Board, Commission, Committee or Corporation.

Commented [DS5]: It should actually be stated as a majority of those present and qualified unless a different number is required by state law

Part III. Regular City Council/ Board/Commission/Committee/Corporation Agenda Packet

Rule 1. Agenda Packet. The Agenda Packet includes the meeting notice ("agenda") and any supporting documentation for agenda items. Supporting documentation will not be handed out the night of the meeting as it does not give Council, Board, Commission, Committee and Corporation the opportunity to review the item prior to discussion of the item. If a document needs to be given out (emergency only) the night of the meeting those documents should be given to the City Secretary for distribution to the Council, Board, Commission, Committee and Corporation. All items requested to be placed on the agenda should be discussed with the City Manager/Chairman/President prior to it being given to the City Secretary to be included on the agenda and all backup material will be required at the time. The City Secretary's Office is responsible for assembling the proposed agenda packet for each meeting a final packet with all items will be required to be given to the Office of the Secretary for file.

Rule 2. Consent Agenda. The Mayor/President/Chairman/City Secretary/City Manager may separately designate items as consent items which shall be placed under Consent Agenda on the agenda. The Consent Agenda shall consist of routine items, which the Mayor/ President/Chairman/City Secretary/City Manager determinations can be appropriately considered as a group (without separate discussion) at the meeting.

Rule 3. Meeting Notice Deadline. All requests to place a subject on the agenda must be in writing with supporting documentation provided to the City Manager/Chairman/President no later than the week preceding the meeting. All items are due to the office of the City Secretary by close of business one week preceding the regular meeting. Items received after this time will be placed on the next agenda. To keep the agenda from going into the late evening the City Manager may ask if an item can be placed on the next agenda.

Rule 4. Meeting Notice; Posting. The City Secretary's Office is responsible for posting the agenda for each meeting. The city's official posting location for the agenda is the bulletin board located at the front of City Hall. The agenda will also be placed on the City's web site.

Rule 5. Withdrawal of Items. The Mayor/President/Chairman may withdraw an item on the meeting notice prior to the meeting, and a Council/Board/Commission/Committee/Corporation member may withdraw a item he or she placed on the agenda meeting but in withdrawing an item that has been posted, shall state the reason therefore which reason shall be posted and transmitted to the Council, Board, Commission, Committee and Corporation.

Commented [DS6]: It should be known that an item placed on an agenda for which a public hearing has been published should not be removed in as much as the public hearing should still be held because the public interest is deemed to have attached

Part IV. Conduct of Meetings

In accordance with the City of Cibolo City Charter Section 3.12 the City Council will adopt rules and regulations to conduct business.

Rule 1. Roll Call. Before proceeding with the business of the Council/Board/Commission/Committee/Corporation the City Secretary determines the presence of a quorum as required by law. When the roll call is taken by either the Mayor/President or Chairman the City Secretary will enter into the minutes all members that were present and all members that were absent from the meeting. The City Secretary will provide the Mayor/President or Chairman any written correspondence received from a member that is not present at the meeting. The Mayor/President or Chairman will inform all other members of the Council, Board, Commission, Committee or Corporation of the absent and the reason the individual could not be present. A vote will be taken to determine if the absence will be recorded as an excused absence. Any member of the Council, Board, Commission, Committee, or Corporation that fails to notify the Office of the City Secretary of the absence at least one hour prior to the start of the meeting will be considered unexcused in the minutes.

Rule 2. Call to Order. The presiding officer shall call the meeting to order.

Rule 3. Presiding Officer. The Mayor, Chairman, President or in the absence of this individual or the inability to perform, the Mayor Pro Tem, Vice Chairman, Vice President, shall be the presiding officer at all Council meetings or meeting of that particular Commission, Committee, Board or Corporation. If both these individuals are absent or unable to perform, the most senior member present shall preside. In the event two or more members equally possess the greatest seniority, then the eldest person among them shall preside. For this purpose, seniority is measured by current, continuous service on the City Council, Commission, Committee, Board or Corporation.

Rule 4. Control of Discussion. The presiding officer shall moderate discussion of the Council, Board, Commission, Committee, or Corporation on each agenda item to assure full participation in accordance with these rules. The presiding officer will preserve order and decorum, preventing the impugning of any member's motives or other personal comment not relative to the orderly conduct of business. The presiding officer shall request all speakers to keep comments brief and relevant to the question before the Council, Board, Commission, Committee, or Corporation. All persons present in the meeting room should refrain from abusive, rude or inappropriate conduct. See Chapter 38 of the Texas Penal Code regarding the "hindering" of official proceedings.

Rule 5. Order of Consideration of Agenda. Except as otherwise provided in these rules, each agenda item shall be considered in the numerical order as listed on the meeting notice. Each agenda item shall be introduced by the presiding officer. After an item is introduced, the standard procedure is as follows:

1. Reading of the item by the presiding officer.
2. The Mayor/President/Chairman or other person may present a statement on the item.
3. Discussion with the presenter. A Council, Board, Commission, Committee or Corporation Member may request and receive information, explanations or the opinions of the City Manager or City Employee present.
4. Ask for a motion; if made, ask if there is a second. If seconded, proceed to Rule 5.5. If there is no motion or second, item dies due to lack of motion.
5. Discussion amongst Council, Board, Commission, Committee or Corporation Members on item motion.
6. Unless required by law or Council, Board, Commission, Committee or Corporation Member requests a roll call vote, informal voting shall be used.

Rule 6. Presiding Officer's Right to Enter into Discussion. The presiding officer as a Member of the Council/Board/Commission/Committee/Corporation may enter into any discussion.

Rule 7. Limit on Remarks. Each Council, Board, Commission, Committee or Corporation Member shall limit their relevant remarks to a reasonable length.

Rule 8. Presiding Officer's Right to Speak Last. The presiding officer has the right to speak last on any item.

Rule 9. Closing Discussion. Discussion shall be closed on any item by the presiding officer with the concurrence of a majority of the Council, Board, Commission, Committee or Corporation present.

Part V. Council/Board/Commission/Committee/Corporation Action

Rule 1. Recording Names of Moving Members. The City Secretary shall record the name of the Council, Board, Commission, Committee or Corporation Member making each motion and seconding each motion.

Rule 2. Call for Vote. At the conclusion of the discussion, the presiding officer shall call for a vote by voice, show of hands or roll call. The presiding officer shall announce the results of the vote. Roll call votes are called in either alphabetical order, from left to right or from right to left with each member responding in the affirmative or negative (aye, yes, nay, or no). If a member does not wish to vote, they answer abstain. In case of a tie, the presiding officer votes. If the presiding officer cannot vote, the motion fails. The Mayor, President or Chairman will only vote in a tie.

Rule 3. Voting Required. Each Council, Board, Commission, Committee or Corporation Member present shall vote except the Mayor, unless abstaining, on every action taken by Council, Board, Commission, Committee, Corporation. Any Council, Board, Commission, Committee, Corporation

Member refusing to vote and not excused from voting shall be recorded in the minutes as voting in the affirmative.

Commented [DS7]: This cannot be counted as an affirmative vote per Texas Supreme Court case law

When abstaining the member shall state they are abstaining and, if they choose, provide reason as to the abstention. If a member has substantial interest in a business entity or in a real property, the official shall file, before a vote or discussion on any matter involving the business entity or the real property, and affidavit stating the nature and extent of the interest if:

1. In the case of substantial interest in a business entity the action on the matter will have a special economic effect on the business entity that is distinguishable from the effect on the public; or,
2. In the case of substantial interest in real property, it is reasonably foreseeable that an action on the matter will have a special economic effect on the public. Any Council/Board/Commission/Committee/Corporation Member prohibited from voting by personal interest shall announce at the commencement of consideration of the matter and shall not enter into discussion on any such matter.

Rule 4. Separate Consideration. Except as otherwise required by these rules, each agenda item shall be voted upon separately with the vote recorded by the City Secretary.

Rule 5. Action or Consent Agenda. Except as herein provided the "Consent Agenda" shall be considered as a group (without separate discussion on each item). When the Consent Agenda is introduced each Member of Council, Board, Commission, Committee, Corporation has the right to remove any item. After items are removed, the presiding officer shall ask for a motion on the remaining Consent Agenda items. The item removed will be considered immediately after the consent agenda is completed.

Rule 6. Consideration Out of Order. At the request of the Mayor/President/Chairman or a Council, Board, Commission, Committee, Corporation member and with the consent of the rest of Council, Board, Commission, Committee, Corporation any agenda item may be considered out of order.

Rule 7. Council Action to Withdraw or Defer.

A Council, Board, Commission, Committee, Corporation Member wishing to withdraw or defer an item may make motion to that effect.

Part VI. Citizen Participation

Rule 1. Recording Names of Moving Members. Comments and suggestions by the public are highly valued and encourages during those parts of a meeting designated for public participation. Speakers must register in advance and limit their presentations to no more than three minutes. If a member has signed up to speak and wants to give their time to someone else this can only be done once as no speaker will be allowed to speak more than six minutes. A Councilmember may read a letter submitted to them by a member of their district who was unable to attend, as long as the letter is no longer than three minutes. Speakers should direct all remarks and questions to the Council, Board, Commission, Committee, or Corporation. The presiding officer may refer a matter for investigation, response or other action. The "Texas Open Meetings Act" requires the City to post a notice, in advance, listing every topic or subject to be considered by the Council, Board, Commission, Committee, or Corporation. This Law

may prevent the Council, Board, Commission, Committee, or Corporation from considering a subject raised by a member of the public. Citizens will only speak during the public hearing or citizen to be heard area of the agenda. At no other time should the public get involved in the discussion of an agenda item.

Commented [DS8]: Highly recommend discontinuing the practice of reading comments submitted

Rule 2. Manner of Addressing Council/Board/Commission/Committee/Corporation. A person desiring to address the Council/Board/Commission/Committee/Corporation shall sign in prior to the commencement of the meeting. When called forth, the person wishing to comment shall step to the lectern, state their name and address for the record, and then address the Council, Board, Commission, Committee, Corporation. If a person has an item to be given to the Council, Board, Commission, Committee, Corporation, it will be given to the City Secretary for distribution to Council, Board, Commission, Committee, Corporation. No person should approach the dais unless directed by the presiding officer. The City Secretary will keep one item for entry into the packet that is kept on file.

Rule 3. Total Time Limits. Total time for public comment on any subject or multiple subjects under Council, Board, Commission, Committee, Corporation consideration is limited to three minutes. One person may give their time to someone else if that person has signed up. No more than six minutes will be allowed.

Commented [DS9]: Highly recommend discontinuing this practice

Rule 4. Remarks to be Germane. Public comments at a Public Hearing must be kept relevant to the subject before the Council, Board, Commission, Committee, Corporation. The presiding officer shall rule on the relevance of comments. Persons making irrelevant, personal, impertinent, or slanderous remarks may be barred by the presiding officer from further comment before the Council, Board, Commission, Committee, Corporation during the meeting.

Rule 5. Matters Not on the Agenda. Discussion of matters not on the agenda is usually governed by Section 551.042 of the Texas Government Code, which provides:

- A. If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:
 - 1. A statement of specific factual information given in response to the inquiry; or
 - 2. Recitation of existing policy in response to the inquiry.
- B. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

PASSED AND APPROVED THIS 23RD DAY OF JUNE 2020

Stosh Boyle
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary



City Council Policy Directive No: 2020-002

Council Appointments:

Appointment by Council to Board/Commission/Committee/Corporation

Rule 1. Qualifications.

All members appointed to Council, Board, Commission, Committee or Corporation must be qualified voters, at least 21 years of age and residents of the City of Cibolo. All members serve at the pleasure of the City Council and may be removed at the discretion of the City Council at any time. Members of such Council, Board, Commission, Committee and Corporation serve without compensation but may be reimbursed for actual expenses as approved by the City Council. Other qualifications may be required by the ordinance that created that Council, Board, Commission, Committee and Corporation. Cibolo has two (2) primary commissions (the Economic Development Corporation (EDC) and the Planning and Zoning Commission (P&Z)). All other Council, Board, Commission, Committee or Corporation are considered secondary. Council will NOT appoint members to serve on both primary committees at the same time. The two-primary commission/corporation term of office will coincide with the City Council terms of office. Appointments for these two-primary commission/corporation will be in February. This will ensure that all members term of office will not expire at the same time giving continuity to the commission/corporation. No Board, Commission, Committee or Corporation members will serve more than six years. Members will be eligible to reapply after a one (1) year break.

Rule 2. Initial Appointments. Council will only appoint members to Primary and Secondary Board, Commission, Committee and Corporation from the applications that individuals have filed with the Office of the City Secretary. Applicants will be required to be present for initial interview as this will give Council the opportunity to ask questions and make sure that the applicant understands the duties and responsibilities and the times and dates of the meetings. Council has four (4) circumstances that an individual may not be present for initial interviews. They are:

1. A family relative in the first degree of consanguinity and affinity for a medical emergency
2. Death of a family relative in the first degree of consanguinity and affinity
3. Short-term military obligation (6months or less)
4. A first responder emergency

After interviewing all candidates Council may/may not appoint at this meeting. Council will keep open all initial interviews for a period of ninety (90) days. During this time applicants can be appointed by Council without interviewing again or being present to be appointed. Applications will be kept on file with the

City Secretary for six months before a new application will be required. When making appointments to all Council, Board, Commission, Committee and Corporation other than the primary commissions Council will do everything possible to ensure that all Districts are represented. No District should have more than two (2) members on any Secondary Board, Commission, Committee or Corporation at any time without a vote for an exception to this rule. Welcome letters will be sent to new members of any/all Council, Board, Commission, Committee and Corporation.

Rule 3. Attendance. Council will ensure at the time of appointment that those appointed know the appointed day of the month their Board, Commission, Committee or Corporation will meet. Council understands that there may be times that a member must miss a meeting for family or work. Members that are on a Board, Commission, Committee or Corporation that meet on a monthly basis and miss more than four (4) meetings in one (1) year (excused or unexcused) will automatically be considered for removal by the City Council. The Chairman/President of the Board, Commission, Committee and Corporation should contact and speak to that individual, making sure they are aware that continued absences could result in removal. No member should be surprised if they are removed for failing to attend meetings. Council will always consider extenuating circumstances before removing a member from a Board, Commission, Committee or Corporation. Members shall advise the City Secretary by written correspondence (email, letter, fax, etc.) giving the reason for the absence if they are unable to attend a scheduled meeting. The City Secretary shall advise the Presiding Officer prior to the meeting of the absence and reason for the absence. The Presiding Officer will announce to the remaining members the absence and reason. The Council, Board, Commission, Committee, or Corporation then will vote to either approval or disapproval the absence. Disapproval would make the absence an unexcused absence. Failure to notify the City Secretary of an absence is recorded as an unexcused absence. The minutes will reflect whether the absence was approved or unexcused. This policy is the same for both regular and alternate members.

Commented [DS1]: These specific requirements need to be incorporated into the CEED Bylaws

Commented [DS2]: ZBOA members may only be removed for cause after a public hearing regardless of this provision

Rule 4. Council/Board/Commission/Committee/Corporation Reassignments. Council may, at its discretion reassign regular Board, Commission, Committee, or Corporation members to alternate positions. Such reassignments should be discussed with the affected Board, Commission, Committee, or Corporation member and the President/Chairman of the affected body prior to Council action on the issue.

Commented [DS3]: It is questionable whether this can be done with ZBOA members

Rule 5A. Alternates. All standing Board, Commission, Committee or Corporation have alternates with the exception of the Animal Advisory Committee. The purpose of the alternate is to ensure that a quorum of the body is present to conduct the meeting. Alternates will only sit at the dais, participate in the discussion, and vote if a regular board member is absent. The President/Chairman of the body will call on the alternates to fill in for absent regular members as necessary. Alternates who are not seated may be called upon by the President/Chairman to provide reports and answer questions with regard to items under discussion by the body. Alternates will alternate sitting at the dais when a regular member is absent.

Rule 5B. Alternate Advancement. Alternates may be advanced to the positions of regular membership on the Board, Commission, Committee or Corporation on which they serve when a position is vacated by a regular member at the discretion of Council. Advancement to such positions will be based on but not limited to the District represented by the vacating member and the District

representation of the remaining members and the recommendation of their Councilmember serving in the District that is vacant. Advancement is NOT automatic. Council will make every effort to ensure that all Districts are represented on each Board, Commission, Committee or Corporation in accordance with Part VII, Rule 2 of this policy.

Rule 6. Re-Appointments. When individuals have completed their term as a regular member or alternate on a Board, Commission, Committee or Corporation they will be allowed to submit a new application for consideration for another term. All members and alternates of Board, Commission, Committee or Corporation have a term limit of six (6) years. Re-Appointments are NOT automatic, and an application must be filed with the City Secretary. Their application will be put in the Council packet along with all other applications that are on file for that particular Board, Commission, Committee or Corporation. There is no guarantee that an individual will be re-appointed. If any individual has been re-appointed the Office of the City Secretary will send a letter of re-appointment no later than two (2) weeks from the time of Council decision. If any individual resigns, moves from the area or is no longer appointed as a member of a Board, Commission, Committee or Corporation the Office of the City Secretary will send a letter thanking the individual for their time serving as a volunteer with the City of Cibolo.

Rule 7. Ethics, Open Meetings and Public Information Act and Cyber Security Training.

All Board, Commission, Committee and Corporation members MUST complete the mandatory City of Cibolo Ethics paperwork prior to the second meeting of their respective Board, Commission, Committee and Corporation if they were appointed after the mandatory February training date. Without signed paperwork an individual will NOT be able to participate in their respective meeting until all paperwork is complete and given to the City Secretary. Ethics training will be mandatory in the month of February for all new members of Council, Board, Commission, Committee and Corporation. All members of Council, Board, Commission, Committee and Corporation will be required to attend Ethics training every three years. Those members that do not attend training may be removed by the Council and will not participate in meeting until council makes a ruling on this issue. All members are also required to complete the Open Records and Public Information video available on the Texas Attorney General web site. Videos must be completed within thirty (30) days of appointment. If training is not completed within thirty (30) days member will NOT be able to participate in the meeting and considered absent until training is complete. Failure to comply with this training may be considered as grounds for removal by Council. Once videos are completed they must print a certificate of completion and a copy must be given to the Office of the City Secretary. Members of the Economic Development Corporation and Planning and Zoning Commission will also be required to have Cyber Security Training and a quiz completed in February of each year. This is a requirement as they are assigned a city email. Failure to complete this training could result in removal of the council.

Commented [DS4]: ZBOA would still require a for cause public hearing to be removed

Rule 8. Removal from Committee/Commission/Board/Corporation

If at any time a Councilmember feels that an individual from their district serving on a Board, Committee, Commission or Corporation that is not performing or representing that district as required by that Councilmember communication between both parties should take place and documented. If the individual does not wish to comply that Councilmember may ask for a resignation. If the individual does not feel they should resign than that Councilmember should place an item on the agenda for Council to vote on the removal of this individual.

Rule 9. Officer Appointment. Upon appointment vacancy of any Officer of a Board, Commission, Committee or Corporation (For any reason) the remaining Appointed members will "Discuss and Take Action" to nominate a current Board, Commission, Committee or Corporation member to the Council as a succor to the specific Office vacated. The following criteria will be utilized for all candidates nominated by the governing body.

- Candidate for nomination must have at least 12 months service on the specific Board, Commission, Committee or Corporation.
- Candidate for nomination must NOT be considered for confirmation if candidate confirmation of office would result in both the Planning and Zoning Commission and Economic Development Corporation Board Officer selection simultaneously.
- Other Candidate qualifications outlined in the Ordinance that created the specific Board, Commission, Committee or Corporation may be required and should be considered prior to forwarding nomination of confirmation to the Council.

Any deliberation about the confirmation of the nominated candidate MUST be performed in Open Session of the Council (As allowed by law). Nominee MUST be present at the City Council Meeting where the nomination is considered for confirmation. Upon confirmation to the Board, Commission, Committee, or Corporation Office, the Oath of Office will be administered by the presiding Officer or the City Secretary.

PASSED AND APPROVED THIS 23RD DAY OF JUNE 2020.

Commented [D55]: This would need to be separately incorporated into the CEDC Bylaws as they are a distinct corporate entity

Stosh Boyle
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary



City Council Policy Directive

No: 2020-003

Code of Conduct

It is Cibolo City Council's desire and direction for all Cibolo elected officials and appointed members of the City's Boards, Commissions, Committees, and Corporations to follow the City's Code of Conduct, a guide to remind members they should operate in a respectful and courteous manner when conducting the business of the citizens of Cibolo. All elected and appointed members are expected to follow this policy directive.

1. Applicability and Scope

This Code of Conduct shall apply to the Mayor, member of City Council, and all appointed Board, Commission, Committee, and Corporation members of the City of Cibolo; who shall collectively be referred to as "members" in this code. However, as City Council realizes that individual conduct and interpersonal behavior is nearly impossible to mandate and enforce, this Code of Conduct is to serve as a guide as to how members should conduct themselves in both the conduct of city business and in their personal lives.

2. Purpose

Election to the public office of Mayor or City Council reflects the trust the citizens of the City of Cibolo have placed in its elected members, and; appointment to a Board, Commission, Committee, or Corporation reflects equal trust City Council places in appointed members. The purpose of this Code is to describe the manner in which members should aspire to treat one another, City staff, constituents, and others as representatives of the City of Cibolo. And while it is understood that members shall not always agree as to adoption of policy and decisions that affect the City, members must always be mindful that citizens expect members to conduct themselves in a respectful and civil manner. The subsection below, while not an exhaustive list, are set out as a guide as to manner members should conduct themselves at all times.

3. Guiding Principles

- 1) Respect for each other, City staff and the citizens of Cibolo
 - a) Honor the principles of representative government. Members shall recognize that public policy decisions, based on established values, are ultimately the responsibility of the entire City Council.
 - b) Honor the role of the presiding officer in maintaining order. It is the responsibility of the mayor or the Boar, Commission, Committee, or Corporation chair to keep the comments of members on track during their respective meetings. Members should

honor efforts by the presiding officer to focus discussion on current agenda items. If there is a disagreement about the agenda or the presiding officer's actions, those objections should be voiced politely and with reason as prescribed by the Charter.

- c) Continuance of respectful behavior in private discussions. Members are expected to carry the same respect deemed appropriate for public discussion into private conversations, whether they be face-to-face, written communications, voicemails, emails, texts, or through social media. Members should refrain from making belligerent, personal, impertinent, slanderous, threatening, abusive, or disparaging comments in public or private conversation.
- d) Treat all staff as professionals. The City staff is composed of professionals who have been hired to execute the policies, ordinances, and laws put into effect by the City of Cibolo, the State of Texas, and the United States of America. As such, clear, honest communication that respects the abilities, experience, and dignity of each individual is expected.
- e) Honor the work of Boards, Commissions, Committees, and Corporations. Members shall respect the value of the independent advice of City Board, Commission, Committee, or Corporation to the public decision-making process and shall refrain from using their position to unduly influence the deliberations or outcomes of boards, committees and commission proceedings.
- f) Maintain respect for City staff and citizens. Members shall support the maintenance of a positive and constructive workplace environment for city employees and for citizens and businesses dealing with the city. Members shall recognize their special role in dealing with City employees and in no way create the perception of inappropriate direction to staff.
- g) Never publicly criticize an individual employee. Members should refrain from expressing concerns about the performance of a city employee in public or to the employee directly. Comments about staff performance should only be made to the city manager through private correspondence or conversations.
- h) Practice civility and decorum in discussions and debate. Members should preserve order and decorum during meetings and should not, by conversation or other action, delay or interrupt the proceedings or refuse to obey the orders of the presiding officer of the meeting or of this Code of Conduct. Members should, when addressing staff or members of the public, confine themselves to questions or issues then under discussion. Members shall not engage in personal attacks, nor impugn the motives of any speaker, and shall at all times, while in session or otherwise, conduct themselves in a manner appropriate to the dignity of their office.
- i) Speak with one voice. Members will frequently be asked to explain an action or to give their opinion about an issue as they meet and talk with constituents in the community. It is appropriate to give a brief overview of the facts or city policies as they relate to actions taken by the City Council, Board, Commission, Committee, or Corporation. Objectively present the City Council, Board, Commission, Committee, or Corporation's collective decision or direction, even when you may not agree with the collective decision or direction. If you feel the need to express your own opinion, state it in a way that does not undermine the collective decision or direction made.

2) Endeavor towards effective and efficient governance.

- a) Strive for efficiency. Members shall be dedicated to public service by being cooperative and constructive, and by making the best and most efficient use of available resources.
- b) Direct administrative and operational questions to City management. Questions of City staff and/or requests for additional information that would be of interest to all members should be directed to the City Manager. City Council may direct questions to the City Secretary. Materials supplied to a member in response to a request will be made available to all members so that all have equal access to information.
- c) Keep communications with City staff concise, to the point. Every effort should be made to limit disruption to the work of City staff. Members should avoid making requests to staff who are in meetings, on the phone, or engrossed in performing their job functions.
- d) Check with City staff on correspondence before taking action. Before sending correspondence, members should check with the city manager to see if an official City response has already been sent or is in progress.
- e) Legal advice. Before requesting research or other action by the City attorney, members should consult with the city manager or obtain the concurrence of the City Council to ascertain whether the request or action is appropriate can be accomplished more cost effectively by alternative means. Requests of the city attorney should be made through the city manager. Exceptions to this are issues related to the performance of the city manager and unique and sensitive personal, yet City business related, requests. The City attorney shall, in any case, provide any written response to the full City Council and city manager.

PASSED AND APPROVED THIS 13TH DAY OF OCTOBER 2020.

Stosh Boyle
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary

Commented [DS1]: I recommend this be re-worded or removed from this policy. It will require me to choose between following my Rules of Professional Conduct or this policy in many circumstances. There are many times when council and appointed officials may need to seek legal counsel and should be free to do so without the CM as a gatekeeper. If I am called I am taking the call and may need to provide an answer at that moment rather than to the entire council or CM. I will practice law in accordance with my Rules for my license.

CIBOLO CITY COUNCIL, BOARDS, COMMISSIONS, COMMITTEES AND
CORPORATIONS:

MEMBER STATEMENT

As a member of the Cibolo City Council, or a Board, Commission, Committee or Corporation, I do hereby agree to uphold and abide by the City's Code of Ethics and Code of Conduct for elected and appointed officials adopted by the City, and I will conduct myself by being the model of excellence. I will:

- Recognize the worth of individual members and appreciate their individual talents, Perspectives and contributions
- Help create an atmosphere of respect and civility where individual members, City staff, and the public are free to express their ideas and work to their full potential.
- Conduct my personal and public affairs with objectivity, impartiality, honesty, integrity, respect, faithfulness, and transparency.
- Respect the dignity and privacy of individuals and organizations.
- Keep the common good as my highest purpose and focus on achieving constructive solutions for the public benefit.
- Avoid and discourage conduct which is divisive or harmful to the best interest of Cibolo.
- Treat all people with whom I come in contact in the manner I wish to be treated.

As a member of the Cibolo City Council, or a Board, Commission, Committee or Corporation, I acknowledge that although violations of the City's Ethics Ordinance do not have criminal consequences, those actions might violate other Texas penal codes and/or federal law.

I affirm that I have read and understand the City of Cibolo's Code of Ethics, and, I agree to abide by this Code to the best of my ability. Violations of this code could result in censure (Council members) or removal by City Council from my appointed position.

Name: _____ (Print)

Date: _____

Office Held: _____ (Print)

Signature: _____

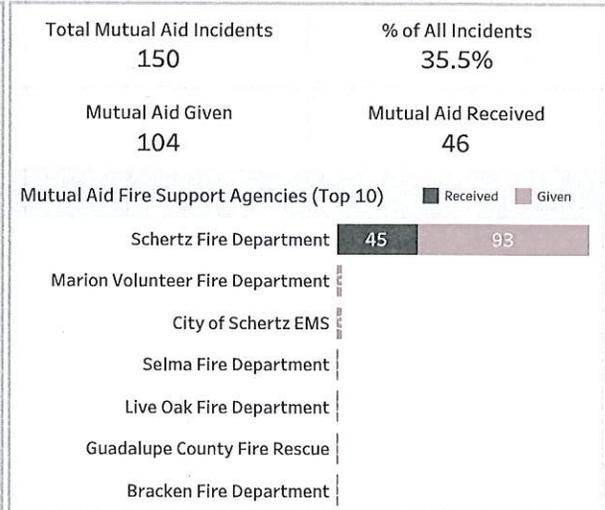
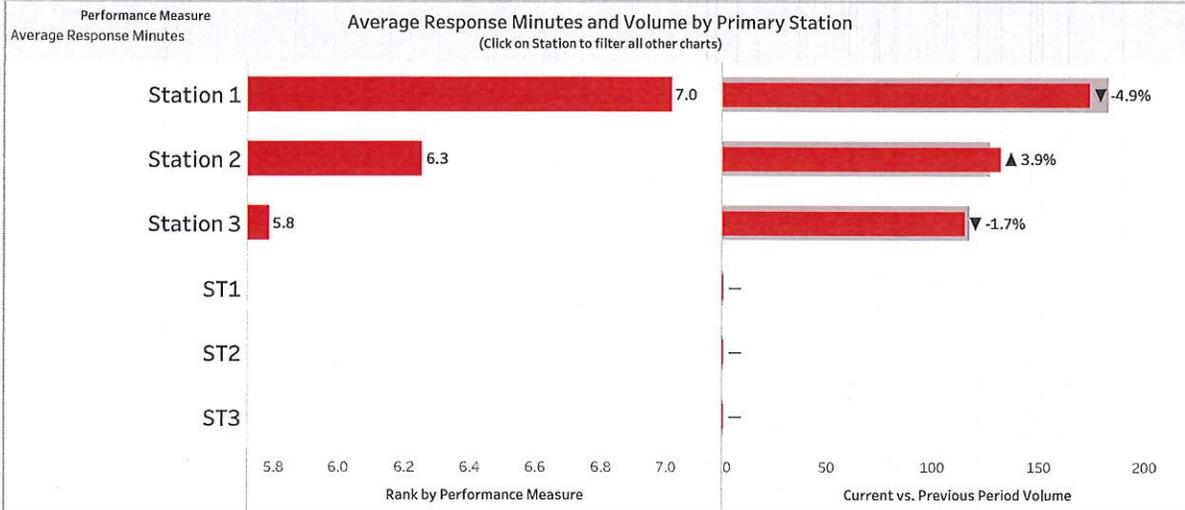
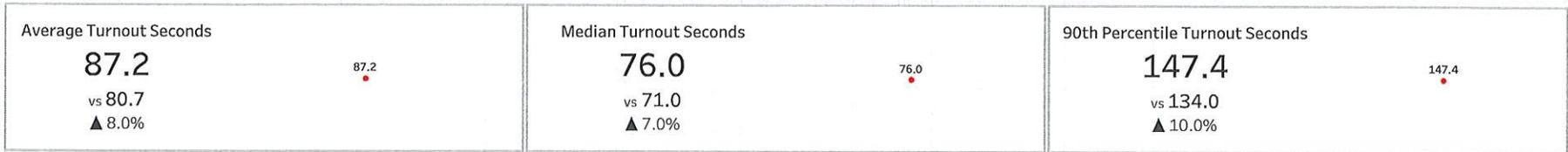


Operations Overview - Cibolo Fire Department

Incident Performance and Mutual Aid

All

Start Date 1/1/2026
End Date 1/31/2026





Incidents Overview - Cibolo Fire Department

Demand, Response Performance and Responsibility



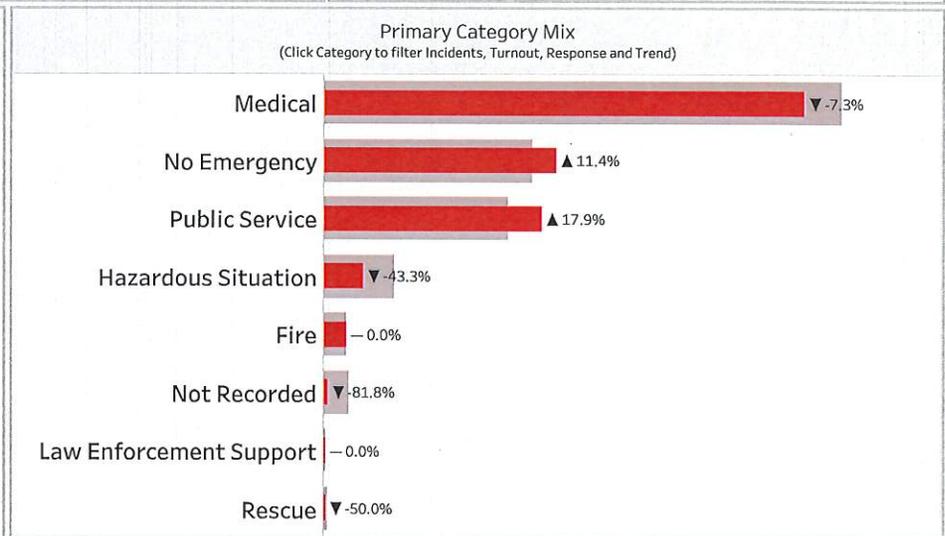
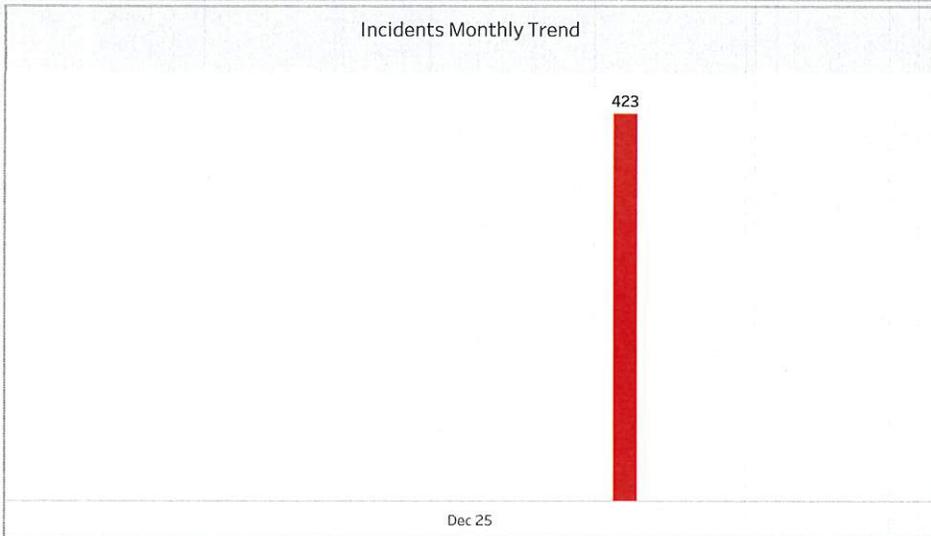
All

Start Date 1/1/2026

End Date 1/31/2026

<p>Total Incidents</p> <p>423</p> <p>vs 438</p> <p>▼ -3.4%</p>	<p>Average Turnout Seconds</p> <p>87.2</p> <p>vs 80.7</p> <p>▲ 8.0%</p>	<p>Average Response Minutes</p> <p>6.5</p> <p>vs 6.2</p> <p>▲ 4.3%</p>
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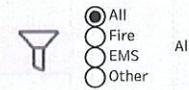
<p>Fire</p> <p>10</p> <p>vs 10</p> <p>— 0.0%</p>	<p>Medical</p> <p>202</p> <p>vs 218</p> <p>▼ -7.3%</p>	<p>All Other</p> <p>211</p> <p>vs 210</p> <p>▲ 0.5%</p>
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Incidents Analysis - Cibolo Fire Department (All)

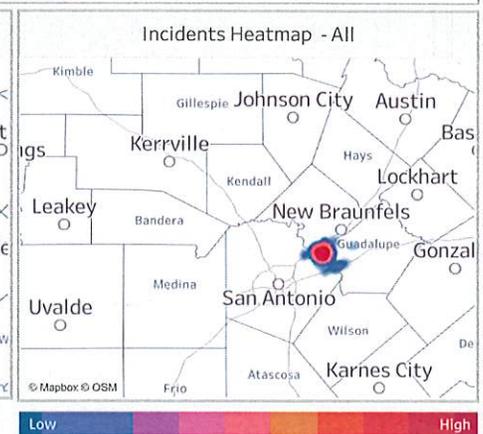
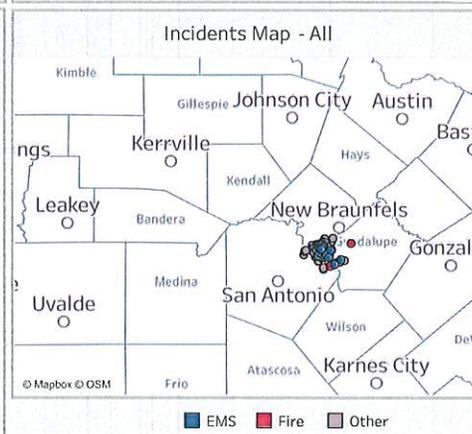
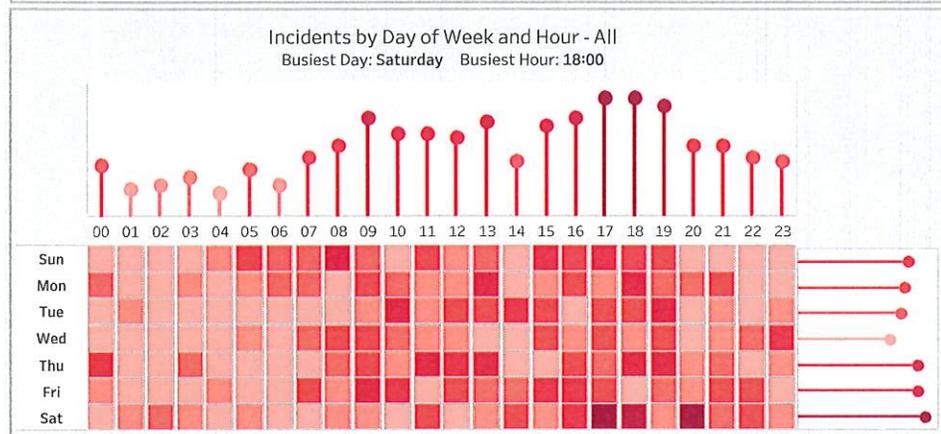
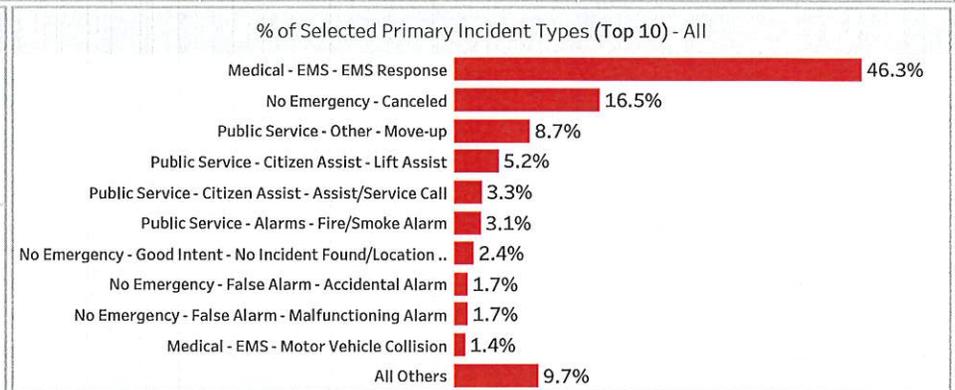
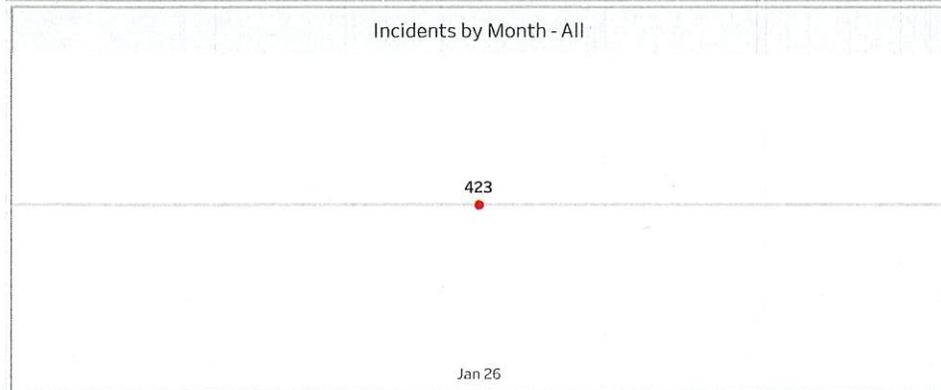
Detailed Incident Patterns and Trends



Start Date 1/1/2026

End Date 1/31/2026

All Incidents 423	All Incidents % of Volume 100%	All Highest Single Day Total 21	All % Days with Incidents 100%	All Median Response Minutes 5.8
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City Council Regular Meeting Staff Report

A. Discussion/Action to set a date and topics for a 2026 HOA Knowledge Workshop. (Councilwoman Cunningham)

Meeting	Agenda Group
Tuesday, February 24, 2026, 6:30 PM	Discussion/Action Item: 13A.
From	
Wayne Reed, City Manager	

BACKGROUND:

The purpose of this agenda item is for City Council to consider a date and topics for a 2026 HOA Knowledge Workshop. The City Council appointed Councilmembers Sanchez-Stephens, Brown, and Cunningham to the newly formed the Council HOA Sub-committee on January 13, 2026. These Councilmembers would work on this proposed HOA Knowledge Workshop.

In 2023 and 2024, the City of Cibolo collaborated with the San Antonio Chapter of the Community Associations Institute (CAI) to launch a free educational series aimed at building the knowledge of residents who serve on Homeowners Association (HOA) boards. These workshops provided a learning environment for community volunteers, board members, and citizens to network and gain professional clarity on complex association matters. The curriculum covered essential topics such as governing document interpretation, neighborhood security, contract management, and the legal nuances of volunteer immunity and insurance coverage.

June 24, 2023 (#1)

Topics discussed (see attached flyer):

- State of the Community Associations Industry & CAI Resources
- HOA Fundamentals:
 - Governing Documents: How to read them and what they mean
 - Standard of Care, Volunteer Immunity and Insurance Coverage: What every volunteer director needs to know
 - Introduction to Contracts: Managing Vendor Contracts & RFPs
- Neighborhood Security and Community Safety Standards



Figure 1. Attendees at the June 24, 2023, HOA Knowledge Workshop

September 30, 2023 (#2)

Topics discussed:

- State of the Community Associations Industry & CAI Resources
- Neighborhood Watch and Flock Safety Security System
- City vs HOA Responsibilities
- SeeClickFix
- Social Media and Newsletters

February 3, 2024 (#3)

Topics Discussed:

- Code Enforcement Overview - Learn how the City's code enforcement team can assist your HOA in maintaining well-kept properties by addressing common issues like tall grass and weeds, bandit signs, abandoned vehicles, and junk and debris.
- How to be good neighbors with adjacent undeveloped (open) properties and report illegal dumping.
- 2024 Bond Program - Learn how the City is planning for a brighter Cibolo Tomorrow and adjusting to our growing community by enhancing our Public Safety Facilities and the Animal Services Facility.
- Neighborhood Traffic Management Program - Are you experiencing traffic problems in your neighborhood? Get informed on the City's Neighborhood Traffic Program and how the Police department responds to traffic complaints.

2026 Community Feedback:

Building on the success of previous years, Councilwoman and Mayor Pro Tem Katie Cunningham conducted a community poll on social media to gain feedback on what topics residents would like to cover if the city hosted another workshop in 2026.

With those results, the residents would like this workshop to focus on how the City can inform and educate HOAs on the maintenance and costs associated with drainage ways and open space.

Proposed Focus Areas based on this specific resident feedback, the upcoming programming should prioritize the following:

- **Infrastructure Stewardship:** Providing technical guidance on the long-term upkeep of drainage systems and common green spaces.

- **Financial Transparency:** Educating boards and homeowners on the projected costs and reserve funding necessary to manage assets.
- **Jurisdictional Clarity:** Defining the roles of the City versus the HOA regarding the maintenance of drainage ways to ensure community safety and regulatory compliance.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[HOA Knowledge Workshop #1 Flyer 2023-06-24](#)



HOA KNOWLEDGE SERIES

In partnership with the Community Associations Institute (CAI) San Antonio Chapter, the City of Cibolo will host a Homeowners Association Workshop to provide information and guidance regarding community association matters.



SATURDAY, JUNE 24

WIEDERSTEIN ELEMENTARY CAFETERIA

10 AM - 2 PM • FREE EVENT



TOPICS

- State of the Community Associations Industry & CAI Resources
- HOA Fundamentals:
 - Governing Documents: How to read them and what they mean
 - Standard of Care, Volunteer Immunity and Insurance Coverage: What every volunteer director needs to know
 - Introduction to Contracts: Managing Vendor Contracts & RFP's
- Neighborhood Security and Community Safety Standards



ATTENDEES

HOA board members, committee members, homeowners, community volunteers and citizens of the City of Cibolo



REPRESENTATIVES

Mark Allen, Mayor of Cibolo

Katie Cunningham, City Council District 4

Wayne Reed, City Manager

John Wells, Interim Chief of Police

Bryan Huggins, Executive Director of Police, Public Works and Information Services

Brady Ortego, CMCA, Steptoe & Johnson, CAI San Antonio Chapter President-Elect

Jesus Azanza, Executive Director, CAI San Antonio Chapter



City Council Regular Meeting Staff Report

B. Discussion on Open Space and Trails included in approved Public Improvement Agreements (PIAs) and their Terms, Credits and Reimbursements related to the Implementation of the Town Creek Trail. (Mr. Vasquez)

Meeting	Agenda Group
Tuesday, February 24, 2026, 6:30 PM	Discussion/Action Item: 13B.
From	
Rick Vasquez, Director of Economic Development and Planning	

PRIOR CITY COUNCIL ACTION:

City Council requested a summary of Public Improvement Agreements (PIAs) and their implementation of the Town Creek Trail.

BACKGROUND:

Staff has attached a summary of the existing Public Improvement Agreements for review.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Town Creek Trail PIA Summary.pdf](#)

[HEB Incentives and Town Creek Trail.pdf](#)

TURNING STONE PIA

The Development and the Project

2.01. The Project includes the following Public Improvements:

- (a) the public parkland and the Public Trail System are shown in their general location on the map attached as Exhibit "B1" (the "Parkland"); an opinion of probable cost of the Public Trail System improvements are shown on Exhibit "B2"; and

TURNING STONE
EXHIBIT B2
OPINION OF PROBABLE CONSTRUCTION COST
TRAIL SYSTEM

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
	5' Combination Concrete/Crushed				
1.	Aggregate Trail	LF	8,675	\$20.00	\$173,500.00
2.	Park Furniture	LS	1	\$10,000.00	\$10,000.00
3.	Contingency	LS	1	\$8,675.00	\$8,675.00
TOTAL WATER IMPROVEMENTS:					\$192,175.00

FOX BROOK

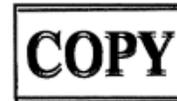
"Hike and Bike Trails and Parkland" means recreational facility improvements that shall be constructed by the Developer and dedicated to the City for public use; and, which the Developer and the City shall transfer maintenance responsibilities to an Association established by the Developer for a period of TEN (10) years or for TWO (2) years after a certificate of occupancy has been issued for the last home proposed to be constructed in the planned development, whichever occurs first, and as described in Section 1.07.3 below. After said TEN (10) years or for TWO (2) years after a certificate of occupancy has been issued for the last home constructed in the development, maintenance responsibilities will be transferred to the City. The general location of Hike and Bike Trails and Parkland is shown on the map attached as **Exhibit "A"**. Approximately 12.47 acres of Parkland has/ or will be dedicated to the City. Hike and Bike Trails shall consist of approximately 1,220 linear feet, 5 stone block seating stones of an approximate 2'x2'x5' dimension and 5 Live Oak trees of 4" caliper adjacent to each stone block along the trail at the approximate locations as shown on **Exhibit "A"**. The opinion of probable cost of construction relating to the Hike and Bike Trail is shown on **Exhibit "B"**.

1.05 Hike and bike trails and parkland improvement

The developer shall be required to construct all hike and bike trails and parkland improvements. All of the approximate 1220 linear feet of hike and bike trails shall be an eight (8) foot width constructed of concrete set to the standards of the city's UDC and in compliance with all applicable local, state and federal rules, regulations, ordinances and codes, life safety codes, building codes, zoning codes, and accessibility requirements and codes, including, but not limited to the provisions of the Americans with Disabilities Act, the Texas Accessibility Standards of the Architectural Barriers Act located at Chapter 469 of the Texas Government Code. Along the entirety of the approximate 1220 linear feet of hike and bike trails, Developer shall also install 5 stone block seating stones of an approximate 2'x2'x5' dimension and 5 Live Oak trees of 4" caliper adjacent to each stone block along the trail at the approximate locations as shown on **Exhibit "A"**.

Exhibit "D"

Park Fee / Credit/ Improvements Detail



<u>Foxbrook Unit 1-5 Units total lots</u>	<u>Park Impact Fee per Lot</u>	<u>Total</u>
241	\$600	\$144,600
<u>Park Impact Fees Paid - total lots</u>		
-69	\$600	(\$41,400)
*		
<u>Remaining Park Impact Fee Credits</u>		
172	\$600	\$103,200

- The \$41,400 in park fees paid to date shall be refunded to the developer upon the issuance of the notice to proceed on the construction of the items listed in Exhibit "B".

BUFFALO CROSSING

"Hike and Bike Trails and Parkland" means recreational facility improvements that shall be constructed by the Developer and dedicated to the City for public use; and, which the Developer and the City shall transfer maintenance responsibilities to an Association established by the Developer. The general location of Hike and Bike Trails and Parkland is shown on the map attached as **Exhibit "B-1"**, consisting of approximately seventeen (17) acres of trails and parks of which a minimum of six (6) of the seventeen (17) acres are dedicated to the public and an opinion of the probable costs of construction relating to the Hike and Bike Trails and Parkland is shown on **Exhibit "B-2"**.

Koehler and Veazey Tracts						
Exhibit B-2						
Opinion of Probable Cost - Hike & Bike Trails & Parkland						
DESCRIPTION			UNIT	QTY	UNIT PRICE	AMOUNT
Hike & Bike Trail:						
Site Clearing			AC	0.8	2,750.00	2,200.00
Site Grading			CY	150	10.00	1,500.00
Concrete/DCG Trail Path - 8' Width			SY	3270	45.00	147,150.00
Sub-total						150,850.00
Contingency			10.00%			15,085.00
Total Hike & Bike Trail Construction Costs						165,935.00
Engineering and survey			10.00%			16,593.50
Soil & Material Testing			0.01			1,659.35
Cibolo Fee (\$75+.008 x Construction Value)			LS			1,402.48
						19,655.33
Grand Total Hike & Bike Trail and Parkland						\$ 185,590.33
Parkland Improvement Impact Fee (Builer Required):						
Parkland improvement impact fee			Lot	460	600	276,000.00
Less: Koehler tract ("Tract 1")			Lot	-280	600	(168,000.00)
Parkland improvement fee, net						\$ 108,000.00

4.03 Developer agrees, in lieu of payments to the City's Parkland Dedication Fund, to dedicate the Hike and Bike Trails and Parkland, which may include public utility and drainage easements. Such dedications of Hike and Bike Trails and Parkland by Developer to the City (after review by the City Engineer and recommendation by the City Manager) will be deemed full satisfaction of

the parkland dedication requirements of the City's Subdivision Ordinance at the time of subdivision platting and building permitting. Subject to such review by the City Engineer and recommendation by the City Manager (which recommendation will not be unreasonably withheld), the City agrees to accept the dedication of the Hike and Bike Trails and Parkland as provided herein.

STEELE CREEK

1.5 MTP Land Dedication. From the First Amendment Effective Date, the following Section 4.09 is added to the Agreement:

4.09 MTP Dedication. The Developer is agreeable to conveying to the City approximately 47 acres west of Units 1 and 9 of the Project ("MTP Property"), as further shown in the attached **Exhibit "H"**. The final acreage of the conveyance may be more or less than 47 acres, but shall be in the approximate location shown in Exhibit "H". The Property shall not be designated as open space or parkland at the time of conveyance. The intent of this conveyance is to provide the City with property for the future construction of a north/south connector, as shown in the City's Master Thoroughfare Plan adopted on September 10, 2024. Developer agrees to convey the MTP Property to the City within ninety (90) calendar days following the City's final acceptance of all public improvements within the Project, provided, however, Developer shall convey the MTP Property to the City no later than December 31, 2028. The Parties agree that Developer, at its discretion, may retain utility, ingress/egress, landscape, and drainage easements over all or a portion of the MTP Property. Further, Developer shall have no obligation to construct any improvements within the MTP Property.

1.6 Public Use Trail. From the First Amendment Effective Date, the following Section 4.10 is added to the Agreement:

4.10 Public Use Trail. Developer shall construct an eight (8) foot-wide public use trail within the Project, as further shown in the attached **Exhibit "I"**. The trail shall be constructed with crushed granite and shall be privately maintained by Declarant or its successor or assign, which is anticipated to be Steele Creek Residential Community, Inc. If the property is to be maintained by a property owners association, the maintenance of the trail will be expressly provided for within the governing documents. Developer intends to construct and complete its portion of the trail concurrently with public improvements for Unit 9 of the Project. Construction plans for the Developer's portion of the trail shall be submitted to the City on or before December 31, 2025. Developer shall start construction of its portion of the trail within ninety (90) days of City approval of the construction plans.

TOWN CREEK SOUTH

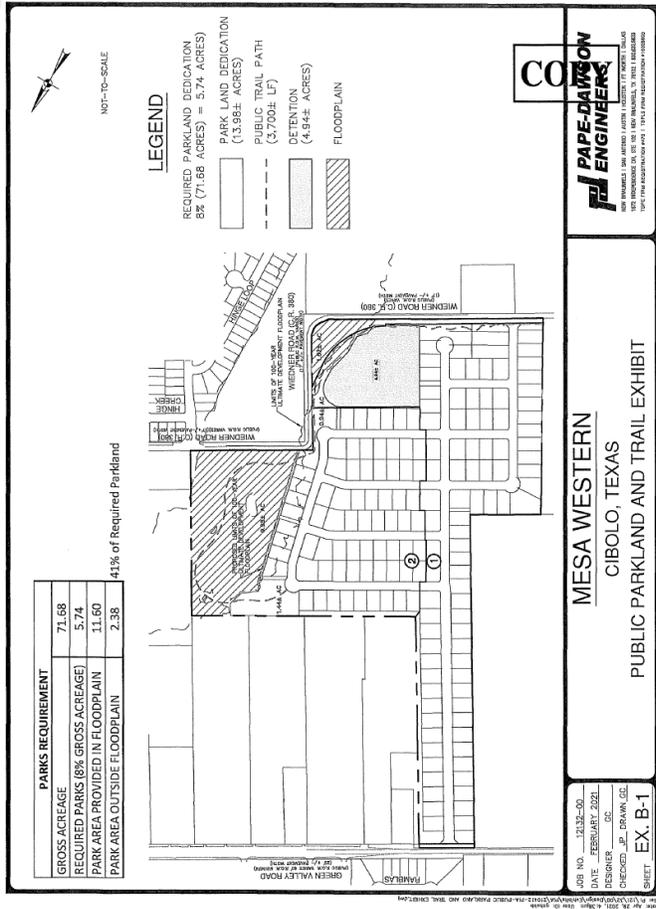
Same as Bentwood Ranch

MESA WESTERN

“Hike and Bike Trails and Parkland” means recreational facility improvements that shall be constructed by the Developer and dedicated to the City for public use; and, which the Developer and the City shall transfer maintenance responsibilities to an Association established by the Developer. The general location of Hike and Bike Trails and Parkland is shown on the map attached as Exhibit “B-1”, consisting of approximately fourteen (14) acres of trails and parks are dedicated to the public and an opinion of the probable costs of construction relating to the Hike and Bike Trails and Parkland is shown on Exhibit “B-2.”

MESA WESTERN
EXHIBIT B-2
OPINION OF PROBABLE CONSTRUCTION COST
HIKE AND BIKE TRAIL/PARKLAND IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
HIKE AND BIKE TRAIL					
1.	8' Concrete Trail	SY	3,289	\$67.00	\$220,355.56
2.	Hydromulch	SY	4,500	\$2.00	\$9,000.00
3.	Site Clearing	AC	2	\$2,227.50	\$4,455.00
4.	Site Grading	CY	450	\$6.00	\$2,700.00
SUBTOTAL HIKE AND BIKE TRAIL					\$236,510.56
PARKLAND IMPROVEMENTS					
1.	Water Fountain/Set Up	EA	1	\$9,000.00	\$9,000.00
2.	Benches/Set Up	EA	3	\$900.00	\$2,700.00
3.	Water Services	EA	2	\$550.00	\$1,100.00
SUBTOTAL PARKLAND IMPROVEMENTS					\$12,800.00
IMPACT FEES					
1.	Parkland Improvement Fee (Builder Required)	LOT	160	\$600.00	\$96,000.00
2.	Hike/Bike Trail Improvements	LS	1	-\$236,510.56	-\$236,510.56
PARKLAND IMPROVEMENT FEE (NET)					-\$140,510.56
1.	Engineering/Surveying	LS	1	\$23,660.00	\$23,660.00
2.	Contingency (10%)	LS	1	\$23,660.00	\$23,660.00
TOTAL HIKE AND BIKE TRAIL/PARKLAND IMPROVEMENTS					\$296,630.56



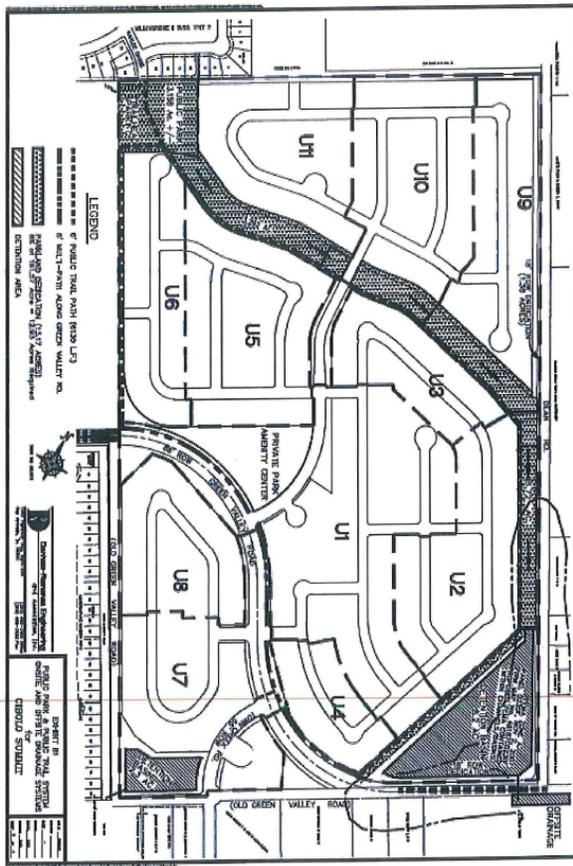
SARATOGA

1.01. The Developer owns or has contracted to acquire the Property and the Property currently has the appropriated zoning designation for the Development as proposed in the Land Study that has been approved by the City. Developer desires to develop the Subdivision in multiple Units.

The development of this Project will provide the following benefits to the City, all as more fully described in this Agreement: multiple points of future connection to the City’s public trail system; approximately 13.17 acres of park land and improvements dedicated for public use; dedicated public rights-of-way; a storm water drainage and detention system encompassing all of the Subdivision and certain adjacent properties, as described in Exhibit “B-1” attached hereto; a sanitary sewer trunk line system (which may be oversized as provided herein) for existing and future requirements of the City; and certain street improvements to Green Valley Road and Town Creek Road to enhance traffic flows and accessibility. The Developer shall perform the obligations and pay the Cost of the Project as set forth in this Agreement, in return for and in reliance on the City's agreements contained herein.

EXHIBIT "B-1"

[Parkland, Public Trails, Ponds, Drainage, Etc.]



4.01. The City hereby agrees:

(a) to accept by special warranty deed, after review and recommendation by the City Engineer and City Manager, the Parkland (not including the Private Park), extensions of the Public Trail System, the Detention Ponds, and the Drainage Improvements as full satisfaction of all City ordinance requirements for parkland dedication or mitigation fees for the Subdivision, and to provide a credit to Developer for the full amount of any park impact fees relating to the Property that are due at the time of subdivision platting and/or building permitting (which fees shall include all park impact fees required to be paid in connection with development of the Subdivision and required for issuance of a building permit for construction within the Subdivision). Such credit to be granted by the City to Developer shall be in an amount not to exceed \$299,400.00, and such credit will be applied to the builder-required park fee of \$600.00 per lot that would otherwise be due at the time Developer applies for a building permit; and

SUBDIVISION	8% Park	Trails	Park Fee	Reimbursement
	Acres		Credit	
Turning Stone	21.8	6,350 L.F./\$173K	NA	\$192,000
Fox Brook	12.7	1200 L.F.	144,000	
Buffalo Crossing	17	\$185K	NA	\$168,000
Steele Creek	32.9		NA	
Bentwood Ranch	25.6	3200 LF	No Fee	NA
Town Creek South	NA			
Mesa Western	14	3700 L.F.	96,000	NA
Saratoga	13.17	6135 L.F.	299,400	NA

HEB Town Creek Trail Easement and Trail Construction – Chapter 280 Incentive Terms

- Build 10' (2' reimbursement by city) concrete trail along east property line+ provide public access easement

HEB Incentives — At a Glance (City of Cibolo / CEDC / HEB)

- Original Agreement
Authorized: March 17, 2022 — 10-year City M&O (AV)
property tax rebate
- First Amendment
Signed: February 27, 2024

Incentives Summary (Who Pays What)

1) City of Cibolo — Property Tax Rebate (M&O only)

- **Term:** 10 years
- **Paid:** Annually **on or before June 1**
- **Amount:** Equal to **City M&O portion** of property tax collections
- **Schedule:** **100%** (Years 1–5) | **75%** (Years 6–8) | **50%** (Years 9–10)
- **Cap: Not to exceed \$1,000,000** total (10-year cap)

2) City of Cibolo — Impact Fee Credits / Reimbursements

- **Up to \$450,000** in credits for water / wastewater / drainage / transportation impact fees for construction of the store + curbside/delivery + EFC
- **\$560,000** in transportation impact fee credits for Main Street widening + trail across property
- **\$190,000** in **drainage impact fee credits** for Main Street widening + trail across property
- **\$15,500 reimbursement** to expand trail from **8' to 10'**; payable to HEB

3) CEDC — Grant (as amended)

- **\$450,000 grant** triggered upon Project completion
- **First Amendment:** Payment is made **CEDC → City of Cibolo** (not to HEB)

Project Commitments-HEB

- Open ~110,000 SF HEB store by June 30, 2023
- Open Curbside & Delivery facility

- Delivery ~55,000 SF Economic Fulfillment Center (EFC)
- Complete Main Street widening by store opening
- Complete traffic signal at Main & FM 1103
- Build 10' concrete trail + provide public access easement
- Rough grade trailhead parking area

*To Date Payments: FY25: \$27,664 (property tax rebate), \$15,500 (Trail payment)



City Council Regular Meeting Staff Report

C. Discussion/Direction on the Schlather Ranch Residential Subdivision Public Improvement Agreement. (Mr. Vasquez)

Meeting	Agenda Group
Tuesday, February 24, 2026, 6:30 PM	Discussion/Action Item: 13C.

From
Rick Vasquez, Director of Economic Development and Planning

PRIOR CITY COUNCIL ACTION:

City Council approved a Preliminary Plat, Land Plan and Private Street Development site for the Schlather Ranch Residential Subdivision. City Council postponed action on the agenda item on February 10, 2026.

BACKGROUND:

BACKGROUND:

Schlather Ranch Public Improvement Agreement (PIA)

Project: Schlather Ranch Residential Subdivision

Developer: KF Schlather LP

Location: Approximately 115.5 acres, approximately 2600 Green Valley Road

Agreement Type: Public Improvements Construction Agreement (PIA)

Purpose of the Agreement

The Schlather Ranch Public Improvement Agreement (PIA) establishes the responsibilities of the Developer and the City for the dedication, construction, funding, and long-term maintenance of public infrastructure and amenities required to serve the proposed residential subdivision. The Agreement implements the requirements of the City of Cibolo Unified Development Code (UDC) and applicable state law while providing certainty to both parties regarding development obligations.

As explained in this cover memo and the attached PowerPoint, the developer is seeking Council's approval of a waiver of tree mitigation fees equaling \$573,821 based on the 2025 Schlather Ranch Tree Preservation Plan and overall parkland dedication in exchange for the value of other public benefits, including, but not limited to, 1) a financial contribution to Weidner Road (\$217,422) future improvements, 2) right-of-way dedication of approximately 1.899 acres (\$270,864) for Bentwood Pass to Weidner Road that promotes the City's Master Thoroughfare Plan, and 3) a 30-foot-wide, approximately 3,000-linear-foot multi-purpose trail easement (\$300,879) to advance a linear park connection between Schlather Park and the Tolle Nature Center, enhancing citywide trail connectivity. These public benefits are not required by the developer, but have been negotiated to advance the Master Thoroughfare Plan in the City's Comprehensive Plan, Linear Parks, and provisions in the Unified Development Code (UDC).

The tree mitigation fees are restricted in their use per Section 17.2.(PROTECTED TREE AND HERITAGE TREE PRESERVATION) and subsection N.1 (Tree Fund). It states, "Expenditures from the tree fund shall be used solely for purchasing and installing trees and associated irrigation on public rights-of-way, public park land or any other city owned property and for administering the tree fund."

This exchange of public benefit is reflected in the proposed Public Improvement Agreement as explained in the attached PowerPoint.

Key Public Improvements and Dedications

Roadway and Right-of-Way Dedications

The Developer shall dedicate the following land to the City at the time of final plat recordation:

- **Bentwood Pass to Weidner Road Connection:**
Approximately **1.899 acres** for future roadway right-of-way (estimated value: **\$270,864**).
- **Green Valley Road Widening:**
Approximately **0.388 acres** (estimated value: **\$21,843**).
- **Weidner Road Widening:**
Approximately **0.447 acres** (estimated value: **\$48,477**).

These dedications support planned collector road connectivity and long-term transportation improvements.

Parkland and Open Space Dedication

- The UDC requires residential development to dedicate 8% of gross land area for public parkland, of which no more than 60% may be floodplain/ 0% floodway, unless credit is approved by City Council. This development's 8% land dedication equals 9.24 acres with no more than 5.54 acres should be in the floodplain.
- Council may approve a credit against the parkland dedication in exchange for proposed recreational facilities for the use by the public (up to 20%) and may consider that the dedication of new ROW that will allow the City to vacate existing public right-of-way (portions of Town Creek Road and Weidner Road) that will become part of the existing 68 acre Schlather Park to fulfill the parkland dedication.
- **Six (6) acres** of parkland/open space located at the southwest corner of **Town Creek Way and Weidner Road** are dedicated to the City (estimated value: **\$873,756**). The developer is providing a public trail easement, equal to roughly 2.07 acres, and will maintain approximately 27 acres of open space along the linear park connecting Schlather Park to Tolle Nature Preserve.
- This arrangement will satisfy the Developer's parkland dedication requirements under the UDC if the PIA is approved by City Council.

Multi-Purpose Trail Easement

- A **30-foot-wide, approximately 3,000-linear-foot** multi-purpose trail easement is granted to the City, generally located within the floodplain area.
- The easement will connect **Schlather Park** to the **Tolle Nature Center**, enhancing citywide trail connectivity.
- Estimated easement value: **\$300,879**.
- The exact alignment and legal description will be finalized within **90 days** of Agreement approval.

Construction and Maintenance Responsibilities

City Responsibilities

- Construct, operate, and maintain a **10-foot-wide multi-purpose trail** within the trail easement.
- Maintain and mow the remaining **20 feet** of the trail easement area.
- Accept all dedications upon compliance with City standards.
- Name the **6-acre open space and multi-purpose trail** in honor of the **Schlather family** in recognition of their contributions.

Developer and HOA Responsibilities

- Dedicate all required rights-of-way, parkland, and easements.
- Fund roadway improvements as outlined below.
- Ensure the **Homeowners Association (HOA)** is responsible for:

- Maintenance of HOA owned common open spaces.
- Maintaining reserves supported by a reserve study in accordance with Texas Property Code Chapter.
- The HOA may participate in a **Texas Master Naturalists or similar program** to allow managed native vegetation in designated areas, as alternative Property Maintenance Code standards for weeds and tall grass.

Traffic and Roadway Improvements and Contributions

- **Green Valley Road & Access #1 Improvements:**
Construction of a **flared right-turn lane** during site work (estimated cost: **\$33,059**).
- **Weidner Road Improvements:**
Developer contribution in lieu of construction toward roadway widening (12 feet from centerline over 2,000 LF), estimated at **\$217,422**, payable at plat recording or by **October 1, 2026**, whichever occurs first.
- Developer to pay the City's Road Impact Fee for all 106 lots. This development is in Roadway Service Area 1 of the Cibolo 2021 Impact Fee Study. As such, each service unit (equals one single-family home) is **subject to a \$2,100 impact fee** collected at building permit. This subdivision will **pay \$222,600 in Roadway Impact Fees** upon build-out.
- A mutually agreed-upon **construction truck route** will be enforced, with violations subject to penalties.

Parkland Fee and Tree Mitigation Fee Waivers

In consideration of the substantial public land and easement dedications:

- **Parkland Fees:**
The City agrees to waive the **\$600 per lot park fee**, totaling **\$63,600 in exchange for the roughly 6 acre parkland dedication adjacent to Schlather Park**.
- **Tree Mitigation Fees:**
The City agrees to waive **\$573,821** in tree mitigation fees based on the 2025 Schlather Ranch Tree Preservation Plan.
- The Agreement documents extensive tree preservation, including heritage trees and protected caliper trees.
- 1,654 trees, between a size of four caliper inches and above 24 caliper inches.
- 4 Trees to be planted per lot, 1,320 inches, \$198,000 credit.

Slather Ranch Tree Mitigation Plan			
Tree Type	Tree Impact	Size	
Heritage	55	24" up	
Heritage	75	20"=23.99"	
Undersized	116		
Dead	797		
Protected	914		
Mitigation Trees	440	3" up	\$198,000
Mitigation Fee			\$573,821

TREE MITIGATION THROUGH PLANTING			
TOTAL NUMBER OF LOTS	* NUMBER OF TREES TO BE PLANTED PER LOT	CALIPER INCH TO PLANTED	** TOTAL INCHES AVAILABLE FOR MITIGATION
110	1	3.0	1320

FEE CALCULATIONS						
TOTAL INCHES	30% REMOVAL WITHOUT PENALTY	70% OF TOTAL INCHES	REMOVED INCHES TO BE MITIGATED - CREDIT INCHES	FEE PER INCH	TOTAL FEE (MITIGATION - PRESERVATION)	CREDIT FROM PLANTING
46,056.75	13,817.03	32,239.73	5145.48	\$150	\$771,821.25	\$198,000.

Private Streets

If private streets are incorporated:

- The Developer must comply with **UDC Article 18 (Private Streets)**.
- HOA governing documents must include provisions for **maintenance and reserve funding**.

Term, Enforcement, and Securities

- The Agreement remains in effect through completion of construction and applicable warranty periods.
- Default, enforcement, bonding, and security provisions follow the City's standard PIA templates.
- Monetary contributions are paid directly to the City.

Public Benefit Summary

The Schlather Ranch PIA delivers significant public benefits, including:

- Long-term roadway connectivity and right-of-way preservation;
- A parkland dedication and expanded trail network by easement;
- Environmental preservation through tree mitigation and open-space management;
- Reduced fiscal impact to the City through developer-funded infrastructure and privately maintained open space.

STAFF RECOMMENDATION:

Staff recommends approval of the Public Improvement Agreement (PIA).

FINANCIAL IMPACT:

The following lists the impact fees that will be collected per the PIA:

- Traffic Impact Fee (\$2,100/lot).....\$222,600
- Water Impact Fee (\$1839/lot)..... \$194,934
- Sanitary Sewer Impact Fee (\$873/lot)...\$92,538
- Drainage Fee (\$3500/lot)..... \$371,000
- **Total Impact Fees..... \$ 881,072**

Motion to approve the Schlather Ranch Residential Subdivision Public Improvement Agreement

FINANCIAL IMPACT:

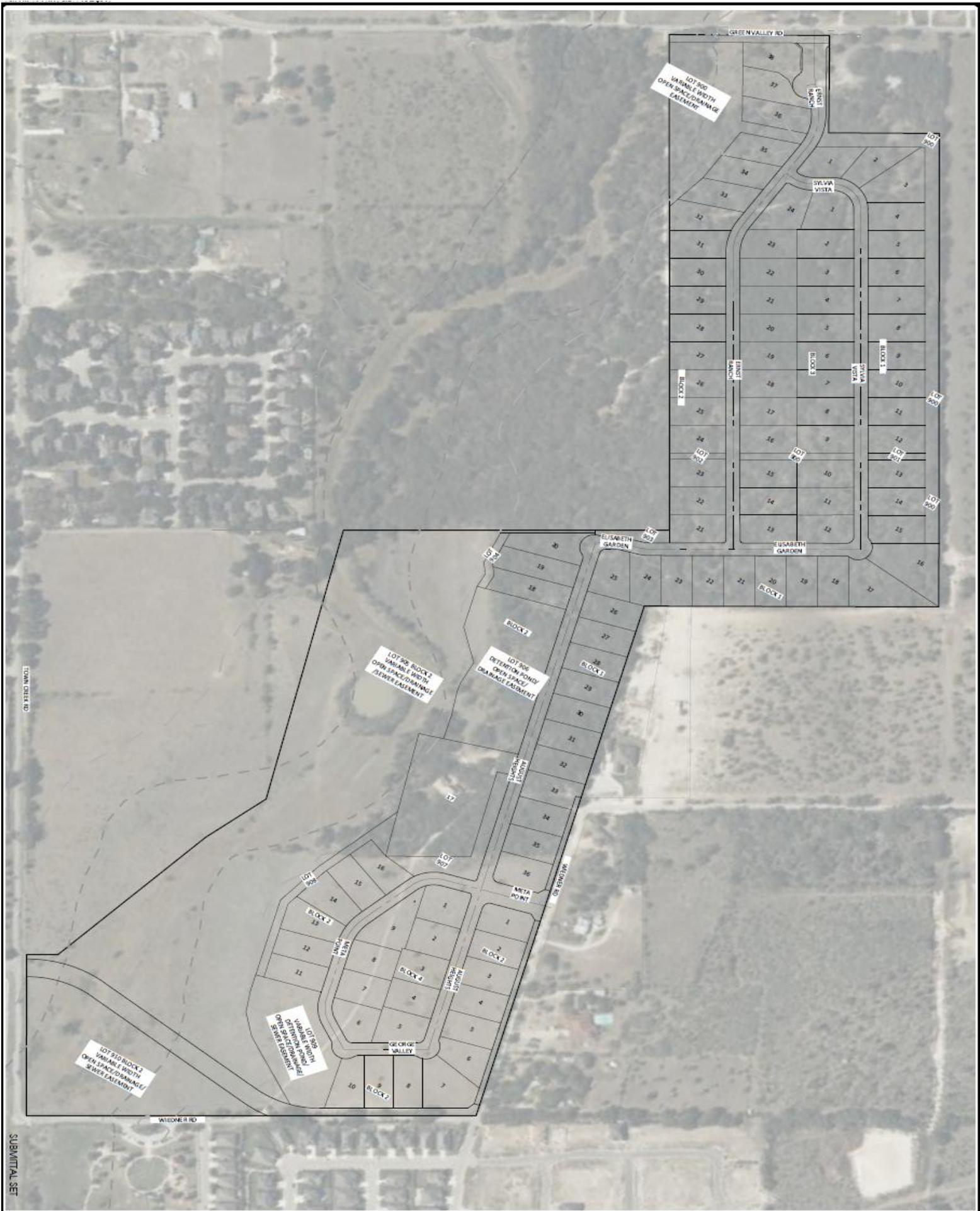
N/A

MOTION(S):

Motion to approve the Schlather Ranch Residential Subdivision Public Improvement Agreement

Attachments

- [Slather Ranch Land Plan Single Sheet.pdf](#)
- [ExhibitCPublicImprovements.pdf](#)
- [Appraisal Report - S-25042 - Schlather Ranch Cibolo.1.pdf](#)
- [Schlather Ranch - Tree Map Exhibit.pdf](#)
- [Schlather -Tree Lot Map Exhibit.pdf](#)
- [Schlather Ranch PIA FINAL.pdf](#)
- [SCHLATHER PIA FINANCIAL TERMS.1.pdf](#)
- [PPT-Schlather Ranch Subdivision PIA Revised2.10.26.pdf](#)



SUBMITTAL SET

SCHLATHER RANCH SUBDIVISION
OVERALL LAND PLAN EXHIBIT

MTR
Moy Taiin Ramirez Engineers, LLC
 ENGINEERING F-5087/SURVEYING F-10131900
 523 UNIVERSITY HEIGHTS BLVD, STE. 103
 9840 AVONING, TEXAS 75746
 TEL: (214) 866-2021
 FAX: (214) 866-0325

- Engineers
- Surveyors
- Planners

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHK

PROJ.#	DATE	SCALE	DRAWN BY	CHECKED BY	DATE
24235.00	04/11/10	1/8" = 1'-0"	SM	SM	6/22/25

SHEET

EXHIBIT "C"

OFF-SITE PUBLIC STREET IMPROVEMENTS - GREEN VALLEY RD

ITEM	DESCRIPTION	UNIT	EST/QTY	\$/UNIT	AMOUNT
1	Street Excavation	C.Y.	100	\$ 5.00	\$ 500.00
2	Street Embankment	C.Y.	20	\$ 5.00	\$ 100.00
3	Lime Stabilized Subgrade (8")	S.Y.	152	\$ 11.00	\$ 1,672.00
4	Flexible Base (18.50" Compacted)	S.Y.	152	\$ 36.00	\$ 5,472.00
5	Prime Coat	GAL.	17	\$ 5.50	\$ 91.30
6	Tack Coat	GAL.	8	\$ 5.50	\$ 45.65
7	HMAC, Type C (2" Pavement Thickness)	S.Y.	83	\$ 13.00	\$ 1,079.00
8	HMAC, Type C (2" Pavement Thickness)	S.Y.	83	\$ 28.00	\$ 2,324.00
9	6' Concrete Sidewalk	S.Y.	335	\$ 65.00	\$ 21,775.00
TOTAL COST					\$ 33,058.95

OFF-SITE STREET IMPROVEMENTS - WIEDNER RD

ITEM	DESCRIPTION	UNIT	EST/QTY	\$/UNIT	AMOUNT
1	Street Excavation	C.Y.	1,500	\$ 5.00	\$ 7,500.00
2	Street Embankment	C.Y.	300	\$ 5.00	\$ 1,500.00
3	Lime Stabilized Subgrade (8")	S.Y.	2,165	\$ 11.00	\$ 23,815.00
4	Flexible Base (21" Compacted)	S.Y.	2,165	\$ 32.00	\$ 69,280.00
5	Prime Coat	GAL.	346	\$ 5.50	\$ 1,903.00
6	Tack Coat	GAL.	173	\$ 5.50	\$ 951.50
7	HMAC, Type C (2" Pavement Thickness)	S.Y.	1,730	\$ 16.50	\$ 28,545.00
8	HMAC, Type D (2" Pavement Thickness)	S.Y.	1,730	\$ 13.00	\$ 22,490.00
9	Machine Laid Curb & Gutter	L.F.	1,300	\$ 17.00	\$ 22,100.00
10	6' Concrete Sidewalk	S.Y.	800	\$ 65.00	\$ 52,000.00
TOTAL COST					\$ 230,084.50

OVERALL TOTAL COST \$ 263,143.45



APPRAISAL REPORT

116 Proposed Single-Family Residential Lots
Schlather Ranch Subdivision
To be located along the S/S of Green Valley Road
Cibolo, Guadalupe County, Texas

DATE OF REPORT:
7/21/2025

EFFECTIVE DATES OF VALUE:
"As Is": July 15, 2025
"As Complete": August 15, 2026

CLIENT:
Jesus Garcia
Loan Review Analyst
International Bank of Commerce
130 E Travis
San Antonio, TX 78205

THE
HORNSBY
GROUP

7/21/2025

Jesus Garcia
Loan Review Analyst
International Bank of Commerce
130 E Travis
San Antonio, TX 78205

Re: Appraisal of the 116 proposed single-family residential lots within the Schlather Ranch Subdivision, to be located along the south side of Green Valley Road, Cibolo, Guadalupe County, Texas.

Dear. Mr. Garcia,

As requested, I have conducted an appraisal of the herein referenced property, with my findings detailed in this appraisal report. It includes summary discussions of the data, reasoning, and analyses used in the appraisal process to arrive at my value conclusions, with comprehensive supporting documentation maintained in our workfile. The market value conclusion(s) presented in this report is subject to the Assumptions and Limiting Conditions outlined within the accompanying document.

The definition of market value used in this report is derived from the Office of the Comptroller of the Currency's Manual for National Banks, Subpart C, Section 34.42, as amended by Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), effective August 24, 1990. This report has been prepared in accordance with the reporting requirements of Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP), with OCC Regulations 12 CFR Part 34, FDIC Regulation Part 323 and Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989.

The purpose of our assignment was to provide a current fee simple market value of the subject property as entitled land, as well as the prospective market value "upon completion" of the proposed residential lots.

The client and intended user of this appraisal report is International Bank of Commerce. The intended use of the report is for financing purposes. The effective date of the "as is" market value is July 15, 2025, which represents the date of the site visit. The effective date of the prospective market value upon completion will be August 15, 2026.

Mr. Garcia,

The subject property comprises a 115.501-acre land tract that is located along the south side of Green Valley Rd within the city limits of Cibolo, Texas within the western portion of Guadalupe County. The subject property is to be developed as a subdivision called Schlather Ranch, which will include 116 half-acre single family residential lots. The subject property and the proposed development will be further discussed within the ensuing report.

Based on the data and analyses summarized in this report, the market value opinions are/will be as follows:

MARKET VALUE CONCLUSIONS		
Effective Date	7/15/2025	8/15/2026
Premise	Fee Simple	Fee Simple
Valuation Scenario	"As Is"	"As Complete"
Market Value	\$8,110,000	\$16,820,000

The estimated marketing periods are one year from the effective dates, and the estimated exposure time preceding the effective dates is also one year.

Please feel free to reach out to our office if there are any questions.

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CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Practice.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Hank Hornsby, MAI, LREB has made a personal inspection of the subject property.
- Kenneth Sumners, Appraiser Trainee, provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, Hank Hornsby, MAI, LREB has completed the continuing education program for Designated Members of the Appraisal Institute.



Hank Hornsby, MAI, LREB
Managing Director
State Certified, TX 1380873-G

SUMMARY OF CONCLUSIONS

Property Name:	Schlather Tract Subdivision
Property Type:	Vacant Land/Future Residential Lots
Location/Address:	S/S Green Valley Road, Cibolo, Guadalupe County, Texas
Legal Description:	See <i>Legal Description</i> section
Site Size:	115.501 acres or 5,031,224 square feet
Improvements:	None with any contributory value
Zoning:	SF2 – Low Density Single-Family Residential
Highest and Best Use:	
As Vacant:	Low Density Single-Family Residential
Property Rights Appraised:	Fee Simple
Appraisal Premise:	"As Is" & "As Complete"
Effective Date:	"As Is": July 15, 2025 "As Complete": August 15, 2026
Report Date:	7/21/2025
Client/Intended User:	International Bank of Commerce
Intended Use:	Financing Purposes
Extraordinary Assumptions:	See Page 10
Hypothetical Conditions:	N/A
Market Value Conclusions:	

MARKET VALUE CONCLUSIONS

Effective Date	7/15/2025	8/15/2026
Premise	Fee Simple	Fee Simple
Valuation Scenario	"As Is"	"As Complete"
Market Value	\$8,110,000	\$16,820,000

SUBJECT PHOTOS



Street Scene – Green Valley Road



Street Scene – Green Valley Road



Gate along Wiedner Road



Interior View



Interior View

CLIENT, INTENDED USE, & INTENDED USERS OF THE APPRAISAL

The client and intended user of this appraisal report is International Bank of Commerce. The intended use of this appraisal is for financing purposes.

IDENTIFICATION OF THE SUBJECT PROPERTY

The subject property comprises a 115.501-acre land tract that is located along the south side of Green Valley Rd within the city limits of Cibolo, Texas within the western portion of Guadalupe County. The subject property is to be developed as a subdivision called Schlather Ranch, which will include 116 half-acre single family residential lots.

The subject does not have a physical address according to Guadalupe County records.

LEGAL DESCRIPTION

According to the survey provided, the legal description of the subject property is as follows:

A 117.501 ACRE (5,118,345.00 SQUARE FEET) TRACT OF LAND, SAVE AND EXCEPT A 2.000 ACRE (87,108.06 SQUARE FEET) TRACT, LEAVING A NET ACREAGE OF 115.501 ACRES, (5,031,236.94 SQUARE FEET), BOTH SITUATED IN THE TRINIDAD GARIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1", AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73-79, AND BEING THE REMAINING PORTION OF A 50 ACRE TRACT AS CONVEYED AUGUST EBERT, JR, BY DEED AS RECORDED IN VOLUME 166, PAGE 130, BOTH OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

PROPERTY RIGHTS APPRAISED

The property rights appraised are the fee simple estate, which are defined as "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."¹

No items of personal property were included within this appraisal.

¹ The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022

TYPE & DEFINITION OF VALUE

Market Value

For this report, Market Value, as described in the Office of the Comptroller of the Currency Manual for National Banks, Subpart C, Section 34.42, as revised by the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), is defined as follows:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and each acting in what they consider their own best interest;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

Individual Retail

Individual retail values are estimated in the performance of a Subdivision or Incremental Sell-out Analysis. Each unit, lot, or parcel of a planned development or subdivision has an individual retail value. This value reflects its expected sales price for its Highest and Best Use as if sold as a singular property for near-term user development. The appraisers must appraise the property based on the highest and best use scenario appropriate for that property type. The individual retail value is estimated using the Allocation Technique and/or the Cost Approach, and then used in a Discounted Cash Flow model to estimate the Present Value or overall Market Value of the whole subdivision over the marketing period.

Paper Lots

Lots that are currently platted and fully engineered ready for construction for their use as home sites with the only remaining costs to bring the lots to completed home sites being a marginal platting fee and the remaining hard costs.

Master Planned Lots

Lots that are currently part of an approved master development plan indicating an approved density of development with all offsite easements to be secured. Engineering for construction plans and significant fees are still needed to be paid before these lots are to be considered ready for home construction.

Based on information provided by the developer, the total remaining engineering fees are \$150,000. Additionally, the developer has reportedly completed all entitlements and received all utility service agreements from the local utility providers. Thus, as of the effective date the only remaining costs to be

incurred by the developer before achieving paper lot status are the remaining engineering costs of \$150,000 and a marginal platting fee.

EFFECTIVE DATE

The effective date of the “as is” market value is April 24, 2025, which represents the date of the site visit. The effective date of the prospective market value upon completion of the proposed lot construction will be August 15, 2026.

EXTRAORDINARY ASSUMPTIONS

Extraordinary Assumption is defined as “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.”²

- It is an extraordinary assumption that all lot construction will be completed on August 15, 2026, based on projections by the developer.
- The prospective market values are based on current market conditions which are expected to continue into the short-term future. The appraisers cannot be held responsible for unforeseen events that might alter market conditions in the future prior to the effective date of this appraisal.

The use of these extraordinary assumption(s), if found to be false, may affect assignment results.

HYPOTHETICAL CONDITIONS

None made herein.

² 2024 Uniform Standards of Professional Appraisal Practice (USPAP)

GENERAL ASSUMPTIONS & LIMITING CONDITIONS

This appraisal has been made with the following general assumptions and limiting conditions:

- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
- It is assumed that all necessary permits have been obtained and that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, defined and considered in the appraisal report.
- It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been stated and considered in the appraisal report.
- It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
- The observations of the appraiser relating to the construction and condition of the property discussed within this report are limited only to visible and accessible areas and are not to be relied upon to disclose the conditions of the property. A site and/or building inspection is recommended to be completed by a licensed building or environmental inspector including but not limited to any structures, site improvements, water wells, septic systems, and all other surface or subsurface improvements. The appraiser is not licensed in these professions and the observations by the appraiser are solely for valuation purposes within this appraisal.
- It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed. We have no knowledge of the existence of such materials on or in the property and are not qualified to detect such substances. The presence of substances including but not limited to asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.

- The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
- It is assumed that the client has accurately provided all relevant information pertaining to the valuation and that no undisclosed leases, agreements, liens, or other encumbrances exist that could affect the property's title or use.
- No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. The title is assumed to be good and marketable unless otherwise stated.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless explicitly stated in this report. The property is appraised assuming responsible ownership and competent management.
- The appraiser has made no survey of the property and assume no responsibility in connection with such matters. As such, the exhibits and illustrative material in this report have been included only to assist the reader in visualizing the property. The information included in this report was gained from public records or other reliable sources and is assumed to be true and correct. While we have made reasonable efforts to verify this information, we assume no responsibility for its accuracy.
- If requested by the client of this report, estimates of the insurable replacement value/cost have been completed solely at the request of the client for insurance purposes, relying on available cost data publications and other reliable/credible sources for estimating replacement costs. The appraiser is not a licensed insurance agent and it is recommended that the client/intended user of this report seek additional advice and recommendations from appropriate insurance professionals.
- As applicable, any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if they are.
- The appraisers have inspected the subject property and have assumed that all Americans with Disability Act (ADA) requirements have been met. However, we reserve the right to modify the value conclusion if it is determined at a later date that the subject is not in compliance.

- The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

PROPERTY HISTORY

The subject 115.501 acres is part of a larger 143.059 acre parent tract (Property ID 63802) which is currently under the ownership of Schlather Properties, LLC, and has been in excess of three years prior to the effective date. The subject 115.501 acres is being contributed by the current owner as part of a joint venture by the developer and property owner, in which the current owner is designated as and LP with the subject land have a contribution value of \$5,000,000. It is noted that the subject 115.501 acres excludes a 2.0 acre home site at the center of the property (Property ID 63803), which has an existing residence that is to be retained by that ownership entity. The 2.0 acre site is not included within the scope of this analysis, as the proposed lot development is to wrap this 2.0 acre site. Access to this site is to be retained by way of proposed internal roads within the development as noted by the provided plat. Based on the concluded market value herein, the specified contribution value of the subject acreage of \$5,000,000 is considered as being reasonable.

The appraiser was not provided with any LOI's or takedown agreements for the proposed lots. However, the developer reported anticipated pricing of the completed lots at \$185,000 per finished lot, with proposed takedown schedules of 14 lots per quarter. The developer has reported that they have identified a group of eight builders with expressed interest.

TAX ANALYSIS

As noted previously, the subject is part of a larger parent tract. Thus, the following tax information pertains only to the parent tract and is not representative of the subject 115.501 acres. According to the Guadalupe County Appraisal District (GCAD), the most recent available assessed value and tax rate for the subject property are as follows:

PROPERTY TAXES

Property ID	63802
Tax Year	2025
County	Guadalupe
Ag Mkt Valuation	\$1,405,621
+ Improvements	\$10,645
Market Value	\$1,416,266
- Ag/Timber Use Value	-\$1,392,301
Assessed Value	\$23,965
Tax Rate	\$1.9526000
Taxes	\$467.94

Taxing Entity	Tax Rate
CITY OF CIBOLO	0.499000
GUADALUPE COUNTY	0.262700
LATERAL ROAD	0.054000
SCHERTZ-CIBOLO-U.C. ISD	1.136900
Total	1.95260000

Based on the concluded market value herein, the current assessed value of the subject property is well below market levels and a protest is not warranted.

Projected Assessed Value – Residential Lots

Due to property taxes being an inherent cost of holding single-family residential lots, and the fact that the subject's proposed lots do not feature a current assessed value, we have also conducted a tax analysis of similar vacant single-family residential lots in San Antonio to conclude on an estimated assessed value per single-family residential lot for use in the *Income Approach* later. The comparable lots are illustrated to follow along with their current assessed market values:

TAX COMPARABLES

Account/Subdivision	County	Lot Size	Lot Size (SF)	Land Value	Land Value PSF	Tax Rate	Taxes
Homestead	Guadalupe	0.31	13,504	\$23,710	\$1.76	1.943600	\$461
Homestead	Guadalupe	0.51	22,216	\$32,308	\$1.45	1.943600	\$628
Homestead	Guadalupe	0.45	19,602	\$30,330	\$1.55	1.943600	\$589

The single-family residential lot tax comparables feature land value assessments ranging from a low of \$23,710 to a high of \$32,308 or \$1.45 psf to \$1.76 psf with lot sizes ranging from 0.31 acres to 0.51 acres. In this case, we have estimated assessed values for the subject half acre lots of \$32,000. Based on the current tax rates, an assessed value per lot of \$32,000 would incur an annual tax liability of \$625 per lot, which will be utilized in the discounted cash flow in the *Income Approach* later in this report. As of the effective date of this report, the subject lots do not showcase as being platted by the county. However, for purposes of this analysis and based on information provided by the developer, all necessary approvals and entitlements have been obtained as of the effective date of this report, with only approximately \$150,000 of remaining engineering costs to be incurred.

SCOPE OF WORK

The following is a summary of the scope of work deemed necessary in developing the opinions and conclusions within this report. Additional discussions and commentary are included throughout the relevant sections of this report.

Identification of the Problem to be Solved

We have been requested by the client of this report to provide market value opinions of the fee simple interest in the subject property “as is” and “as complete”, being completed residential single family lots.

Property Inspection

Hank Hornsby, MAI, LREB and Kenneth Sumners, Appraiser Trainee, physically inspected the subject property on July 15, 2025 with the assistance of the property owner. The subject site was viewed by way of vehicle to areas deemed accessible, while also being viewed with aerial GIS and other mapping systems. All photos included herein were taken as of the date of the property inspection.

Sources of Relevant Data and Documentation

With regard to the utilized land and lot sales utilized within this report, confirming sources include CoStar, San Antonio MLS (SAMLs), local brokers, online subscription services, parties to the transactions, etc., along with our own internal database. With regard to the site size, we have relied on indications from the survey provided. We have relied on indications from documents from the developer regarding the lot mix, cost budget, target lot pricing, etc. All provided information/documentation is assumed to be true and accurate for purposes of this analysis.

Extent of Analysis Applied

Highest & Best Use

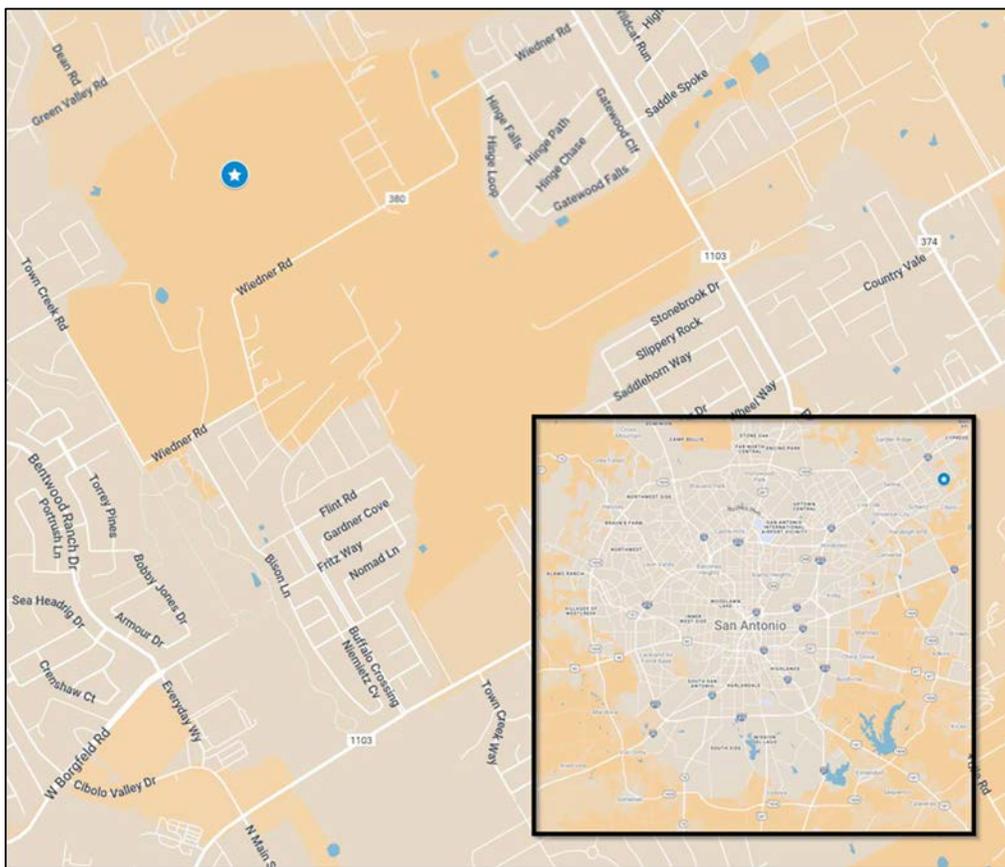
A highest and best use analysis was completed to determine the legally permissible uses, physically possible uses, financial feasibility, and maximally productive uses of the subject property.

Valuation Approaches

All three traditional value approaches were considered. In this case, the Sales Comparison Approach was utilized in determining the “as is” market value of the subject property, as well as the market value conclusion of the individual retail market value of the proposed lots upon completion of construction. With regard to the prospective market value upon completion, the Cost Approach and Income Approaches were also utilized. Each of the utilized approaches is explained in greater detail within its respective section of this report. The market value conclusion from each approach was then reconciled into forming the prospective market value opinions.

REGIONAL OVERVIEW

The San Antonio-New Braunfels Metropolitan Statistical Area (MSA) is located in South-Central Texas and includes eight counties: Guadalupe, Comal, Guadalupe, Atascosa, Bandera, Kendall, Medina, and Wilson. Guadalupe County, home to the city of San Antonio, serves as the urban core of the region. To the northeast is Comal County, with its county seat in New Braunfels, and Guadalupe County lies to the southeast, centered around Seguin. Atascosa County, with Jourdanton as its seat, is located directly south of San Antonio. To the northwest are Bandera and Kendall counties, with their respective county seats in Bandera and Boerne. Medina County lies to the west with Hondo as its county seat, while Wilson County sits to the southeast with Floresville as its administrative center. This diverse mix of urban and rural counties spans over 7,300 square miles, making the San Antonio-New Braunfels MSA a dynamic and geographically varied region.



LOCATION MAP

POPULATION

As of July 1, 2024, the San Antonio-New Braunfels Metropolitan Statistical Area (MSA) had an estimated population of approximately 2,763,000 residents. This marks a significant increase from the 2020 Census count of 2,558,143, reflecting a growth of over 200,000 individuals in just four years. The population density across the MSA is approximately 302 people per square mile, with a median age of 36.5 years, slightly younger than the national median. The region's growth is primarily driven by domestic migration,

with many new residents relocating from other states, seeking more affordable living options compared to larger Texas metros like Austin and Dallas.

Population Overview (as of July 1, 2024)

- Total Population: 2,763,006
- Population in Households: 2,687,054 (98.3%)
- Population in Families: 2,228,941 (81.5%)
- Population Density: 374 people per square mile

Household & Housing Characteristics

- Total Households: 996,691
- Average Household Size: 2.70
- Family Households: 669,851
- Average Family Size: 3.00
- Total Housing Units: 1,095,913
- Owner-Occupied Housing Units: 646,330 (59.0%)
- Renter-Occupied Housing Units: 350,361 (32.0%)
- Vacant Housing Units: 99,222 (9.1%)
- Median Home Value: \$296,052
- Average Home Value: \$354,322
- Housing Affordability Index: 91 (on a scale where 100 is the national average)

Income & Economic Indicators

- Median Household Income: \$75,580
- Average Household Income: \$102,854
- Per Capita Income: \$37,626
- Median Age: 36.2 years

ECONOMIC BASE

San Antonio's economic base is diverse and dynamic, driven by a blend of key industries that fuel both its regional and national economic influence. As a major hub for military, healthcare, and tourism, San Antonio boasts strong sectors in defense, with the presence of military installations like Joint Base San Antonio contributing significantly to the local economy. The healthcare and bioscience sectors are also prominent, with institutions such as the University Health System and the South Texas Medical Center providing both employment and innovation in medical research. The city has increasingly become a technology and cybersecurity hotspot, bolstered by institutions like the Texas Research and Technology Foundation and the expanding tech workforce. Additionally, San Antonio has a thriving energy sector, particularly in oil and gas, with major companies like Valero Energy and CPS Energy headquartered here. Retail, finance, and education also play crucial roles, with regional giants like H-E-B and USAA contributing to both employment and local consumer spending. This diverse economic base, combined with a growing population and infrastructure investments, positions San Antonio as a key economic engine in Texas.

EMPLOYMENT

As of October 2024, the San Antonio-New Braunfels Metropolitan Statistical Area (MSA) reported a civilian labor force of approximately 1.34 million individuals, with an unemployment rate of 3.9%. This rate is slightly above the national average of 3.7% but indicates a relatively healthy labor market (Axios, 2024).

In terms of employment, the MSA's nonfarm payrolls reached 1.21 million in October 2024, marking a 2.0% increase over the past year. Notable sectors contributing to this growth include education and health services, government, and leisure and hospitality. The education and health services sector saw an annual increase of 4.6%, adding approximately 8,600 jobs, while the government sector grew by 2.2%, adding about 4,100 jobs. Leisure and hospitality also experienced a 2.4% increase, translating to an addition of around 3,600 jobs (Federal Reserve Bank of Dallas, 2024; The Business Journals, 2024; Bureau of Labor Statistics, 2024). The "True Rate of Unemployment," which accounts for individuals not actively seeking employment or those working part-time involuntarily, was reported at 27% in 2023, higher than the national average of 23%. This suggests that while job opportunities are increasing, many residents may still be underemployed or in positions that do not meet their financial needs (Axios, 2023). In summary, San Antonio's labor market exhibits positive growth trends, with significant contributions from key sectors.

EDUCATION

San Antonio's education system encompasses a wide network of public and private institutions across primary, secondary, and higher education levels. The San Antonio Independent School District (SAISD) serves around 45,000 students across 99 campuses, with a student-teacher ratio of 15:1 and a graduation rate of approximately 84% (U.S. News, 2024). Other major public districts in the area include Northside ISD and North East ISD, which serve the broader metro area. In 2023, many school districts across the region saw a decline in accountability ratings under the Texas Education Agency's A–F grading system, reflecting updated criteria in evaluating student progress and outcomes (Axios, 2024).

San Antonio is also home to several institutions of higher education. The University of Texas at San Antonio (UTSA), a public research university, is merging with UT Health San Antonio by 2025 to form a unified academic institution (Axios, 2024). UTSA is also expanding programs in fields such as artificial intelligence, cybersecurity, and data science, with enrollment in related programs increasing by 31% since 2019 (Axios, 2024).

Other higher education institutions in the city include St. Mary's University, Trinity University, and the University of the Incarnate Word, offering a range of undergraduate and graduate programs. The education sector in San Antonio continues to develop in response to population growth and evolving workforce demands. Multiple bond initiatives and infrastructure upgrades are underway in local school districts to improve facilities and integrate more technology into classrooms (SAISD, 2024).

TOURISM

Tourism and conventions play a vital role in San Antonio's economy, generating substantial economic activity and supporting a significant share of local employment. In 2023, the city welcomed 37.65 million

visitors, resulting in a record-breaking \$21.5 billion economic impact—an 11% increase over the prior year (Visit San Antonio, 2024). This activity supported more than 147,000 jobs, which accounted for roughly 13% of the metro area's workforce, and contributed \$277 million in local tax revenues (Meeting Spotlight, 2024).

The Henry B. González Convention Center is central to the city's visitor economy, hosting thousands of events annually and anchoring San Antonio's position as a competitive meetings and conventions destination. Plans are underway to expand the center by up to 200,000 square feet to attract larger national and international events (Axios, 2024). Additionally, major developments like Project Marvel—featuring a new arena, hotel, and entertainment district—aim to enhance the city's infrastructure for both leisure and business tourism (City of San Antonio, 2024). Events such as Fiesta San Antonio, which draws over 2.5 million attendees each year, further reinforce the city's cultural significance and economic reliance on tourism (Wikipedia, 2024). The recent hosting of the U.S. Travel Association's IPW conference, with nearly 5,000 global travel professionals in attendance, also positioned San Antonio for increased international exposure and visitation (Axios, 2023). Together, these initiatives underscore tourism and conventions as key pillars of the region's economic development strategy.

MILITARY

San Antonio has a strong and long-standing military presence that plays a significant role in the city's economy and identity. Joint Base San Antonio (JBSA), which includes Fort Sam Houston, Lackland Air Force Base, and Randolph Air Force Base, is the largest joint base in the Department of Defense and the largest military installation in Texas. According to a 2021 economic impact study, JBSA contributed approximately \$39.2 billion to the Texas economy and supported more than 211,000 jobs across the region.

Randolph Air Force Base, located in Universal City just northeast of San Antonio, is often referred to as the "Showplace of the Air Force" due to its distinctive architecture and historic significance. It serves as the headquarters of the Air Education and Training Command (AETC), which oversees Air Force training worldwide. Randolph is a key hub for pilot instructor training, remotely piloted aircraft (RPA) pilot development, and various advanced flight training missions. The base is home to the 12th Flying Training Wing, responsible for training combat systems officers and instructor pilots, and plays a central role in shaping the next generation of Air Force leaders. The presence of highly specialized training operations and long-term assignments contributes to steady housing demand in surrounding communities.

Fort Sam Houston is home to Brooke Army Medical Center, the U.S. military's largest medical facility and the only Level I trauma center in the Department of Defense. The center employs over 8,000 personnel and provides care to both military and civilian patients. Additionally, Lackland AFB is recognized as the primary site for Air Force Basic Military Training, processing tens of thousands of recruits each year.

Port San Antonio, located on the former Kelly Air Force Base site, has transitioned into a 1,900-acre technology and innovation campus. It supports around 16,000 jobs and generates approximately \$5.6 billion in annual economic activity. The site is home to aerospace firms, cybersecurity companies, and advanced manufacturing operations, serving both commercial and defense sectors.

San Antonio continues to expand its defense-related capabilities. In 2024, the U.S. Air Force opened a research office at VelocityTX to facilitate collaboration between military and civilian researchers in areas such as traumatic brain injury and medical innovation. Furthermore, Texas Governor Greg Abbott announced the creation of the Texas Cyber Command, to be based in San Antonio, in order to strengthen statewide cybersecurity efforts and leverage the city's significant cyber industry and academic institutions such as UTSA.

Together, these military installations and initiatives make San Antonio a central hub for defense, medical training, cybersecurity, and technological research in the United States.

CONCLUSION

San Antonio stands as a dynamic metropolitan area with a multifaceted economy anchored by strong sectors in military, healthcare, education, tourism, and technology. Its strategic role as home to Joint Base San Antonio and leading medical and research institutions supports both national defense and regional job creation. At the same time, the city's expanding convention and tourism industry continues to draw millions of visitors annually, significantly contributing to local revenue and employment. Investments in major development projects and educational initiatives further position San Antonio for sustained growth. As the region evolves, its economic resilience, strategic partnerships, and population growth reinforce its status as a leading center for innovation and opportunity in Texas and the broader U.S. Southwest.

AREA/MARKET ANALYSIS

Housing Market Overview

As of early 2025, Cibolo, Texas is experiencing steady growth in its housing market, fueled by its proximity to San Antonio, quality of life, and expanding infrastructure.

- Median Home Price: Approximately \$387,000, marking a 9.2% increase year-over-year.
- Average Home Price: Around \$418,000, with new construction homes averaging closer to \$499,000.
- Market Conditions: Homes are typically selling at about 98.3% of the list price, with a median time of 60 days to pending.
- Rental Market: The average rent is approximately \$1,840, offering slightly more affordability than nearby urban areas and appealing to both renters and investors.

Economic & Retail Development

Cibolo is strategically located along the I-35 corridor and near Randolph Air Force Base, making it an attractive option for military families and commuters to both San Antonio and New Braunfels.

- Business-Friendly Climate: The city is actively pursuing smart-growth initiatives and long-term planning strategies to guide sustainable development.
- Major Employers: Local employment is driven by education, retail, light manufacturing, and defense-related contractors, with spillover benefits from nearby San Antonio and Randolph AFB.
- Retail Growth: Cibolo is seeing continued expansion in retail and dining, including new mixed-use developments that blend residential, commercial, and community spaces.

Infrastructure & Connectivity

- Transportation Access: Cibolo offers direct access to I-35, Loop 1604, and FM 78, making it highly accessible to regional job centers and San Antonio International Airport.
- Population Growth: The population has surged over the past decade, making Cibolo one of the fastest-growing suburbs in the San Antonio metro area.
- Public Services: The city is known for its top-rated school districts (SCUCISD), well-maintained parks, and responsive emergency services, contributing to high livability scores and family appeal.

Investment Outlook

The Cibolo market is well-positioned for continued residential and commercial growth due to:

- Proximity to major military installations and metro areas
- Strong public school ratings and family-oriented amenities
- Active retail and infrastructure expansion

- City investment in planning, zoning, and road improvements

Note: As of the effective date of this report, it has been reported that the existing sewer infrastructure in parts of Schertz/Cibolo is nearing capacity, which could pose a challenge for new development. Developers may face increased off-site costs related to utility extensions or capacity upgrades. As a result, entitled land with existing utility service agreements in place is in high demand, particularly for builders aiming to bring product to market quickly.

Conclusion

Cibolo is increasingly viewed as a high-opportunity submarket within the greater San Antonio area. Its blend of livability, proximity to employment hubs, and expanding amenities makes it appealing to investors, developers, and homebuyers alike. While infrastructure limitations may affect short-term development timelines in certain areas, the long-term outlook remains strong due to robust demand and continued public and private investment.

Lot Absorption Analysis

In order to estimate a forecasted absorption rate for the subject lots upon completion, we have researched lot sales in various subdivisions in the greater San Antonio Market area. It is noted that this information was derived from either takedown agreements, LOI's, or the actual deed records of the respective counties. Please refer to the chart to follow for a summary of the results.

Subdivision	Lot Type	Date	Months	Take Down	Month Rate	Notes
Flat Creek	50'x125' / 60'x130'	Jul-25	9	137	15.22	LOI
Highland Estates	1/2 Acre	Mar-25	14	41	3.00	Contract
Blue Ridge	35'x120' / 40'x120'	Jan-23	12	110	9.17	Deed Records
Annabelle Ranch	1/2 Acre	Jan-25	3	21	7.00	Contract
Annabelle Ranch	1/2 Acre	Jan-24	3	30	10.00	Contract
Vida Subdivision	40'x120' / 50'x120'	Mar-25	10	92	9.20	Contract
		Min	3	21	3.00	
		Max	14	137	15.22	
		Avg	8	72	8.93	

The subdivisions feature a range of absorption rates from a low of 3.00 to a high of 15.22 lots per month with an average of 8.93 lots per month. The developer has projected an absorption rate of 14 lots per quarter, or 4.67 lots per month, which is on the lower end of the range but considered reasonable given the larger half acre lot sizes. This equates to a total of 24.86 months. Thus, for purposes of this analysis, we have estimated that all lots will be absorbed within 25 months following completion of construction. These figures have been applied within the discounted cash flow grids within the Income Approach of this report.

SITE DESCRIPTION/ZONING & ANALYSIS

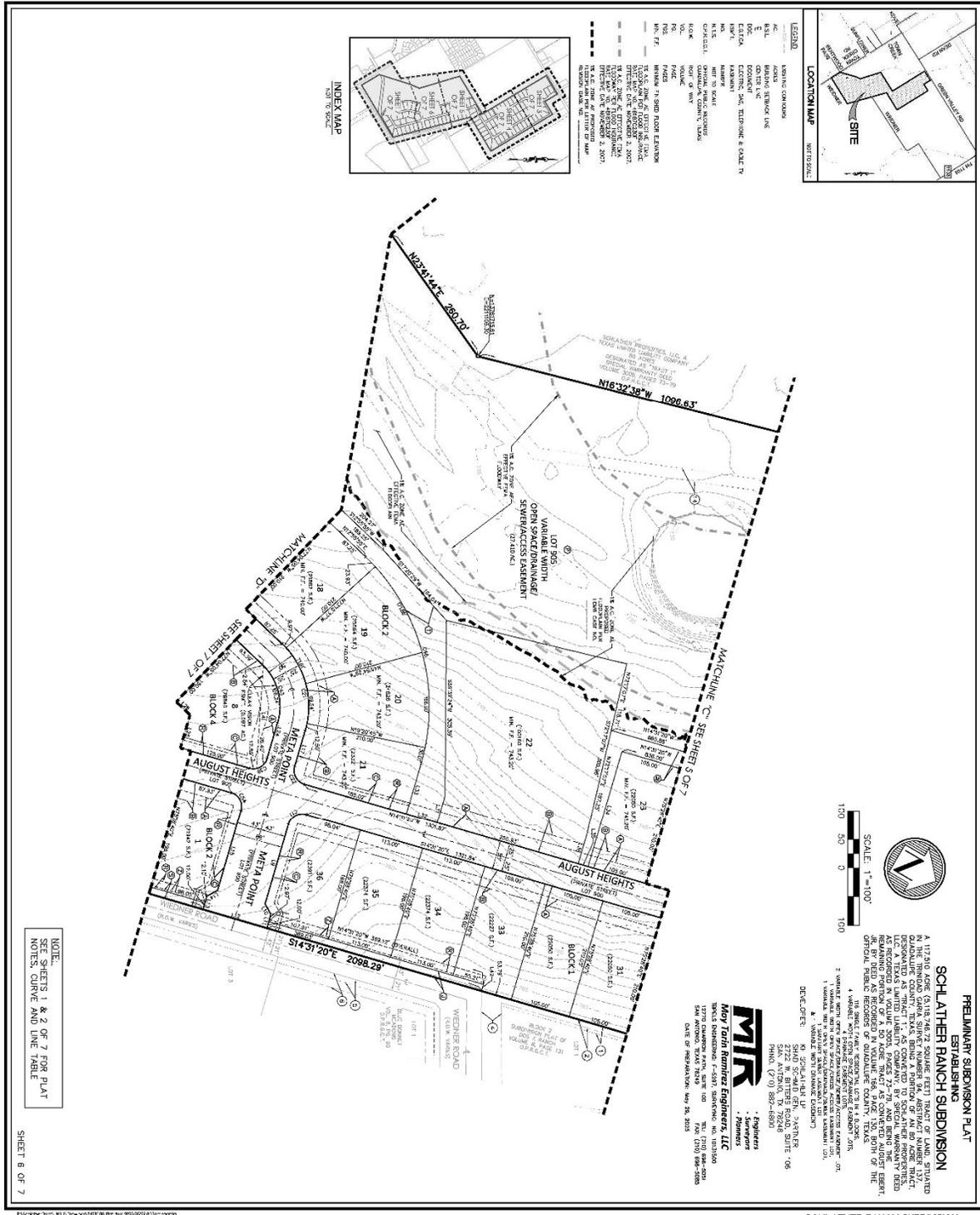
Location/Address:	S/S of Green Valley Road, Cibolo, Guadalupe County, Texas
Site Size:	115.501 acres or 5,031,224 square feet
Number of Units:	116 Lots
Configuration/Shape:	Irregular
Frontage:	563.51' along the S/S of Green Valley Road, 3,679.26' along the north and west sides of Wiedner Road.
Access/Visibility:	Adequate
Utilities:	All available to the site.
Soil Conditions/Drainage:	We have not been provided with any soil reports. Based on our observations, soil and subsoil conditions are assumed to be typical of the area and adequate for the existing improvements and/or planned development with sufficient engineering. Based on our observations, the site has adequate drainage.
Flood Plain:	<p>FEMA Map Panel #: 48187CO230F Map Date: 11/2/2007 Flood Zone: AE, Regulatory Floodway, approximately 33% encumbered based on measurements from aerial mapping systems.</p> <p>Flood Zone AE is a designation by FEMA for areas at a high risk of flooding, particularly those near rivers, lakes, or coastlines. Properties in Zone AE are likely to be inundated during a flood with a 1% annual chance of occurrence, also known as a 100-year flood. This means that for a 100-year period, it's expected that this type of flood will occur once.</p> <p>The appraiser is not qualified to and has not completed a detailed flood risk analysis of the subject site, and this report does not guarantee the absence of flood risks. The client/intended users of this report are encouraged to seek additional information from local floodplain experts or environmental professionals to assess flood risk, if any, and any associated flood insurance premiums.</p>
Land Use Restrictions:	Based on the information available/provided and lack of title report provided for our review, we are unaware of any restrictions that would inhibit the subject development.

Easements/Encumbrances: We are unaware of any adverse easements or encumbrances. Further, we assume that the subject is void of any encroachments.

Zoning: **City/Municipality:** Cibolo
Zoning: SF2 – Low Density Single-Family Residential
Definition: According to the city of Cibolo, this district is established for large-lot single-family residential housing and is consistent with a very low density suburban/exurban development with housing arranged in conventional detached format with a maximum density of up to two (2) units per acre, to create a semi-rural setting of the City.
Current Use: Rural residential use, Proposed Residential Subdivision
Legally Permissible: Yes
Zoning Change: N/A
Comments: N/A

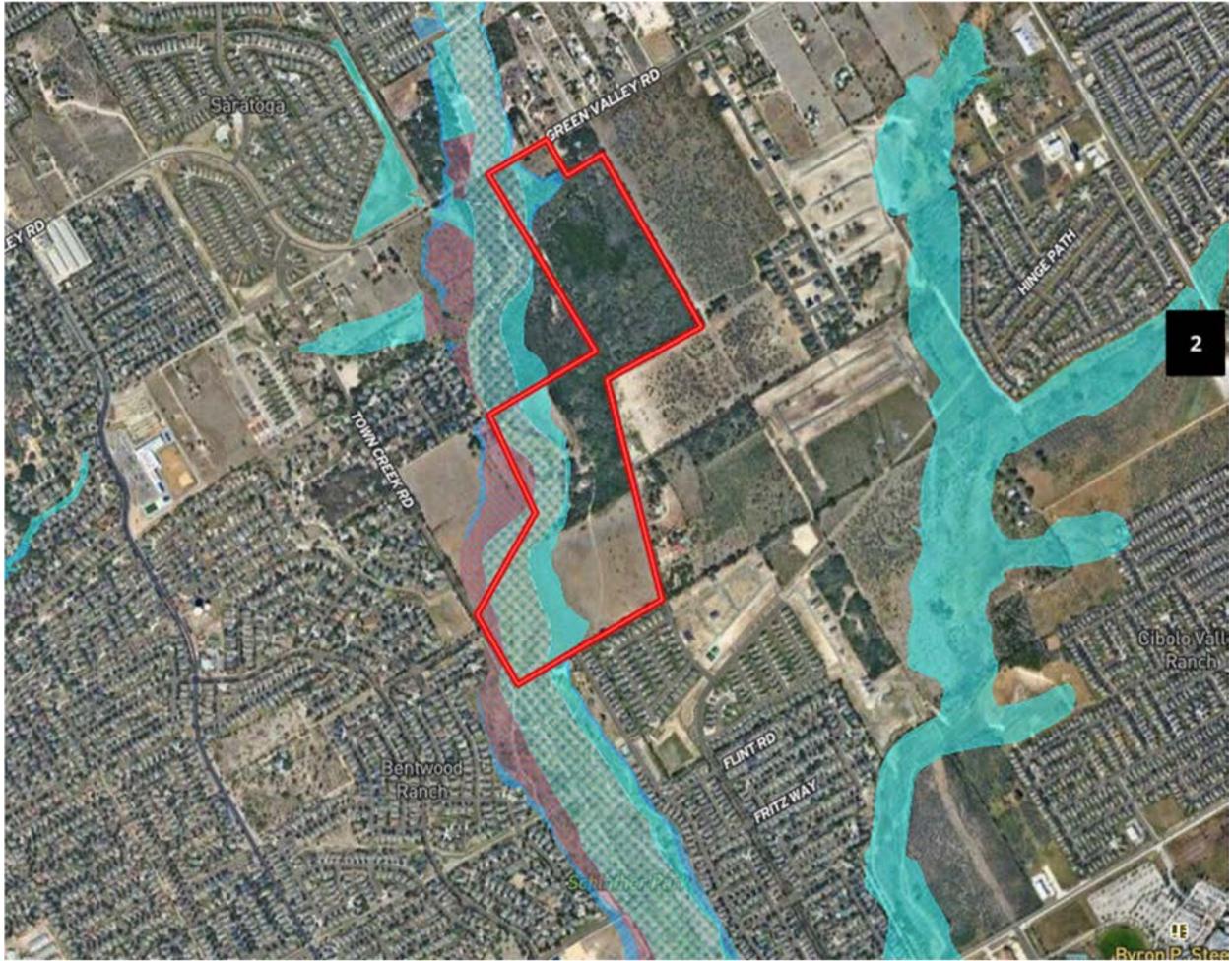
Comments: The subject property is to be developed with 116 residential half acre single-family lots, to be known as Schlather Tract. The lots will have a typical size of 110'x200' with 35' front setbacks, 25' rear setbacks, and 15' side setbacks. The subdivision will be a gated community with 50' private streets and no amenity center. The developer indicated that there are ongoing discussions with Cibolo for contribution of the flood plain area and/or building a multi-use trail system within the green area of the development.

Please see the following pages for several exhibits illustrating the subject site.

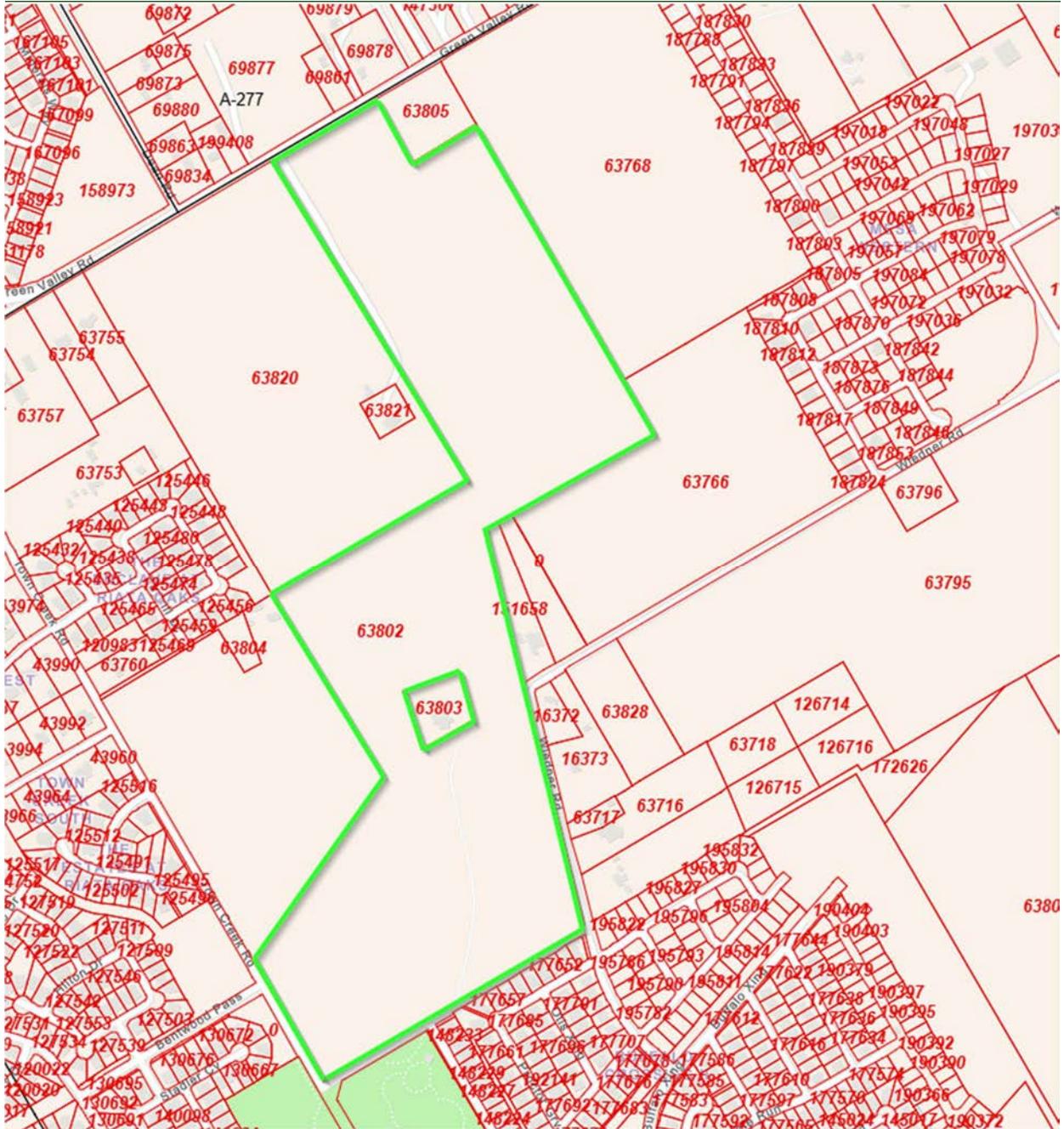


Approved Plat

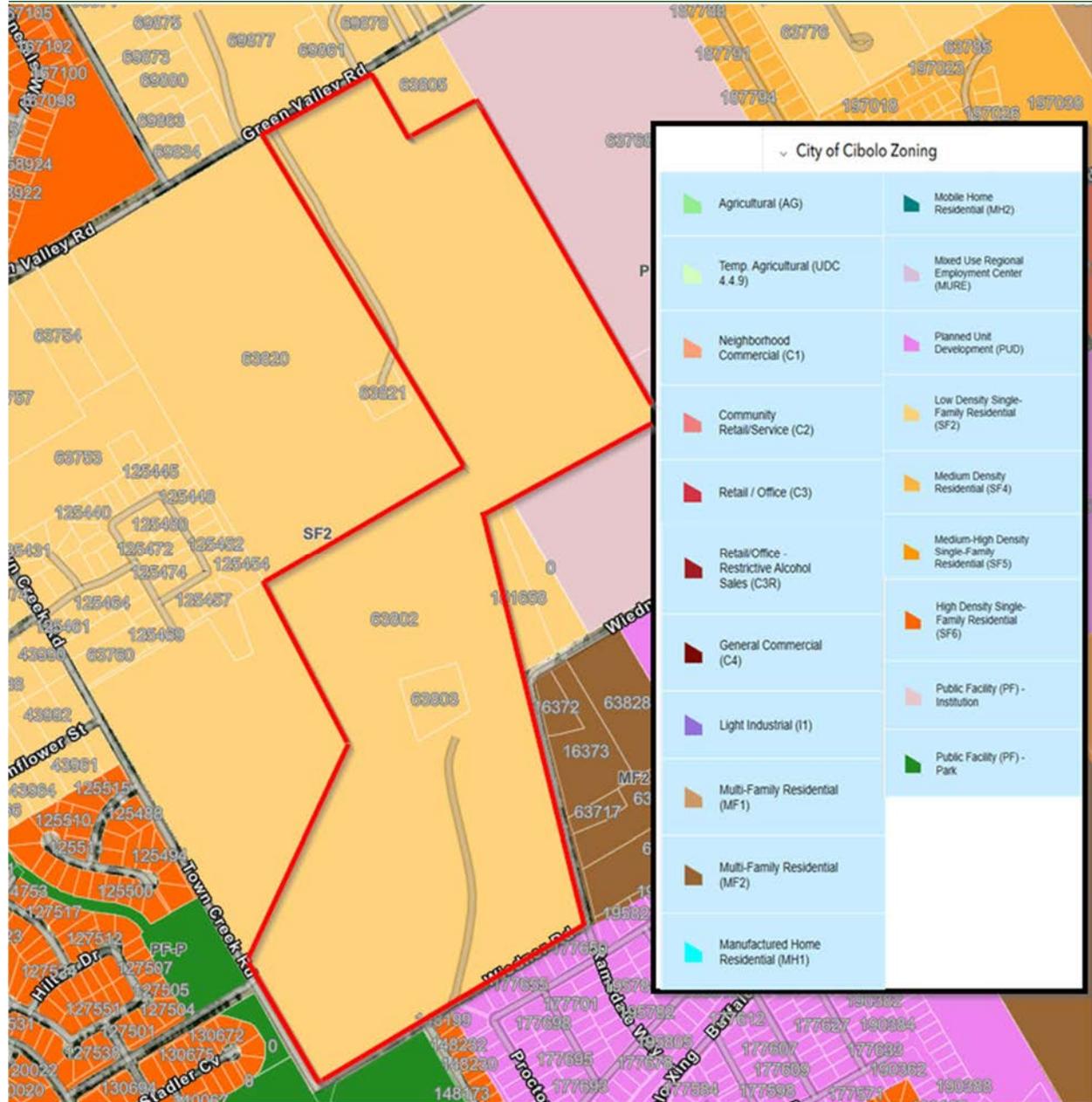




Aerial Map w/ Flood Plain Overlay

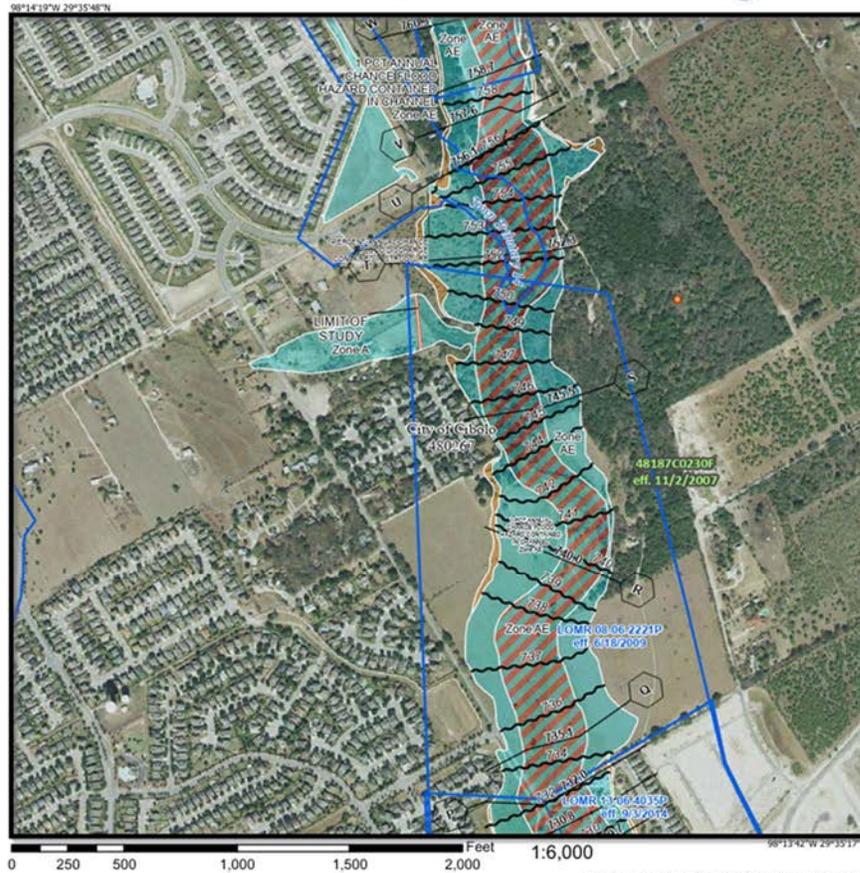


Plat Map



Zoning Map

National Flood Hazard Layer FIRMette



Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, AE, AH
 - With BFE or Depth Zone AE, AD, AH, VE, AP
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/1/2025 at 5:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map images for unmapped and unmoderated areas cannot be used for regulatory purposes.

Flood Map



HIGHEST AND BEST USE ANALYSIS

Highest and Best Use is defined as “The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”³

AS VACANT

Legally Permissible

In this case, the subject property is located within the city limits of Cibolo and is currently zoned SF-2, Low Density Single Family Residential with a an allowable density of two units per acre. The appraiser is unaware of any deed restrictions or other restrictive covenants that would prohibit the proposed development. Thus, residential use including the proposed half-acre lot development is allowable.

Physically Possible

Based on the site data as discussed within the Site Description section of this report, the subject site has adequate physical characteristics for a wide range of potential uses, including sufficient road frontage/access, usable configuration/topography (based on the provided site plan/plat), and has access to all public utilities. Further, the flood plain along the west boundary decreases the usable area of the site but is not considered to be overly adverse, given that there is adequate remaining usable land area. Thus, with a well-conceived site plan, virtually any legally permissible use of the subject is physically possible, limited only by the subject size, frontage, and utilities in the area. Thus, single family residential subdivision of the subject property is considered to be physically possible.

Financially Feasible

The subject property is located along the south side of Green Valley Road within Cibolo, Texas, where there is significant existing and ongoing residential subdivision development nearby. To the east of the subject is Mesa Western, a recent residential subdivision that includes 0.25 acre lots with average home pricing of \$725,000. This subdivision was developed by Chesmar Homes, who completed both the horizontal and vertical construction and is performing well, reportedly selling 2.5-3 completed homes per month. Thus, based on the significant demand and population growth forecasted in the subject area as well as the success of other recently constructed residential developments, the most probable financially feasible use would be for residential subdivision development. Further, it is noted that the net present value of the subject lots upon completion exceeds that of the Cost Approach, thereby indicating that the proposed development is feasible.

Maximally Productive

The maximally productive use is for residential subdivision development. This is substantiated and complimented by the surrounding uses in the subject area, as well as the previously mentioned highest and best use factors of influence.

³ The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022

SALES COMPARISON APPROACH – “AS IS”

Methodology

In the Sales Comparison Approach, properties similar to the subject property that have been sold recently or for which listing prices or offers are known are compared to the subject property. Data from generally comparable properties is used, and comparisons are made to demonstrate a probable price at which the subject property would sell if offered on the market. Inherent in this approach is the principle of substitution, which states that a buyer will not pay more for a property than the cost of acquiring a comparable and equally desirable substitute, assuming no undue delays.

The following sequential steps are required within the Sales Comparison Approach to value.

1. Locate and confirm comparable sales that are similar to the subject property in terms of economic, physical, functional, and locational factors.
2. Select a unit of comparison such as the sales price per square foot, sales price per unit, sales price per acre, etc.
3. Identify differences in the comparable sales relative to the subject property, and apply any appropriate adjustments.
4. After adjustments, conclude a value for the subject property based on analysis and interpretation of the adjusted values of the comparables.

In the subject market, the most common units of comparison for entitled subdivision land is either the price per lot or price per acre. In this case, the price per acre has been utilized.

As noted previously, the subject property has achieved all necessary entitlements and all utility service agreements, with the only remaining soft costs being \$150,000 of engineering fees. Thus, the subject is considered to be paper lots given the relatively minimal amount of remaining soft costs to be incurred.

Therefore, to ascertain, the “as is” market value of the subject, we have conducted an extensive search for sales of entitled land tracts which were located in the subject’s immediate/nearby competitive market areas. In this case, our search included transfers between the time period of January 1, 2023 to present. The comparable sales are considered the best and most recent sales available for purposes of this analysis.

Please see the following pages for summaries of the comparables, which is followed by a Land Sales Map.

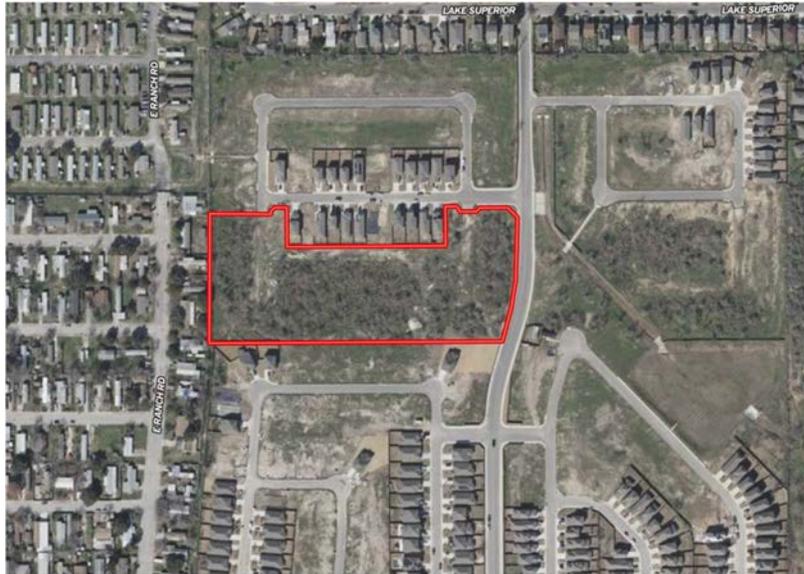
Land Sale No. 1

<i>Property Identification</i>		<i>Sale Data</i>	
Property Name:	TBD	Sale Date:	July 11, 2025
Address:	N/S Lower Seguin Road Schertz, TX	Grantor:	Confidential
Location:	N/S Lower Seguin Road	Grantee:	Confidential
County:	Bexar	Sale Conditions:	Arm's Length
MSA/Submarket:	San Antonio/Schertz	Property Rights:	Fee Simple
Tax ID:	Confidential	Sale Price:	\$12,186,795
Legal Description:	167.471 ACRES OUT OF VARIOUS SURVEYS AND ABSTRACTS; BEXAR COUNTY, TX	Financing:	Cash to Seller
Property Type:	Vacant Land	Verification:	Contracts on file
<i>Land Data</i>		<i>Indicators</i>	
Gross Acres/SF:	167.471 Acres, 7,295,037 SF	Sale Price/Unit:	\$29,943/Unit
Units:	407	Sale Price/AC:	\$72,770/AC
Shape:	Irregular but usable		
Topography:	Mostly level		
Utilities:	All Except Sewer (see Remarks)		
Flood Info:	Approximately 17% 100-year flood plain along creek		
Frontage:	Lower Seguin Road		

Comments

The property comprised a total of 167.471 acres located along the north side of Lower Seguin Road in Schertz, Texas. The two subject parcels were purchased from two sellers, with the total sale price being reflective of the purchase price of both parcels. The property was raw land at time of contract execution. Throughout the contract period, the buyer obtained entitlements for development of 407 residential lots. No sewer EDU's in place at time of sale.

Land Sale No. 2

**Property Identification**

Property Name: Blue Ridge Ranch, Units 4 & 6
Address: N/A
 San Antonio, TX 78222
Location: SWC Heather Meadow & Marble Caverns
County: Bexar
MSA/Submarket: San Antonio
Tax ID: 1338972
Legal Description: See Remarks
Property Type: Subdivision

Sale Data

Sale Date: April 03, 2024
Grantor: RAKMR I, LLC
Grantee: Rosehaven at Blue Ridge Ranch, LLC
Sale Conditions: Arm's Length
Property Rights: Fee Simple
Sale Price: \$1,104,500
Financing: Cash to Seller
Verification: Reliable 3rd Party

Land Data

Gross Acres/SF: 7.314 Acres, 318,598 SF
Units: 47
Shape: Slightly Irregular
Topography: Level
Utilities: All available
Flood Info: None
Frontage: Heather Meadow, Marble Caverns

Indicators

Sale Price/Unit: \$23,500/Unit
Sale Price/AC: \$151,012/AC

Comments

The property consists of 7.314 acres of land, being 47 entitled and engineered paper lots as of the date of sale.

LEGAL DESCRIPTION:

Unit 4: Lots 1-33, Block 22, and Lots 1-14, Block 23, Blue Ridge Ranch Subdivision Unit 4 and Lot 93, Block 2, Blue Ridge Ranch Subdivision Unit 1A, A Subdivision in Bexar County, Texas.

Unit 6: Being a subdivision plat of 7.314 acres out of a 18.70 acre tract of land recorded in Doc #20200251570 of the Official Public Records of Bexar County, Texas, also being out of the Nepomacino Montoya Survey Number 21, Abstract 469, in New City Block 35132, and establishing Lots 34-65, 903, Block 22; Lots 13-27, Block 24 and Public R.O.W., N.C.B. 18440, San Antonio, Bexar County, Texas.

Land Sale No. 3

**Property Identification**

Property Name: TBD
Address: N/A
 San Antonio, TX 78244
Location: S/S Firestone Parkway
County: Bexar
MSA/Submarket: San Antonio
Tax ID: 1392489
Legal Description: See Remarks
Property Type: Subdivision

Sale Data

Sale Date: October 11, 2023
Grantor: VT Woodlake, Ltd.
Grantee: Jabez Development, LP
Sale Conditions: Arm's Length
Property Rights: Fee Simple
Sale Price: \$1,980,000
Financing: Cash to Seller
Verification: Reliable 3rd Party

Land Data

Gross Acres/SF: 15.898 Acres, 692,517 SF
Units: 98
Shape: Slightly Irregular
Topography: Level
Utilities: Electricity/Telephone
Flood Info: None
Frontage: Firestone Parkway

Indicators

Sale Price/Unit: \$20,204/Unit
Sale Price/AC: \$124,544/AC

Comments

The property consists of 15.898 acres of land, being 98 entitled and engineered paper lots as of the date of sale. The average lot width is expected to be 40'.

LEGAL DESCRIPTION:

A 15.898 acre tract of land, situated in the Josefa Leal Survey No. 39, Abstract 420, County Block 5080, Bexar County, Texas, out of the remaining portion of the Woodlake Acres, LLC. 125.521 acre tract, called Tract 2, described in the Deed recorded in Document No. 20170241904, Official Public Records of Bexar County, Texas {D.P.R.}.

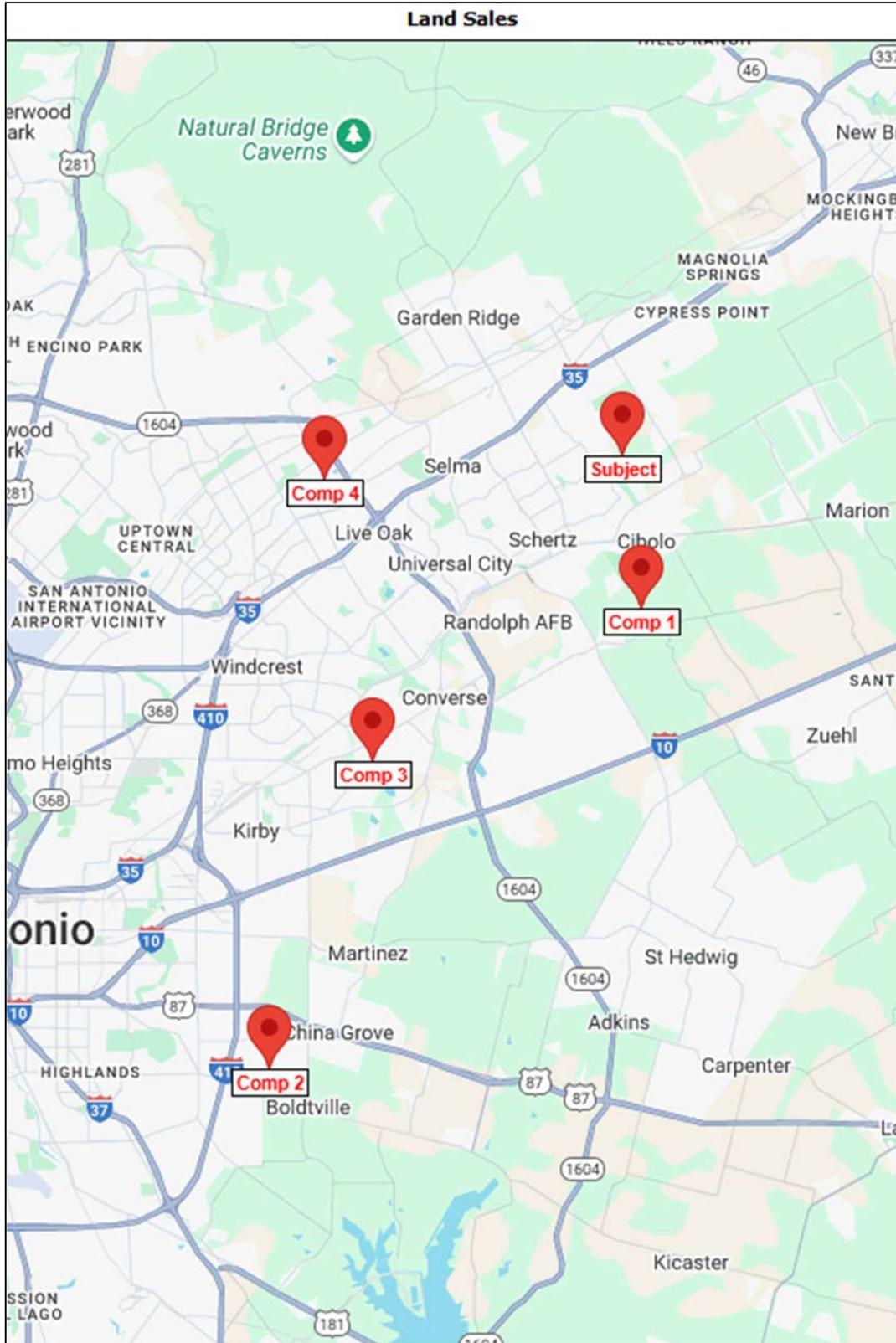
Land Sale No. 4



Property Identification		Sale Data	
Property Name:	Comanche Ridge	Sale Date:	May 12, 2023
Address:	N/A	Grantor:	Ovaro Investments LLC
Location:	San Antonio, TX 78233 E/S Toepperwein Rd, Between Raintree Path & Nacogdoches Road	Grantee:	Meritage Homes of Texas
County:	Bexar	Sale Conditions:	Arm's Length
MSA/Submarket:	San Antonio/Northeast	Property Rights:	Fee Simple
Tax ID:	619756	Sale Price:	\$4,889,500
Legal Description:	Comanche Ridge Proposed Lots 1-82 BLK 36 & Lots 1-45, BLK 38, Unit 4	Financing:	Cash to Seller
Property Type:	Subdivision	Verification:	Reliable 3rd Party
Land Data		Indicators	
Gross Acres/SF:	44.061 Acres, 1,919,297 SF	Sale Price/Unit:	\$38,500/Unit
Units:	127	Sale Price/AC:	\$110,971/AC
Shape:	Slightly Irregular		
Topography:	Level to sloping		
Utilities:	All available		
Flood Info:	None		
Frontage:	Comanche Parkway		

Comments

Represents the sale of 127 paper lots in the Comanche Ridge Subdivision, Unit 4. Typical lot size is 45' x 120'. Subject lots were transferring from Ovaro Investments LLC to Meritage Homes on the basis of \$38,500 per paper lot in a bulk purchase. This unit is 44.061 acres as 127 paper lots. Homes in the development are in the \$350,000-\$550,000 price range.



LAND SALES MAP

Derivation of Adjustments

Please refer to the following discussion of the adjustment processes. It is noted that we have included only discussions relating to the categories warranting adjustments, as all other categories are considered similar with no adjustments required.

Market Conditions

Based on our observations in the subject market area, we have applied upward adjustments to each sale on the basis of 3.0% per year, which is considered as being reasonable and supportable. Sale 5 is currently pending and is considered similar in this regard, warranting no adjustment.

Size (AC)

Typically, there is an inverse relationship between size and unit price, with larger parcels generally selling for less per unit compared to smaller parcels. The comparables have been adjusted accordingly. These adjustments are well founded and market supported.

Location

The subject is located along the south side of Green Valley Road within the city of Cibolo in east Guadalupe County, where there is significant ongoing residential development occurring. In this case, Sales 1 and 2 are inferior and warranted the noted upward adjustments given their locations within areas of San Antonio that are experiencing less significant demand and/or lower premiums paid for residential lots. The remaining sales are similar in this regard and warranted no adjustments.

Utilities

The subject property currently has access to all public utilities including electricity/telephone, water, and sewer, having received all "will serve" letters. Thus, Sales 1 and 3 warranted upward adjustments to varying degrees for their lack of water and/or sewer utilities. The remaining sales were similar in this regard and warranted no adjustments.

Entitlements/Approvals

The subject property has reportedly achieved all necessary entitlements and approvals for the proposed development and is considered to represent paper lots given the relatively minimal remaining soft costs to be incurred of \$150,000 for remaining engineering fees. Thus, all sales are similar other than Sale 1, which warranted an upward adjustment given its inferior approvals in place.

Flood Plain

Approximately 33% of the subject property is encumbered by the 100 year flood plain and floodway, which significantly reduces the overall usable land area. Thus, all sales warranted the noted downward adjustments given their less severe flood plain encumbrance or lack of flood plain. The noted adjustments are considered as being reasonable and supportable in this case.

Please see the following page for the Adjustment Grid – Land Sales.

ADJUSTMENT GRID - LAND SALES

	SUBJECT	SALE #1	SALE #2	SALE #3	SALE #4
Subdivision	Schlather Ranch	TBD	Blue Ridge Ranch, Units 4 & 6	TBD	Comanche Ridge
Location/Address	S/S Green Valley Road	Confidential	SWC Heather Meadow & Marble Caverns	S/S Firestone Pkwy	E/S Toepperwein Road
City, State	Schertz, TX	Schertz, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
County	Guadalupe	Bexar	Bexar	Bexar	Bexar
Size (AC)	115.501 AC	167.471 AC	7.314 AC	15.898 AC	44.061 AC
Size (SF)	5,031,224 SF	7,295,037 SF	318,598 SF	692,517 SF	1,919,297 SF
Number of Lots	116	407	47	98	127
Date of Sale	-	7/11/2025	4/3/2024	10/11/2023	5/12/2023
Sale Price	-	\$12,186,795	\$1,104,500	\$1,980,000	\$4,889,500
Unit Price	-	\$72,770 / AC	\$151,012 / AC	\$124,544 / AC	\$110,971 / AC
TRANSACTIONAL ADJUSTMENTS					
Property Rights	-	0%	0%	0%	0%
Terms of Sale/Financing	-	0%	0%	0%	0%
Conditions of Sale	-	0%	0%	0%	0%
Expenditures After Sale	-	0%	0%	0%	0%
Adjusted Unit Price	-	\$72,770 / AC	\$151,012 / AC	\$124,544 / AC	\$110,971 / AC
Market Conditions	-	0.03%	3.85%	5.28%	6.53%
Adjusted Unit Price	-	\$72,794 / AC	\$156,821 / AC	\$131,126 / AC	\$118,222 / AC
Size (AC)	115.501	167.471	7.314	15.898	44.061
Location	Schertz, TX	5%	-40%	-30%	-10%
Access/Frontage	Average	0%	10%	10%	0%
Utilities	All Available	0%	0%	0%	0%
Site Infrastructure	None	5%	10%	10%	0%
Entitlements/Approvals	Paper Lots	0%	0%	0%	0%
Flood Plain	33%	5%	0%	0%	0%
Special Conditions/Other	N/A	-15%	-30%	-30%	-30%
Gross Adjustments	-	0%	0%	0%	0%
Net Adjustments	-	30%	80%	80%	40%
Indicated Unit Value	-	\$72,794	\$62,728	\$78,676	\$70,933

Conclusion

After adjustments, the comparable sales analyzed and presented herein indicate a range of adjusted sale prices per unit from a low of \$62,728 per unit to a high of \$78,676 per unit, with a mean and median indication of \$71,283 per unit and \$71,863 per unit respectively. In this case, all sales are considered adequate indicators and have been given equal consideration. Thus, we have concluded on the basis of \$71,500 per unit. When applied to the subject's 115.501 acres, the value indication is \$8,258,322.

To ascertain the current "as is" market value of the subject, we have deducted the remaining engineering costs of \$150,000, which are the only remaining costs to be incurred before achieving paper lot status as reported by the developer. When these figures are deducted, the concluded "as is" market value of the subject property is \$8,110,000, after rounding.

Please see the following page for the summary table.

Adjusted Values	
Minimum	\$62,728
Maximum	\$78,676
Mean	\$71,283
Median	\$71,863
Unit Value Conclusion	\$71,500
Size (AC)	115.501
Value Indication (Fully Entitled Land)	\$8,258,322
LESS: REMAINING ENGINEERING COSTS	-\$150,000
MARKET VALUE - "AS IS"	\$8,110,000

COST APPROACH-SUBJECT LOTS

The Cost Approach consists of an analysis of the physical value of the property. The principal of substitution, the underlying rationale of this approach holds that no prudent person will pay more for a property than the price of the site and the cost of constructing without undue delay, an equally desirable and useful property. The subjects in the cost approach include estimating the land value as if vacant; the improvements replacement cost to include indirect costs; the overall depreciation to include physical, functional, and external obsolescence; plus, entrepreneurial profit.

We have received the actual cost estimates from the borrower. The costs will be discussed in detail below. It is noted that the concluded value from the Cost Approach is an indication of the market value of the subject property upon completion of construction.

Hard Cost Estimate

The hard costs as reported by the borrower for the subject for the subject is \$6,405,801, or \$55,222 per lot. In this case, the total costs are inclusive of a contingency factor of 10% or \$582,346, which has been estimated by the developer and is considered typical of similar speculative developments.

These costs include onsite/offsite water improvements, onsite sanitary sewer improvements, drain improvements, street improvements, off-site street improvements, site improvements, contingencies, and miscellaneous fees. The table below summarizes cost comparables of other subdivisions in the San Antonio area of similar type developments.

HARD COST COMPARABLES					
Subdivision	County	Date	Hard Costs	# Lots	Hard Costs/Lot
Flat Creek Phase 4	Bexar	Aug-24	\$3,606,633	92	\$39,203
Rodeo Drive	Comal	Apr-24	\$3,085,365	100	\$30,854
Meagans Landing Phase 1	Medina	Feb-22	\$2,488,000	54	\$46,074
Potranco Oaks Unit 6	Medina	Feb-22	\$1,959,137	40	\$48,978
Waycross Road	Atascosa	Mar-23	\$3,142,086	118	\$26,628
Vista Ridge Phase 3	Bexar	Bexar	\$2,989,424	73	\$40,951
Clark Avenue	Bexar	Bexar	\$999,839	27	\$37,031
Windsong at Boerne Stage	Bexar	Bexar	\$10,254,858	151	\$67,913
Lakeway Estates Phase 1	Aransas	Aransas	\$3,773,836	99	\$38,120
Potranco Oaks Unit 5	Medina	Medina	\$1,352,191	29	\$46,627
		Min	\$999,839	27	\$26,628
		Max	\$10,254,858	151	\$67,913
		Avg	\$3,365,137	78	\$42,238
		Med	\$3,037,395	\$83	\$40,077

The cost comparables included herein provide a range of hard cost per lot of \$26,628 to \$67,913, with a mean and median cost per lot of \$42,238 and \$40,077, respectively. The costs as submitted by the developer of \$55,222 per lot are bracketed, but on the upper end of the range. However, it is noted that

the provided costs are for the entire development in one phase, with the construction of internal collector streets, landscaping, gated entry, monument signage, etc. all being included and thereby inflating the total cost over many of the hard costs noted in the table for latter phases of their respective developments. Additionally, it is reasonable to forecast higher costs per lot for the subject given their larger size, being half acre. Thus, I have utilized the provided cost figures for purposes of this analysis, as they are the actual costs to be incurred by the developer for the proposed project.

Soft Cost Estimate

These costs typically include engineering, legal, soil tests, environmental study, etc. Soft Costs typically range between 10% and 30% of the total costs. The estimated costs per the developer are estimated to be \$1,252,120, which equates to approximately 16% of the total costs and is considered reasonable with regard to the subject development.

In this case, the developer has reportedly spent a total of \$314,000 in soft costs with \$150,000 remaining before achieving paper lot status. Thus, for purposes of this analysis, we have calculated a soft cost figure to be applied of \$938,120, which is representative of the remaining soft cost estimates to be incurred as of the effective date of this report. This is considered reasonable given that we have added the “as is” market value of the subject entitled land as opposed to underlying market value of the land as if it were unentitled.

Total Construction Costs

When the hard and soft cost estimates are combined, the total construction costs equate to \$7,343,921 or \$63,310 per lot.

Total Development Costs

When the current “as is” market value of the subject land is added back of \$8,110,000, the total development cost equates to \$15,453,921.

Entrepreneurial Profit

In order to induce or attract a developer to a subdivision of this magnitude, one would expect a profit above and beyond the normal cost of doing business. This would be the entrepreneurial profit earned for creating and funding the project as a speculative venture. Conversations with developers and investors indicate that this category would be expressed as a percentage of the total construction costs from 10% to 30%. However, the application of the “as is” market value of the entitled land within the Cost Approach is representative of a majority of the profit to be realized for lot development. Further, this is an analysis of proposed lots and does not include the profit to be commanded over the sellout. Thus, a more conservative profit factor of 3% has been applied on the total development costs.

Please see the following page for a summary of the Cost Approach.

COST APPROACH - RESIDENTIAL LOTS

		Total	Per Lot
Hard Cost Estimate		\$6,405,801	\$55,222
<u>Soft Cost Estimate (Not Yet Incurred)</u>	+	<u>\$938,120</u>	<u>\$8,087</u>
Total Construction Costs		\$7,343,921	\$63,310
<u>Add: "AS IS" Land Value</u>	+	<u>\$8,110,000</u>	<u>\$69,914</u>
Total Development Cost		\$15,453,921	\$133,223
<u>Entrepreneurial Profit - 3%</u>	+	<u>\$463,618</u>	<u>\$3,997</u>
<u>Total</u>		<u>\$15,917,539</u>	<u>\$137,220</u>
Rounded		\$15,920,000	\$137,000

Conclusion

After adding the Entrepreneurial Profit, the concluded prospective market value regarding the subject property by the Cost Approach upon completion of the development of 116 single family residential lots will be \$15,920,000, after rounding.

AVERAGE INDIVIDUAL RETAIL VALUE PER LOT

In the conclusion of the average individual retail value per lot, we have undertaken a Sales Comparison Approach. The Sales Comparison Approach analyzes the sales of similar lot sales within the subject neighborhood or competing areas of the San Antonio MSA.

Methodology

In the Sales Comparison Approach, properties similar to the subject property that have been sold recently or for which listing prices or offers are known are compared to the subject property. Data from generally comparable properties is used, and comparisons are made to demonstrate a probable price at which the subject property would sell if offered on the market. Inherent in this approach is the principle of substitution, which states that a buyer will not pay more for a property than the cost of acquiring a comparable and equally desirable substitute, assuming no undue delays.

The following sequential steps are required within the Sales Comparison Approach to value.

1. Locate and confirm comparable sales that are similar to the subject property in terms of economic, physical, functional, and locational factors.
2. Select a unit of comparison such as the sales price per square foot, sales price per unit, sales price per acre, etc.
3. Identify differences in the comparable sales relative to the subject property, and apply any appropriate adjustments.
4. After adjustments, conclude a value for the subject property based on analysis and interpretation of the adjusted values of the comparables.

Individual Retail Lot Valuation

In this case, the Sales Comparison Approach has been utilized in order to estimate the average individual retail value of the subject lots. In this case, comparable size residential lot sales are scarce in the immediate area with most being notably smaller than the subject half acre lots. Thus, we have expanded our search to other nearby/competitive market areas where more recent sales of similar size lots were available. The comparables are considered the best and most recent sales for purposes of this analysis.

Developers and builders often analyze residential lots on the basis of their front foot, being the linear feet of frontage for a typical lot within a subdivision. It is noted that the developer's quoted pricing for the subject half-acre lots is \$185,000 or \$1,682 per front foot.

Please see the following pages for a map denoting the location of the comparables to be followed by a summary table of the comparable retail lot sales.

SUMMARY OF COMPARABLES - RESIDENTIAL LOTS

#	Subdivision	County	Lot Type	Sale Date	# Lots	Lot Price	Price	Annual	Builder	Confirmation
							PFF	Escalator		
1	Confidential	Bexar	80x120	Pending	100	\$136,000	\$1,700	7%	Multiple	Developer
2	Confidential	Bexar	70x120	Pending	96	\$127,400	\$1,820	7%	Multiple	Developer
3	Annabelle Ranch	Bexar	Half Acre	1/1/2025	21	\$108,000	\$982	One Take	M/I Homes	Developer
4	Highland Estates Unit 3	Bexar	Half Acre	2/4/2025	2	\$140,000	\$1,273	7%	Sitterle	Closing Stmt
5	Kinder Ranch	Bexar	65x120	11/1/2024	10	\$125,000	\$1,923	N/A	Ashton Woods	Closing Stmt

Derivation of Adjustments

Please refer to the following discussion of the adjustment processes. It is noted that we have included only discussions relating to the categories warranting adjustments, as all other categories are considered similar with no adjustments required.

Market Conditions

Based on our observations in the subject market area, we have applied upward adjustments to each sale on the basis of 6.0% per year, which is considered to be reasonable and supportable given typical escalators observed in the subject market for residential lots ranging from 5.0% to upwards of 7.0% in some cases. Sales 1 and 2 are currently pending and warranted no adjustments.

Front Feet

Typically, there is an inverse relationship between size and unit price, as larger lots with more linear feet of frontage typically sell for less per front foot as compared to lots smaller lots with less linear feet of frontage. The comparables have been adjusted accordingly. These adjustments are well founded and market supported.

Location

The subject is located along the south side of Green Valley Road within the city of Cibolo in east Guadalupe County, where there is significant ongoing residential development occurring. In this case, Sale 3 is inferior and warranted the noted upward adjustment given its location further south of the subject within a more remote area which is experiencing less significant demand and lower premiums paid for residential lots. The remaining sales are similar in this regard and warranted no adjustments.

Utilities

The subject lots will be serviced by all public utilities, including water and sewer. Thus, Sales 3 and 4 warranted upward adjustments for their lack of sewer utilities. The remaining sales were similar in this regard and warranted no adjustments.

Please see the following page for the Adjustment Grid – Lot Valuation.

ADJUSTMENT GRID - LOT VALUATION

	SUBJECT		SALE #1		SALE #2		SALE #3		SALE #4		SALE #5	
Subdivision	Schlather Ranch		CONFIDENTIAL		CONFIDENTIAL		Annabelle Ranch		Highland Estates Unit 3		Kinder Ranch	
-	Front	Depth	Front	Depth	Front	Depth	Front	Depth	Front	Depth	Front	Depth
Lot Size	110	200	80	120	70	120	110	200	110	200	65	120
Date of Sale	-		PENDING		PENDING		1/1/2025		2/4/2025		11/1/2024	
Lot Price	-		\$136,000		\$127,400		\$108,000		\$140,000		\$125,000	
Lot Price Per Front Foot (FF)	-		\$1,700 FF		\$1,820 FF		\$982 FF		\$1,273 FF		\$1,923 FF	
TRANSACTIONAL ADJUSTMENTS												
Market Conditions	-		0.00%		0.00%		3.21%		2.65%		4.21%	
Adjusted Unit Price	-		\$1,700 FF		\$1,820 FF		\$1,013 FF		\$1,306 FF		\$2,004 FF	
Front Feet	110		80 -5%		70 -10%		110 0%		110 0%		65 -10%	
Location	Schertz, TX		0%		0%		40%		0%		0%	
Utilites	Average		0%		0%		15%		15%		0%	
Amenities	All Available		0%		0%		0%		0%		0%	
Gross Adjustments	-		5%		10%		55%		15%		10%	
Net Adjustments	-		-5%		-10%		55%		15%		-10%	
Indicated Unit Value	-		\$1,615		\$1,638		\$1,571		\$1,502		\$1,804	

Conclusion

After adjustments, the comparable sales analyzed and presented herein indicate a range of adjusted sale prices per front foot from a low of \$1,502 per unit to a high of \$1,804 per unit, with a mean and median indication of \$1,626 per unit and \$1,615 per unit respectively. In this case, all sales are considered adequate indicators and have been given equal consideration. Thus, we have concluded on the basis of \$1,620 per unit. When applied to the front feet of a typical half acre lot within the subject subdivision, being 110 feet, the concluded retail value per lot is \$178,000, after rounding.

Adjusted Values

Minimum	\$1,502
Maximum	\$1,804
Mean	\$1,626
Median	\$1,615
Unit Value Conclusion	\$1,620
Front Feet	110
RETAIL VALUE PER LOT	\$178,000

The concluded retail value for the subject lots is considered as being further supported by typical lot value to improved value ratios for similar type developments. We have observed typical allocated lot values for similar newly constructed residential and multi-family housing from a low of 15% to upwards of 30% of the overall value. The conclusion herein of \$178,000 equates to 24% of the developer's anticipated starting pricing for the completed residences of \$750,000. This figure is well bracketed by the observed market range and considered to provide further support to the conclusion herein.

INCOME APPROACH

Discounted Cash Flow Analysis- 116 Lots

The sell-out period for a development similar to the subject property is typically estimated by analyzing historical trends in lot absorption in other nearby developments. As was fully discussed and developed in the *Market Analysis* section of this report we have concluded on an absorption of 25 months. This would also be 4.64 lots per month.

The average individual retail value of the subject lots was concluded at \$178,000 per lot. Therefore, the retail value of all 116 lots is \$20,648,000.

Discount Rate

The PWC Real Estate Investor Survey is a survey of developers and appraisers that is done every six months and provides a range and a mean of capitalization rates for land development. Free-and-clear discount rates including developer's profit range from 12.0% to 30.0% and average 17.00% in the 4th Quarter of 2024 which is a 213-basis point decrease from six months ago. This average assumes that entitlements are in place and includes developer's profit. According to the US Census Bureau, residential construction for residential housing was down 0.5% for single family residential development year over year from June 2024 versus June 2025.

The 2nd Quarter 2025 Developer Survey from Realtyrates.com reports that, site built residential rates featured an overall increase from 32.64% average to 33.01% over the past quarter. Site-Built Residential Developments indicate an overall range from 14.66% to 51.04% with an average of 33.01%. Developments with under 100 units featured a range from 14.66% to 44.00% with an average of 29.47%. Developments with over 100 units featured a range from 15.02% to 48.40% with an average of 31.87%.

RealtyRates.com DEVELOPER SURVEY - 2nd Quarter 2025*						
National - Subdivisions & PUDs						
	Actual Rates			Pro-Forma Rates		
	Min	Max	Avg	Min	Max	Avg
Site-Built Residential	14.66%	51.04%	33.01%	14.07%	49.00%	31.63%
-100 Units	14.66%	44.00%	29.47%	14.07%	42.24%	28.29%
100-500 Units	15.02%	48.40%	31.87%	14.42%	46.46%	31.20%
500+ Units	15.39%	50.60%	33.16%	14.77%	48.57%	33.10%
Mixed Use	15.76%	51.04%	33.56%	15.12%	49.00%	33.50%
Manufactured Housing	15.11%	55.70%	36.29%	14.51%	53.47%	34.16%
-100 Units	15.11%	48.43%	32.57%	14.51%	46.49%	30.65%
100-500 Units	15.49%	53.27%	35.24%	14.87%	51.14%	33.83%
500+ Units	15.87%	55.70%	36.68%	15.23%	53.47%	35.90%
Business Parks	15.08%	53.26%	35.02%	14.47%	51.13%	32.96%
-100 Acres	15.08%	46.31%	31.46%	14.47%	44.46%	29.61%
100-500 Acres	15.45%	50.94%	34.03%	14.83%	48.90%	32.67%
500+ Acres	15.83%	53.26%	35.41%	15.20%	51.13%	34.65%
Industrial Parks	15.14%	44.97%	30.81%	14.54%	43.17%	29.63%
-100 Acres	15.14%	39.10%	27.80%	14.54%	37.54%	26.22%
100-500 Acres	15.52%	43.01%	30.00%	14.90%	41.29%	28.85%
500+ Acres	15.90%	44.97%	31.19%	15.27%	43.17%	29.42%

*1st Quarter 2025 Data

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The subject property is located within an area seeing notable single family residential growth and will include 116 half acre lots. Therefore, based on the two quoted ranges and given the forecasted demand in the area as well as the size of the development, we have concluded on a discount rate slightly above the average noted by the PWC and on the lower end of the range noted by Realtyrates.com at 19.00% in our analysis.

During the sell-out period, various expenses are associated with the property and are as follows:

Annual Appreciation Rate

An assumption has been made that the lots will appreciate at an annual rate of 6% starting in the 2nd month; this follows the assumed decline in the available number of lots as well as the overall trend in the area for both lots as well as single family homes. Typically, we see this factor range from 5.0% - 7.0%. In this instance, we have applied a 6% factor, which starts in month 2.

Sales Expenses

A 5% cost has been included here to cover any advertising, commissions, legal and closing costs attributable to each lot at closing. This is considered adequate where lots are purchased by individuals with agents representing the buyer and a single agent representing the seller.

Property Taxes

As noted in the Tax section of this report, real estate taxes will be based on an average assessed value of \$32,000 per lot, with an annual tax liability of \$625 per lot, or 0.35% effective property tax rate (annual percentage). The DCF calculates the tax on a pro rata basis as the selloff occurs.

Construction Costs

The subject is being analyzed as if completed with no construction costs being deducted within the DCF.

Management & Administration

A 1%-line item of expense is based on the monthly sales income and includes the expenses necessary to pay for overhead, advertising, printing, computers, telephones, maintenance/HOA costs, etc. This expense accounts for approximately \$219,860 over the sellout.

Sales to Begin

Infrastructure of the lots is estimated to be completed by August 15, 2026. Therefore, we have started our discounted cash flow on August 15, 2026.

Net Present Value Conclusion by DCF

Please refer to the following pages for a summary of the assumptions and conclusion of value and monthly cash flow statement for the 116 subject lots. The typical average retail value of each lot was estimated to be \$178,000 thereby indicating a gross retail value of \$20,648,000. As discussed in the Market Analysis sector of this report, the DCF reflects a marketing period of 25-months. Therefore, it is our opinion that the prospective net present value of the 116 subject lots as of August 15, 2026, after rounding will be \$16,820,000.

The reader's attention is invited to the following pages for assumptions undertaken during the discounted cash flow analysis and a table showing the calculations over the sell-out period.

DCF ASSUMPTIONS - AS COMPLETE VALUATION

Assumptions:		
Average Retail Value Per Lot		\$178,000
Total Number of Units		116
Cummulative retail value of lots		\$20,648,000
Number of units sold each month (AVG)		4.64
Total Sellout Period (Months)		25
Annual Appreciation Rate		6.00%
Discount Rate		19.00%
Sales Expenses		5.00%
Effective Property Tax Rate (Annual %)		0.35%
Construction Costs (Road, sewer, etc.)		0.00%
Management & Administration		1.00%
Sales to begin in Month #		1
Units Sold Per Month		4.64
Appreciation Begins in Month #		2.00
Developer's Profit		0.00%
	Present Value	\$16,824,452
	CONCLUDED VALUE (RD)	\$16,820,000
	Value Per Lot after Disc.	\$145,000

STATEMENT OF CASH FLOWS

YEAR 1	Month Date	1	2	3	4	5	6	7	8	9	10	11	12
		Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27
Number of Lots Sold		4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64
Gross Sales		\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920
Appreciation		\$0	\$8,259	\$12,389	\$16,518	\$20,648	\$24,778	\$28,907	\$33,037	\$37,166	\$41,296	\$45,426	\$49,555
Total Gross Sales		\$825,920	\$834,179	\$838,309	\$842,438	\$846,568	\$850,698	\$854,827	\$858,957	\$863,086	\$867,216	\$871,346	\$875,475
Sales Expenses		(\$41,296)	(\$41,709)	(\$41,915)	(\$42,122)	(\$42,328)	(\$42,535)	(\$42,741)	(\$42,948)	(\$43,154)	(\$43,361)	(\$43,567)	(\$43,774)
Property Taxes		(\$5,798)	(\$5,557)	(\$5,315)	(\$5,074)	(\$4,832)	(\$4,590)	(\$4,349)	(\$4,107)	(\$3,866)	(\$3,624)	(\$3,382)	(\$3,141)
Developers Profit		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management & Administration		(\$8,259)	(\$8,342)	(\$8,383)	(\$8,424)	(\$8,466)	(\$8,507)	(\$8,548)	(\$8,590)	(\$8,631)	(\$8,672)	(\$8,713)	(\$8,755)
Net Income		\$770,567	\$778,571	\$782,695	\$786,818	\$790,942	\$795,066	\$799,189	\$803,312	\$807,435	\$811,559	\$815,683	\$819,805
Discount Factor		0.98441	0.96907	0.95397	0.93910	0.92446	0.91005	0.89587	0.88190	0.86816	0.85462	0.84130	0.82819
Present Value		\$758,557	\$754,490	\$746,664	\$738,898	\$731,193	\$723,550	\$715,966	\$708,442	\$700,980	\$693,578	\$686,238	\$678,955

YEAR 2	Month Date	13	14	15	16	17	18	19	20	21	22	23	24
		Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28
Number of Lots Sold		4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64
Gross Sales		\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920
Appreciation		\$53,685	\$57,814	\$61,944	\$66,074	\$70,203	\$74,333	\$78,462	\$82,592	\$86,722	\$90,851	\$94,981	\$99,110
Total Gross Sales		\$879,605	\$883,734	\$887,864	\$891,994	\$896,123	\$900,253	\$904,382	\$908,512	\$912,642	\$916,771	\$920,901	\$925,030
Sales Expenses		(\$43,980)	(\$44,187)	(\$44,393)	(\$44,600)	(\$44,806)	(\$45,013)	(\$45,219)	(\$45,426)	(\$45,632)	(\$45,839)	(\$46,045)	(\$46,252)
Property Taxes		(\$2,899)	(\$2,658)	(\$2,416)	(\$2,174)	(\$1,933)	(\$1,691)	(\$1,450)	(\$1,208)	(\$966)	(\$725)	(\$483)	(\$242)
Developers Profit		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management & Administration		(\$8,796)	(\$8,837)	(\$8,879)	(\$8,920)	(\$8,961)	(\$9,003)	(\$9,044)	(\$9,085)	(\$9,126)	(\$9,168)	(\$9,209)	(\$9,250)
Net Income		\$823,930	\$828,053	\$832,176	\$836,300	\$840,423	\$844,546	\$848,669	\$852,793	\$856,918	\$861,040	\$865,164	\$869,287
Discount Factor		0.81528	0.80257	0.79007	0.77775	0.76563	0.75370	0.74195	0.73038	0.71900	0.70779	0.69676	0.68590
Present Value		\$671,735	\$664,574	\$657,473	\$650,433	\$643,452	\$636,530	\$629,668	\$622,866	\$616,123	\$609,437	\$602,812	\$596,251

YEAR 3	Month Date	25	26	27	28	29	30	31	32	33	34	35	36
		Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Apr-29	May-29	Jun-29	Jul-29
Number of Lots Sold		4.64	0	0	0	0	0	0	0	0	0	0	0
Gross Sales		\$825,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Appreciation		\$103,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Gross Sales		\$929,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales Expenses		(\$46,458)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developers Profit		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management & Administration		(\$9,292)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Income		\$873,410	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Discount Factor		0.67521	0.66469	0.65433	0.64413	0.63409	0.62420	0.61447	0.60490	0.59547	0.58619	0.57705	0.56806
Present Value		\$589,735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

RECONCILIATION- PROSPECTIVE MARKET VALUE

The utilized approaches indicate the following values for the subject property.

<u>Valuation Approach</u>	<u>As Complete</u>
Sales Comparison Approach	N/A
Cost Approach	\$15,920,000
Income Approach	\$16,820,000

Cost Approach

In subdivision analysis, the Cost Approach is typically utilized a check of financial feasibility. In this case, the proposed development is considered as being feasible given that the value indication by the Income Approach exceeds that of the Cost Approach. The Cost Approach is considered to be a secondary indicator of market value given the lack of reliance placed on this approach in the subject market.

Income Approach

The Income Approach considers the net present value of the 116 subject lots upon completion. The projected marketing period has been developed in the Market Analysis section of this report and is well supported. Various expenses that have support in the market have been deducted to arrive at the monthly cash flow. The monthly cash flows were then discounted to a present value and added to arrive at the prospective market value. Since this method closely resembles the actual development plan, it is the best indicator of value.

Conclusion

Within our conclusion of the prospective market value of the subject, we have placed primary emphasis on the indication from the Income Approach. Therefore, it is our opinion of the concluded prospective market value of the subject property as of August 15, 2026, upon completion of the development of the finished residential lots, subject to the extraordinary assumptions contained herein will be as follows:

<u>MARKET VALUE CONCLUSION</u>	
Effective Date	8/15/2026
Premise	Fee Simple
Valuation Scenario	"As Complete"
Market Value	\$16,820,000

EXPOSURE TIME

Based on our observations of recent comparable sales, it is our opinion that the exposure time would have been approximately one year. The estimated marketing time is also estimated to be one year.

ADDENDA

THE HORNSBY GROUP



Hank Hornsby, MAI, LREB

Managing Director
The Hornsby Group
215 S. San Saba St, #120
San Antonio, TX 78207

hank@thehornsbygrp.com

O: 210-920-6867

C: 210-912-1576

F: 210-920-6867

Services Offered

- Commercial/Residential Real Estate Appraisal
- Expert Witness Testimony
- Ad Valorem Tax Appeal
- Eminent Domain
- Conservation Easements
- Consultation
- Commercial Real Estate Brokerage
- Residential Real Estate Brokerage

Markets Covered

- South Texas
- Central Texas
- West Texas

Experience

Hank Hornsby, MAI, LREB is the Owner and Managing Director of The Hornsby Group, a full-service real estate appraisal firm and brokerage headquartered in San Antonio, Texas, which services the South, Central, and West Texas market areas. Mr. Hornsby has been practicing real estate appraisal across the state of Texas since 2015 and real estate sales since 2020. His experience includes the valuation of all property types throughout his career, including:

- Farm and Ranch Properties
- Residential Subdivisions
- Multifamily Developments
- Industrial Facilities
- Retail Developments
- Office Buildings
- Vacant Land (Rural & Urban)
- Luxury Residences/Estates
- Island Property (International)
- Special-purpose properties:
 - Ground Leases
 - Car Dealerships,
 - Self-Storage Facilities
 - RV Parks/Manufactured housing communities
 - Music Venues
 - Veterinary Clinics

Professional Affiliations & Designations

- MAI Designation
Appraisal Institute No. 588748
- State Certified General Real Estate Appraiser
TALCB No. TX-1380873-G
- Licensed Real Estate Broker
TREC No. TX-739880
- Member of the Appraisal Institute
- Member of the South Texas Chapter - Appraisal Institute

Education

- Bachelor of Business Administration
Hardin-Simmons University 2007-2011
2200 Hickory St,
Abilene, TX 79601



Certified General Real Estate Appraiser

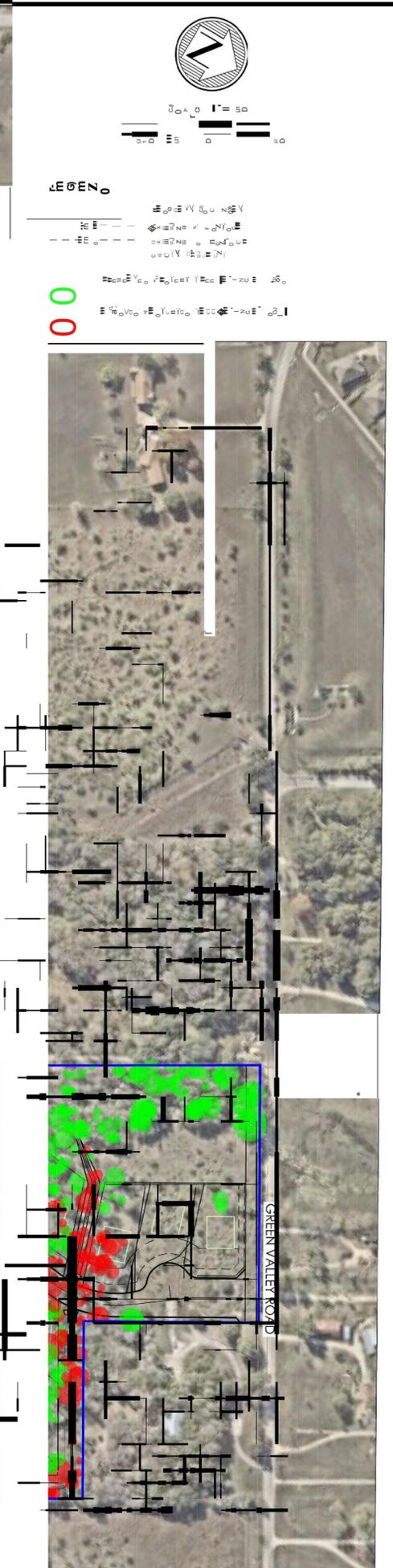
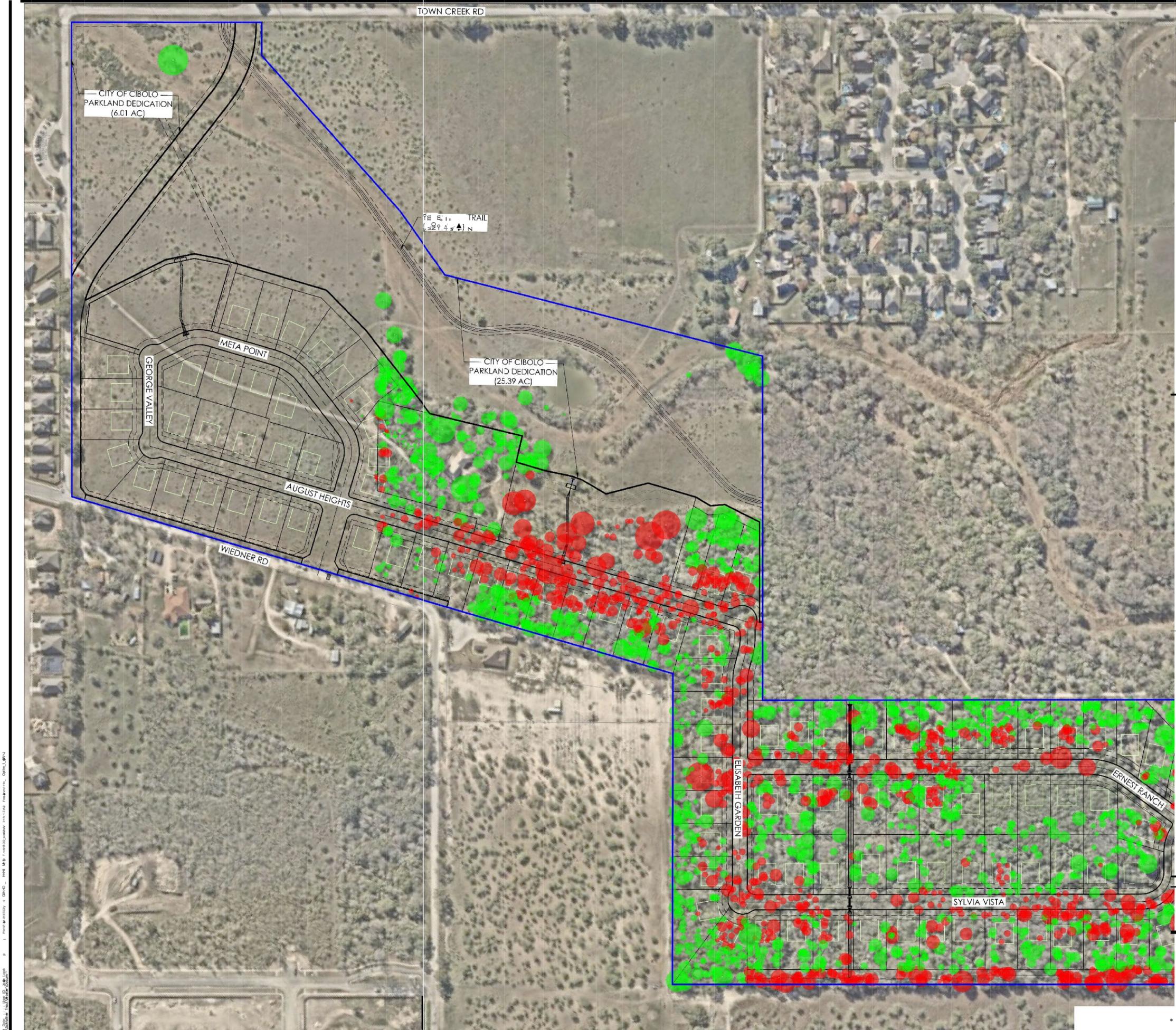
Appraiser: **Hank Hornsby**
License #: **TX 1380873 G**

License Expires: **02/28/2027**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Executive Director



REVISIONS	
NO.	DESCRIPTION
NO. 1	DATE
NO. 2	DATE
NO. 3	DATE
NO. 4	DATE

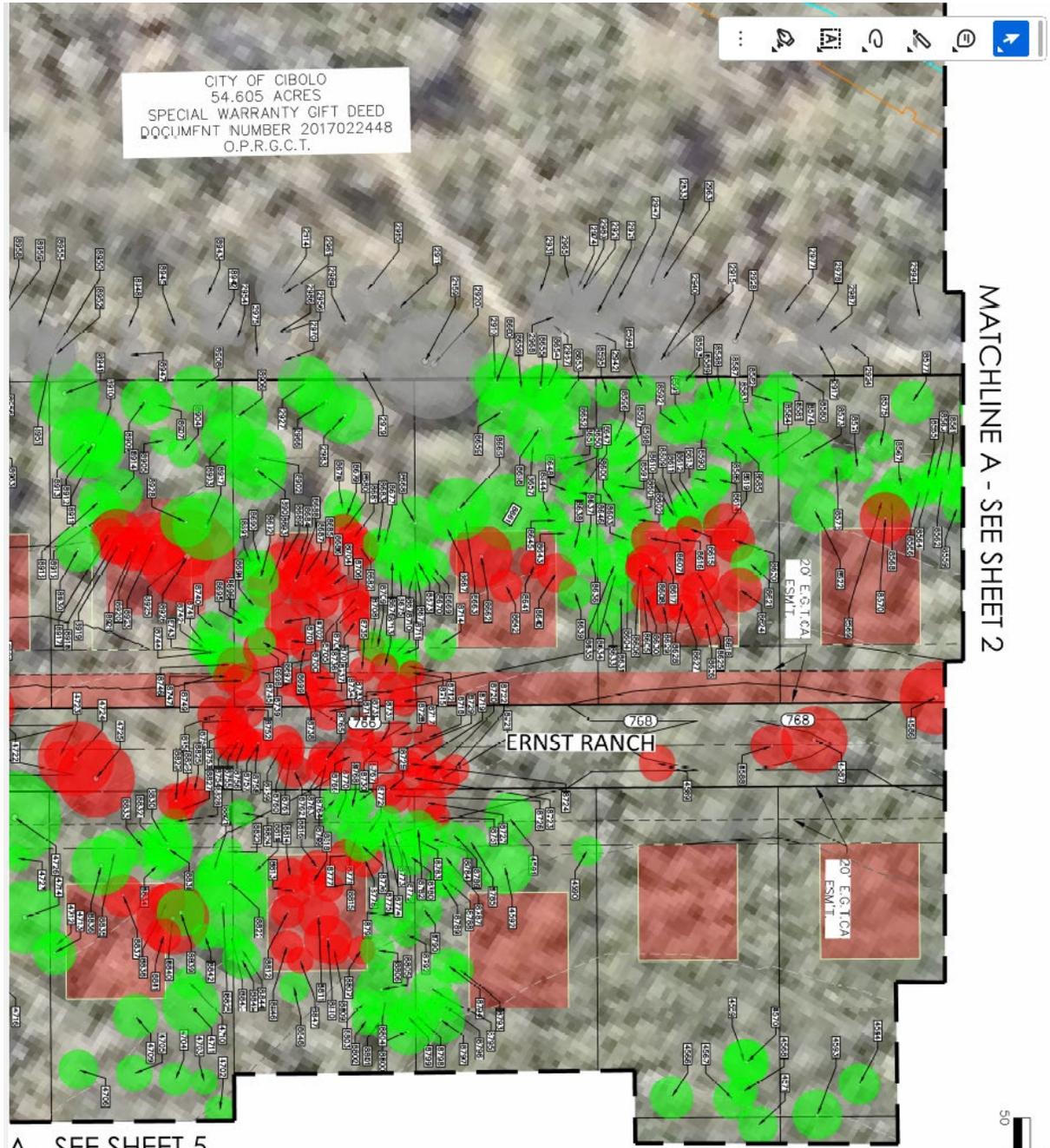
BY	DATE	CHKD. BY	DATE

MTR
 • Engineers
 • Surveyors
 • Planners
Moy Tarin Ramirez Engineers, LLC
 TBPELS: ENGINEERING F-5297/SURVEYING: F-0191500
 5723 UNIVERSITY HEIGHTS BLVD., SUITE 103 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

SCHLATHER TRACT
 TREE PRESERVATION PLAN EXHIBIT

SHEET
EX

CITY OF CIBOLO
54.605 ACRES
SPECIAL WARRANTY GIFT DEED
DOCUMENT NUMBER 2017022448
O.P.R.G.C.T.



MATCHLINE A - SEE SHEET 2

A - SEE SHEET 5

MATCHLINE A - SEE SHEET 3



PUBLIC IMPROVEMENTS AGREEMENT
BETWEEN THE CITY OF CIBOLO AND KF SCHLATHER LP

STATE OF TEXAS

COUNTY OF GUADALUPE

This Public Improvements Agreement (the “**Agreement**”) is made and entered into by and between KF SCHLATHER LP , (the "**Developer**") and the City of Cibolo, Texas, (the "**City**”), hereinafter collectively referred to as the "**Parties**".

WHEREAS, the City of Cibolo is a home rule municipality authorized by state law to regulate public systems such as, but not limited to, streets, wastewater, storm water, and flood prevention, as well as land use such as, but not limited to, development and parkland; and

WHEREAS, The City of Cibolo Unified Development Code (UDC) Article 1 imposes impact fees to address the effect that development has on City infrastructure as authorized by Texas Local Government Code 365; and

WHEREAS, the Developer wishes to develop certain property located within the city limits, consisting of 115.501 acres, more or less, which is described as a parcel of land in the TRINIDAD GARCIA SURVEY, ABSTRACT NO. 137, OF GUADALUPE COUNTY, TEXAS (the “**Property**”) as shown in more detail in **Exhibit “A”**, attached; and

WHEREAS, due to the nature of the development intended by Developer, City ordinances and Texas law require Developer to provide certain public improvements, more particularly described in Section 1, below, and on **Exhibit “B”**, attached; and

WHEREAS, Developer has the option to construct and maintain these improvements themselves in conformity with the City of Cibolo’s Code of Ordinances, or to dedicate such improvements to be maintained by the City; and

WHEREAS, Developer desires to dedicate street improvements and right-of-way to the City for the City to take over future maintenance responsibilities and costs; and

WHEREAS, Developer desires to provide streets for necessary access, but to keep those streets privately maintained by the subdivision through a Property Owners Association; and

WHEREAS, Developer desires to dedicate certain lands and easements to the City, and to construct or contribute financially to certain public improvements, all as specified herein; and

WHEREAS, the City of Cibolo’s Unified Development Code (UDC) requires Tree Preservation and Tree Removal Mitigation; and

WHEREAS, the City of Cibolo’s Unified Development Code (UDC) requires the payment of parkland fees; and

WHEREAS, Developer desires to dedicate park land and trail easements to the City in lieu of paying parkland fees and tree mitigation fees; and

WHEREAS, the City and Developer desire to set forth the rights and responsibilities of each in regards to the construction and maintenance of public improvements; and

NOW, THEREFORE, for and in consideration of the premises and mutual obligations, covenants, and benefits hereinafter set forth, the Parties agree as follows:

1. PREAMBLE

1.1 Recitals.

The recitals set forth above are declared to be true and correct by the Parties and are hereby incorporated as part of this Agreement for all purposes.

1.2 The Subdivision.

Developer desires to subdivide and develop the property as a residential subdivision, known as Schlather Ranch, in four (4) blocks with 106 single-family residential lots, four (4) open space/drainage easement lots, four (4) drainage easement lots, two (2) open space/drainage/sewer/access easement lots, one (1) open space/cross access easement lot, one (1) open space/drainage/sewer easement lot, and one (1) drainage easement.

1.3 Public Improvements.

The parties agree and acknowledge that the nature of the subdivision desired by Developer necessitates the need for public improvements in order to comply with state law, the City’s Unified Development Code (UDC), and to provide for health, safety, and enjoyment of future inhabitants of the subdivision. The public improvement described herein includes the following and are described more fully on Exhibits B and C.

A. Dedication of Land for Public Streets

1. Bentwood Pass and Wiedner Road.

Dedication of approximately 1.899 acres, with an estimated appraised value of Two Hundred Seventy-Six Thousand Four Hundred Forty-Two Dollars (\$276,442), for the future roadway connecting Bentwood Pass to Weidner Road.

2. Green Valley Road.

Dedication of approximately 0.388 acres, with an estimated appraised value of Twenty-One Thousand Eight Hundred Forty-Three Dollars (\$21,843), for the future widening of Green Valley Road.

3. Wiedner Road.

Dedication of approximately 0.447 acres, with an estimated appraised value of Forty-Eight Thousand Four Hundred Seventy-Seven Thousand Dollars (\$48,477), for the future widening of Weidner Road.

All dedications described in this Section 1.3 shall be completed and legally conveyed to the City upon recording of the final plat for the Subdivision, unless otherwise agreed in writing by the City.

B. Multi-Purpose Trail Easement

Developer shall grant an easement for a multi-use trail approximately 30 feet wide and 3,000 linear feet in length, with an estimated appraised value of Three Hundred Thousand Seven Hundred Sixty-Five Dollars (\$300,765) located generally in the floodplain area of the subdivision, to connect existing City trails located in Schlather Park to the Tolle Nature Center. The precise location of the easement shall be determined by mutual agreement of the Parties.

The Parties agree that the precise location and legal description of the multi-purpose trail easement shall be finalized and documented no later than ninety (90) days following the approval of the Public Improvements Agreement. The Developer shall, within thirty (30) days thereafter, execute and record the easement instrument in the Official Public Records of Guadalupe County, Texas. A recorded copy of the easement shall be provided to the City within ten (10) days after recording.

1.4 Benefits.

The parties acknowledge and agree that each benefits directly from the promises and covenants in this agreement. The City obtains the benefit of assurance regarding the design, quality, and sufficiency of public improvements, including, but not limited to, the connection of Bentwood Pass to Weidner Road improving safety and regional connectivity as described in Section 1.3, implementation linear park system as described in Section 1.3, dedication of public parkland as described in Section 2.2, and their ability to provide necessary services to the citizens of Cibolo. Developer obtains the benefit of compliance with local ordinances and state law, the avoidance of certain fees, including parkland fee credits and tree mitigation waivers, and assurances regarding development requirements.

The parties further acknowledge that Developer is not required to dedicate land or improvements, but has chosen to do so, due to the long term cost savings.

1.5 Effective Date and Term.

This agreement becomes effective once signed by both parties and stays in effect until the expiration of any maintenance and warranty periods provided herein.

1.6 Exhibits.

The following exhibits are attached hereto, and by this reference, incorporated herein.

Exhibit “A” – Property Survey/Plat

Exhibit “B” – Map of Dedications and Easements

Exhibit “C” – Cost Estimate for Public Improvements

2 DEVELOPER OBLIGATIONS

2.1 Construction of Public Improvements.

The Developer shall design and construct the improvements required to comply with the City’s Unified Development Code, the City of Cibolo Design Construction Manual, and all other applicable City specifications, standards and regulations (collectively, the "**Standards**") and the construction plans for the public improvements approved by the City’s Engineer (the "**Plans**"), which are shown on **Exhibit “B”**; the improvements shown in said Plans shall hereinafter be collectively referred to as the "**Public Improvement**". Developer’s construction is subject to the following terms:

- A. Completion. The Public Improvements must be constructed in accordance with the Standards and Plans and be free from design and construction defects. Upon completion of the Public Improvements, the Developer will provide the City with a complete set of construction plans for the Public Improvements (24” x 36” mylar) certified "as built" by the engineer responsible for preparing the approved Plans.
- B. Security for Design and Construction of Public Improvements. The estimated cost of constructing the Public Improvements in accordance with the Plans, which has been determined by a professional engineer and approved by the City’s Engineer, (the "**Cost Estimate**") is set forth in **Exhibit “C”**. To secure the Developer’s obligations to design and construct the Public Improvements, the Developer shall provide a financial guarantee of performance in the amount of One Hundred Twenty Five Percent (125%) of the Cost Estimate (the "**Security**"). The Security must be in a form approved by the City Attorney.
- C. Restriction on Sale, Transfer or Conveyance of Lots. In the event that the Public Improvements are not constructed to meet the Standards and Plans, and the required Security has expired, the Developer shall not sell, transfer, or convey the Property, or any part or portion of the Property, until sufficient Security has been posted with the City for the completion of the construction and/or correction and repair of defects in materials or workmanship.
- D. Warranty for Maintenance Period. The Developer warrants the Public Improvements will be free from defects for a period of two (2) years from the date the City accepts the construction of the Public Improvements (the "**Maintenance Period**"). The Developer shall correct and repair, or cause to be corrected and repaired, any defects in materials or

workmanship of the Public Improvements that occur before and during the Maintenance Period due to any cause.

- E. Security for Maintenance of Public Improvements. As a condition of the City’s acceptance of dedication of any of the Public Improvements, and to secure the Developer’s warranty obligations during the Maintenance Period, the Developer shall provide a “**Maintenance Bond**” in the amount of Ten Percent (10%) of the total cost of constructing the Public Improvements. The Maintenance Bond must be in a form approved for use by the City Attorney. The Public Improvements must meet the Standards and Plans at the end of the Maintenance Period in order for the City to release the Maintenance Bond.

2.2 Dedication.

Developer hereby agrees to dedicate the land, improvements, and easements identified in **Exhibit “B”** attached hereto, and sign any additional documents necessary to necessitate such dedication and transfer. The required dedications include the following:

- A. Dedication of approximately 1.899 acres, with an estimated appraised value of Two Hundred Seventy-Six Thousand Four Hundred Forty-Two Dollars (\$276,442), for the future roadway connecting Bentwood Pass to Weidner Road.
- B. Dedication of approximately 0.388 acres, with an estimated appraised value of Twenty-One Thousand Eight Hundred Forty-Three Dollars (\$21,843), for the future widening of Green Valley Road.
- C. Dedication of approximately 0.447 acres, with an estimated appraised value of Forty-Eight Thousand Four Hundred Seventy-Seven Thousand Dollars (\$48,477), for the future widening of Weidner Road.
- D. Dedication of a multi-use trail easement approximately thirty feet (30’) in width and three thousand (3,000) linear feet in length, with an estimated appraised value of Three Hundred Thousand Seven Hundred Sixty-Five Dollars (\$300,765). The exact location of the easement shall be determined by mutual agreement of the Parties.
- E. Dedication of approximately six (6) acres, with an estimated appraised value of Eight Hundred Seventy-Three Thousand Seven Hundred Fifty-Six Dollars (\$873,756), for parkland generally located at the southwest corner of Town Creek Way and Wiedner Road.

2.3 Street Improvements.

Green Valley Road & Access #1 Improvements. During site development, Developer shall design and install a flared right-turn lane at the intersection of Green Valley Road and Access #1, with an estimated construction cost of Thirty-Three Thousand Fifty-Nine Dollars (\$33,059).

Wiedner Road Improvements. Developer shall provide funding at the earlier of plat recordation or October 1, 2026, toward the planned widening of Wiedner Road. The contribution shall include the cost of roadway widening — 12 linear feet from centerline

over a 2,000 linear foot segment, estimated at Two Hundred Seventeen Thousand Four Hundred Twenty-Two Dollars and Eight-Two Cents (\$217,422.82).

All costs identified in this Section 2.3 shall be borne solely by the Developer and are considered part of the Developer's required public improvement obligations under this Agreement.

2.4 Pedestrian Path Easement.

Developer shall grant to the City a Pedestrian Path Easement for a multi-purpose trail. The City shall construct the multi-purpose trail within the granted easement. The Pedestrian Path Easement shall consist of a thirty-foot (30') wide by three-thousand-foot (30,000) linear foot easement.

2.5 Parkland Dedication.

Developer shall dedicate approximately six (6) acres of land, with an estimated appraised value of Eight Hundred Seventy-Three Thousand Seven Hundred Fifty-Six Dollars (\$873,756), generally located at the southwest corner of Town Creek Way and Wiedner Road, for parkland purposes, including parks and open space.

Trail Easement Dedication. Developer shall dedicate a multi-purpose trail easement approximately thirty feet (30') in width and three thousand (3,000) linear feet in length, with an estimated appraised value of Three Hundred Thousand Seven Hundred Sixty-Five Dollars (\$300,765).

In consideration for the value of the public parkland/open space, right-of-way, and multi-purpose Trail easement dedications provided by the Developer, the City agrees to waive the \$600 per residential lot developer park fee, totaling Sixty-Three Thousand Six Hundred Dollars (\$63,600), and to reduce or eliminate tree mitigation fees for the Schlather Ranch Subdivision, as further described in Section 2.6 below.

2.6 Tree Mitigation Fees.

In exchange for the dedications described above, the City agrees to waive all tree mitigation fees, Five Hundred Seventy-Three Thousand Eight Hundred Twenty-One Dollars (\$573,821), otherwise applicable to Developer for the Property based on the 2025 Schlather Ranch Tree Preservation Plan. The 2025 Schlather Ranch Tree Preservation Plan is available for review in the City of Cibolo Planning Department.

Schlather Ranch Tree Preservation Summary		
Tree Category	Tree Size (Caliper Inch)	Trees Saved
Protected	4" – 7.99"	113
Protected	8" – 19.99"	1,378
Heritage	20" – 23.99"	80
Heritage	24" and up	83
Total Trees Preserved		1,654

MITIGATION CALCULATIONS

MITIGATION DUE TO TREE REMOVAL			
DIAMETER OF EXISTING TREES (DBH)	TREE REPLACEMENT RATIO	INCHES REMOVED	INCHES TO BE MITIGATED
8-19.99"	1.0	10737.5	10737.5
20-23.99"	2.0	1601.5	3203
24+	3.0	1674	5022
TOTAL		14013.00	18962.50

TREE MITIGATION THROUGH PLANTING				
TOTAL NUMBER OF LOTS	* NUMBER OF TREES TO BE PLANTED PER LOT	CALIPER INCH TO PLANTED	** TOTAL INCHES AVAILABLE FOR MITIGATION	CREDIT FROM PLANTING
110	4	3.0	1320	\$198,000.00

FEE CALCULATIONS							
TOTAL INCHES	30% REMOVAL WITHOUT PENALTY	70% OF TOTAL INCHES	REMOVED INCHES TO BE MITIGATED - CREDIT INCHES	FEE PER INCH	TOTAL FEE (MITIGATION - PRESERVATION)	CREDIT FROM PLANTING	FEE (TOTAL FEE - PLANTING CREDIT)
46,056.75	13,817.03	32,239.73	5145.48	\$150	\$771,821.25	\$198,000.00	\$573,821.25

2.7 Construction Truck Route.

The City and Developer shall mutually agree upon a designated construction truck route to be used by all contractors, subcontractors, suppliers, and any other parties engaged in the construction and development of the Subdivision. The Developer shall be responsible for ensuring that all such parties are notified of, and adhere to, the designated construction truck route.

Developer shall include provisions in its contracts with all contractors and subcontractors obliging them to comply with the designated construction truck route.

Failure of contractors, subcontractors, or suppliers to adhere to the designated construction truck route shall constitute a violation of this Agreement. In the event of such violation, the City may issue citations or impose administrative penalties against the Developer. Developer shall be fully responsible for any fines, penalties, or enforcement actions arising from its contractors', subcontractors', or suppliers' noncompliance with the designated construction truck route.

2.8 Private Street Maintenance.

Developer has elected to maintain a private street and to provide for its maintenance privately instead of dedicating the street for City maintenance in accordance with Article 18 Transportation, Section 18.2 Private Streets, of the City of Cibolo's Unified Development Code (UDC). Pursuant to that election:

- A. Developer shall create a mandatory Homeowners Association (the "**Association**") which shall apply to the lots in the Subdivision, and shall establish bylaws, rules, regulations and restrictive covenants (collectively the "**Association Regulations**") to assure that the Association performs and accomplishes the duties and purpose required to be performed and accomplished by the Association pursuant to this Agreement.
- B. Developer shall submit the Association Regulations to the City for review to assure that the Association Regulations provide adequate language to protect the City's interest with respect to the Association's performance of the duties and obligations assigned to it by this Agreement. Approval by the City of the Association Regulations shall not be unreasonably withheld, conditioned or delayed, and the scope of its review shall be limited to the provisions pertaining to the Association's performance of the duties and obligations assigned to it by this Agreement.
- C. The Association Regulations shall provide that it cannot be amended by its members to diminish or repeal any duty or obligation assigned to it by this Agreement without the written consent of the City.
- D. The owner of each residential lot, present and future, within the Subdivision will be required to be a member of the Association, dues are or will be assessed and collected by the Association, and any unpaid dues or assessments shall be secured by a lien on the future residential lot for which they are assessed as set forth in the Association Regulations.
- E. The Association Regulations shall require the Association to maintain the streets as shown on the final plat of the subdivision and in conformity with Article 18 Transportation, Section 18.2 Private Streets, E. Maintenance, of the UDC.
- F. The Association Regulations shall include a provision to enact Article 18 Transportation, Section 18.2 Private Streets, L. Property Owners Association, Subsections 2 – 6 of the UDC.

- G. The Association Regulations shall provide that the Association may only cease collection of fees and maintenance of the street by a complete and successful dedication of the streets to the City.

2.9 Open Space Maintenance and Management.

Developer shall include in the Association Regulations provisions specifying that the HOA shall be responsible for the ongoing maintenance of the common open space and all trail easements, including, without limitation, mowing, debris removal, and general cleaning. Upon construction and installation of the multi-purpose path by the City, the City shall assume responsibility for the maintenance and repair of the multi-purpose trails surface and associated improvements located within the easement. Prior to the final acceptance of the subdivision's public infrastructure, the Developer shall provide to the City a copy of the HOA Declaration of Covenants, Conditions, and Restrictions (CC&Rs) governing documents, including a reserve study, per the Texas Property Code, specifically Chapter 209, for the City's awareness, not approval, to demonstrate the Developer has properly conducted a reserve study to base assessments to future property owners concerning their obligation to pay fees (assessments) to cover expenses related to maintenance of community standards and managing common areas that are to be owned and maintained by the HOA.

- A. Maintenance Requirement. The HOA shall be responsible for the maintenance of all designated open spaces within the community. Such maintenance shall be conducted in full compliance with the *City of Cibolo Code of Ordinances, Section 46*, pertaining to offensive, foul, or noxious weed or vegetation growth. The HOA shall ensure that open space areas remain free of conditions deemed offensive, hazardous, or detrimental to public health, safety, or welfare.
- B. Optional Natural Habitat Management Program. As an alternative or supplemental approach, the Association may elect to participate in an approved program with the Texas Master Naturalists Program or a similar recognized conservation organization. The purpose of such participation shall be to develop and implement an *Open Space Management Program* that promotes the growth of native grasses, prairies, and other natural vegetation consistent with regional ecological practices.
- C. Allowance for Taller Vegetation. In the event the HOA participates in such a recognized program, it is agreed that certain designated open space areas may contain vegetation taller than the height limitations otherwise prescribed by the *City of Cibolo Code of Ordinances, Section 46*. These areas shall be managed and maintained in accordance with the approved open space management plan, ensuring the vegetation remains intentional, controlled, and beneficial to the natural habitat.
- D. Documentation and Communication. The HOA shall maintain documentation of any such approved management program and provide notice to the City of Cibolo and community members regarding the designated natural areas and maintenance protocols.

3. CITY OBLIGATIONS

- 3.1 Inspection and Acceptance of Public Improvements. The City will inspect the Public Improvements during and at the completion of construction. If the Public Improvements are completed in accordance with Plans and the Standards, the City will approve the Public Improvements and accept the Public Improvements by issuing an **Acceptance Letter** in the format approved by the City at the time. The City will accept the dedication of the parkland in full satisfaction of all City ordinance requirements for Parkland Fees and will confirm that Developer's satisfaction of that obligation to Developer in writing.
- 3.2 Notice of Defect. The City will notify the Developer if an inspection reveals that any portion of the Public Improvements is not constructed in accordance with the Plans or the Standards or is otherwise defective. However, the City is not responsible for the construction of the Public Improvements, the quality of the material, or the construction methods utilized. In addition, the City is not responsible for making continuous on-site inspections of the construction work and the City has no privity with or responsibility for the construction contractor or any subcontractors.
- 3.3 Release. Upon the expiration of the Maintenance Period, if there are no existing defects in or failures of the Public Improvements the Developer is required to correct, repair or reconstruct, the City's Engineer will recommend release of the Maintenance Bond and/or the remaining Security and/or any Escrowed Funds provided pursuant to Section 5 herein. The City will release the Maintenance Bond and/or the remaining Security and/or remaining Escrowed Funds within thirty (30) days after the recommendation from the City's Engineer.
- 3.4 Maintenance and Operation of Multi-Purpose Trail. The City shall be responsible for the maintenance and operation of the multi-purpose trail located within the Pedestrian Path Easement area. At its sole cost and expense, the City shall install and maintain a ten-foot (10') wide multi-purpose trail within the Pedestrian Path Easement Area. The City shall further be solely responsible for the ongoing maintenance and mowing of the remaining twenty feet (20') of the thirty-foot (30') wide by three-thousand-foot (3,000') long Pedestrian Path Easement Area.
- 3.5 Naming of Open Space and Trail. The City agrees to name the 6-acre open space and multi-purpose trail in honor of the Schlather family in recognition and appreciation of their commitment to creating open spaces and dedication of pedestrian easements in the City of Cibolo.

4. DEFAULT

- 4.1 Events of Default. Events of Default under this Agreement are:
- A. Developer's failure to design the Public Improvements as required to comply with the Standards and Plans;

- B. City's failure to approve or accept Public Improvements constructed in compliance with the Standards and Plans;
- C. Developer's failure to provide the City with a complete set of construction plans for the Public Improvements, certified "as built" by the engineer responsible for preparing the approved Plans;
- D. Developer's failure to comply with the warranty that the Public Improvements will comply with the Standards and Plans during the Maintenance Period;
- E. Developer's failure to provide additional Security within thirty (30) days after notice and demand;
- F. The acquisition of the Property or a portion of the Property by the issuer of the Security or other creditor through foreclosure or an assignment or conveyance in lieu of foreclosure; and/or
- G. Developer's failure to comply with any other material provision of this Agreement.

4.2 Notice of Default and Intent to Draw.

The City shall provide notice of default and intent to draw on the Security or Maintenance Bond, as applicable, to Developer with a copy of the notice to any Surety, lender, or Trustee. The notice will identify the event of default and City may, in its sole discretion, provide an opportunity for Developer to cure the default. Upon default, or if Developer fails to cure the default as expressly allowed by City, the City shall be entitled to draw the amount necessary to perform the Developer's obligations under this Agreement up to the total amount of Security and/or Maintenance Bond, as applicable.

4.3 Force Majeure

- A. The term "Force Majeure" as employed herein shall mean and refer to acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemies, orders of any kind of the government of the United States, the State of Texas or any civil or military authority; insurrections; riots; epidemic; pandemic; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery, pipelines, or canals; or other causes not reasonably within the control of the party claiming such inability, including but not limited to the period, if any, for which development of the Subdivision, or the construction of residences or buildings therein, is limited or suspended pursuant to any moratorium imposed by the city.
- B. If, by reason of Force Majeure, any party hereto shall be rendered wholly or partially unable to carry out its obligations under this Agreement, then such party shall give written notice of the full particulars of such Force Majeure to the other party within thirty (30) days after the occurrence thereof. The obligations of the party giving such notice, to the extent effected by the Force Majeure, shall be suspended during the continuance of the inability claimed, except as hereinafter provided, but for no longer period, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.

5. USE OF SECURITY AND/OR MAINTENANCE BOND.

5.1 Security; Maintenance Bond; Escrow.

The City may use the Security and/or Maintenance Bond for the purpose of completing the Public Improvements in accordance with the Standards and Plans or to correct, repair or reconstruct the Public Improvements to achieve compliance with the Standards and Plans, subject to the following terms:

- A. The City may, at its option and discretion, accept substitute security instead of, or in addition to, drawing on the Security and/or Maintenance Bond.
- B. The City may, at its option and in its discretion, complete some or all of the unfinished Public Improvements at the time of default, regardless of the extent to which development has taken place or whether development ever commenced, without incurring any obligation to complete any of the unfinished Public Improvements.
- C. The City's draw on the Security and/or Maintenance Bond and use of Security and/or Maintenance Bond to complete, correct, repair, or reconstruct the Public Improvements is not an acceptance of the dedication of the Public Improvements. The acceptance of the Public Improvements is specifically and expressly conditioned on the delivery to the City of Public Improvements constructed to comply with the Standards and Plans or the express order of acceptance by the City Council, and the Public Improvements shall not be considered accepted by the City without the City's issuance of an executed duly-authorized Acceptance Letter.
- D. Security proceeds and/or Maintenance Bond proceeds obtained by the City pursuant to one or more draws shall be maintained by the City in an account or accounts until such funds, together with accrued interest thereon, if any, ("**Escrowed Funds**") are disbursed by the City.
- E. The City shall disburse the Escrowed Funds as Public Improvements are completed, corrected, repaired or reconstructed by the City, or in accordance with the terms of a written construction contract between the City and a third party for the construction of the Public Improvements.
- F. The City will release the Security, and the Escrowed Funds, if any, within thirty (30) days following acceptance of the Public Improvements by the City and when a Maintenance Bond has been provided by Developer.

5.2 No Claim. The Developer has no claim or rights under this Agreement to Security proceeds, Maintenance Bond proceeds, or Escrowed Funds, to the extent used by the City.

6. MISCELLANEOUS

- A. Covenants, Restrictions, and Conditions. The covenants, restrictions, and conditions included in this Agreement will operate as covenants running with the land and will be binding upon the Developer and the Developer's legal representatives, heirs, successors, and permitted assigns.
- B. Remedies. The remedies available to the City and the Developer under this Agreement and Texas law are cumulative in nature.

- C. No Third-Party Beneficiaries. This Agreement shall not be construed as affording any rights or benefits to anyone other than City and Developer. No third-party, including without limitation a trustee in bankruptcy, shall have any interest in or claim to posted Security and/or Security proceeds.
- D. Indemnification. **The Developer shall indemnify and hold the City harmless from and against all claims, demands, costs, and liability of every kind and nature, including reasonable attorney's fees, for the defense of such claims and demands, arising from any breach on the part of Developer of any provision in this Agreement, or from any act or negligence of Developer or Developer's agents, contractors, employees, tenants, or licensees in the construction of the Public Improvements. The Developer further agrees to indemnify and defend the City, if the City is named as a defendant in an action arising from any breach on the part of Developer of any provision in this Agreement or from any act or negligence of Developer or Developer's agents, contractors, employees, tenants, or licensees in the construction of the Public Improvements.**
- E. No Waiver. The waiver of any provision of this Agreement will not constitute a waiver of any other provision, nor will it constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement. The City's failure to enforce any provision of this Agreement will not constitute a waiver or estoppel of the right to do so.
- F. Successors and Assigns. This Agreement is binding on the Developer and the heirs, successors, and permitted assigns of the Developer and on any person acquiring an ownership interest in the Property, or a part or portion of the Property, through the Developer. The Developer's obligations under this Agreement may not be assigned without the written approval of the City; provided the City's approval shall not be unreasonably withheld if the Developer's assignee expressly assumes all obligations of the Developer under this Agreement and said assignee is not in default on their taxes or in bankruptcy.
- G. An assignment shall not be construed as releasing the Developer from Developer's obligations under this Agreement and Developer's obligations hereunder shall continue notwithstanding any assignment approved pursuant to this Paragraph unless and until the City executes and delivers to the Developer a written release. The City agrees to release the Developer, if the Developer's assignee expressly assumes the Developer's obligations under this Agreement and has posted the Security and/or Maintenance Bond required by this Agreement. The City may assign some or all of its rights under this Agreement and any such assignment shall be effective upon notice to the Developer.
- H. Notice. Any notice under this Agreement must be in writing and will be effective when personally delivered or three (3) days after deposit in the U.S. Mail, postage prepaid, certified with return receipt requested, and addressed as indicated below, if the notice is not returned as undeliverable. Two properly addressed and posted notices that are returned as undeliverable constitute proper notice. It is acknowledged by the parties that an unofficial courtesy notice, in the form of electronic mail, in addition to formal notice is preferred. An email is not itself notice and cannot substitute official notice as otherwise provided herein.

Developer:

City:

Director of Planning
City of Cibolo, Texas
P.O. Box 826
Cibolo, Texas 78108

With copy to:

With copy to:

Dan Santee
2517 N. Main Avenue
San Antonio, TX 78212

The Parties may change their respective addresses for notice to any other location in the United States in accordance with the provisions of this Paragraph.

- I. Non-Severability. The provisions of this agreement each address the specific and interdependent needs and desires of the parties. It is not the intention of the parties for provisions declared invalid to be severed.
- J. Jurisdiction and Venue. This Agreement concerns real property located in Guadalupe County, Texas, and shall be governed and construed under Texas law. Venue for any action arising under this Agreement shall be exclusively in Guadalupe County, Texas.
- K. Captions Immaterial. The captions or headings of the paragraphs of this Agreement are for convenience only and shall not be considered in construing this Agreement.
- L. Entire Agreement. This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof. Any oral representations or modifications concerning this Agreement shall be of no force or effect, except a subsequent written modification executed by both Parties. NO OFFICIAL, EMPLOYEE, OR AGENT OF THE CITY HAS ANY AUTHORITY, EITHER EXPRESS OR IMPLIED, TO AMEND, MODIFY, OR OTHERWISE CHANGE THIS AGREEMENT, EXCEPT PURSUANT TO SUCH EXPRESS AUTHORITY AS MAY BE GRANTED BY THE CITY COUNCIL.

Right of Entry. The Developer grants to the City and its successors, assigns, agents, contractors, and employees, a nonexclusive right and easement to enter the Property to inspect the construction of the Public Improvements, and to construct, inspect, maintain, and repair any public improvements made on the Property by the City.

[signatures on the following page]

This Agreement is executed as of the dates set forth below and is effective upon approval by the City of the final plat for the Schlater Ranch Subdivision.

THE CITY OF CIBOLO:

By: _____
Wayne Reed, City Manager

Date: _____

ATTEST:

Peggy Cimics, City Secretary

APPROVED AS TO FORM:

Dan Santee, City Attorney

DEVELOPER:

By: _____
Name: _____
Title: _____
Date: _____

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF GUADALUPE

This instrument was acknowledged before me on the _____ day of _____,
20__ by _____, in the capacity stated herein.

Notary Public – State of Texas

Exhibit “A” – Property Survey/Plat



Exhibit “B” – Map of Dedications and Easements

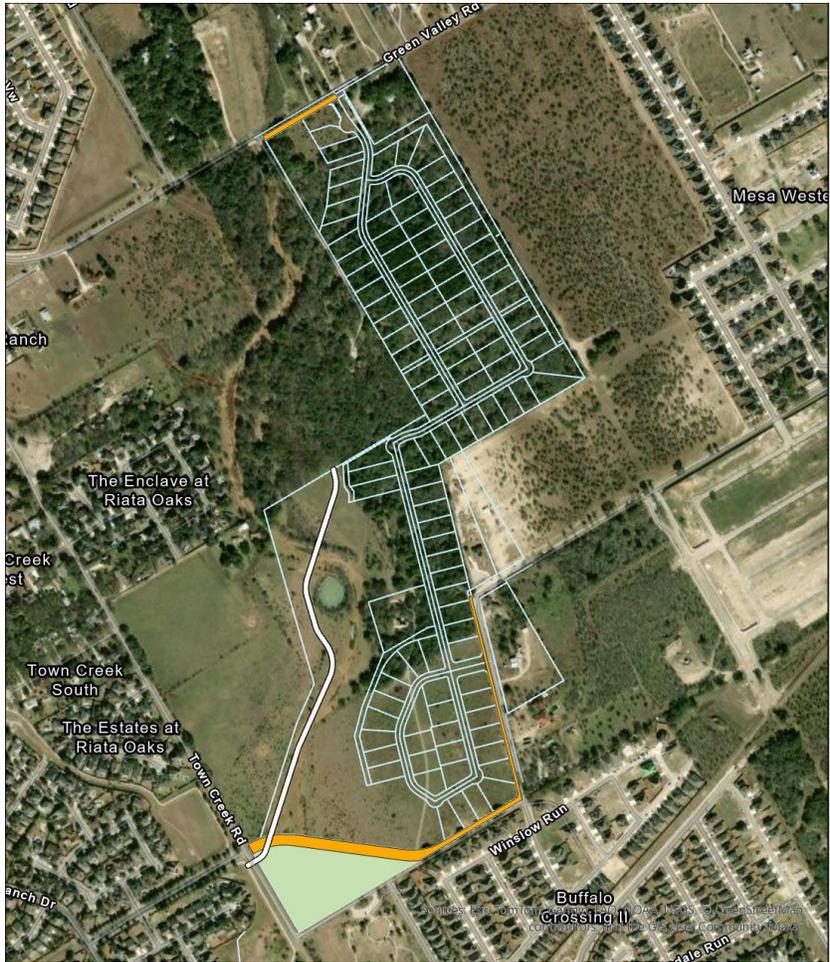
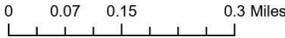


Exhibit B: Map of Dedications and Easement

Legend

- Pedestrian Pathway Easement
- Roadway Dedication
- Park land Dedication
- Schlather Ranch Subdivision



Map made by the Cibolo Planning Department

Exhibit “C” – Cost Estimate for Public Improvements

Slather Ranch PIA Financial Terms

UDC Fees

Tree Mitigation Fee	573,821
Park Fee \$600/lot	63600
	637,421

UDC Required

Open Space Dedication 8%	60% Flood Acreage	40% Non-flood acreage
	5.52	3.68

ROW Dedications

	Land Value	Acreage
Bentwood Pass/Wiedner	276,422	1.899
Green Valley	21,843	0.388
Wiedner	48477	0.477
	346,742	2.764

Open Space Dedications

	Land Value	Acreage
Linear Park Trail	300,765	2.07
Schlathge Park Expansion	873,756	6
	1,174,521	8.07

Road Construction Cash Construction Contributions

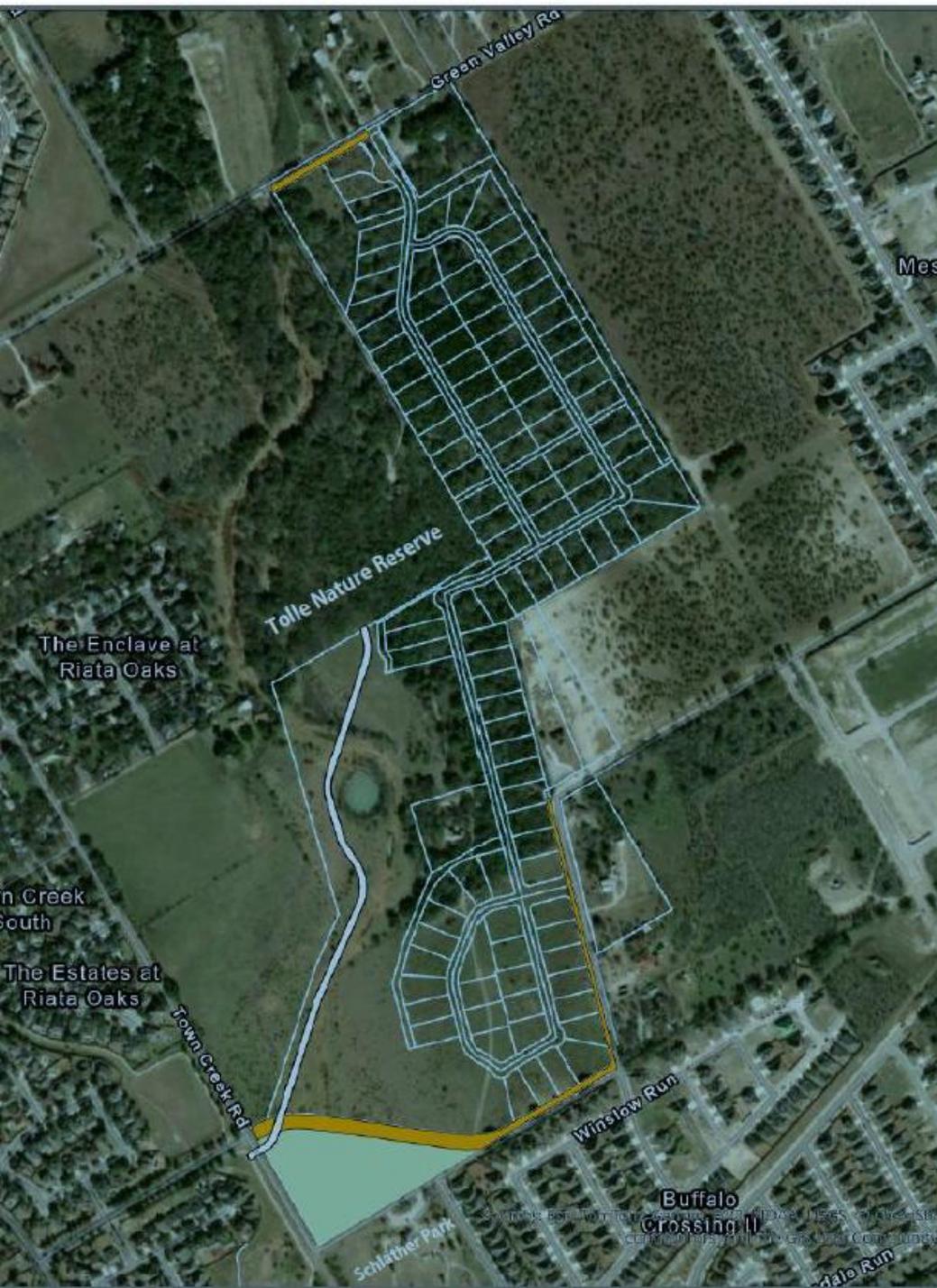
Green Valley (Developer Construction)	33,059
Wiedner (Cash to city project)	217,422
	250,481

Dedication+Open Space + Cash **1,771,744**

Dedication+Open Space + Cash - FEES 1,134,323

Open Space + ROW Acreage 10.834

Acres	Acres
	3:1 Ratio
9.2	23



Schlather Ranch Residential Subdivision Public Improvement Agreement (PIA)

Council Feedback & Direction

- Does City Council agree with the proposed terms of the Schlather Ranch Public Improvement Agreement (PIA) as presented?
 - Accept public contribution of right-of-way, linear trail easement, roadway construction, and cash contribution in exchange for tree mitigation and open space fees.
- If not, does City Council wish to provide direction regarding any requested changes to the PIA?

Overview

- Project Information
- Public Improvement Agreement (PIAs)
- Unified Development Code (UDC) Requirements
- Comprehensive Plan Guidance
- Schlather Ranch Proposed PIA Terms
- Schlather Ranch PIA Public Benefits
- Council Feedback & Direction
- Staff Recommendation

Schlather Ranch Residential Subdivision

- Preliminary Plat (approved on 6/10/25)
- Land Plan (approved on 1/27/26)
- Private Street Site (approved on 1/27/26)
- Public Improvement Agreement (PIA)
- Final Plat (pending)

Request for Fee Credits

Schlather Ranch Project Assessments		
Tree Mitigation Fee	573,821	
Park Land Dedication	9.2 acres	
Park Fee in Lieu of Land Dedication	63,600	
Applicant Contributions		
Wiedner Road Improvement Cash Donation	217,422	2,000 L.F.
Linear Park Trail Easement	300,000	2.07 Acres
Bentwood/Weidner ROW	276,422	1.899 Acres
Appraised Value Total Contributions	793,844	
*\$880,000 water, sewer, roadway and drainage impact fees not included.		

Wiedner Road reconstruction identified by City Council as high priority in FY 25 5-Year CIP

Existing Cibolo PIA's

Subdivision

1. Bella Rosa

2. Bentwood Ranch

3. Buffalo Crossing II

4. Foxbrook

5. Homestead

6. Landmark Pointe

7. Mesa Western

8. Red River Ranch

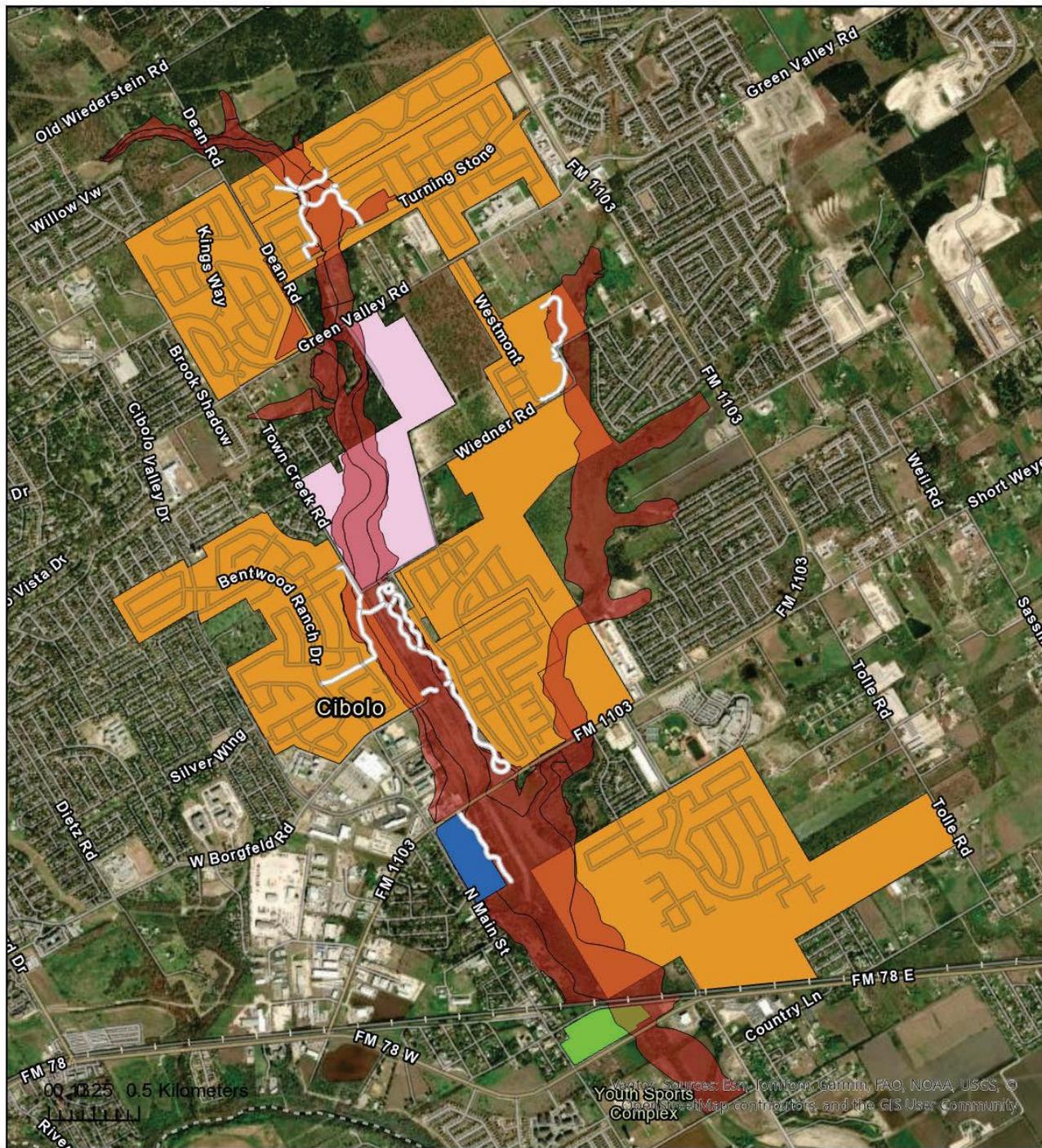
9. Saratoga

10. Steele Creek

11. Turning Stone

12. Venado Crossing

Existing and Planned Linear Park System in the Floodplain and How it was Acquired



Legend

- Existing Trails
- Linear Park System
- Acquired with 380 Agreement
- City Hall
- Schlather Ranch
- Linear Park System/ Floodplain
- Linear Park System Acquired with PIA



Linear Park Network Development through negotiated PIA's, Dedications, Economic Development Agreements

Article 18. Transportation

Section 18.19 Linear Parks It is the **policy** of the City to reserve appropriate spaces that may be interconnected **into a linear park network**. The City Council may require that any drainage or utility easement that provides a connection or connections to adjoining neighborhoods or an existing or proposed linear park network also be designated as a public access easement for the purpose of providing pedestrian and bicycle access and **may request parkland dedication** for this purpose in accordance with this UDC. **Linear parks**, when proposed or where required, must be designed in accordance with the Cibolo Design and Construction Manual.

Article 19. General Subdivision Standards, Section 19.6

E. Connection to **Linear Parks** Per Article 18.19 of this UDC, it is the **policy** of the City to reserve appropriate spaces that may be interconnected into a **linear park network**. The City Council may require that any drainage or utility easement that provides a connection or connections to adjoining neighborhoods or an existing or proposed **linear park network** also be designated as a **public access easement** for the purpose of providing pedestrian and bicycle access and **may request parkland dedication** for this purpose in accordance with this UDC. Linear parks, when provided, **must be** designed in accordance with the Cibolo Design and Construction Manual.

Article 19. General Subdivision Standards, Section 19.9, O. Green Space Preservation

9. **Linear Parks**. It is the **policy** of the City to reserve appropriate spaces that may be interconnected **into a linear park network**. The **City Council may** require that any drainage or utility easement that provides a connection or connections to adjoining neighborhoods or an existing or **proposed linear park network** also be designated as a public **access easement** for the purpose of providing pedestrian and bicycle access and **may request parkland dedication** for this purpose in accordance with this UDC. Linear parks, when provided, must be designed in accordance with the Cibolo Design and Construction Manual.

12. Connection to **Cibolo Lineal Park System**. **The Planning and Zoning Commission** and City **may require** the Green Space Preservation areas described herein to be dedicated or incorporated by **some other appropriate legal instrument or plat reservation into the City Linear Park System** described in this UDC.

2024 Unified Development Code (UDC)

Article 19. General Subdivision Standards

SECTION 19.6 PUBLIC AND COMMUNITY FACILITIES

A. Specific Intent

1. Anticipate and evaluate the incremental and **long-term impact** of development on **broader public and community facility needs**.
2. Identify opportunities to **integrate plans for public and community facilities** into the planning and design of proposed land divisions.
3. Consider the location of public and community facilities with initial planning **considerations for streets, open spaces**, blocks, and lots, so that needed facilities are located conveniently in neighborhoods and districts and serve as focal points for the community.
4. Provide the opportunity to **negotiate** a fair and equitable price for land needed to develop public or community facilities, or alternatively to **provide an incentive** for landowners to dedicate land for needed facilities where the lack of facilities may otherwise constrain potential future development.
5. **Ensure** that the most **appropriate locations** of public and community facilities are identified and considered **prior to the premature commitment of these areas** to conflicting development patterns.

2024 Unified Development Code (UDC)

Article 19. General Subdivision Standards

SECTION 19.6 PUBLIC AND COMMUNITY FACILITIES

B. Dedication of Public Sites

C. Reservation of Land

D. Credits

Any land dedicated to a public entity for future public or community facilities may request City Council consideration of **credits in proportion to the value of the land dedicated for public use**. This requirement does not pertain to require parkland dedications or any easements. In order to receive credit, the site must be acceptable to the public entity.

E. Connection to Linear Parks

Per Article 18.19 of this UDC, it is the **policy** of the City to reserve appropriate spaces that may be interconnected into a **linear park network**. The City Council may require that any drainage or utility easement that provides a connection or connections to adjoining neighborhoods or an existing or **proposed linear park network also be designated as a public access easement** for the purpose of providing pedestrian and bicycle access and may request parkland dedication for this purpose in accordance with this UDC. **Linear parks**, when required or where proposed, must be designed in accordance with the Cibolo Design and Construction Manual.

Article 16. Dedication Of Parklands & Recreational Improvements

2. Land Dedication Guidelines.

a. An applicant or developer **who is required to dedicate parkland** shall make a total land dedication of at least **eight (8%) percent** of the total tract, excluding any commercial or industry land uses that may be in the tract, of which **no more than 60% may be floodplain/0% floodway**.

4. Parkland and Facilities Credit.

Applicants **may** be allowed a **credit** against the parkland dedication requirement when improvements, such as recreational facilities are provided for the use of the public, as **approved by the City Council**, however, any allowed credit for improvements or recreational facilities shall be credited **no more than twenty percent** of the overall parkland dedication requirement of the project.

5. Green Space Preservation Parkland Credit.

Article 16. Dedication of Parklands and Article 19. General Subdivision Standards

- UDC Green Space Preservation – applicant may dedicate a **3:1 ratio** of flood plain if City prefers additional open space.

UDC, Section 19.9 Drainage and Flood Hazards, O. Green Space Preservation, 10. Incentives

b, iii. Additional flood plain acreage **over seventy-five (75%)** percent of required parkland may be dedicated at a **(3:1)** ratio in acres in lieu of **non-flood plain property** and any such consideration of acreage shall be at the discretion of the Planning Director in compliance with the Parks and Open Space Comprehensive Master Plan.

UDC, Section 19.9 Drainage and Flood Hazards, O. Green Space Preservation, 9. Linear Parks

It is the policy of the City to reserve appropriate spaces that may be interconnected into a linear park network. The City Council may require that any drainage or utility easement that provides a connection or connections to adjoining neighborhoods or an existing or proposed linear park network also be designed as a **public access easement for the purpose of providing pedestrian and bicycle access** and may request parkland dedication for this purpose in accordance with this UDC. Linear parks, when provided, must be designed in accordance with the Cibolo Design and Construction Manual.

2016 Comprehensive Plan, Chapter 5 - Parks, Recreation, & Open Space

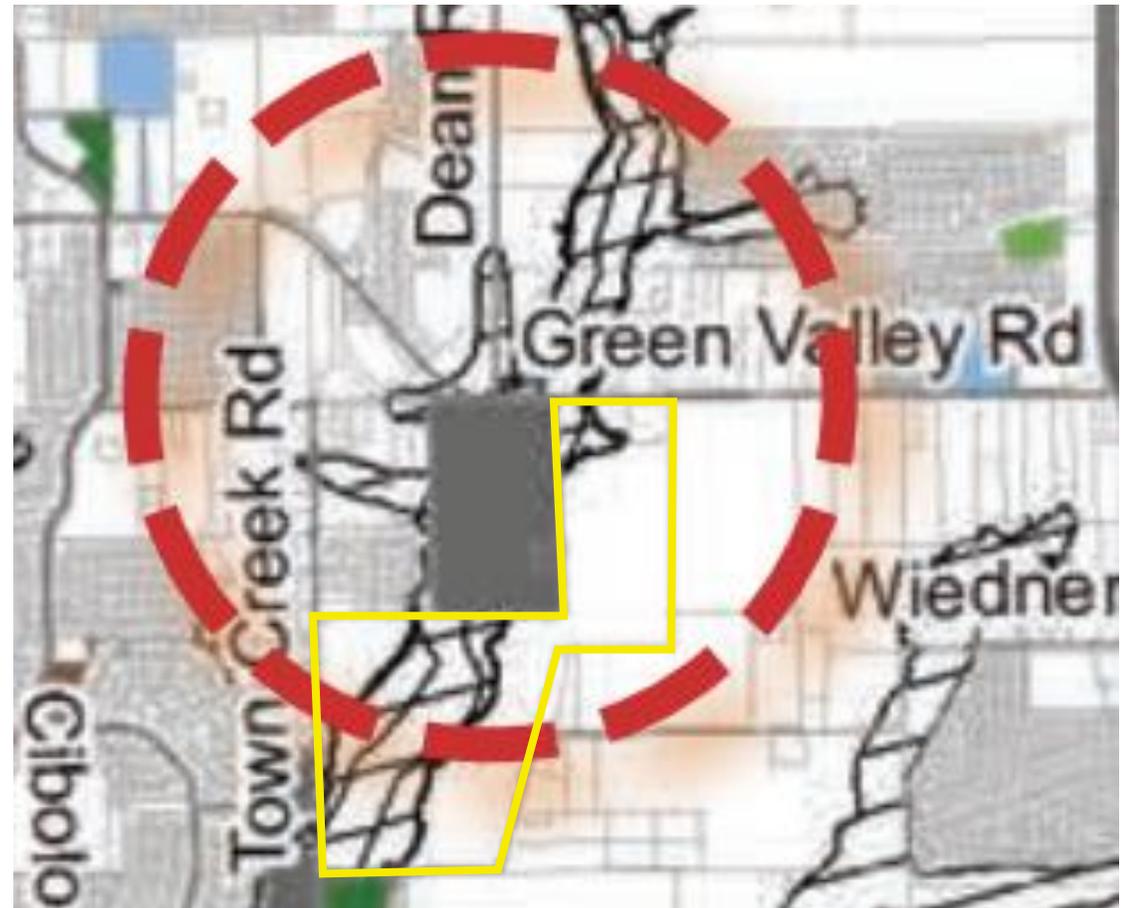
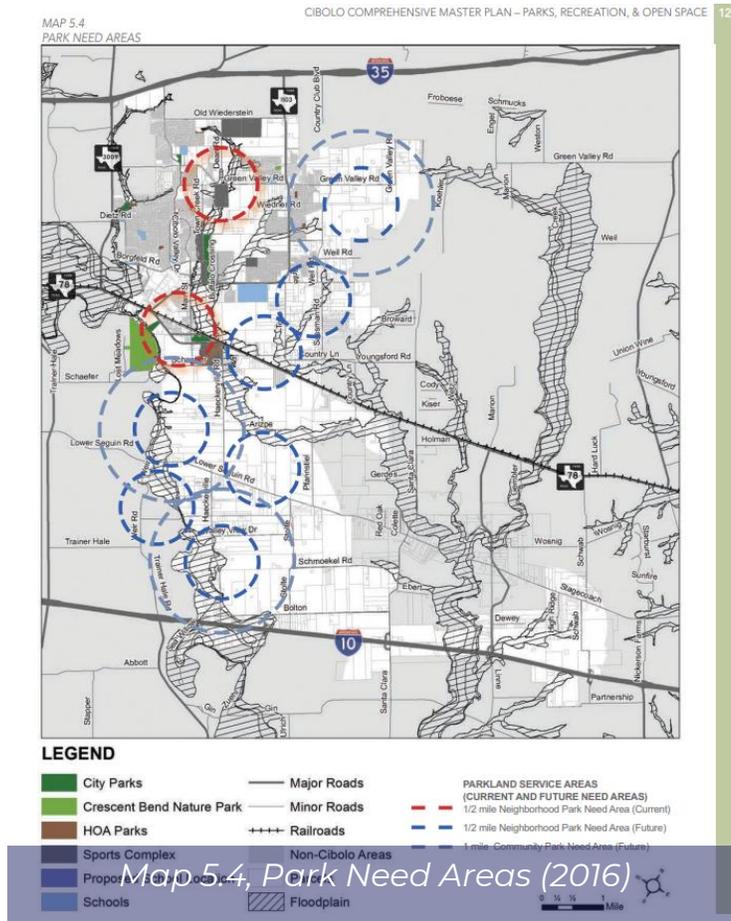
- The previous Comprehensive Plan, adopted on 11/15/2016, was in effect at the time the current 2024 Unified Development Code (UDC) was adopted.
- Chapter 5 of the 2016 Comprehensive Plan (Parks, Recreation & Open Space) includes an inventory of existing park facilities and general goals. However, it is not a parks and recreation master plan.
 - Action P-1.1. Prepare a Parks, Recreation, and Open Space Master Plan (PROSMP).

CIBOLO COMPREHENSIVE MASTER PLAN – IMPLEMENTATION

Rank	Action Number	Potential Projects & Actions	Years			Involved Entities	Action Type
			1-2	3-10	10+		
STUDY ACTION RECOMMENDATIONS							
1	CFPS-5.5	Develop a continuity of operations plan to effectively respond to catastrophic incidents.	■			City / Area Partners	Study
2	T-3.4	Coordinate with TX DOT to determine long-term plans for the improvement of FM 78 and its key intersections.	■			City / TX DOT	Policy
3	P-1.1	Prepare a Parks, Recreation, and Open Space Master Plan (PROSMP).	■			City	Study

- It is best practice to prepare a more refined parks plan to determine specific projects and actions for moving forward.

2016 Comprehensive Plan, Chapter 5 - Parks, Recreation, & Open Space



1/2 mile Neighborhood Park Need Area (Current)

Schlather Ranch Subdivision

2016 Comprehensive Plan, Chapter 5 - Parks, Recreation, & Open Space

- The purpose of a Parks, Recreation, and Open Space Master Plan is to:
 - Provide detailed analyses to address the City’s current and future park and recreation demands
 - Establish park types, level-of-service standards, and facility needs
 - Evaluate the adequacy of parkland dedication requirements
 - Identify funding needs and resources for park development and maintenance
- A parks and recreation chapter was intentionally excluded from the 2024 Comprehensive Plan, as the Parks, Recreation, and Open Space Master Plan will be developed as a standalone document through a separate effort.
 - Action T-6. Create a parks and trails master plan to ensure a coordinated parks and trails system.

NO.		Transportation Actions						
Action Number	Action Type	Action	I	S	M	L	Cost	Resp
T-6	ST	Create a parks and trails master plan to ensure a coordinated parks and trails system.					\$	City

- \$250K in EDC funds is proposed to be allocated in FY 2026 for the Parks, Recreation, and Open Space Master Plan.

Unified Development Code (UDC) Article 17. Landscaping, Buffering and Protected Trees

1. To **protect**, maintain and manage the City's existing forest resources by providing regulations relating to the cutting, removal or destruction of protected trees

2. To **encourage** a resourceful and prudent approach to urban development of wooded areas

3. To **minimize** tree loss and provide for replacement of trees removed and destroyed resulting from development

4. To provide an **objective method** to evaluate a development's impact on trees and wooded areas and identify whether and how the impact may be reduced

5. To provide **incentives** for creative subdivision and site design which preserve trees while allowing development in wooded areas

6. To provide for the **enforcement and administration** of tree protection, thereby promoting and protecting the public health, safety and welfare and enhancing the quality of life.

7. To **clearly define** protected trees and heritage trees and ways in which their encroachment limits differ. 8. To clearly define the limitations for encroachment of hazardous activities related to protected trees and heritage trees.

Protected Trees 8-inch to 19.99-inch (Residential tree list)

Heritage Trees 20-inch to 24-inch (Residential tree list)

Champion Trees Champion trees are designated by City Council and are on the Champion Tree Registry.

A **dead** tree is not considered a protected tree and is not subject to the tree removal permit requirements

Applicants may remove protected trees whose total diameters are not more than **30 percent** of the diameter inches of all protected trees on the site.

Unified Development Code (UDC) Article 17 Landscaping, Buffering and Protected Trees

Undersized Preserved trees 4” to 7.99 inches	133 trees	556.5 inches
Preserved Protected trees 8” to 19.99”	1,378 trees	16,161 inches
<hr/>		
Total	1,511 trees	16,717.5 inches

Unified Development Code (UDC) Article 17 Landscaping, Buffering and Protected Trees

Preserved Heritage trees 20' to 23.99 inches	80 trees	1,717 inches
Preserved Heritage trees 24 inches and above	83 trees	2,407 inches
<hr/>		
Total	163 trees	4,124 inches

Unified Development Code (UDC) Article 17 Landscaping, Buffering and Protected Trees

Removed undersized trees 4" to 7.99"	16 trees	92.5 inches
Removed Heritage trees 8" to 19.99"	917 trees	10,737.5 inches
Removed Heritage trees 20" to 23.99"	75 trees	1,601.5 inches
Removed Heritage trees 24" and above	55 trees	1,674 inches
<hr/>		
Total	1,063 trees	14,105.5 inches

Unified Development Code (UDC) Article 17 Landscaping, Buffering and Protected Trees

Dead Trees	797	10,653 inches
------------	-----	---------------

E. Removal and/or Replacement of Existing Trees

1. A **dead** tree is not considered a protected tree and is not subject to the tree removal permit requirements set forth in this section. The process for removal of a **dead** tree that was previously designated a champion tree by city council or was considered a protected or heritage tree at the time it was alive, is as follows:

MITIGATION CALCULATIONS

MITIGATION DUE TO TREE REMOVAL			
DIAMETER OF EXISTING TREES (DBH)	TREE REPLACEMENT RATIO	INCHES REMOVED	INCHES TO BE MITIGATED
8-19.99"	1.0	10737.5	10737.5
20-23.99"	2.0	1601.5	3203
24+	3.0	1674	5022
	TOTAL	14013.00	18962.50

TREE MITIGATION THROUGH PLANTING				
TOTAL NUMBER OF LOTS	* NUMBER OF TREES TO BE PLANTED PER LOT	CALIPER INCH TO PLANTED	** TOTAL INCHES AVAILABLE FOR MITIGATION	CREDIT FROM PLANTING
110	4	3.0	1320	\$198,000.00

FEE CALCULATIONS							
TOTAL INCHES	30% REMOVAL WITHOUT PENALTY	70% OF TOTAL INCHES	REMOVED INCHES TO BE MITIGATED - CREDIT INCHES	FEE PER INCH	TOTAL FEE (MITIGATION - PRESERVATION)	CREDIT FROM PLANTING	FEE (TOTAL FEE - PLANTING CREDIT)
46,056.75	13,817.03	32,239.73	5145.48	\$150	\$771,821.25	\$198,000.00	\$573,821.25

Unified Development Code (UDC) Article 17. Landscaping, Buffering and Protected Trees

SECTION 17.2 PROTECTED TREE AND HERITAGE TREE PRESERVATION

N. Tree Fund

1. The tree fund shall consist of fees generated as a result of tree replacement requirements as well as general donations for public tree plantings.

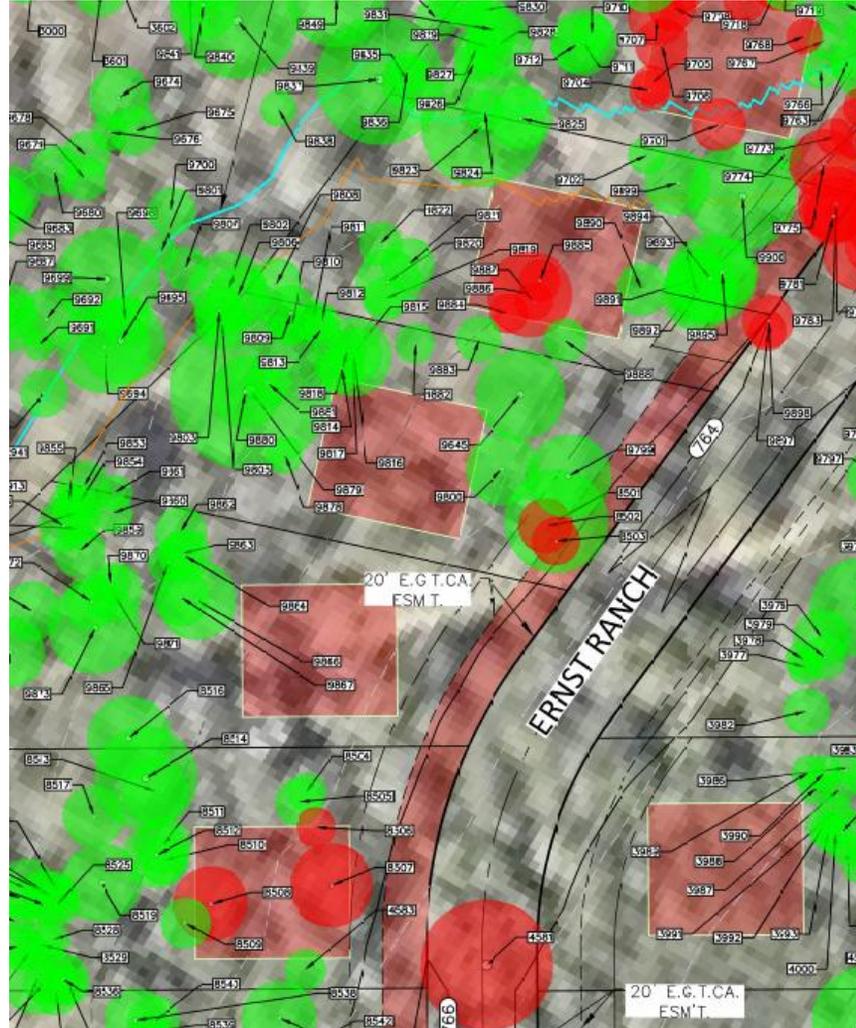
a. Establishment of fund.

b. Funds to be deposited.

c. Use of funds.

Expenditures from the tree fund shall be **used solely for purchasing and installing trees and associated irrigation** on public rights-of-way, public park land or any other city-owned property and for administering the tree fund.

Schlather Ranch Tree Preservation Plan Maps



LEGEND:

	PROPERTY BOUNDARY
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	UTILITY EASEMENT
	1% A.C. ZONE AE EFFECTIVE FEMA FLOODPLAIN
	0.2% ENVIRONMENTALLY SENSITIVE FLOODPLAIN
	AREA OF TREE REMOVAL

	PRESERVED PROTECT TREE (6"-23.5" DBH)
	REMOVED PROTECTED TREE (6"-23.5" DBH)
LO	LIVE OAK
CE	CEDAR ELM
GB	GUM BULMELIA
ML	MCUNTAIN LAUREL
PER	PERSIMMON
CM	GRAPE MYRTLE

Schlather Ranch Residential Subdivision

- 115 Acres
- 106 ½-acre residential lots (SF-2)
- Private streets
- Public trail easement (connect Schlather Park to Tolle Nature Preserve)
- 6-acre expansion Schlather Park (existing 68 acres)
- Gated community
- Traffic Impact Fees
- Water/sanitary sewer impact fees
- Drainage impact fees

Schlather Ranch

Proposed PIA Terms

- Arterial road right-of-way (ROW) dedications (Green Valley & Wiedner Road). *(PIA, Section 2.3 Street Improvements)*
- Arterial road cash contribution for pavement widening projects *(PIA, Section 2.3 Street Improvements)*
- Town Creek Regional Trail easement dedication (connect Schlather Park to Tolle Nature Center). *(PIA, Section 2.4 Pedestrian Path Easement)*
- ROW dedication to improve alignment of Bentwood Pass and Weidner Road intersections (removal of two 90-degree intersections). *(PIA, Section 2.2 Dedication)*
- Park land dedication, Schlather Park expansion. *(PIA, Section 2.5 Parkland Dedication)*
- Cash and construction contributions, tree plantings in-lieu of tree mitigation fee *(PIA, Section 2.6 Tree Mitigation Fees)*

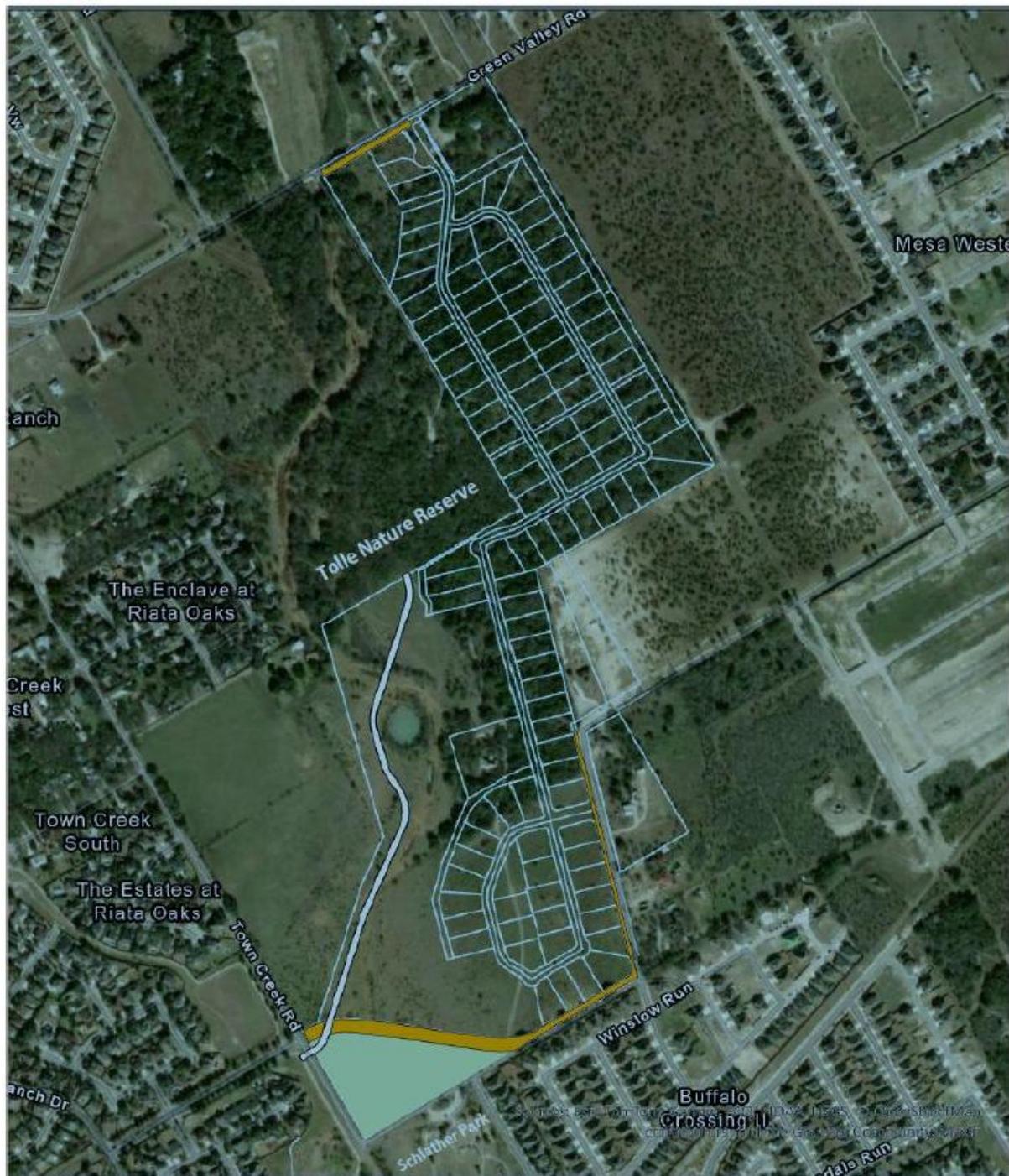
Schlather Ranch

Proposed HOA PIA Terms

- HOA option to meet property maintenance code high weed and grass regulations or enter into a natural habitat management program. *(PIA, Section 2.9 Open Space Maintenance and Management)*
- HOA responsible for maintenance and operation of private open space, reserve fund study to be provided before final plat recording. *(PIA, Section 2.9 Open Space Maintenance and Management)*
- Truck routing during construction *(PIA, Section 2.7 Construction Truck Route)*

Schlather Ranch PIA Public Benefits

- Operational improvement to Green Valley Road with addition of turning lanes.
- Operation & safety improvements to Wiedner Road through roadway widening.
- Operational & safety improvements to future roadway realignment of Bentwood Pass and Wiedner Road, remove 90 degree turns.
- 2-acre Town Creek Trail easement for linear park linkage
- 6-acre public open space expansion of Schlather Park (staff requested less than required due to Public Works maintenance and operation limitations)
- Transportation, water, sanitary sewer, drainage impact fees



Schlather Ranch Subdivision



APPRAISAL REPORT

116 Proposed Single-Family Residential Lots
Schlather Ranch Subdivision
To be located along the S/S of Green Valley Road
Cibolo, Guadalupe County, Texas

DATE OF REPORT:
7/21/2025

EFFECTIVE DATES OF VALUE:
"As Is": July 15, 2025
"As Complete": August 15, 2026

CLIENT:
Jesus Garcia
Loan Review Analyst
International Bank of Commerce
130 E Travis
San Antonio, TX 78205

\$1.4 mm current AG market value

\$8.1 mm current market value

\$16.8 mm in estimated increase in tax base (land)

\$178,000 Lot (appraised)

\$750,000 Lot & building (estimated)

\$79 mm in estimated increase in tax base (land + building)

Schlather Ranch Right-of-Way Dedications

Bentwood Pass/Weidner Road Collector Road	\$276,442	(1.899 acres)
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Green Valley Widening	\$21,843	(0.388 acres)
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Wiedner Road Widening	\$48,477	(0.447 acres)
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Schlather Ranch Pedestrian Path Easement Dedications

Linear Park Trail Easement	\$300,765	(2.07 acres)
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Schlather Ranch Open Space Dedication

Schlather Park Expansion \$873,756 (6 acres)

Schlather Ranch Cash/Construction Contributions for Improvements to Existing Public Streets

Green Valley Road flared right turns	\$33,059	
Wiedner Road Improvements	\$217,422	(2,000 linear feet)

*Exceed minimum UDC transportation regulations

Schlather Ranch Fiscal Impact

Tree Mitigation Fee		
Tree Mitigation Fee	573,821	
ROW Dedications	(346,762)	
Road Improvement/cash	(217,422)	
Balance	9,637	
Open Space Dedication	Acres	Acres
8% Park land dedication	115	9.2
Schlather Park Expansion		6
Trail Easement		2.07
Balance land dedication		1.13
Impact Fees		
Traffic Impact Fee	2,100	222600
Water Impact Fee	1839	194934
Sanitary Sewer Impact Fee	873	92538
Drainage Fee	3500	371000
Total Impact Fees		\$ 881,072

Council Feedback & Direction

- Does City Council agree with the proposed terms of the Schlather Ranch Public Improvement Agreement (PIA) as presented?
 - Accept public contribution of right-of-way, linear trail easement, roadway construction, and cash contribution in exchange for tree mitigation and open space fee.
- If not, does City Council wish to provide direction regarding any requested changes to the PIA?



City Council Regular Meeting Staff Report

D. Discussion/Presentation Annual YMCA Program Update.

Meeting	Agenda Group
Tuesday, February 24, 2026, 6:30 PM	Discussion/Action Item: 13D.

From
Julio Gomez, Public Works Director

PRIOR CITY COUNCIL ACTION:

December 13, 2016: The City entered into the Cibolo Sports Fields License and Management Agreement with the Young Men's Christian Association (YMCA) of Greater San Antonio, a Texas non-profit. This agreement granted the YMCA an exclusive license and right to manage the day-to-day operations of the Sports Fields, including The Miracle Field, for the purposes and term described in this agreement. The term of the agreement is 20 years from the Sports Fields Completion Date, which was April 9, 2018.

December 13, 2016: The City entered into the Cibolo Community Event Center License and Management Agreement with the Young Men's Christian Association (YMCA) of Greater San Antonio, a Texas non-profit. This agreement granted the YMCA an exclusive license and right to manage the day-to-day operations of the Community Event Center for the purposes and the term described in this agreement. The term of the agreement is 20 years and ends on the date that is 20 years after the Community Event Center Completion Date, which was August 9, 2019.

BACKGROUND:

Like in 2023, the City requests the YMCA provide an annual update on its operation and management of the Community Event Center and the Sports Complex. Louis Lopez, President & CEO of the YMCA of Greater San Antonio, will make this presentation. This presentation is intended to allow Mr. Lopez and the members of the City Council to discuss its partnership both past and future. City Council may provide direction to City staff and the YMCA if it would like to explore future opportunities regarding the partnership.

The previous annual update presentation was made on April 11, 2023. This presentation provided a) background on the City's debt issuance for the Community Event Center and Sports Complex, b) extensive background on the three agreements between the City and the YMCA, including scopes, terms, and financials, and c) the YMCA's value proposition to both the City and the community.

As discussed at the April 11, 2023, presentation, the YMCA manages the reservation of sports fields at the Sports Complex. The YMCA provides a discounted rate for Cibolo residents: Rental fees are \$50/hr for non-Cibolo resident and \$35/hr for Cibolo residents. In addition, the YMCA is responsible for the maintenance and repair of the Sports Complex.

STAFF RECOMMENDATION:

No recommendation. This is an annual update on the partnership between the City of Cibolo and the YMCA regarding the Community Event Center and the Sports Complex.

FINANCIAL IMPACT:

As reflected in Table 1 below, the City of Cibolo issued a total of \$11,128,000 in debt across 2011, 2013, and 2017 for the Community Event Center (CC) and Sports Complex (SC). (Debt issuances in 2011 and 2013 were for multiple public projects, of which only \$9,128,000 was for the CC and SC.) The lifetime payments for these two facilities is calculated to be \$13,603,000, excluding savings from early defeasance of principal. The Cibolo portion of the payments is \$11,128,000 and the YMCA portion is \$2,475,000, totaling \$13,603,000.

Cibolo Community Event Center License and Management Agreement. The YMCA is obligated to make fifteen annual payments to the City of Cibolo in the amount of \$82,500 for the City to use to service the debt issued in 2017 (Certificates of Obligation), starting in 2018.

Cibolo Sports Fields License and Management Agreement. The YMCA is obligated to make fifteen annual payments to the City of Cibolo in the amount of \$82,500 for the City to use to service the debt issued in 2017 (Certificates of Obligation), starting in 2019.

Table 1. Community Center (CC) and Sports Complex (SC) Bond Amounts and Payments

Bond Issuance	Total Bond Annual Payments	Bond Amount towards SC and CC	Annual Bond Payment Amount towards SC and CC	YMCA Payments	
2011 Bond	\$8,650,000	\$575,000	\$3,300,000	\$218,500	
2013 Bond	\$8,500,000	\$590,000	\$4,800,000	\$330,400	
2017 Bond	\$2,000,000	\$175,000	\$2,000,000	\$175,000	\$165,000
Total	\$19,150,000	\$1,340,000	\$10,100,000	\$723,900	\$165,000
Total over life of bonds		\$25,925,000		\$13,603,000	\$2,475,000

In January 2021, the City and YMCA entered into a maintenance agreement for the Sports Complex (sports fields) so that the YMCA would pay \$30,000 annually to the City in consideration for the City's maintenance of all athletic fields, all turf areas outside of the ball fields, landscape beds, lighting, irrigation, major repairs to restrooms and concessions. The YMCA is responsible for the day-to-day maintenance of clay fields, trash clean-up, field striping, restroom and concession maintenance.

Attachments

[CityOfCibolo_2_2026.pdf](#)



CELEBRATING
150
YEARS

Uniting Generations
— 1876/2026 —

YMCA OF GREATER SAN ANTONIO

OUR 150-YEAR HISTORY

The **YMCA's story** in **San Antonio** began in **1876**, when local leaders recognized the need for safe spaces that supported young people's **character, health, and education**. From those early beginnings, the YMCA grew alongside the city—adapting through wars, economic shifts, population growth, and social change.

Over the decades, the YMCA expanded its reach beyond a single building to serve families across neighborhoods and generations. Programs evolved from early physical training and education to include **aquatics, youth sports, childcare, camps, senior programming, and wellness initiatives** that reflect the needs of each era. The YMCA became a trusted place during times of challenge, **offering stability, support, and access** when it mattered most.

In recent years, that legacy has taken on new dimensions. The YMCA of Greater San Antonio has strengthened its financial sustainability, broadened access through partnerships and third-party payers, and expanded its role as a **leader in community health**. Investments in **mental health services, inclusive and adaptive programming, and modernized facilities** reflect a commitment to serving the whole person and the whole community.

As we mark **150 years**, we do so with deep respect for the generations who built this organization and with clear purpose for what comes next. Our history is not just about longevity. It is about **relevance, trust, and impact**—showing up year after year to help San Antonio grow **stronger, healthier, and more connected**.





YMCA of Greater San Antonio

2030 Vision Statement:
A community where ALL people experience improved quality of life through belonging and well-being.



City of Cibolo

2024-2027

Vision Statement: A community that is proud of our historic roots, responsive to residents, and innovating for our future.



Cibolo Family YMCA



DID YOU KNOW?

2019: opened with 678 Members

2025: 5,796 Total Members (1,000 Seniors)

Total Population of Cibolo 36,796

Current Penetration Rate = 7%
(one of the strongest in our association)

Voice of our Members

"This YMCA is wonderful! Everyone is so friendly and helpful. The childcare is by far the best in the area. I'm extremely pleased with the facilities".

"Everybody on staff that I've interacted with were all friendly and very helpful. I'm there only for pickleball and light weights/elliptical, so I don't have much experience with the others. Pickleball is great and the workout gear is excellent too. No better value for the money"!

"Loved it! Clean! Nice customer service in the front desk. Group classes AMAZING"!

Net Promoter Score: 73
Exceptional!



2025 Impact Update – Real People Served. Real Community Impact.



Membership

- 5,796 individuals served through health and wellness programs.
- 50% of total members are families.

Forever Well

- 1,000 seniors avoid isolation and thrive at our YMCA.

Healthy Living

- Diabetes Prevention
- Weight Loss Programs

Volunteers

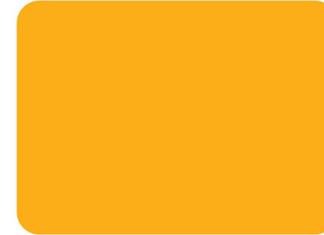
- Teens gained life skills through summer volunteering with the Y

Youth Development

- 3,185 Youth Served in Youth Sports
- **Kinetic Kids** Partnership
- 1st ever iCode Cibolo STEM Programming

Community Commitment (over 14,000 served)

- 4th Annual Sweetheart Dance
- Healthy Kids Day
- Easter Eggstravaganza with the City of Cibolo
- 5th Annual Cibolo Summer Nights
- Coffee with a Cop
- Blue Santa/Christmas Toy Drive
- 2nd Annual Supply Drive for Cibolo Animal Shelter



UNITING GENERATIONS



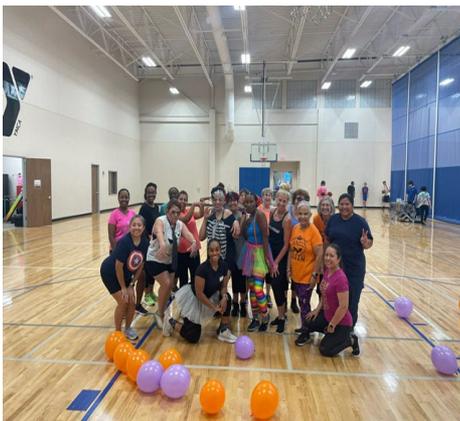
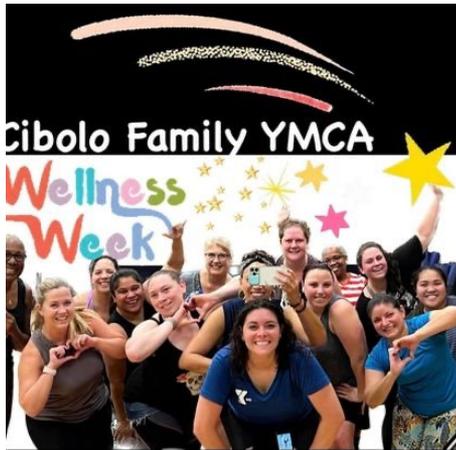
UNITING GENERATIONS



UNITING GENERATIONS



UNITING GENERATIONS



UNITING GENERATIONS

SERVING THOSE WHO SERVE! the 



\$0 JOIN FEE
All month

FREE WEEK
for Active Duty & Retirees
(November 10 - 16)



PARENTS NIGHT OUT

the 



UNITING GENERATIONS



CIBOLO SPORTS FIELDS

	2023		2024		2025	
	Hours	Participants	Hours	Participants	Hours	Participants
January	56	1235	39	1350	10	300
February	49	1120	58	1464	49	1305
March	162	2145	162	1829	255	3366
April	205	3440	240	4722	462	6630
May	162	2810	226	3567	835	3498
June	85	860	68	1640	118	2950
July	68	940	79	1147	74	2030
August	107	3385	82	1464	26	465
September	139	4190	81	2945	321	4110
October	172	4130	94	4289	492	4463
November	84	1980	69	1470	92	1408
December	36	750	8	150	12	720
Total	1,326	26,985	1206	26,037	2775	32,295



MIRACLE LEAGUE FIELD

Activations & Events

- ✓ Para Sports Softball
- ✓ Kinetic Kids Baseball
- ✓ SCUCISD Transition Days



SPURS INCLUSIVE SPORTS LEAGUE

The Spurs Inclusive Sports League provides soccer and basketball training to young athletes with and without disabilities and special needs while creating an inclusive community where they can play a sport they love, improve their skills, and make memories.”



STRATEGIC ALIGNMENT

2. INFRASTRUCTURE



Guiding Principle: The City of Cibolo will proactively work towards addressing and anticipating both current and future infrastructure needs in all aspects - utilities, roads, transportation, parks, and more.

Places

Optimize and reinvest in our physical assets to ensure our locations are accessible and available to ALL

Explore opportunities for growing our reach

3. PARTNERSHIPS & RELATIONSHIPS



Guiding Principle: The City of Cibolo will strive to foster and develop both current and new relationships with community partners, residents, and employees.

Programs

Assess community needs and serve as a convener to expand and leverage partnerships

Develop new programs for youth during out-of-school time

4. QUALITY OF LIFE



Guiding Principle: The City of Cibolo will strive to create and sustain safe and well-kept neighborhoods and parks, while also providing recreational activities for all-ages to create memorable experiences.

People

Grow member engagement and enhance the experience for all generations

Deepen commitment to equity and inclusion

6. OPERATIONAL EXCELLENCE



Guiding Principle: The City of Cibolo will strive to be the best it can be by constantly seeking ways to improve its processes, service delivery, and outcomes to our customers.

Purpose

Commitment to building a welcoming and supportive community

Ensure financial health and philanthropic sustainability

Thank you

Louis Lopez
President & CEO
YMCA of Greater San Antonio
louisl@ymcasatx.org



City Council Regular Meeting Staff Report

E. Discussion/Action on Establishing a New City of Cibolo Challenge Coin and Associated Scholarship Contest. (Mr. McGlothlin)

Meeting	Agenda Group
Tuesday, February 24, 2026, 6:30 PM	Discussion/Action Item: 13E.
From	
Wayne Reed, City Manager	

PRIOR CITY COUNCIL ACTION:

None.

BACKGROUND:

The City seeks to promote local businesses and to advance opportunities to connect our school age youth to local government. This proposed City of Cibolo Challenge Coin redesign is to showcase pride of Cibolo, build stronger partnerships with Cibolo based businesses, ignite community engagement, and provide the City of Cibolo’s first scholarship opportunity exclusive for Cibolo high school students.

The City Challenge Coin design contest requirements (minimum):

- Must be a Cibolo resident enrolled in school (Grades 9-12);
- Must submit original artwork (No AI) can be hand drawn or digital; and
- Artwork for the back side of the coin only, retaining the current design on the front of the coin.

Should the City Council support moving forward, the entire City Council will rate the entries, using on-line survey and without names of the entrants. The final rating would be brought before City Council at a regular meeting for the Council to take official action and award the scholarships based on the funding received from local businesses.

This scholarship program will achieve the following for participating local businesses:

- Encourage Cibolo Businesses to Participate in Challenge Coin Scholarship;
- Empower Local Business Owners to Give Back to Cibolo Youth in Partnership with the City; and
- Opportunity for City to Promote and Recognize Participating Businesses at Award Ceremony, InCibolo Magazine, City website, and Other.

The attached PowerPoint provides the entire overview of the proposal and a timeline for a 2026 scholarship process.

Council Feedback:

- Does Council support the establishment of a City scholarship program funded by local businesses to assist Cibolo youth in funding their higher education?
- Does City Council support the City’s Challenge Coin design contest as proposed?

If City Council supports the Challenge Coin Contest and Scholarship, Councilmember McGlothin will work with staff on next steps as outlined in presentation.

STAFF RECOMMENDATION:

None. This is a Council policy discussion.

FINANCIAL IMPACT:

The proposed scholarship program would be funded by local businesses. If a scholarship program is established, the City would create a line item in a special revenue fund to accept donations for the designated purpose.

The City Council has an existing budget for the Challenge Coin. This proposal would use this existing funding for the new coins.

MOTION(S):

SUGGESTED MOTION: I move to support the proposed Challenge Coin contest and City of Cibolo scholarship in partnership with local businesses as presented.

Attachments

[CC Presentation - Challenge Coin Contest and Scholarship 2026-02-24](#)

City of Cibolo Challenge Coin Design Contest and Local Scholarship



City Council Meeting
February 24, 2026



Purpose

- Showcase pride of Cibolo
- Build stronger partnerships with Cibolo based businesses
- Ignite community engagement
- Provide the City of Cibolo's first scholarship opportunity exclusive for Cibolo high school students



Requirements for Coin Design

- Must be a Cibolo resident enrolled in school (Grades 9-12)
- Must submit original artwork (No AI) can be hand drawn or digital
- Artwork for the back side only, retaining the current design on the front of the coin



NOTE: All existing City of Cibolo challenge coins would be handed out until there are no more.



Business Involvement

- Encourage Cibolo Businesses to Participate in Challenge Coin Scholarship
- Empower Local Business Owners to Give Back to Cibolo Youth in Partnership with the City
- Opportunity for City to Promote and Recognize Participating Businesses at Award Ceremony, InCibolo Magazine, City website, and Other



Coin Challenge and Award Process

- Submission period open 30 days
- Submissions collected by staff (on-line) and presented to City Council
- City Council scores their top 5 individually
 - 5 Points for #1, 4 points for #2, etc
- Top 3 to be presented scholarships (amounts TBD)
- The winner will be presented the first Challenge Coin and scholarship at council meeting (2nd and 3rd place will be presented scholarships)



Tentative Timeline for 2026 Coin Artwork Contest and Award of Scholarship

- City Council Introduction and Action February 24th
- Local Business Commitments for Scholarships March 10th
- Open On-line Coin Contest Submission on City Website March 11th
- Close Contest April 9th
- City Council Rating of Entries April 10th – 16th
- City Council Announcement of Winners April 28th
- Scholarships and Coin Presentation June 23rd



Council Feedback

- Does Council support the establishment of a City scholarship program funded by local businesses to assist Cibolo youth in funding their higher education?
- Does City Council support the City's Challenge Coin design contest as proposed?

If City Council supports the Challenge Coin Contest and Scholarship, Councilmember McGlothin will work with staff on next steps as outlined in presentation.





City Council Regular Meeting Staff Report

J. Discussion/Action on the review and confirmation of all upcoming meetings, special meetings, and workshops, and scheduling the time, date and place of additional meetings, special meetings or workshops. (City Secretary's office)

Meeting	Agenda Group
Tuesday, February 24, 2026, 6:30 PM	Discussion/Action Item: 13J.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Feb.March 2026.pdf](#)

February



2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 Parks Meeting 6:30pm	5 BOA Meeting 6:30pm Youth Council 6:30pm	6	7
8	9	10 Council Meeting 6:30pm	11 Municipal Court P&Z Meeting 6:30pm	12 NEP Luncheon 11:30am Historic Meeting 6:30pm	13	14
15	16 City Offices Closed 	17 Chamber Luncheon 11:15am	18	19 EDC Meeting 6:30pm	20	21
22	23	24 Council Meeting 6:30pm	25 Municipal Court	26	27	28

March



2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 Parks Meeting 6:30pm	5 Youth Council 6:30pm	6	7
8	9	10 City Council 6:30pm	11 Municipal Court P&Z Meeting 6:30pm	12 NEP Luncheon 11:30am Historic Meeting 6:30pm	13	14
15	16	17 Chamber Luncheon 11:15am	18	19 EDC Meeting 6:30pm	20	21
22	23 Old Town Open House 6:30pm	24 City Council 6:30pm	25 Municipal Court	26	27	28
29	30	31				