

City of Simonton  
 Payment Report  
 12/1/2025 to 12/31/2025

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Vendor Invoice # Account #	Invoice Date Account Description	Invoice Description	Invoice Amount	Payment Amount
Abbie Ferguson eCheck #: N/A 12-05-2025 100-10-5258 200-81-5032 300-81-5032	Check date: 12/7/2025 12/5/2025 Consulting Advertising and Marketing Advertising	December 2025 Social Media	800.00 200.00 200.00	
		Invoice Total	<b>1,200.00</b>	<b>1,200.00</b>
		Check Total	<b>1,200.00</b>	<b>1,200.00</b>
Total number of payments: 1		<b>Total</b>	<b>1,200.00</b>	<b>1,200.00</b>
AT&T Check #: 6578 8635129013 100-40-5301	Check date: 12/21/2025 12/6/2025 Internet	December Internet - City Hall	792.86	
		Invoice Total	<b>792.86</b>	<b>792.86</b>
		Check Total	<b>792.86</b>	<b>792.86</b>
Total number of payments: 1		<b>Total</b>	<b>792.86</b>	<b>792.86</b>
Eddie Peacock, PLLC eCheck #: N/A EPPLLC-2543 100-10-5258	Check date: 12/21/2025 12/8/2025 Consulting	Accounting Services - 12-01 thru 12-07	490.00	
		Invoice Total	<b>490.00</b>	<b>490.00</b>
		Check Total	<b>490.00</b>	<b>490.00</b>
Total number of payments: 1		<b>Total</b>	<b>490.00</b>	<b>490.00</b>

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Vendor Invoice # Account #	Invoice Date Account Description	Invoice Description	Invoice Amount	Payment Amount
Fort Bend County Tax Office Check #: 6580 2025064 100-10-5251	Check date: 12/21/2025 12/17/2025 FBC Tax Office	Tax Assessor - Fee 2025 - 712 parcels	284.80	
		Invoice Total	<b>284.80</b>	<b>284.80</b>
		Check Total	<b>284.80</b>	<b>284.80</b>
		<b>Total</b>	<b>284.80</b>	<b>284.80</b>
Total number of payments: 1				

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Vendor Invoice # Account #	Invoice Date Account Description	Invoice Description	Invoice Amount	Payment Amount
IRS				
eCheck #: N/A PY12122025 100-2105	Check date: 12/29/2025 12/12/2025 Payroll Tax	Federal Withholding	143.65	
		Invoice Total	<b>143.65</b>	<b>143.65</b>
		Check Total	<b>143.65</b>	<b>143.65</b>
eCheck #: N/A PY12122025 100-2105	Check date: 12/29/2025 12/12/2025 Payroll Tax	Medicare-Employee	39.04	
		Invoice Total	<b>39.04</b>	<b>39.04</b>
		Check Total	<b>39.04</b>	<b>39.04</b>
eCheck #: N/A PY12122025 100-2105	Check date: 12/29/2025 12/12/2025 Payroll Tax	Medicare-Employer	39.04	
		Invoice Total	<b>39.04</b>	<b>39.04</b>
		Check Total	<b>39.04</b>	<b>39.04</b>
eCheck #: N/A PY12122025 100-2105	Check date: 12/29/2025 12/12/2025 Payroll Tax	Social Security-Employer	166.92	
		Invoice Total	<b>166.92</b>	<b>166.92</b>
		Check Total	<b>166.92</b>	<b>166.92</b>
eCheck #: N/A PY12122025 100-2105	Check date: 12/29/2025 12/12/2025 Payroll Tax	Social Security-Employee	166.92	
		Invoice Total	<b>166.92</b>	<b>166.92</b>
		Check Total	<b>166.92</b>	<b>166.92</b>

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Vendor Invoice # Account #	Invoice Date Account Description	Invoice Description	Invoice Amount	Payment Amount
IRS				
eCheck #: N/A PY12262025 100-2105	Check date: 12/29/2025 12/26/2025 Payroll Tax	Medicare-Employee	39.04	
		Invoice Total	<b>39.04</b>	<b>39.04</b>
		Check Total	<b>39.04</b>	<b>39.04</b>
eCheck #: N/A PY12262025 100-2105	Check date: 12/29/2025 12/26/2025 Payroll Tax	Medicare-Employer	39.04	
		Invoice Total	<b>39.04</b>	<b>39.04</b>
		Check Total	<b>39.04</b>	<b>39.04</b>
eCheck #: N/A PY12262025 100-2105	Check date: 12/29/2025 12/26/2025 Payroll Tax	Social Security-Employer	166.92	
		Invoice Total	<b>166.92</b>	<b>166.92</b>
		Check Total	<b>166.92</b>	<b>166.92</b>
eCheck #: N/A PY12262025 100-2105	Check date: 12/29/2025 12/26/2025 Payroll Tax	Federal Withholding	143.65	
		Invoice Total	<b>143.65</b>	<b>143.65</b>
		Check Total	<b>143.65</b>	<b>143.65</b>
eCheck #: N/A PY12262025 100-2105	Check date: 12/29/2025 12/26/2025 Payroll Tax	Social Security-Employee	166.92	
		Invoice Total	<b>166.92</b>	<b>166.92</b>
		Check Total	<b>166.92</b>	<b>166.92</b>

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Vendor Invoice # Account #	Invoice Date Account Description	Invoice Description	Invoice Amount	Payment Amount
IRS				
Total number of payments: 10		<b>Total</b>	<b>1,111.14</b>	<b>1,111.14</b>
Jay Gootee				
Check #: 6583	Check date: 12/29/2025	Reimbursement - Dryer Parts		
12-21-2025	12/29/2025			
100-40-5311	Maint & Repair		23.82	
		Invoice Total	<b>23.82</b>	<b>23.82</b>
		Check Total	<b>23.82</b>	<b>23.82</b>
Total number of payments: 1		<b>Total</b>	<b>23.82</b>	<b>23.82</b>
Laurie Boudreaux				
Check #: 6581	Check date: 12/21/2025	Reimburse - GLO- Mit-Mod Grant Kick - O		
2000132-09770676	12/18/2025			
100-10-5041	Community Outreach		66.00	
		Invoice Total	<b>66.00</b>	<b>66.00</b>
		Check Total	<b>66.00</b>	<b>66.00</b>
Total number of payments: 1		<b>Total</b>	<b>66.00</b>	<b>66.00</b>
Lease Direct				
eCheck #: N/A	Check date: 12/21/2025	December 2025 copy machine rental		
593257765	12/15/2025			
100-10-5036	Copy and Printing		147.95	
		Invoice Total	<b>147.95</b>	<b>147.95</b>
		Check Total	<b>147.95</b>	<b>147.95</b>
Total number of payments: 1		<b>Total</b>	<b>147.95</b>	<b>147.95</b>

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Vendor Invoice # Account #	Invoice Date Account Description	Invoice Description	Invoice Amount	Payment Amount
Marta G. Cleaning Services eCheck #: N/A 22 100-40-5310	Check date: 12/7/2025 12/7/2025 Janitorial Services	November 11-15 thru 12-05	560.00	
		Invoice Total	<b>560.00</b>	<b>560.00</b>
		Check Total	<b>560.00</b>	<b>560.00</b>
Total number of payments: 1		<b>Total</b>	<b>560.00</b>	<b>560.00</b>
Scoop Health - Next Level eCheck #: N/A PY12122025 100-2107	Check date: 12/18/2025 12/12/2025 Health Ins Payable	Scoop Health - Next Level	80.80	
		Invoice Total	<b>80.80</b>	<b>80.80</b>
		Check Total	<b>80.80</b>	<b>80.80</b>
Total number of payments: 1		<b>Total</b>	<b>80.80</b>	<b>80.80</b>
Stacey Gootee Check #: 6584 December 2025 100-10-5258	Check date: 12/29/2025 12/29/2025 Consulting	December 2025 - Finance	616.00	
		Invoice Total	<b>616.00</b>	<b>616.00</b>
		Check Total	<b>616.00</b>	<b>616.00</b>
Total number of payments: 1		<b>Total</b>	<b>616.00</b>	<b>616.00</b>

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Vendor Invoice # Account #	Invoice Date Account Description	Invoice Description	Invoice Amount	Payment Amount
TMRS				
eCheck #: N/A PY12122025 100-2108	Check date: 12/29/2025 12/12/2025 TMRS Payable	TMRS-Employee	188.46	
		Invoice Total	<b>188.46</b>	<b>188.46</b>
PY12122025 100-2108	12/12/2025 TMRS Payable	TMRS-Employer	299.65	
		Invoice Total	<b>299.65</b>	<b>239.07</b>
PY12262025 100-2108	12/26/2025 TMRS Payable	TMRS-Employee	188.46	
		Invoice Total	<b>188.46</b>	<b>188.46</b>
PY12262025 100-2108	12/26/2025 TMRS Payable	TMRS-Employer	239.08	
		Invoice Total	<b>239.08</b>	<b>239.08</b>
December 2025 100-10-5210	12/30/2025 Retirement TMRS	Correction for % variance in FV PY	(60.58)	
		Invoice Total	<b>(60.58)</b>	<b>0.00</b>
		Check Total	<b>855.07</b>	<b>855.07</b>
		<b>Total</b>	<b>855.07</b>	<b>855.07</b>

Total number of payments: 1

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Vendor Invoice # Account #	Invoice Date Account Description	Invoice Description	Invoice Amount	Payment Amount
TXHB - TX Health Benefits eCheck #: N/A PY12122025 100-2107	Check date: 12/4/2025 12/4/2025 Health Ins Payable	TXHB	897.09	
		Invoice Total	<b>897.09</b>	<b>897.09</b>
		Check Total	<b>897.09</b>	<b>897.09</b>
		<b>Total</b>	<b>897.09</b>	<b>897.09</b>
Total number of payments: 1				
		<b>Grand Total</b>	<b>7,125.53</b>	<b>7,125.53</b>

City of Simonton  
 Payment Report Summary  
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Account Number	Account Description	Total Number of Payments	Total Amount of Payments
100-10-5036	Copy and Printing	1	147.95
100-10-5041	Community Outreach	1	66.00
100-10-5210	Retirement TMRS	1	0.00
100-10-5251	FBC Tax Office	1	284.80
100-10-5258	Consulting	3	1,906.00
100-2105	Payroll Tax	10	1,111.14
100-2107	Health Ins Payable	2	977.89
100-2108	TMRS Payable	4	855.07
100-40-5301	Internet	1	792.86
100-40-5310	Janitorial Services	1	560.00
100-40-5311	Maint & Repair	1	23.82
200-81-5032	Advertising and Marketing	1	200.00
300-81-5032	Advertising	1	200.00
	<b>Total</b>	<b>28</b>	<b>7,125.53</b>

City of Simonton  
 Financial Statement  
 As of December 31, 2025

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<b>100 - General Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Ad Valorem	26,516.59	29,531.17	(3,014.58)	26,516.59	354,374.00	7.48%	327,857.41
Other Revenue Sources	18,392.19	44,846.48	(26,454.29)	59,145.30	538,350.00	10.99%	479,204.70
Sales & Property Taxes	51,580.14	23,560.83	28,019.31	101,648.63	282,750.00	35.95%	181,101.37
Not Categorized	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
EDCs Fees	0.00	525.00	(525.00)	0.00	6,300.00	0.00%	6,300.00
Leases & Rents	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Permits & Licenses	7,627.15	1,250.00	6,377.15	12,033.80	15,000.00	80.23%	2,966.20
Business & Franchise	7,433.10	3,250.00	4,183.10	13,508.38	39,000.00	34.64%	25,491.62
Municipal Court Revenue	0.00	91.67	(91.67)	0.00	1,100.00	0.00%	1,100.00
Interest Income	1,101.47	1,800.01	(698.54)	4,698.27	21,600.00	21.75%	16,901.73
Revenue Totals	<u>112,650.64</u>	<u>104,855.16</u>	<u>7,795.48</u>	<u>217,550.97</u>	<u>1,258,474.00</u>	<u>17.29%</u>	<u>1,040,923.03</u>
<b>Expense Summary</b>							
Other Expenses	0.00	5,781.41	(5,781.41)	303.25	69,386.00	0.44%	69,082.75
Insurance Expense	2,719.60	2,133.34	586.26	11,308.51	25,600.00	44.17%	14,291.49
Office & Supplies	3,569.50	7,043.76	(3,474.26)	33,106.14	84,525.00	39.17%	51,418.86
Legal & Professional	11,286.22	25,804.59	(14,518.37)	29,232.38	309,655.00	9.44%	280,422.62
Payroll/Personnel	7,631.03	25,410.87	(17,779.84)	30,890.15	305,040.00	10.13%	274,149.85
Community Programs & Donations	66.00	416.67	(350.67)	166.00	5,000.00	3.32%	4,834.00
Not Categorized	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Dues & Subscriptions	1,052.92	250.00	802.92	13,010.73	3,000.00	433.69%	(10,010.73)
Transfers Out	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Debt Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Capital	0.00	107,814.40	(107,814.40)	7.50	1,294,288.00	0.00%	1,294,280.50
Maintenance & Repair	27,215.00	59,520.27	(32,305.27)	34,554.74	714,512.00	4.84%	679,957.26
Utilities	681.02	880.66	(199.64)	2,068.99	10,568.00	19.58%	8,499.01

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<b>100 - General Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Expense Totals	54,221.29	235,055.97	(180,834.68)	154,648.39	2,821,574.00	5.48%	2,666,925.61

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<b>100 - General Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Ad Valorem</b>							
100-4001 Ad Valorem	26,516.59	29,531.17	(3,014.58)	26,516.59	354,374.00	7.48%	327,857.41
Ad Valorem Totals	26,516.59	29,531.17	(3,014.58)	26,516.59	354,374.00	7.48%	327,857.41
<b>Other Revenue Sources</b>							
100-4002 FBC CAD #8	18,392.19	4,833.33	13,558.86	49,547.95	58,000.00	85.43%	8,452.05
100-4650 Other Revenue/General Fund	0.00	40,013.15	(40,013.15)	9,597.35	480,350.00	2.00%	470,752.65
Other Revenue Sources Totals	18,392.19	44,846.48	(26,454.29)	59,145.30	538,350.00	10.99%	479,204.70
<b>Sales &amp; Property Taxes</b>							
100-4003 Mixed Beverage	3,419.69	2,833.33	586.36	9,667.03	34,000.00	28.43%	24,332.97
100-4010 Sales Tax - City's Portion	36,120.34	16,583.33	19,537.01	71,177.26	199,000.00	35.77%	127,822.74
100-4011 1/4% Sales Tax (Roads)	12,040.11	4,144.17	7,895.94	20,804.34	49,750.00	41.82%	28,945.66
Sales & Property Taxes Totals	51,580.14	23,560.83	28,019.31	101,648.63	282,750.00	35.95%	181,101.37
<b>Not Categorized</b>							
100-4004 Penalty and Interest	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-4740 Grants Revenue	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>EDCs Fees</b>							
100-4012 Sales Tax- EDC 4B	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-4013 Sales Tax- EDC 4A	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-4401 EDC Technology Fund	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-4404 EDC Insurance Fees In	0.00	58.33	(58.33)	0.00	700.00	0.00%	700.00
100-4405 EDC Administrative Fees In	0.00	300.00	(300.00)	0.00	3,600.00	0.00%	3,600.00
100-4406 EDC Audit Fee In	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
EDCs Fees Totals	0.00	525.00	(525.00)	0.00	6,300.00	0.00%	6,300.00

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<b>100 - General Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Leases &amp; Rents</b>							
100-4020 Rental Income	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Leases & Rents Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Permits &amp; Licenses</b>							
100-4031 Off Site Beverage Permit	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-4032 Building Permits	7,627.15	1,250.00	6,377.15	12,033.80	15,000.00	80.23%	2,966.20
Permits & Licenses Totals	7,627.15	1,250.00	6,377.15	12,033.80	15,000.00	80.23%	2,966.20
<b>Business &amp; Franchise</b>							
100-4033 Centerpoint Franchise Fees	5,871.38	2,666.67	3,204.71	11,742.76	32,000.00	36.70%	20,257.24
100-4034 Franchise Fees	1,561.72	583.33	978.39	1,765.62	7,000.00	25.22%	5,234.38
Business & Franchise Totals	7,433.10	3,250.00	4,183.10	13,508.38	39,000.00	34.64%	25,491.62
<b>Municipal Court Revenue</b>							
100-4220 Municipal Court Fines	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-4250 Child Safety Fee from County	0.00	91.67	(91.67)	0.00	1,100.00	0.00%	1,100.00
Municipal Court Revenue Totals	0.00	91.67	(91.67)	0.00	1,100.00	0.00%	1,100.00
<b>Interest Income</b>							
100-4600 Interest - Other	518.84	391.67	127.17	1,491.74	4,700.00	31.74%	3,208.26
100-4616 Interest - TexPOOL	0.00	716.67	(716.67)	1,390.89	8,600.00	16.17%	7,209.11
100-4618 Interest - CDARS	0.00	150.00	(150.00)	0.00	1,800.00	0.00%	1,800.00
100-4619 Interest - New First ICS	582.63	541.67	40.96	1,815.64	6,500.00	27.93%	4,684.36
Interest Income Totals	1,101.47	1,800.01	(698.54)	4,698.27	21,600.00	21.75%	16,901.73
Revenue Totals	112,650.64	104,855.16	7,795.48	217,550.97	1,258,474.00	17.29%	1,040,923.03

<b>100 - General Fund Non Departmental</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Non Departmental Totals</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>

<b>100 - General Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Programs & Donations	66.00	416.67	(350.67)	166.00	5,000.00	3.32%	4,834.00
Debt Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Dues & Subscriptions	1,052.92	250.00	802.92	13,010.73	3,000.00	433.69%	(10,010.73)
Insurance Expense	2,719.60	2,133.34	586.26	11,308.51	25,600.00	44.17%	14,291.49
Legal & Professional	10,781.05	10,554.58	226.47	27,626.24	126,655.00	21.81%	99,028.76
Not Categorized	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Office & Supplies	1,557.48	3,777.09	(2,219.61)	26,517.70	45,325.00	58.51%	18,807.30
Other Expenses	0.00	875.00	(875.00)	0.00	10,500.00	0.00%	10,500.00
Payroll/Personnel	7,631.03	25,410.87	(17,779.84)	30,890.15	305,040.00	10.13%	274,149.85
Transfers Out	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Administration Totals</b>	<u>23,808.08</u>	<u>43,417.55</u>	<u>(19,609.47)</u>	<u>109,519.33</u>	<u>521,120.00</u>	<u>21.02%</u>	<u>411,600.67</u>

<b>100 - General Fund Emergency Management</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital	0.00	541.66	(541.66)	7.50	6,500.00	0.12%	6,492.50
Legal & Professional	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Maintenance & Repair	0.00	333.33	(333.33)	57.30	4,000.00	1.43%	3,942.70
Office & Supplies	(76.50)	25.00	(101.50)	76.50	300.00	25.50%	223.50
Other Expenses	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
Payroll/Personnel	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

<b>Emergency Management Totals</b>	(76.50)	3,816.66	(3,893.16)	141.30	45,800.00	0.31%	45,658.70
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<b>100 - General Fund Public Safety</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Office & Supplies	0.00	1,166.67	(1,166.67)	0.00	14,000.00	0.00%	14,000.00
Other Expenses	0.00	112.50	(112.50)	303.25	1,350.00	22.46%	1,046.75
Payroll/Personnel	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Public Safety Totals</b>	<b>0.00</b>	<b>1,279.17</b>	<b>(1,279.17)</b>	<b>303.25</b>	<b>15,350.00</b>	<b>1.98%</b>	<b>15,046.75</b>

<b>100 - General Fund Facilities</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Maintenance & Repair	780.00	3,258.33	(2,478.33)	8,062.44	39,100.00	20.62%	31,037.56
Office & Supplies	2,088.52	2,075.00	13.52	6,511.94	24,900.00	26.15%	18,388.06
Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Utilities	681.02	880.66	(199.64)	2,068.99	10,568.00	19.58%	8,499.01
<b>Facilities Totals</b>	<b>3,549.54</b>	<b>6,213.99</b>	<b>(2,664.45)</b>	<b>16,643.37</b>	<b>74,568.00</b>	<b>22.32%</b>	<b>57,924.63</b>

<b>100 - General Fund Public Works</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital	0.00	107,272.74	(107,272.74)	0.00	1,287,788.00	0.00%	1,287,788.00
Legal & Professional	505.17	15,250.01	(14,744.84)	1,606.14	183,000.00	0.88%	181,393.86
Maintenance & Repair	26,435.00	55,928.61	(29,493.61)	26,435.00	671,412.00	3.94%	644,977.00
Office & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Other Expenses	0.00	1,877.24	(1,877.24)	0.00	22,536.00	0.00%	22,536.00
<b>Public Works Totals</b>	<b>26,940.17</b>	<b>180,328.60</b>	<b>(153,388.43)</b>	<b>28,041.14</b>	<b>2,164,736.00</b>	<b>1.30%</b>	<b>2,136,694.86</b>

<b>100 - General Fund Keep Simonton Beautiful</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Programs & Donations	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Dues & Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Office & Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Payroll/Personnel	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Keep Simonton Beautiful Totals</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>
<b>100 - General Fund Municipal Courts</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Municipal Courts Totals</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>
<b>Expense Total</b>	<u><u>54,221.29</u></u>	<u><u>235,055.97</u></u>	<u><u>(180,834.68)</u></u>	<u><u>154,648.39</u></u>	<u><u>2,821,574.00</u></u>	<u><u>5.48%</u></u>	<u><u>2,666,925.61</u></u>

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<b>100 - General Fund Non Departmental</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-00-6000 Fiscal Year Adjustments	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Non Departmental Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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<b>100 - General Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-10-5001 Liability Insurance	0.00	666.67	(666.67)	7,545.02	8,000.00	94.31%	454.98
100-10-5002 Health Insurance	2,719.60	1,466.67	1,252.93	3,763.49	17,600.00	21.38%	13,836.51
100-10-5023 FBC Sheriff's Office	153.00	25.00	128.00	0.00	300.00	0.00%	300.00
100-10-5030 Technology	426.28	3,000.00	(2,573.72)	23,278.29	36,000.00	64.66%	12,721.71
100-10-5033 Bank Charges	70.00	6.25	63.75	70.00	75.00	93.33%	5.00
100-10-5035 Office Supply & postage	335.97	250.00	85.97	1,466.37	3,000.00	48.88%	1,533.63
100-10-5036 Copy and Printing	642.23	416.67	225.56	1,773.04	5,000.00	35.46%	3,226.96
100-10-5038 Mileage Reimbursement	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
100-10-5041 Community Outreach	66.00	416.67	(350.67)	166.00	5,000.00	3.32%	4,834.00
100-10-5200 Payroll	5,384.60	17,992.80	(12,608.20)	23,618.99	216,000.00	10.93%	192,381.01
100-10-5205 Payroll Tax	713.82	3,998.40	(3,284.58)	2,362.59	48,000.00	4.92%	45,637.41
100-10-5210 Retirement TMRS	357.61	2,461.67	(2,104.06)	1,855.86	29,540.00	6.28%	27,684.14
100-10-5215 Human Resources Costs	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
100-10-5250 FBC Appraisal Dist.	0.00	250.00	(250.00)	904.00	3,000.00	30.13%	2,096.00
100-10-5251 FBC Tax Office	284.80	48.33	236.47	284.80	580.00	49.10%	295.20
100-10-5252 Accounting and Audit Fees	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
100-10-5253 Legal Notices	0.00	83.33	(83.33)	62.19	1,000.00	6.22%	937.81
100-10-5256 Attorney Fees	3,464.00	4,583.33	(1,119.33)	12,441.00	55,000.00	22.62%	42,559.00
100-10-5258 Consulting	6,962.25	2,666.67	4,295.58	13,864.25	32,000.00	43.33%	18,135.75
100-10-5259 TMRS Fees	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-10-5260 Professional Memberships	0.00	100.00	(100.00)	295.48	1,200.00	24.62%	904.52
100-10-5261 Apparel & Promotion	0.00	62.50	(62.50)	0.00	750.00	0.00%	750.00
100-10-5262 Travel & Training	1,175.00	833.00	342.00	3,052.71	10,000.00	30.53%	6,947.29
100-10-5263 Subscriptions	1,052.92	150.00	902.92	12,715.25	1,800.00	706.40%	(10,915.25)
100-10-5264 Contracts	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-10-5270 Notices of Public Hearings	0.00	22.92	(22.92)	0.00	275.00	0.00%	275.00

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<b>100 - General Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-10-5285 Election Costs	0.00	666.67	(666.67)	0.00	8,000.00	0.00%	8,000.00
100-10-5354 Notary Fees	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-10-5500 Miscellaneous	0.00	208.33	(208.33)	0.00	2,500.00	0.00%	2,500.00
100-10-5540 Transfer to EDC 4A	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-10-5541 Transfer to EDC 4B	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-10-5550 Debt Issue Costs	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-10-5551 Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-10-5552 Debt Principal	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-10-6010 Late Fees and Penalties	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Administration Totals	<u>23,808.08</u>	<u>43,417.55</u>	<u>(19,609.47)</u>	<u>109,519.33</u>	<u>521,120.00</u>	<u>21.02%</u>	<u>411,600.67</u>

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<b>100 - General Fund Emergency Management</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-20-5022 Incidence Response	0.00	2,916.67	(2,916.67)	0.00	35,000.00	0.00%	35,000.00
100-20-5023 FBC Sheriff's Office	(76.50)	25.00	(101.50)	76.50	300.00	25.50%	223.50
100-20-5030 Technology	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-20-5036 Copy and Printing	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-20-5262 Travel & Training	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-20-5264 Contracts	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-20-5275 Capital Improvement	0.00	333.33	(333.33)	0.00	4,000.00	0.00%	4,000.00
100-20-5313 Maintenance & Operations	0.00	333.33	(333.33)	57.30	4,000.00	1.43%	3,942.70
100-20-5320 Equipment	0.00	208.33	(208.33)	7.50	2,500.00	0.30%	2,492.50
100-20-5500 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Emergency Management Totals</b>	<u>(76.50)</u>	<u>3,816.66</u>	<u>(3,893.16)</u>	<u>141.30</u>	<u>45,800.00</u>	<u>0.31%</u>	<u>45,658.70</u>

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<b>100 - General Fund Public Safety</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-30-5015 Child Safety Fee	0.00	91.67	(91.67)	303.25	1,100.00	27.57%	796.75
100-30-5018 Fire Protection / Training	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-30-5020 Emergency Management -	0.00	20.83	(20.83)	0.00	250.00	0.00%	250.00
100-30-5030 Technology	0.00	1,166.67	(1,166.67)	0.00	14,000.00	0.00%	14,000.00
100-30-5275 Capital Improvement	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-30-5320 Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-30-5500 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Public Safety Totals</b>	<b>0.00</b>	<b>1,279.17</b>	<b>(1,279.17)</b>	<b>303.25</b>	<b>15,350.00</b>	<b>1.98%</b>	<b>15,046.75</b>

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<b>100 - General Fund Facilities</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-40-5030 Technology	41.99	458.33	(416.34)	73.97	5,500.00	1.34%	5,426.03
100-40-5275 Capital Improvement	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-40-5301 Internet	1,486.53	960.00	526.53	4,622.97	11,520.00	40.13%	6,897.03
100-40-5302 City Hall Electricity	250.51	371.50	(120.99)	858.04	4,458.00	19.25%	3,599.96
100-40-5303 Street Lights	430.51	463.33	(32.82)	1,160.95	5,560.00	20.88%	4,399.05
100-40-5304 Telephone	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-40-5305 Other Utility Services	0.00	45.83	(45.83)	50.00	550.00	9.09%	500.00
100-40-5309 City Hall Pest Control	0.00	50.00	(50.00)	135.00	600.00	22.50%	465.00
100-40-5310 Janitorial Services	560.00	606.67	(46.67)	1,680.00	7,280.00	23.08%	5,600.00
100-40-5311 Maint & Repair	780.00	416.67	363.33	8,062.44	5,000.00	161.25%	(3,062.44)
100-40-5314 Maint&Repair-Generator	0.00	133.33	(133.33)	0.00	1,600.00	0.00%	1,600.00
100-40-5315 Maint&Repair-Flood Pump	0.00	250.00	(250.00)	0.00	3,000.00	0.00%	3,000.00
100-40-5318 Equipment Replacement	0.00	708.33	(708.33)	0.00	8,500.00	0.00%	8,500.00
100-40-5319 Building Improvements	0.00	1,750.00	(1,750.00)	0.00	21,000.00	0.00%	21,000.00
100-40-5320 Equipment	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-40-5500 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-40-6090 Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Facilities Totals</b>	<b>3,549.54</b>	<b>6,213.99</b>	<b>(2,664.45)</b>	<b>16,643.37</b>	<b>74,568.00</b>	<b>22.32%</b>	<b>57,924.63</b>

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<b>100 - General Fund Public Works</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-50-5029 Permit Fees	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-50-5030 Technology	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-50-5271 Engineering Fees	0.00	1,416.67	(1,416.67)	0.00	17,000.00	0.00%	17,000.00
100-50-5272 L & P - Residential	505.17	666.67	(161.50)	1,606.14	8,000.00	20.08%	6,393.86
100-50-5273 L & P - Commercial	0.00	250.00	(250.00)	0.00	3,000.00	0.00%	3,000.00
100-50-5274 Planning and Zoning	0.00	12,916.67	(12,916.67)	0.00	155,000.00	0.00%	155,000.00
100-50-5354 Notary Fees	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-50-5400 Road Repair-Minor	0.00	2,405.28	(2,405.28)	0.00	28,875.00	0.00%	28,875.00
100-50-5401 Road Repair-Major	0.00	107,272.74	(107,272.74)	0.00	1,287,788.00	0.00%	1,287,788.00
100-50-5405 Drainage	0.00	53,523.33	(53,523.33)	0.00	642,537.00	0.00%	642,537.00
100-50-5406 Public Mowing	26,435.00	0.00	26,435.00	26,435.00	0.00	0.00%	(26,435.00)
100-50-5500 Miscellaneous	0.00	1,877.24	(1,877.24)	0.00	22,536.00	0.00%	22,536.00
<b>Public Works Totals</b>	<b>26,940.17</b>	<b>180,328.60</b>	<b>(153,388.43)</b>	<b>28,041.14</b>	<b>2,164,736.00</b>	<b>1.30%</b>	<b>2,136,694.86</b>

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<b>100 - General Fund Keep Simonton Beautiful</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-60-5035 Office Supply & postage	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-60-5036 Copy and Printing	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-60-5041 Community Outreach	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-60-5260 Professional Memberships	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-60-5261 Apparel & Promotion	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-60-5262 Travel & Training	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-60-5350 Beautification	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
100-60-5500 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Keep Simonton Beautiful Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>

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<b>100 - General Fund Municipal Courts</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-70-5280 Municipal Court Costs	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Municipal Courts Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	54,221.29	235,055.97	(180,834.68)	154,648.39	2,821,574.00	5.48%	2,666,925.61

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<b>200 - EDC - 4A</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
EDCs Fees	12,040.11	4,144.17	7,895.94	20,804.34	49,750.00	41.82%	28,945.66
Interest Income	244.47	216.67	27.80	772.52	2,600.00	29.71%	1,827.48
Transfers In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	<u>12,284.58</u>	<u>4,360.84</u>	<u>7,923.74</u>	<u>21,576.86</u>	<u>52,350.00</u>	<u>41.22%</u>	<u>30,773.14</u>
<b>Expense Summary</b>							
Other Expenses	0.00	308.34	(308.34)	0.00	3,700.00	0.00%	3,700.00
Insurance Expense	0.00	29.17	(29.17)	0.00	350.00	0.00%	350.00
Office & Supplies	400.00	524.99	(124.99)	800.00	6,300.00	12.70%	5,500.00
Community Programs & Donations	752.68	159.17	593.51	752.68	1,910.00	39.41%	1,157.32
Legal & Professional	0.00	1,791.66	(1,791.66)	0.00	21,500.00	0.00%	21,500.00
Dues & Subscriptions	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
Capital	0.00	503.23	(503.23)	0.00	6,040.00	0.00%	6,040.00
Maintenance & Repair	0.00	708.33	(708.33)	2,586.43	8,500.00	30.43%	5,913.57
Expense Totals	<u>1,152.68</u>	<u>4,066.56</u>	<u>(2,913.88)</u>	<u>4,139.11</u>	<u>48,800.00</u>	<u>8.48%</u>	<u>44,660.89</u>

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<b>200 - EDC - 4A</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>EDCs Fees</b>							
200-4013 Sales Tax- EDC 4A	12,040.11	4,144.17	7,895.94	20,804.34	49,750.00	41.82%	28,945.66
EDCs Fees Totals	12,040.11	4,144.17	7,895.94	20,804.34	49,750.00	41.82%	28,945.66
<b>Interest Income</b>							
200-4600 Interest - Other	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-4618 Interest - CDARS	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-4619 Interest EDC 4A ICS	244.47	216.67	27.80	772.52	2,600.00	29.71%	1,827.48
Interest Income Totals	244.47	216.67	27.80	772.52	2,600.00	29.71%	1,827.48
<b>Transfers In</b>							
200-4710 Transfer from Reserves	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers In Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Not Categorized</b>							
200-4713 Transfer In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	12,284.58	4,360.84	7,923.74	21,576.86	52,350.00	41.22%	30,773.14

<b>200 - EDC - 4A Non Departmental</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Non Departmental Totals</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>

<b>200 - EDC - 4A Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital	0.00	253.23	(253.23)	0.00	3,040.00	0.00%	3,040.00
Community Programs & Donations	0.00	4.17	(4.17)	0.00	50.00	0.00%	50.00
Dues & Subscriptions	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
Insurance Expense	0.00	29.17	(29.17)	0.00	350.00	0.00%	350.00
Legal & Professional	0.00	1,791.66	(1,791.66)	0.00	21,500.00	0.00%	21,500.00
Office & Supplies	0.00	149.99	(149.99)	0.00	1,800.00	0.00%	1,800.00
Other Expenses	0.00	100.00	(100.00)	0.00	1,200.00	0.00%	1,200.00
<b>Administration Totals</b>	<u>0.00</u>	<u>2,369.89</u>	<u>(2,369.89)</u>	<u>0.00</u>	<u>28,440.00</u>	<u>0.00%</u>	<u>28,440.00</u>

<b>200 - EDC - 4A Public Works</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Maintenance & Repair	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Public Works Totals</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>

<b>200 - EDC - 4A Marketing</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Office & Supplies	400.00	375.00	25.00	800.00	4,500.00	17.78%	3,700.00
Other Expenses	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00

<b>Marketing Totals</b>	400.00	541.67	(141.67)	800.00	6,500.00	12.31%	5,700.00
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<b>200 - EDC - 4A Community Development</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital	0.00	250.00	(250.00)	0.00	3,000.00	0.00%	3,000.00
Community Programs & Donations	752.68	71.67	681.01	752.68	860.00	87.52%	107.32
Maintenance & Repair	0.00	583.33	(583.33)	2,586.43	7,000.00	36.95%	4,413.57
Other Expenses	0.00	16.67	(16.67)	0.00	200.00	0.00%	200.00
<b>Community Development Totals</b>	752.68	921.67	(168.99)	3,339.11	11,060.00	30.19%	7,720.89

<b>200 - EDC - 4A Business &amp; Industry Developmen</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Programs & Donations	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
Maintenance & Repair	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
Other Expenses	0.00	25.00	(25.00)	0.00	300.00	0.00%	300.00
<b>Business &amp; Industry Development Tota</b>	0.00	233.33	(233.33)	0.00	2,800.00	0.00%	2,800.00
<b>Expense Total</b>	1,152.68	4,066.56	(2,913.88)	4,139.11	48,800.00	8.48%	44,660.89

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<b>200 - EDC - 4A Non Departmental</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-00-6000 Fiscal Year Adjustments	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Non Departmental Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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<b>200 - EDC - 4A Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-10-5001 Insurance	0.00	29.17	(29.17)	0.00	350.00	0.00%	350.00
200-10-5010 Dues & fees	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
200-10-5030 Technology	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-10-5035 Supplies	0.00	120.83	(120.83)	0.00	1,450.00	0.00%	1,450.00
200-10-5040 Publications	0.00	4.17	(4.17)	0.00	50.00	0.00%	50.00
200-10-5240 Administrative Service - City	0.00	91.67	(91.67)	0.00	1,100.00	0.00%	1,100.00
200-10-5252 Accounting and Audit Fees	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
200-10-5254 Director / meeting expenses	0.00	20.83	(20.83)	0.00	250.00	0.00%	250.00
200-10-5260 Memberships	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
200-10-5270 Public Notices	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
200-10-5320 Equipment	0.00	253.23	(253.23)	0.00	3,040.00	0.00%	3,040.00
200-10-5520 Professional Services -	0.00	1,500.00	(1,500.00)	0.00	18,000.00	0.00%	18,000.00
200-10-5521 Professional Services - Other	0.00	208.33	(208.33)	0.00	2,500.00	0.00%	2,500.00
200-10-5530 Contingency	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Administration Totals	0.00	2,369.89	(2,369.89)	0.00	28,440.00	0.00%	28,440.00

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<b>200 - EDC - 4A Public Works</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-50-5406 Public Mowing	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Public Works Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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<b>200 - EDC - 4A Marketing</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-81-5031 Website	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
200-81-5032 Advertising and Marketing	400.00	250.00	150.00	800.00	3,000.00	26.67%	2,200.00
200-81-5530 Contingency	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
Marketing Totals	400.00	541.67	(141.67)	800.00	6,500.00	12.31%	5,700.00

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<b>200 - EDC - 4A Community Development</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-82-5041 Community Outreach	752.68	71.67	681.01	752.68	860.00	87.52%	107.32
200-82-5275 City Facility Projects	0.00	250.00	(250.00)	0.00	3,000.00	0.00%	3,000.00
200-82-5311 Lighting, Landscaping,	0.00	583.33	(583.33)	2,586.43	7,000.00	36.95%	4,413.57
200-82-5530 Contingency	0.00	16.67	(16.67)	0.00	200.00	0.00%	200.00
Community Development Totals	<u>752.68</u>	<u>921.67</u>	<u>(168.99)</u>	<u>3,339.11</u>	<u>11,060.00</u>	<u>30.19%</u>	<u>7,720.89</u>

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<b>200 - EDC - 4A Business &amp; Industry Developme</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-84-5265 Incentives	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
200-84-5276 Infrastructure	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
200-84-5530 Contingency	0.00	25.00	(25.00)	0.00	300.00	0.00%	300.00
Business & Industry Development Total	0.00	233.33	(233.33)	0.00	2,800.00	0.00%	2,800.00
Expense Totals	1,152.68	4,066.56	(2,913.88)	4,139.11	48,800.00	8.48%	44,660.89

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<b>300 - EDC - 4B</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
EDCs Fees	24,080.23	8,288.35	15,791.88	41,608.69	99,500.00	41.82%	57,891.31
Interest Income	217.81	250.00	(32.19)	661.10	3,000.00	22.04%	2,338.90
Transfers In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	<u>24,298.04</u>	<u>8,538.35</u>	<u>15,759.69</u>	<u>42,269.79</u>	<u>102,500.00</u>	<u>41.24%</u>	<u>60,230.21</u>
<b>Expense Summary</b>							
Other Expenses	0.00	940.75	(940.75)	0.00	11,289.00	0.00%	11,289.00
Insurance Expense	0.00	29.17	(29.17)	0.00	350.00	0.00%	350.00
Office & Supplies	400.00	37.49	362.51	800.00	450.00	177.78%	(350.00)
Community Programs & Donations	0.00	200.84	(200.84)	0.00	2,410.00	0.00%	2,410.00
Legal & Professional	0.00	2,750.00	(2,750.00)	0.00	33,000.00	0.00%	33,000.00
Capital	0.00	733.41	(733.41)	0.00	8,801.00	0.00%	8,801.00
Transfers Out	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Maintenance & Repair	0.00	2,666.67	(2,666.67)	3,990.00	32,000.00	12.47%	28,010.00
Grant Expense	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
Expense Totals	<u>400.00</u>	<u>8,191.66</u>	<u>(7,791.66)</u>	<u>4,790.00</u>	<u>98,300.00</u>	<u>4.87%</u>	<u>93,510.00</u>

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<b>300 - EDC - 4B</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>EDCs Fees</b>							
300-4012 Sales Tax- EDC 4B	24,080.23	8,288.35	15,791.88	41,608.69	99,500.00	41.82%	57,891.31
EDCs Fees Totals	24,080.23	8,288.35	15,791.88	41,608.69	99,500.00	41.82%	57,891.31
<b>Interest Income</b>							
300-4618 Interest - CDARS	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
300-4619 Interest EDC 4B ICS	217.81	250.00	(32.19)	661.10	3,000.00	22.04%	2,338.90
300-4620 Bank Interest	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Interest Income Totals	217.81	250.00	(32.19)	661.10	3,000.00	22.04%	2,338.90
<b>Transfers In</b>							
300-4710 Transfer from Reserves	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers In Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Not Categorized</b>							
300-4713 Transfer In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	24,298.04	8,538.35	15,759.69	42,269.79	102,500.00	41.24%	60,230.21

<b>300 - EDC - 4B Non Departmental</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Non Departmental Totals</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>

<b>300 - EDC - 4B Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital	0.00	650.08	(650.08)	0.00	7,801.00	0.00%	7,801.00
Community Programs & Donations	0.00	4.17	(4.17)	0.00	50.00	0.00%	50.00
Insurance Expense	0.00	29.17	(29.17)	0.00	350.00	0.00%	350.00
Legal & Professional	0.00	2,625.00	(2,625.00)	0.00	31,500.00	0.00%	31,500.00
Office & Supplies	0.00	37.49	(37.49)	0.00	450.00	0.00%	450.00
Other Expenses	0.00	233.33	(233.33)	0.00	2,800.00	0.00%	2,800.00
Transfers Out	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Administration Totals</b>	<u>0.00</u>	<u>3,579.24</u>	<u>(3,579.24)</u>	<u>0.00</u>	<u>42,951.00</u>	<u>0.00%</u>	<u>42,951.00</u>

<b>300 - EDC - 4B Public Works</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Maintenance & Repair	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Public Works Totals</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>

<b>300 - EDC - 4B Marketing</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Programs & Donations	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
Office & Supplies	400.00	0.00	400.00	800.00	0.00	0.00%	(800.00)
Other Expenses	0.00	682.42	(682.42)	0.00	8,189.00	0.00%	8,189.00

<b>Marketing Totals</b>	400.00	724.09	(324.09)	800.00	8,689.00	9.21%	7,889.00
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<b>300 - EDC - 4B Community Development</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
Community Programs & Donations	0.00	71.67	(71.67)	0.00	860.00	0.00%	860.00
Maintenance & Repair	0.00	2,500.00	(2,500.00)	3,990.00	30,000.00	13.30%	26,010.00
Other Expenses	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
<b>Community Development Totals</b>	0.00	2,663.33	(2,663.33)	3,990.00	31,960.00	12.48%	27,970.00

<b>300 - EDC - 4B Business &amp; Industrial Developme</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Programs & Donations	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
Grant Expense	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
Legal & Professional	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
Maintenance & Repair	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
Other Expenses	0.00	16.67	(16.67)	0.00	200.00	0.00%	200.00
<b>Business &amp; Industrial Development Tot</b>	0.00	1,225.00	(1,225.00)	0.00	14,700.00	0.00%	14,700.00
<b>Expense Total</b>	400.00	8,191.66	(7,791.66)	4,790.00	98,300.00	4.87%	93,510.00

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<b>300 - EDC - 4B Non Departmental</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
300-00-6000 Fiscal Year Adjustments	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Non Departmental Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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<b>300 - EDC - 4B Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
300-10-5001 Insurance	0.00	29.17	(29.17)	0.00	350.00	0.00%	350.00
300-10-5010 Dues & fees	0.00	16.67	(16.67)	0.00	200.00	0.00%	200.00
300-10-5035 Supplies	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
300-10-5040 Publications	0.00	4.17	(4.17)	0.00	50.00	0.00%	50.00
300-10-5240 Administrative Service	0.00	208.33	(208.33)	0.00	2,500.00	0.00%	2,500.00
300-10-5252 Accounting and Audit Fees	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
300-10-5254 Director / meeting expenses	0.00	20.83	(20.83)	0.00	250.00	0.00%	250.00
300-10-5270 Public Notices	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
300-10-5320 Equipment	0.00	650.08	(650.08)	0.00	7,801.00	0.00%	7,801.00
300-10-5520 Professional Services -	0.00	2,500.00	(2,500.00)	0.00	30,000.00	0.00%	30,000.00
300-10-5521 Professional Services - Other	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
300-10-5530 Contingency	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
300-10-5541 Transfer to EDC 4B	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Administration Totals</b>	<b>0.00</b>	<b>3,579.24</b>	<b>(3,579.24)</b>	<b>0.00</b>	<b>42,951.00</b>	<b>0.00%</b>	<b>42,951.00</b>

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<b>300 - EDC - 4B Public Works</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
300-50-5406 Public Mowing	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Public Works Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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<b>300 - EDC - 4B Marketing</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
300-81-5031 Website enhancements	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
300-81-5032 Advertising	400.00	0.00	400.00	800.00	0.00	0.00%	(800.00)
300-81-5040 Brochures, publications	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
300-81-5530 Contingency	0.00	682.42	(682.42)	0.00	8,189.00	0.00%	8,189.00
Marketing Totals	<u>400.00</u>	<u>724.09</u>	<u>(324.09)</u>	<u>800.00</u>	<u>8,689.00</u>	<u>9.21%</u>	<u>7,889.00</u>

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<b>300 - EDC - 4B Community Development</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
300-82-5041 Community Outreach	0.00	71.67	(71.67)	0.00	860.00	0.00%	860.00
300-82-5275 City Facility Projects	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
300-82-5311 Lighting, Landscaping,	0.00	2,500.00	(2,500.00)	3,990.00	30,000.00	13.30%	26,010.00
300-82-5530 Contingency	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
Community Development Totals	0.00	2,663.33	(2,663.33)	3,990.00	31,960.00	12.48%	27,970.00

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<b>300 - EDC - 4B Business &amp; Industrial Developm</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
300-84-5040 Local Business Brochure	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
300-84-5265 Incentives	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
300-84-5276 Infrastructure	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
300-84-5522 Business Recruitment	0.00	125.00	(125.00)	0.00	1,500.00	0.00%	1,500.00
300-84-5525 Business Assistance Grant	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
300-84-5530 Contingency	0.00	16.67	(16.67)	0.00	200.00	0.00%	200.00
Business & Industrial Development Tot	0.00	1,225.00	(1,225.00)	0.00	14,700.00	0.00%	14,700.00
Expense Totals	400.00	8,191.66	(7,791.66)	4,790.00	98,300.00	4.87%	93,510.00

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<b>400 - Grants</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Grants & Donations	0.00	129,925.00	(129,925.00)	0.00	1,559,100.00	0.00%	1,559,100.00
Interest Income	4.88	0.00	4.88	15.32	0.00	0.00%	(15.32)
Revenue Totals	<u>4.88</u>	<u>129,925.00</u>	<u>(129,920.12)</u>	<u>15.32</u>	<u>1,559,100.00</u>	<u>0.00%</u>	<u>1,559,084.68</u>

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<b>400 - Grants</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Grants &amp; Donations</b>							
400-4300 Grants	0.00	129,925.00	(129,925.00)	0.00	1,559,100.00	0.00%	1,559,100.00
Grants & Donations Totals	0.00	129,925.00	(129,925.00)	0.00	1,559,100.00	0.00%	1,559,100.00
<b>Interest Income</b>							
400-4614 Interest - New First Grants	4.88	0.00	4.88	15.32	0.00	0.00%	(15.32)
Interest Income Totals	4.88	0.00	4.88	15.32	0.00	0.00%	(15.32)
Revenue Totals	4.88	129,925.00	(129,920.12)	15.32	1,559,100.00	0.00%	1,559,084.68

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<b>500 - Keep Simonton Beautiful</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Grants & Donations	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Other Revenue Sources	0.00	479.16	(479.16)	50.00	5,750.00	0.87%	5,700.00
Interest Income	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	<u>0.00</u>	<u>479.16</u>	<u>(479.16)</u>	<u>50.00</u>	<u>5,750.00</u>	<u>0.87%</u>	<u>5,700.00</u>
<b>Expense Summary</b>							
Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Office & Supplies	0.00	312.50	(312.50)	0.00	3,750.00	0.00%	3,750.00
Community Programs & Donations	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
Dues & Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Payroll/Personnel	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Expense Totals	<u>0.00</u>	<u>479.17</u>	<u>(479.17)</u>	<u>0.00</u>	<u>5,750.00</u>	<u>0.00%</u>	<u>5,750.00</u>

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<b>500 - Keep Simonton Beautiful</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Grants &amp; Donations</b>							
500-4300 Grants	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Grants & Donations Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Other Revenue Sources</b>							
500-4402 Apparel & Promotion Sales	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
500-4650 Other Revenue/General Fund	0.00	0.00	0.00	50.00	0.00	0.00%	(50.00)
500-4700 Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
500-4711 Sponsorship	0.00	208.33	(208.33)	0.00	2,500.00	0.00%	2,500.00
500-4712 Events	0.00	270.83	(270.83)	0.00	3,250.00	0.00%	3,250.00
Other Revenue Sources Totals	0.00	479.16	(479.16)	50.00	5,750.00	0.87%	5,700.00
<b>Interest Income</b>							
500-4600 Interest - Other	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
500-4618 Interest - CDARS	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Interest Income Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Transfers In</b>							
500-4710 Transfer from Reserves	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers In Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Not Categorized</b>							
500-4713 Transfer In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Not Categorized Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	0.00	479.16	(479.16)	50.00	5,750.00	0.87%	5,700.00

<b>500 - Keep Simonton Beautiful Non Departmental</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Non Departmental Totals</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>

<b>500 - Keep Simonton Beautiful Keep Simonton Beautiful</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Programs & Donations	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
Dues & Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Office & Supplies	0.00	312.50	(312.50)	0.00	3,750.00	0.00%	3,750.00
Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Payroll/Personnel	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Keep Simonton Beautiful Totals</b>	<u>0.00</u>	<u>479.17</u>	<u>(479.17)</u>	<u>0.00</u>	<u>5,750.00</u>	<u>0.00%</u>	<u>5,750.00</u>
<b>Expense Total</b>	<u><u>0.00</u></u>	<u><u>479.17</u></u>	<u><u>(479.17)</u></u>	<u><u>0.00</u></u>	<u><u>5,750.00</u></u>	<u><u>0.00%</u></u>	<u><u>5,750.00</u></u>

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<b>500 - Keep Simonton Beautiful Non Departmental</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
500-00-6000 Fiscal Year Adjustments	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Non Departmental Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

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<b>500 - Keep Simonton Beautiful</b> <b>Keep Simonton Beautiful</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
500-60-5035 Office Supply & postage	0.00	20.83	(20.83)	0.00	250.00	0.00%	250.00
500-60-5036 Copy and Printing	0.00	187.50	(187.50)	0.00	2,250.00	0.00%	2,250.00
500-60-5041 Community Outreach	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
500-60-5260 Professional Memberships	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
500-60-5261 Apparel & Promotion	0.00	104.17	(104.17)	0.00	1,250.00	0.00%	1,250.00
500-60-5262 Travel & Training	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
500-60-5350 Beautification	0.00	166.67	(166.67)	0.00	2,000.00	0.00%	2,000.00
500-60-5500 Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Keep Simonton Beautiful Totals	<u>0.00</u>	<u>479.17</u>	<u>(479.17)</u>	<u>0.00</u>	<u>5,750.00</u>	<u>0.00%</u>	<u>5,750.00</u>
Expense Totals	<u>0.00</u>	<u>479.17</u>	<u>(479.17)</u>	<u>0.00</u>	<u>5,750.00</u>	<u>0.00%</u>	<u>5,750.00</u>

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Minutes

City Council – Special Meeting 6:30 p.m.

CITY OF SIMONTON

February 3, 2026

**1. Call to Order 6:30 pm**

*A quorum was present with the following City Council Members in attendance: Laurie Boudreaux, Eric Duhon, Justin Boudreau, Kelli Carlson, Angela King, and Andrew Perry.*

**City Staff Present:**

*Cheyenne Graham, City Secretary*

**Public Present:** Daniel McJunkin, and Barbara Minton

**2. Invocation and Pledge led by Mayor Laurie Boudreaux**

**3. Public Comment**

**4. Consent Agenda**

- a. Regular Meeting Minutes – July 15, 2025
- b. Regular Meeting Minutes – August 16, 2025
- c. Special Meeting Minutes – Public Hearing Minutes – September 23, 2025
- d. Regular Meeting Minutes – November 18, 2025
- e. Regular Meeting Minutes - January 20, 2026
- f. Ordinance 2026-02 Fiscal Year 2026 Budget Adjustment

*Motion by Eric Duhon to approve consent agenda as presented.*

*Seconded by Andrew Perry.*

*Ayes: Five (Carlson, Perry, Boudreau, King, Duhon)*

*Noes: Zero*

*Motion passes unanimously.*

**5. New Business**

- a. Consider and take action to appoint CJ Ferguson and Sarah Raino to the Board of Directors of the Economic Development Corporation B.

*Motion made by Justin Boudreau to approve the appointment of Sarah Raino and SCJ Ferguson to the EDC B Board of Directors.*

*Seconded by Kelli Carlson.*

*Eric made a comment on Sarah Raino's application that it states she is not sure if she lives in the city, but she does in fact live inside the city.*

*Ayes: Five (Carlson, Perry, Boudreau, King, Duhon)*

*Noes: Zero*

*Motion passes unanimously.*

b. Consider and take action to appoint Sarah Raino to the Keep Simonton Beautiful Commission.

*Motion made by Angela King to appointed Sarah Raino and Heather Hrachovy to the Keep Simonton Beautiful Commission.*

*Seconded by Justin Boudreau.*

*Ayes: Five (Carlson, Perry, Boudreau, King, Duhon)*

*Motion passes unanimously.*

c. Consider and take action on zoning development project, receive information from Kendig Keast Collaborative.

*We do not have presentation tonight, the agenda had to be posted before the preparation was complete. There is a meeting tomorrow night and some more preparation. We should have the information and presentation at our meeting later this month. Thank Andy and Angela for working on this project.*

d. Consider and take action on commercial storage lot in a residential area (Hackamore and Buckskin).

*Valley Lodge POA has taken action, they have completed multiple steps in the process, the city will be supporting them in the process. They are the first agency that takes action, because it is happening in the residential only area. The city will send a letter with supporting information from Ordinance 8-121 about restrictions or prohibitions for uses that are dangerous to health and safety or property in times of floods.*

*Andrew Perry requested to know what the next step would be if the POA did not have any luck, Mayor stated that we do have ordinances that would allow us to take action from the city side. Discussion on the possibility or likelihood that the city could cease the vehicles.*

**6. Adjourn at 6:37 pm**

Next meeting will be February 24, 2026.

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Laurie Boudreaux, Mayor

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Cheyenne Graham, City Secretary

**PROFESSIONAL SERVICES AGREEMENT**

**UNIFIED DEVELOPMENT CODE (UDC)  
for  
SIMONTON, TEXAS**

STATE OF TEXAS §  
§  
FORT BEND COUNTY §

KNOW BY THESE PRESENTS:

This Agreement made this \_\_\_ day of \_\_\_\_\_, 2026, by and between the Simonton, Texas, acting by and through Ms. Laurie Boudreaux, Mayor, hereinafter referred to as the "CLIENT," and Kendig Keast Collaborative, an Illinois Corporation, acting by and through its Chief Executive Officer, Mr. Bret C. Keast, with an office located at 77 Sugar Creek Center, Suite 600, Sugar Land, Texas 77478, hereinafter referred to as the "CONSULTANT," do hereby make and enter into the following Agreement.

**ARTICLE I  
CONSULTANT**

- 1.1 The CONSULTANT, as an independent contractor, covenants and agrees to perform the professional planning services related to the Unified Development Code (UDC) as described in Article II, Scope of Services. Such services shall be performed by the CONSULTANT in strict accordance with the terms of this Agreement and for the consideration stated. Subject to the provisions of Article VII below, CONSULTANT covenants and agrees to perform the specific services identified in Exhibit "A" – Scope of Services. The CONSULTANT shall complete the Scope of Services and shall submit deliverables to the CLIENT as identified in Exhibit "A" – Scope of Services.
- 1.2 The CONSULTANT shall provide its services under this Agreement with the same degree of care, skill, and diligence as is ordinarily provided by a professional planner under similar circumstances for the preparation of a Unified Development Code (UDC) and to which the Agreement applies.

**ARTICLE II  
SCOPE OF SERVICES**

- 2.1 The CONSULTANT will perform the professional planning services related to the development of the Unified Development Code (UDC) as set forth in Exhibit "A" – Scope of Services, which is attached and made a part of this Agreement.
- 2.2 Pursuant to this Agreement, the CLIENT shall have the option to obtain the services of the CONSULTANT to perform Additional Services. All such Additional Services shall be described in a written Amendment to this Agreement, as provided by Article XI, Changes or Termination, including description of the additional work, associated compensation, and time schedule as applicable. By way of illustration, matters which may constitute Additional Services shall include, but are not limited to, the following:

- (a) Requested additional workshops or meetings other than the number identified in the Scope of Services and project schedule that require added preparation or follow-up or displace other planned trip activities;
- (b) Requested additional trips other than the number identified in the Scope of Services and Project schedule;
- (c) Requested additional days or nights added to a scheduled trip that require additional time and direct expenses (e.g., meals, hotel nights, extended car rental and gasoline use, airline change fees, extended airport parking, etc.);
- (d) Other requested work tasks, study activities, or documentation not foreseen or specifically identified in the Scope of Services;
- (e) Requested additional deliverables or additional physical copies of deliverables, including the submission at key milestones of draft and final written reports or maps other than those specified, or in a quantity greater than the number identified, in the Scope of Services;
- (f) Requested additional revisions (individual or cumulative) to draft and final deliverables that are beyond the single comprehensive round of revisions that are to be collected, consolidated, and annotated by the CLIENT as specified in the Scope of Services; and
- (g) Further requested changes to a deliverable which the CONSULTANT has already revised based on review comments and which the CLIENT has already accepted as revised, and which the CONSULTANT determines to be significant and substantive changes to a deliverable already at a point of substantial completion in accordance with the Scope of Services and available budget.

2.3 Pursuant to this Agreement, the CLIENT shall also have the option to obtain the services of the CONSULTANT to perform On-Call Services on an hourly rate or work order authorization basis for requested services relating to planning, development or zoning related issues and matters other than those for which such findings and recommendations are specified in the Scope of Services or other related or unrelated services that may be requested by the CLIENT which are not specified in the Scope of Services. These services will be in one of two forms, as follows:

- (a) General authorization on an hourly rate basis for work activities that are brief and periodic (e.g., teleconference) or ongoing and of a general support nature; or
- (b) Work order authorization for work assignments with defined tasks and deliverables to be accomplished within a specified timeframe as reflected in a Scope of Services for which CONSULTANT prepares and CLIENT accepts after any mutually agreed revisions. CONSULTANT agrees to perform the services within schedules as may be set forth within work orders issued by the CLIENT.

2.4 The time of performance and compensation to CONSULTANT shall be as provided for in Articles V and VI, below.

**ARTICLE III**  
**CONDITIONAL ACCESS TO ENCODEPLUS PLATFORM**

3.1 During the term of this Agreement, the Consultant will provide the City with conditional, password-protected access to the enCodePlus web-based, cloud-hosted software platform solely for purposes of supporting the Unified Development Code (UDC) project. This access is provided as a Supplemental Service and is limited to use by authorized City staff. No additional fees will be charged to the City for such access during the term of this Agreement.

- 3.2 This conditional access is not a software license and does not grant the City any ownership interest or continuing rights in the enCodePlus platform. Upon or before the one-year anniversary of this Agreement, the City may elect to execute a separate enCodePlus License Agreement. Execution of that agreement will provide the City with a non-transferable, non-exclusive, limited, non-assignable, and non-sublicensable right to use the enCodePlus platform as defined in the License Agreement.

**ARTICLE IV**  
**CONSULTANT PERSONNEL**

- 4.1 The CONSULTANT represents that it has or will secure at its own expense, all personnel required in performing the services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the CLIENT.
- 4.2 The CONSULTANT may contract with subconsultants for portions of the work or services under this Agreement with the prior written approval of the CLIENT. Any work or services subcontracted hereunder shall be specified by a written agreement and shall be subject to the provisions of this Agreement.

**ARTICLE V**  
**SUPPORT SERVICES**

- 5.1 The CLIENT agrees to provide the CONSULTANT with support services during conduct of the services listed in Article II, Scope of Services.
- 5.2 To the extent authorized by law, the readily available existing data and documentation obtained by the CLIENT that are relevant to the accomplishment of the Scope of Services specified in Article II shall be made available by the CLIENT for use by the CONSULTANT.
- 5.3 The CLIENT shall consider and act on all documents and project work items submitted by the CONSULTANT that require review, comments or approval by the CLIENT within a timeframe specified in Exhibit "A" Scope of Services and/or in the project schedule so as to enable the CONSULTANT to complete the work on schedule as provided in Article V of this Agreement.
- 5.4 The CLIENT agrees to provide the CONSULTANT with support services needed to organize, schedule, notify, provide meeting locations, conduct meetings, and prepare minutes of meetings including committees, workshops, public meetings, and public hearings. The CONSULTANT will advise and coordinate with the CLIENT to accomplish these support services.
- 5.5 In the event CLIENT fails to provide any of the needed Support Services in a timely or adequate manner, as documented in a progress report, any additional time or expenses incurred or required by CONSULTANT as a result of such failure shall be compensated on a basis of reimbursement of Actual Costs Incurred ("ACI") by CLIENT in the same manner as, and shall be considered to be, Additional Services.

**ARTICLE VI**  
**TIME OF PERFORMANCE**

- 6.1 The CONSULTANT shall commence services upon execution of this Agreement and receipt of written Notice-to-Proceed from the CLIENT.
- 6.2 The CONSULTANT shall make a good faith effort to complete the services described in Article II, Scope of Services within twelve (12) months from receipt of written Authorization to Proceed by the CLIENT, unless one or more of the following occur:
- (a) This Agreement is terminated in accordance with Article XI, Changes or Termination;
  - (b) The Scope of Services and/or Time of Performance are changed in accordance with Article II, Scope of Services or Article XI, Changes or Termination; or
  - (c) Matters documented by CONSULTANT in progress reports render such completion schedule impossible or impractical.
- 6.3 The completion schedule set forth in Section 6.2 may be subject to causes that result in delay over which neither the CONSULTANT nor the CLIENT has any control. Notification and justification for any such delays identified by the CONSULTANT must be included in progress reports. The schedule of work will be extended to include any such delays pursuant to Article XI, Changes or Termination.
- 6.4 This Agreement shall terminate upon the CLIENT's final acceptance of work completed by the CONSULTANT, unless otherwise terminated or modified as hereinafter provided.

**ARTICLE VII**  
**COMPENSATION TO CONSULTANT**

- 7.1 The CLIENT shall compensate the CONSULTANT for the professional services performed under this Agreement. For the Basic Services described in Exhibit "A" Scope of Services under Article II, Scope of Services, the CLIENT shall pay to the CONSULTANT on a basis of reimbursement of Actual Costs Incurred ("ACI") an amount of Five-Hundred and Fifty-Six Thousand, Four-Hundred, Twenty-Six dollars (\$556,426.00). ACI includes salary costs, overhead, direct expenses, and profit. The above ACI amount may be modified pursuant to Article XI, Changes or Termination, in the event of increased cost, change in the Scope of Services, an extension of time beyond that specified in Section 7.2, or an increase or decrease in the complexity or character of the work. In addition to ACI, CLIENT agrees to compensate CONSULTANT on a basis of reimbursement of Actual Costs Incurred ("ACI") for any Additional Services as provided by Article II, Scope of Services, provided that such Additional Services are agreed upon in writing prior to their being undertaken. The cost of such Additional Services shall be invoiced separately by CONSULTANT and paid by CLIENT upon receipt of billing for such services. Such payments shall be in addition to and have no bearing on the above ACI amount. Payments by CLIENT under this Agreement, including the timeliness of payment and the payment of interest on overdue amounts, are subject to Chapter 2251, Texas Government Code.
- 7.2 Each invoice from the CONSULTANT shall be due and payable by the CLIENT upon receipt by the CLIENT, subject to the terms of Section 7.1. The billing statement, certified true and correct by CONSULTANT, shall show the total amount paid and the amount due and payable as of the date

of the current statement. Amounts paid and due for Additional Services shall be identified on a separate invoice.

- 7.3 The terms of this Agreement are contingent upon sufficient appropriations and authorization being made by the CLIENT for the performance of this Agreement. If at any time during the period of performance under this Agreement, sufficient appropriations and authorization are not made by the CLIENT, this Agreement shall terminate upon written notice being given by the CLIENT to the CONSULTANT. In such event, CLIENT shall comply with the provisions of Section 12.4 below. The CLIENT's decision as to whether sufficient appropriations are available shall be accepted by the CONSULTANT and shall be final.
- 7.4 CONSULTANT reserves the right to escalate the hourly rates by no more than three (3) percent of the then current price for each anniversary of the Effective Date for the current term of the Agreement. CONSULTANT further reserves the right to escalate travel prices once per year upon written notice to client. Such travel price increases will only affect future travel prices and will not change the price or amount due to CONSULTANT for previously rendered travel.

**ARTICLE VIII**  
**PRODUCT OF SERVICES, COPYRIGHT**

- 8.1 The CONSULTANT and the CLIENT mutually agree that reports, maps and materials prepared or developed under the terms of this Agreement shall be delivered to and become the property of the CLIENT. The CONSULTANT shall have the right to retain copies and to utilize the product of services for marketing purposes, except for any confidential information, as defined in Article XI, hereof.
- 8.2 The CONSULTANT shall furnish the CLIENT with the number of copies of reports as shown in Exhibit "A" – Scope of Services.
- 8.3 Nothing produced in whole or in part by the CONSULTANT under this Agreement shall be the subject of an application for copyright by or for the CONSULTANT. The CONSULTANT will use existing proprietary software as required.

**ARTICLE IX**  
**PRIVATE INTERESTS OF PUBLIC OFFICIALS AND CONSULTANT**

- 9.1 No official, employee, agent, or member of the local public body of the CLIENT shall have any financial interest, direct or indirect in this Agreement or the proceeds thereof.

**ARTICLE X**  
**CERTIFICATIONS OF CONSULTANT**

- 10.1 The CONSULTANT has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT, to solicit or secure this Agreement, and it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the CONSULTANT, any fee, any commission, percentage, brokerage fee, or any other consideration, contingent upon or resulting from the award or making of this Agreement.

- 10.2 The CONSULTANT presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services under this Agreement.

**ARTICLE XI**  
**CHANGES OR TERMINATION**

- 11.1 This Agreement may not be altered, changed or amended except by instrument in writing executed by the parties hereto.
- 11.2 The CLIENT may, from time to time, request changes in the Scope of Services and/or time of performance for the services of the CONSULTANT to be performed hereunder. Such changes, including any increase or decrease in the amount of the CONSULTANT'S compensation, which are mutually agreed upon by and between the CLIENT and the CONSULTANT, shall be incorporated in written amendments to this Agreement.
- 11.3 This Agreement may be terminated before the termination date stated in Article VI, Time of Performance, by any of the following conditions:
- (a) Right of Either Party to Terminate for Cause - This Agreement may be terminated by either of the parties hereto for failure by the other party to perform in a timely and proper manner its obligations under this Agreement. A signed, written notice of such termination shall be delivered to the other party by express mail with point-by-point tracking and such termination shall take effect twenty (20) days after the notice is deposited in the express mail, provided that the failure to perform has not been remedied by that time. By such termination, neither party may nullify obligations already incurred for performance or failure to perform before the date of termination.
  - (b) Right of the CLIENT to Terminate for Convenience - This Agreement may also be terminated by the CLIENT for reasons other than failure by the CONSULTANT to perform in a timely manner and proper manner its obligations under this Agreement. A signed, written notice of such termination shall be delivered to CONSULTANT by registered or certified mail and such termination shall take effect not less than seven (7) days following the date the notice is received by the CONSULTANT.
- 11.4 Upon receipt of a notice of termination under any of the conditions under Sections 6.3 or 11.3 above, the CONSULTANT shall, unless the notice otherwise directs, immediately discontinue all services in connection with the performance of this Agreement. Within thirty (30) days after receipt of the notice of termination, the CONSULTANT shall submit a Final Statement, showing the services performed under this Agreement prior to the effective date of termination. Such Final Statement shall also include any unpaid amounts or unreimbursed expenses, as well as any financial obligations incurred by CONSULTANT on behalf of CLIENT and which cannot reasonably be refunded to CONSULTANT, all of which CLIENT agrees to pay upon receipt of said Final Statement. Data and study products prepared by the CONSULTANT and paid for by CLIENT under this Agreement shall be delivered to the CLIENT if requested.

11.5 Notwithstanding the provisions of this Article XI, the CONSULTANT shall not be relieved of liability to the CLIENT for damages sustained by the CLIENT by virtue of any negligent act or omission or any breach of this Agreement by the CONSULTANT.

**ARTICLE XII**  
**CONFIDENTIALITY**

12.1 Any information determined to be confidential that is provided to the CONSULTANT by the CLIENT or obtained or developed by the CONSULTANT for the benefit of the CLIENT in the performance of this Agreement shall be kept confidential and shall not be made available to any individual or organization by the CONSULTANT without prior written approval of the CLIENT.

**ARTICLE XIII**  
**INSPECTION OF RECORDS**

13.1 The CONSULTANT shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to this Agreement and such other records as may be deemed necessary by the CLIENT to assure proper accounting for all project funds. These records will be retained for three years after the expiration of this Agreement.

13.2 Any time during normal business hours and as requested by the CLIENT, the CONSULTANT shall make available to the CLIENT for examination all of its project records with respect to all matters covered by this Agreement and will allow the CLIENT to review, examine, and make excerpts from such records, and to make copies of all contracts, invoices, materials, payrolls, records of personnel conditions of employment, and other data relating to all matters covered by this Agreement. The financial records of the CONSULTANT are maintained in its corporate office located in Sugar Land, Texas, and copies will be available upon request in a timely manner in this office for audit purposes to the CLIENT or its authorized representative.

**ARTICLE XIV**  
**INSURANCE**

14.1 Insurance

A. The CONSULTANT agrees to maintain Worker's Compensation Insurance to cover all of its own personnel engaged in performing services for the CLIENT under this contract in the following amounts:

Worker's Compensation: Statutory

B. The CONSULTANT also agrees to maintain Commercial General Liability, Business Automobile Liability, Umbrella Liability, and Errors and Omissions Insurance, covering claims against the CONSULTANT for any incidents arising in the course of work performed under this Agreement, in the following amounts:

Commercial General Liability Insurance: Personal injury and property damage -- \$1,000,000.00 combined single each occurrence and \$2,000,000.00 general aggregate

Business Automobile Liability for all vehicles: Bodily injury and property damage -- \$1,000,000.00 combined single limit each occurrence

Umbrella Liability: \$2,000,000.00

Errors and Omissions: \$1,000,000.00

**ARTICLE XV**  
**MISCELLANEOUS PROVISIONS**

- 15.1 Force Majeure. Neither the CLIENT nor the CONSULTANT shall be required to perform any term, condition, or covenant of this Agreement while such performance is delayed or prevented by acts of God, material or labor restriction by any governmental authority, terrorism, civil riot, floods, hurricanes, or other natural disasters, any other cause not within the control of the CLIENT or the CONSULTANT that by the exercise of due diligence the CLIENT or the CONSULTANT is unable, wholly or in part, to prevent or overcome and supersedes all prior agreements and understanding between CLIENT and CONSULTANT concerning the subject matter of this Agreement.
- 15.2 Entire Agreement. This Agreement constitutes the entire agreement between the CLIENT and the CONSULTANT. No other agreements, amendments, modifications, implied or otherwise, shall be binding on any of the parties unless set forth in writing and signed by both parties.
- 15.3 Choice of Law. The CLIENT and the CONSULTANT agree that this Agreement shall be construed in accordance with the laws of the State of Texas
- 15.4 Dispute Resolution. Any dispute, controversy or claim between the parties shall be resolved in the following manner:

The parties will attempt in good faith to resolve any dispute, controversy or claim arising out of or relating to this Agreement promptly by negotiation between designated executives or other representatives of the parties who have the authority to settle the controversy. No terms of resolving the dispute, controversy or claim discussed or offered shall be binding on either party or otherwise detrimental to the interest of either party in the event it is not resolved by negotiation.

The disputing party shall give the other party written notice of the dispute by registered or certified mail. Within ten (10) days after receipt of said notice, the receiving party shall submit to the disputing party a written response. Unless shown otherwise, receipt will be presumed to have occurred three (3) days following the mailing. The notice and response shall include: (a) a statement of each party's position and a summary of the evidence and arguments supporting its position; and (b) the name and title of the designated executive or other representative who will represent the party in negotiations. The negotiators so designated shall meet at a mutually acceptable time and place within twenty (20) days of the date of receipt by the receiving party of the disputing party's notice and thereafter as often as they reasonably deem necessary to exchange relevant information and to attempt to resolve the dispute.

If the controversy or claim has not been resolved within thirty (30) days of the meeting of the designated executives or representatives, the parties shall endeavor to settle the dispute by non-binding mediation.

If the matter has not been resolved pursuant to the aforesaid non-binding mediation procedures within ninety (90) days of the commencement of such procedure, parties are free to bring their claim in a court of law. Venue for all actions brought pursuant to this Agreement is in Fort Bend County, Texas; and all parties consent to Fort Bend County, Texas, being the exclusive jurisdiction to resolve said claims or controversies arising pursuant to this Agreement.

- 15.5 Severability. If one or more of the provisions of this Agreement, or the application of any provision to any party or circumstance, is held invalid, unenforceable, or illegal in any respect, the remainder of this Agreement and the application of the provision to other parties or circumstances shall remain valid and in full force and effect.
- 15.6 Notice. Any notice required to be given pursuant to the terms and provisions of this Agreement shall be in writing and shall be mailed by certified or registered mail addressed as set forth below or at such other address as may be specified by written notice:

CLIENT: Laurie Boudreaux, Mayor  
City of Simonton  
35011 FM 1093  
PO Box 7  
Simonton, TX 77476

CONSULTANT: Bret C. Keast, Chief Executive Officer  
Kendig Keast Collaborative  
77 Sugar Creek Center, Suite 600  
Sugar Land, Texas 77478

- 15.7 Assignment. The CONSULTANT shall not assign any interest on this Agreement, and shall not transfer any interest in the same (whether by assignment or novation), without the prior written consent of the CLIENT thereto. Provided however, that claims for money by the CONSULTANT from the CLIENT under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the CLIENT.
- 15.8 Successors and Assigns. The CLIENT and the CONSULTANT each binds itself and its successors, executors, administrators and assigns to the other parties of the Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Agreement. Nothing herein shall be construed as creating any personal liability on the part of any officer, board member, commissioner, employee or agent of any public body, which is a party hereto.
- 15.9 Reports and Information. The CONSULTANT, at such times and in such forms as the CLIENT may require, shall furnish the CLIENT such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Agreement, the cost and obligations incurred or to be in connection therewith, and any other matter covered by this Agreement.
- 15.10 Incorporation of Provisions Required by Law. Each provision and clause required by law to be inserted into the Agreement shall be deemed to be enacted herein and this Agreement shall be

read and enforced as though each were included herein. If through mistake or otherwise any such provision is not inserted or is not correctly inserted, the Agreement shall be amended to make such insertion on application by either party.

- 15.11 Waiver. The failure on the part of any party herein at any time to require the performance by any other party of any portion of this Agreement shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision or any other provision. Any waiver by any party herein of any provision hereof shall not be taken or held to be a waiver of any other provision hereof or any other breach hereof.
  
- 15.12 Survival. Any and all representations and conditions made by the CONSULTANT under this Agreement are of the essence of this Agreement and shall survive the execution, delivery and termination of it, and all statements contained in any documents required by the CLIENT, whether delivered at the time of the execution or at a later date, shall constitute representations hereunder.
  
- 15.13 Cumulative Remedies. In the event of default by any party herein, all other parties shall have all rights and remedies afforded to it at law or in equity to recover damages and to interpret or enforce the terms of this Agreement. The exercise of any one right or remedy shall be without prejudice to the enforcement of any other right or remedy allowed at law or in equity.
  
- 15.14 State or Federal Laws. This Agreement is performed in Fort Bend County, Texas, and is subject to all applicable federal and state laws, statutes, codes, any and applicable permits, ordinances, rules, orders, and regulations of any local, state, or federal government authority having or asserting jurisdiction.
  
- 15.15 Equal Employment Opportunity. In the performance of this Agreement, the CONSULTANT will not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, or national origin. The CONSULTANT will, in all solicitations or advertisements for employees placed by or on behalf of it, state that it is an Equal Opportunity Employer.
  
- 15.16 Multiple Originals. Two (2) copies of this Agreement are executed; each shall be deemed an original.

\* \* \* \* \*

The parties have executed this Agreement in duplicate originals.

This \_\_\_\_\_ day of \_\_\_\_\_, 2026.

FOR SIMONTON, TEXAS

FOR KENDIG KEAST COLLABORATIVE:

By: \_\_\_\_\_  
Laurie Boudreaus  
Mayor

By: \_\_\_\_\_  
Bret C. Keast, AICP  
Chief Executive Officer

ATTEST:

\_\_\_\_\_



The City of Simonton, Texas

*Sales Tax Audit*  
*January 2026 Q1*

WEB:  
[WWW.REVENUETX.COM](http://WWW.REVENUETX.COM)

EMAIL:  
[INFO@REVENUETX.COM](mailto:INFO@REVENUETX.COM)

CONTACT:  
Phone: 281.682.4913



## Revenue Management Services

Informing and empowering the Client through professionalism,  
transparency and service that is results driven.  
We believe our success benefits your Constituents and the  
community you serve.

**THIS REPORT CONTAINS CONFIDENTIAL INFORMATION:** Information received by a municipality or other local governmental entity is confidential, is not open to public inspection, and may be used only for the purpose of economic forecasting, for internal auditing of a tax paid to the municipality or other local governmental entity, or for the purpose described in Subsection (G).

(Texas Tax Code 321.3022).

## **Methods Used for Canvassing Taxpayers both within and operating outside the City:**

The City of Simonton, Texas is audited physically and virtually by Revenue Management Services. The Date range of the audit includes, but is not limited to, business and allocation activity from January 1, 2000-Present. Additionally, E-Commerce transactions are reviewed so as to ensure that purchases within the City of Simonton are allocated accordingly.

Each business is inspected, and trends are formulated utilizing the State-provided reports and allocation amounts. Individual business allocations are confidential, both physical and electronic.

RMS utilizes confidential and public information along with State databases to review taxpayer activity as well as sales tax remittance schedules and frequency. If it is determined a business is non-compliant, reports are provided to the State Comptroller of Public Accounts. Recovery time ranges from not less than one month and up to six months.

Businesses do not necessarily need to be currently operational to recover funds deemed receivable by the City. Additionally, if funds were allocated to another Jurisdiction in error, they may be removed from that Jurisdiction's future receipts until the full amount is repaid.

While performing the audit, Revenue Management Services reviewed new and forthcoming permits that will become operational within the City at a later date. Additionally, a full review of all permits located within the City was reviewed to find any businesses or permits which are no longer operational.

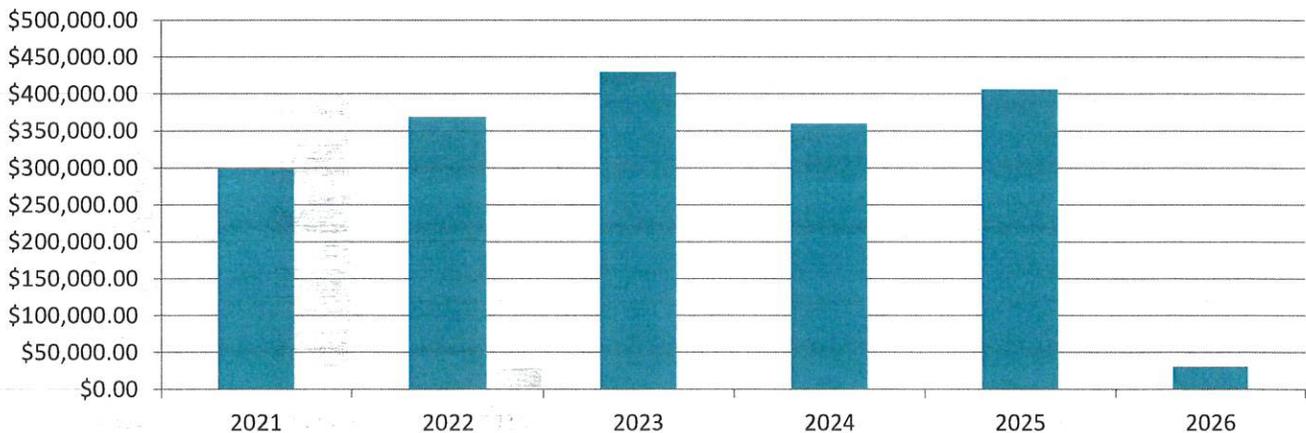
CITY DEMOGRAPHICS

Effective Date:	10/1/2014
First Allocation Received:	12/1/2014
Initiated by:	Voter Approval
Local Authority Code	5170745
Local Tax Rate:	\$0.01
Average Allocation/Year	\$283,838.21
Average Allocation/ Month	\$26,335.49
2026 Total Allocations:	\$26,335.49
2025 Average Allocation	\$33,844.73
Fiscal Year Allocations:	\$115,364.45

Total Allocations, 2000-Present: \$4,210,174.29

Year	2021	2022	2023	2024	2025	2026
Amount	\$298,650.34	\$368,684.46	\$429,653.04	\$359,685.24	\$406,136.77	\$30,884.63
+/- Difference	18%	24%	17%	-16%	12.9%	N/A

Yearly Allocations



## City of Simonton Texas | Sales Tax Information

Utilizing the Comptroller-provided monthly reports, in connection with the weekly reports on permit creation Statewide, the City of Simonton reflects 812 possible taxpayer accounts. This number reflects both active accounts as well as accounts that may remit sales tax under a future qualifying sale. Most of the accounts represented are E-commerce related.

YEAR	MONTH	TOTAL FILERS
2025	January	566
<b>2025</b>	<b>February</b>	<b>607</b>
2025	March	501
2025	April	471
<b>2025</b>	<b>May</b>	<b>518</b>
2025	June	553
2025	July	508
<b>2025</b>	<b>August</b>	<b>536</b>
2025	September	533
2025	October	537
<b>2025</b>	<b>November</b>	<b>547</b>
2025	December	520
2026	January	540

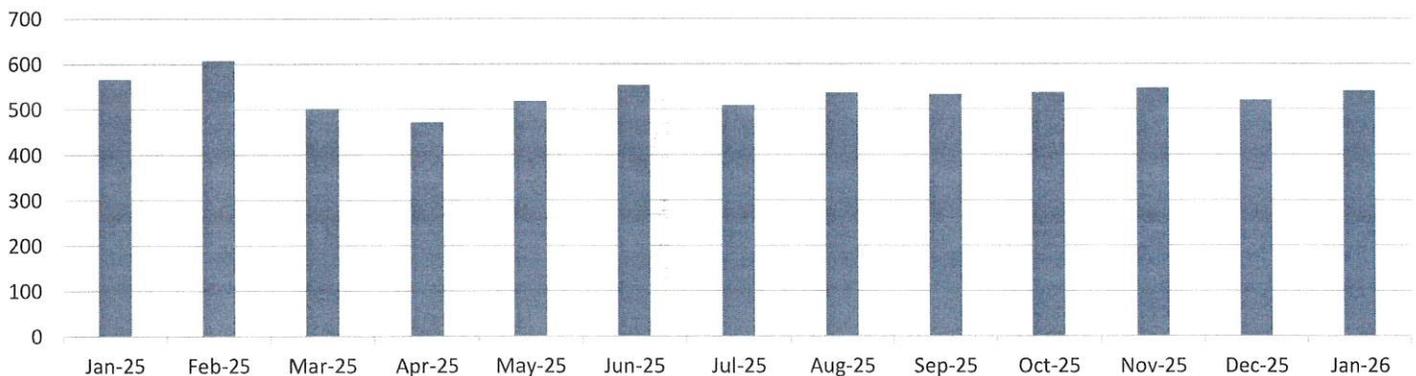
**January 2026 represents a 4.8% increase in taxpayers when compared to January 2025.**

**The Average number of taxpayers filing each month totals: 531.**

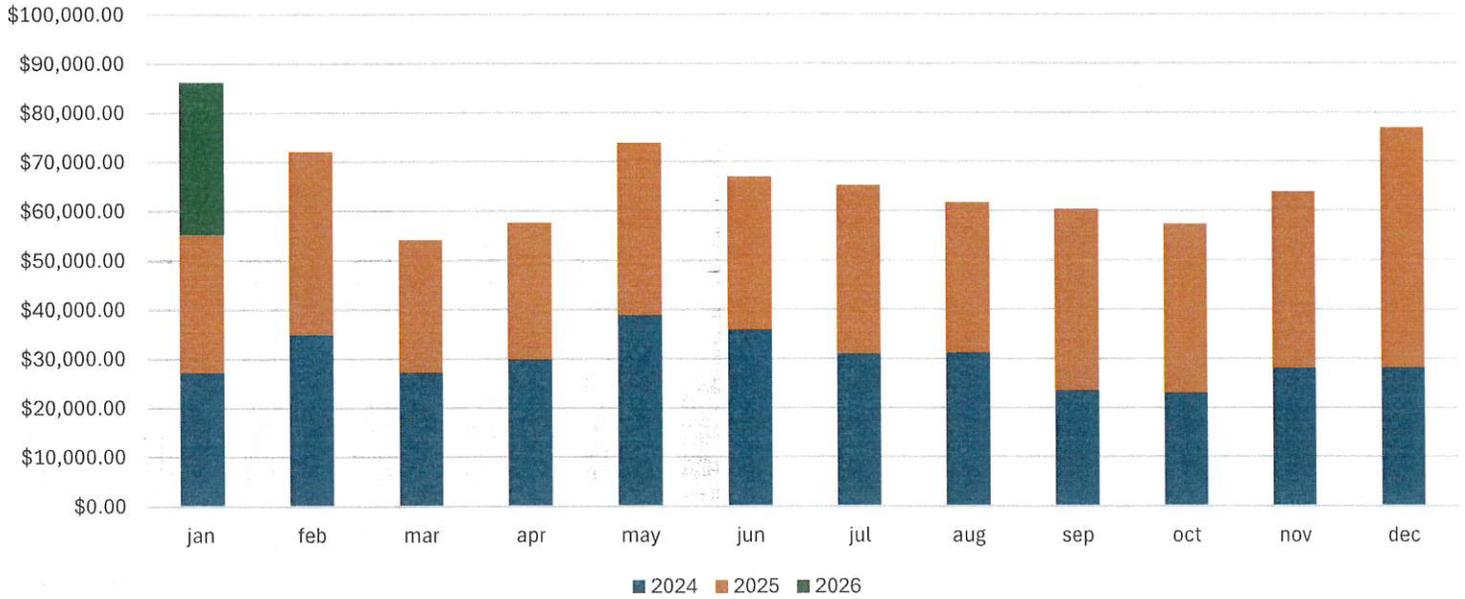
The number of taxpayers filing local taxes fluctuates throughout the year. February and quarterly filing months traditionally reflect the highest number of sales taxpayers. Represented is a listing of each month and the number of taxpayers returns filed in the City, quarterly filing months are listed in **BOLD**.

**\*\*February 2025 reflected 607 taxpayers. This is the highest number of taxpayers remitting allocations in the history of the City of Simonton.**

Monthly Tax Filers



### Monthly Tax Filers



	2024	2025	2026
<b>JAN</b>	\$27,196.72	\$28,139.75	\$30,884.63
<b>FEB</b>	\$34,988.18	\$37,156.10	
<b>MAR</b>	\$27,279.41	\$26,961.82	
<b>APR</b>	\$29,996.03	\$27,664.31	
<b>MAY</b>	\$38,886.45	\$34,963.00	
<b>JUN</b>	\$36,023.35	\$30,963.26	
<b>JUL</b>	\$31,041.46	\$34,217.88	
<b>AUG</b>	\$31,299.01	\$30,471.99	
<b>SEP</b>	\$23,577.64	\$36,836.22	
<b>OCT</b>	\$23,051.65	\$34,282.62	
<b>NOV</b>	\$28,091.80	\$35,831.21	
<b>DEC</b>	\$28,253.51	\$48,648.61	

## Top 25 Sales Taxpayers by Amounts Remitted. Twelve Months

### Top 25, Twelve Months Combined

1	SIMONTON HOSPITALITY LLC
2	BENCHMARK WIRELINE PRODUCTS INC.
3	OXBOW AGRICULTURAL LLC
4	AMAZON.COM SERVICES LLC
5	JAMES B INGRAM
6	AMAZON.COM SERVICES LLC
7	FRED REYES GREENHOUSES INC
8	DONALD RAYE DAVIS
9	APPLE INC.
10	LAUREN G GILLESPIE
11	TBC INC.
12	JKD INDUSTRIES LLC
13	AZZ DRAGGINS LLC
14	SECURATECH SECURITY SYSTEMS INC.
15	MF FIREARMS INC
16	NEW CINGULAR WIRELESS PCS LLC
17	RELIANT ENERGY RETAIL SERVICES LLC
18	SCHOLASTIC BOOK FAIRS INC.
19	THE NEIMAN MARCUS GROUP LLC
20	DIANE S SPRADLEY
21	TEXAS PRIDE DISPOSAL SOLUTIONS L.L.C.
22	EBAY INC.
23	ORACLE AMERICA INC.
24	GOOGLE LLC
25	WAL-MART.COM USA LLC

### Twelve Month Allocation Information

Total Filings Over \$1,000.00:	30
Total Allocations, Twelve Months Over \$1,000.00	\$358,171.33

## Top 25 Sales Taxpayers by Amounts Remitted.

### Top 25 Tax Filers, January 2026

1	SIMONTON HOSPITALITY LLC
2	BENCHMARK WIRELINE PRODUCTS INC.
3	OXBOW AGRICULTURAL LLC
4	AMAZON.COM SERVICES LLC
5	JAMES B INGRAM
6	TBC INC.
7	AMAZON.COM SERVICES LLC
8	APPLE INC.
9	DONALD RAYE DAVIS
10	GOOGLE LLC
11	FRED REYES GREENHOUSES INC
12	ORACLE AMERICA INC.
13	DAVID J HOULIHAN
14	LAUREN G GILLESPIE
15	EBAY INC.
16	NEW CINGULAR WIRELESS PCS LLC
17	RELIANT ENERGY RETAIL SERVICES LLC
18	WAL-MART.COM USA LLC
19	DULUTH HOLDINGS INC.
20	MF FIREARMS INC
21	SEALY PAVING INC.
22	METROSTUDY INC.
23	DIANE S SPRADLEY
24	SEPHORA USA INC.
25	T-MOBILE WEST LLC

#### Current Month Allocation Information

<b>TOTAL RECOVERIES</b>	<b>\$37,501.63</b>
Current Month Filings Over \$1,000.00:	8
Percent of Monthly Allocation:	83%
Current Month Filings Over \$1,000.00 Total:	\$40,545.45

## Nexus | Sales Tax by Business Type

Utilizing the most recently received taxpayer data, in the last twelve months, 49% of all the sales tax allocations received by the City of Simonton E-Commerce related. These businesses and individuals are paying the City the local sales tax rate and are either located outside of the City or, in many cases, outside the State of Texas. These businesses have been reviewed and have been determined by the Comptroller of Public Accounts to have had significant enough sales to constitute charging the local tax.

The current sales tax allocation contained 13 businesses with filings from locations that are physically located within the City. Of the remaining 553 filers, 81 filings were produced from E-Commerce companies. A total of \$4,028.36 was derived from E-Commerce in the current month.

### Top Ten E-Commerce Businesses Remitting Sales Tax: Current Month:

AMAZON.COM SERVICES LLC (MARKETPLACE)
AMAZON.COM SERVICES LLC
EBAY INC.
WILLIAMS-SONOMA DTC TEXAS INC.
SHEIN US SERVICES LLC
WHALECO INC
AUDIBLE INC.
ETSY INC.
NEWEGG TEXAS INC.
NATIONAL TRADE SUPPLY LLC

### Top Ten E-Commerce Businesses Remitting Sales Tax, Past Twelve Months:

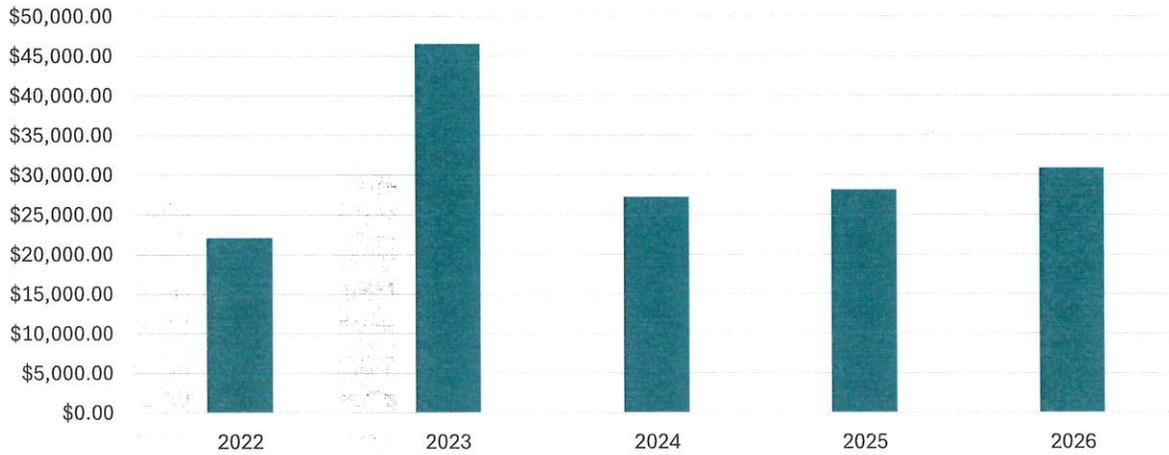
AMAZON.COM SERVICES LLC (MARKETPLACE)
AMAZON.COM SERVICES LLC
EBAY INC.
SHEIN US SERVICES LLC
ETSY INC.
AUDIBLE INC.
NBCUNIVERSAL CONTENT COMMERCE LLC
WHALECO INC
STAR CREATIONS
OUTDOORS ONLINE LLC

## Sales Tax Allocation Comparison | Current Month

Sales Tax Allocation	January 2026*	January 2025
	\$30,884.63	\$28,139.75

***\*The January 2026 local tax allocation to be refunded to the City represents a 9.7 percent increase compared to January 2025.***

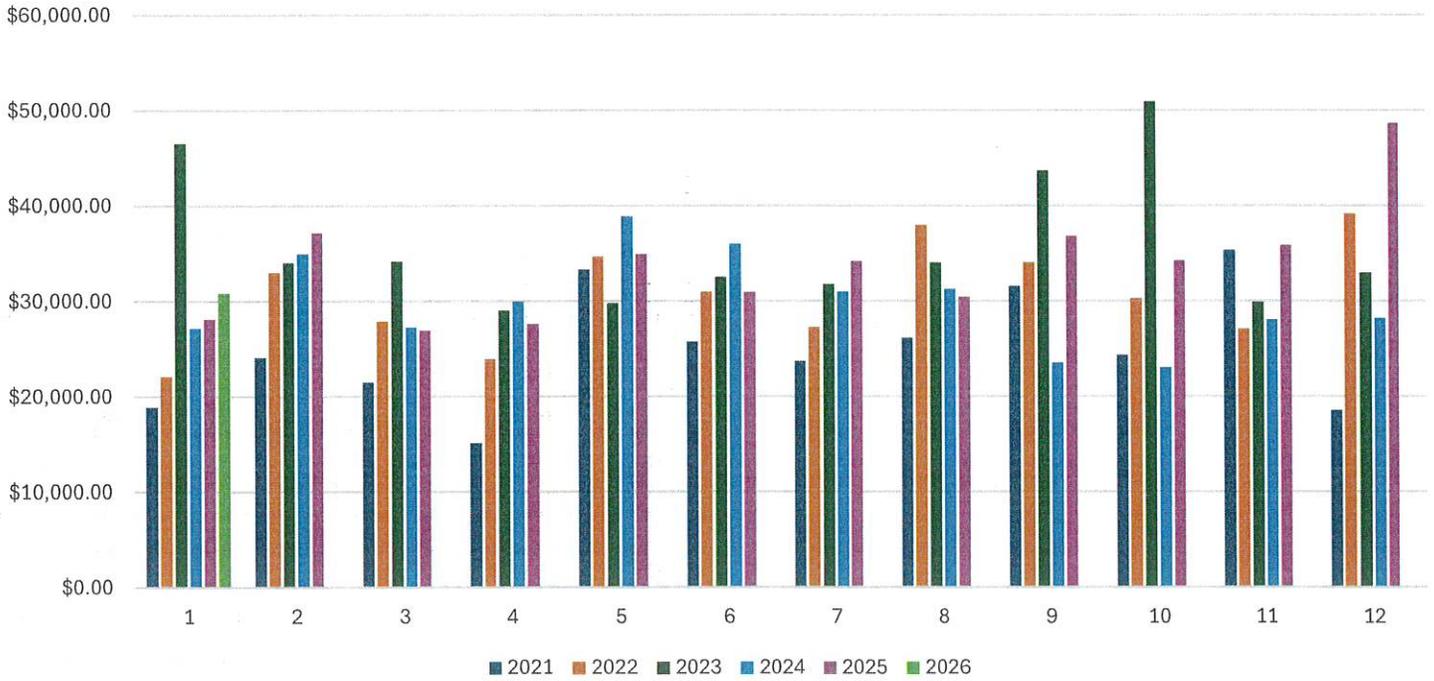
### January Historical Filings



2022	2023	2024	2025	2026
\$22,126.23	\$46,562.81	\$27,196.72	\$28,139.75	\$30,884.63

# Sales Tax Allocation Comparisons | 2018-Present

## Monthly Allocations





## Exhibit A, Scope of Services

### *Unified Development Code*

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#### **Introduction**

The new Unified Development Code (UDC) will implement the vision and guiding principles adopted in the *Simonton Comprehensive Plan*, which calls for preserving Simonton’s rural, equestrian, and family-oriented character while preparing for the inevitable growth approaching from the east. The Comprehensive Plan envisions Simonton as a “*strong-knit, quiet, rural, family-friendly community with protected natural areas, an attractive downtown, safe circulation for all, and high-quality new development that creates a resilient and unique Simonton.*”

To achieve this, the UDC will establish clear, consistent, and modern regulations that reflect the City’s values and provide the framework for thoughtful growth management. The new code will balance the need for predictability and investment confidence with the community’s strong desire to maintain its identity, safeguard against incompatible uses, and manage infrastructure demands in flood-prone areas.

This initiative represents a key implementation step of the Comprehensive Plan, particularly its recommendations to:

- Adopt a zoning ordinance to guide appropriate land uses and transitions between neighborhoods and corridors;
- Ensure high-quality development compatible with rural character;
- Coordinate with existing Twinwood development agreements and future planned development areas; and
- Modernize standards for subdivision, drainage, signage, and infrastructure consistent with recent changes in state law and the Texas Local Government Code.

The resulting UDC will be adopted as a new chapter of the Code of Ordinances titled “Development Code,” Consolidating and modernizing all development-related regulations into a single, coordinated framework. This chapter will include a newly drafted zoning ordinance and the comprehensive update, incorporation, and modernization of Chapter 22 (Signs) and Chapter 26 (Subdivisions), full integrated into the Development Code structure. The Development Code will also include new and revised text to ensure consistency across all related provisions, eliminate redundancies and outdated requirements, and reflect the most recent legislative changes affecting municipal land use authority, resulting in a clear, defensible, and implementable ordinance. In

addition, the UDC will cross-reference and, where appropriate, incorporate related provisions from other chapters of the Code that affect land use and development regulation, including **Chapter 6 (Animals), Article IV (Kennels) location restrictions; Chapter 8 (Buildings and Building Regulations); Chapter 12 (Environment) provisions addressing septic systems, oil and gas operations, and mining activities; and Chapter 16 (Manufactured Housing and Recreational Vehicles)**, which are typically administered through zoning district standards.

### **Project Administration**

KKC will coordinate with City staff to develop a project schedule for completion of the Services within twenty-four (24) months of adoption of the schedule (the “Project Schedule”). The Project Schedule will include the dates of deliverables, periods of review, and meetings for the duration of the project. The Project Schedule will be coordinated so that the City’s Project Director can provide status reports to the City Council at regular milestones in the code development process.

KKC will complete project management activities to ensure schedule adherence, cost control, and quality assurance. These activities will include:

- Preparation and maintenance of the Project Schedule.
- Frequent communication and coordination with the City’s Project Director.
- Submittal of written progress reports in conjunction with each monthly invoice.

### **Project Schedule**

The UDC project will span 12 months from initiation to adoption, allowing sufficient time for coordination, drafting, public review, and refinement. The first three months will focus on project initiation, stakeholder engagement, and issue identification, followed by the organization and drafting of the new zoning ordinance and integration of the subdivision and sign regulations during months four through ten. The final two months will be dedicated to public review, refinement, and the formal adoption process, including presentations to the City Council. This deliberate, phased schedule ensures opportunities for community input, alignment with the Comprehensive Plan, and the preparation of a well-vetted, user-friendly UDC ready for implementation by City staff.

### **Scope of Services**

The following Scope of Services describes the major tasks, coordination steps, and deliverables that will guide preparation of the City’s new UDC. Each task builds on the previous one, beginning with project orientation and stakeholder engagement and progressing through drafting, review, and adoption. This structured approach ensures a transparent process, meaningful input from City officials and the community, and a final product that is practical, enforceable, and ready for implementation.

#### **Task 1. Project Initiation and Orientation**

KKC and City staff will conduct a project kickoff meeting virtually to review project objectives, deliverables, and the City's prior development materials. The meeting will confirm project logistics, data needs, and the composition of two advisory bodies:

- *Staff Technical Advisory Committee (STAC)*: Includes the City Administrator and Secretary and one or more representatives of the City's engineering consultant, LJA Engineering.
- *Code Advisory Committee (CAC)*: Includes two members of the City Council, together with a group of citizens, business and landowners, and professionals representing land development, real estate, and neighborhood interests.
  - **Deliverables:** Project schedule.
  - **Meetings:** Refer to the meetings listed under the following tasks

### **Task 2. Stakeholder and Focus Group Interviews**

KKC will conduct a series of structured small group or one-on-one interviews to gather input on existing challenges and opportunities for improvement. Each session will engage participants representing key constituencies, including:

- Development professionals including engineers, architects, etc.
- Landowners and builders
- Local businesses and merchants
- Residents and neighborhood advocates
  - **Deliverables:** Summary of stakeholder input and key issues.
  - **Meetings:** Eight (8) meetings with stakeholders

### **Task 3. Advisory and Elected Body Workshops**

KKC will facilitate collaborative meetings with the STAC, CAC, and City Council to refine objectives, review findings, and shape key policy decisions. These sessions will clarify administrative procedures, identify inconsistencies in existing ordinances, and establish direction for drafting the UDC.

- **Deliverables:** Workshop presentation summarizing key findings and direction.
- **Meetings:** Refer to the meetings for Task 5

### **Task 4. Code Organization and Annotated Outline**

KKC will prepare an Annotated Outline for the new UDC that establishes its overall structure, organization, and content. The Outline will provide a comprehensive framework of all potential regulatory provisions, while focusing development at this stage only on those provisions necessary for adoption and implementation. To ensure the Code remains responsive over time, KKC will review the Outline annually with the City to identify additional provisions that may be warranted to address emerging issues. The Annotated Outline will improve usability, enhance internal consistency, and ensure compliance with the Texas Local Government Code. It will also define the

components of the new zoning ordinance and specify how Chapter 22 (Signs) and Chapter 26 (Subdivisions) will be integrated and modernized within the consolidated framework.

- **Deliverables:** Annotated Outline for the UDC.
- **Meetings:** Call with the STAC to present the Annotated Outline

### **Task 5. Interim Ordinances**

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To address Simonton’s most pressing development issues ahead of full UDC adoption, this task would focus on preparing limited ordinances that can be enacted quickly. These interim measures are intended to safeguard the community’s vision and Comprehensive Plan priorities while reducing the risk of incompatible development during the transition period. The effort would include assessing where near-term pressures are most likely to create conflicts, drafting short-term ordinances to address those risks, and working closely with City staff and Council to ensure the measures are enforceable, defensible, and consistent with state law.

- **Deliverables:** Draft interim ordinance
- **Meetings:** One meeting will be held at the start of the task to confirm priorities and approach, and another will be conducted upon preparation of the draft ordinance to review content and gather direction.

### **Task 6. Design Charrette**

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A multi-day design workshop would offer residents, stakeholders, City officials, and the consultant team a hands-on opportunity to help shape Simonton’s future. The charrette would combine facilitated workshops, open studio sessions, and collaborative design exercises to explore alternative land use patterns, development approaches, and community design solutions that reflect Simonton’s rural character and small-town identity. Using maps, illustrations, and interactive tools, participants would work directly with planners and designers to test ideas, identify preferences, and build consensus around practical, achievable outcomes that support the goals of the Comprehensive Plan.

- **Deliverables:** Maps, sketches and illustrative concepts
- **Meetings:** Meetings scheduled over the days of the charrette

### **Task 7. Drafting in Modules**

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The UDC will be produced, delivered, and discussed in a series of modules, the number and content of which will be determined through the Annotated Outline. This iterative approach is designed to allow City staff, advisory committees, and the City Council to work through issues collectively and collaboratively. By addressing provisions in manageable segments, the process will foster focused discussion, build consensus, and minimize the time burden on participants while ensuring a comprehensive and well-vetted final code.

KKC will consolidate and update Chapter 22 (Signs) and Chapter 26 (Subdivisions) within the new UDC to ensure alignment with zoning, current engineering practice, and recent changes to the Texas Local Government Code. The updates will clarify platting procedures, improve design and connectivity standards, and enhance legibility.

The new UDC will be drafted and published through a web-based platform that serves as the City’s central hub for ordinance access. The completed Code will be delivered in a fully searchable, easy-to-navigate format that reflects Simonton’s identity and is maintained by the provider to ensure accuracy and long-term usability.

- **Deliverables:** Up to five (5) UDC Modules  
 Development Applications  
 Code of Ordinances
- **Meetings:** Five calls with the STAC to present each module  
 Four (4) CAC meetings

**Task 8. Zoning Map**

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KC will prepare an official zoning map to accompany the new UDC. The map will be designed to clearly depict all zoning districts, boundaries, and overlays adopted by the city. Once completed, the map will be delivered in an interactive, web-based format that allows users to search parcels, view district regulations, and navigate seamlessly between the map and the UDC.

- **Deliverables:** Online zoning map
- **Meetings:** STAC, CAC, and City Council Joint Meeting to review the Zoning Map

**Task 9. Public Review and Adoption**

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KKC will compile the UDC into consolidated and public hearing drafts and guide the City through the formal review and adoption process. A consolidated draft will be prepared for staff and legal review to ensure accuracy, consistency, and quality control. A public hearing draft will then be presented to the Citizens Advisory Committee and City Council for review and discussion in joint study sessions. KKC will support the City during the public hearings, facilitate revisions as directed, and prepare a final adoption-ready draft of the UDC for Council consideration.

- **Deliverables:** Public Hearing Draft of UDC  
 Final Adopted Code in Web-Based Format
- **Meetings:** City Council Public Hearing

**Project Budget**

Task #	Task Name	Fee Amount
1	Project Orientation and Diagnostic	\$4,000
2	Stakeholder and Focus Group Interviews	\$5,970
3	Advisory and Elected Body Workshops	\$4,440
4	Code Organization and Annotated Outline	\$7,520
5	Interim Ordinances	\$24,160
6	Design Charrette	\$28,690
7	Drafting in Modules	\$88,140
8	Zoning Map	\$13,520
9	Public Review and Adoption	\$9,560
	<b>TOTAL</b>	<b>\$186,000</b>

## Supplemental Services

The City and Consultant acknowledge that certain tasks, analyses, or deliverables necessary to support the successful completion of the project were not included in the original Scope of Services. These additional efforts constitute Supplemental Services and fall outside the assumptions, level of effort, and compensation previously authorized. To ensure clarity of expectations, responsibilities, and budget, the parties agree that the Supplemental Services described herein require a formal contract amendment prior to initiation. No work associated with these services shall commence until the amendment is fully executed by both parties.

### **Task 10. Staff Augmentation**

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To ensure a smooth and effective transition following adoption of the new UDC, KKC will provide ongoing planning support services to act as the City's planning staff. These services will be coordinated with LJA Engineering for development engineering review, ensuring applicants receive clear, consistent, and coordinated guidance throughout the development review process.

Services will include:

- *Development Client Interaction:* KKC will serve as the primary point of contact for developers, landowners, and applicants, providing guidance on the UDC's requirements, procedures, and standards. We will answer applicant questions, explain applicable provisions, and assist in resolving potential issues early in the process to promote compliance and efficiency.
- *Plan Review and Commenting:* KKC will review zoning applications, subdivision plats, site plans, and related submissions for compliance with the UDC. Written comments and recommendations will be provided, including identification of deficiencies, suggested revisions, and conditions of approval as appropriate. Reviews will be coordinated with LJA Engineering to ensure consistency between planning and engineering requirements.
- *Meeting Participation:* KKC will participate in virtual pre-application meetings, staff review sessions, and City Council meetings and hearings as needed. These interactions will ensure that applicants, staff, and decision-makers receive consistent information and that the intent of the UDC is reinforced in project approvals.
- *On-Call Consultation and Interpretation:* KKC will be available on an on-call basis to provide clarification and interpretation of UDC provisions, procedural requirements, and administrative practices. Where appropriate, written decision memos will be prepared to document interpretations for consistency in future cases.
- *Training and Capacity Building:* KKC will facilitate workshops or orientation sessions with City staff, appointed officials, and elected officials to reinforce understanding of the new UDC. These sessions will use real-world examples and case studies to build confidence in applying the regulations.

- *Implementation Monitoring*: Throughout this initial implementation phase, KKC will track recurring questions, common issues, and unintended consequences. Observations will be summarized in a final Implementation Memo, which will include recommendations for process improvements and potential future amendments.
- **Deliverables:**
  - Quick Reference Guide and summary sheets for common standards
  - Written review comments on development applications
  - Decision memos documenting interpretations and clarifications
  - Annotated log of application reviews and outcomes
  - Final Implementation Memo summarizing key findings, challenges, and recommendations.
- **Meetings:**
  - Kick-off orientation session with staff and officials
  - Regular development review meetings (with applicants, staff, and LJA)
  - Training workshop(s) for staff and officials
  - Final review meeting to present Implementation Memo

#### **Task 11. EnCodePlus Licensing**

As a Supplemental Service, the Consultant will provide the city with conditional, password-protected access to the enCodePlus web-based, cloud-hosted software for the duration of the Unified Development Code (UDC) project. This temporary access is intended to support project development, review, and coordination, and does not constitute a software license.

On or before the one-year anniversary of this Agreement, the city may elect to execute a separate enCodePlus License Agreement. Execution of that agreement will provide the City with a non-transferable, non-exclusive, limited, non-assignable, and non-sublicensable right to use the enCodePlus platform as defined in the License Agreement.

Under the License Agreement, enCodePlus will include, at a minimum, the following functionality:

- *Interactive Zoning Map Integration*: Supplementation of the City's online map to display zoning district information, including Google Street View, permitted and special uses, and all applicable dimensional standards on an address- or parcel-ID basis.
- *GIS-Driven Reporting*: The GIS application may generate a downloadable parcel-specific report summarizing the applicable zoning information.
- *Codification of New and Amended Ordinances*: Integration and publication of newly adopted or amended ordinances into the enCodePlus platform to ensure that the City's online code remains current, searchable, and aligned with the adopted UDC framework.



For over 40 years, **Kendig Keast Collaborative (KKC)** has been a trusted partner to local governments across the United States, providing expert guidance in comprehensive planning, zoning and land development regulations, growth management, and resource protection. Our firm is dedicated to helping communities establish forward-thinking policies and regulatory frameworks that promote sustainable growth, economic vitality, and a high quality of life.

With a balanced focus between long-range planning and development codes, KKC ensures that community visions translate into practical and effective land use regulations. In addition to comprehensive planning and zoning code updates, our work includes downtown and corridor plans, redevelopment strategies, growth management and annexation studies, and land use impact assessments.

A key part of KKC's commitment to innovation is **enCodePlus**, a sister company of KKC and the nation's premier cloud-based software for digital code management, online publishing, and interactive zoning and development regulations. **enCodePlus** enables local governments to modernize their regulatory frameworks with dynamic features such as intelligent GIS mapping, integrated calculators, interactive navigation, and real-time codification. The platform provides unparalleled efficiency, transparency, and accessibility for staff, elected officials, and the public.

**KKC CORPORATE OFFICE**

77 Sugar Creek Center Blvd.  
Suite 600  
Sugar Land, TX 77478  
(281) 242-2960

**ADDITIONAL OFFICES:**

South Bend, IN  
Chicago, IL  
Louisville, KY  
Milwaukee, WI



KKC's legacy is built on the pioneering work of Lane Kendig, a nationally recognized authority in urban planning. Originally founded as Lane Kendig, Inc. in 1982, the firm evolved in 2007 under the leadership of **Bret C. Keast, AICP**, who transitioned the firm into Kendig Keast Collaborative. Today, KKC is led by **Bret as Chief Executive Officer**, alongside **Chief Operations Officer Gary Mitchell, FAICP**, and **President Brian Mabry, AICP**. Together, they direct a team of specialists in planning, zoning, economic development, urban design, GIS, and graphic design.

Our collaborative approach, technical expertise, and deep understanding of land use planning allow us to craft tailored solutions that align with each community's unique needs. With over 500 successfully completed projects total (250+ codes and 250+ plans), KKC continues to be a leader in shaping vibrant, resilient, and well-planned communities.

**Community Character**

Community character goes beyond aesthetics, architecture, or the labels of "urban" or "new urban" development. It is defined by the thoughtful balance of buildings, open space, landscaping, and both pervious and impervious surfaces. These core elements shape the physical and visual identity of a place—and in doing so, influence a wide range of outcomes including land use compatibility, urban design, mobility (like walkability), environmental sustainability, and stormwater management.

How these components interact—functionally and spatially—affects not only the look and feel of a community, but also its economy, ecology, infrastructure, and overall livability. Integrating community character into planning ensures that decisions around land use, transportation, utilities, open space, and economic development all align with the community's long-term vision.

**BACKGROUNDS IN LOCAL GOVERNMENT**

The local government planning background of each of our team members is a valuable asset, essential to crafting plans that are realistic and implementable, and regulations that are easy to administer by staff, understandable to members of planning boards and municipal councils, and that articulate development and design standards that produce predictable and desirable outcomes.

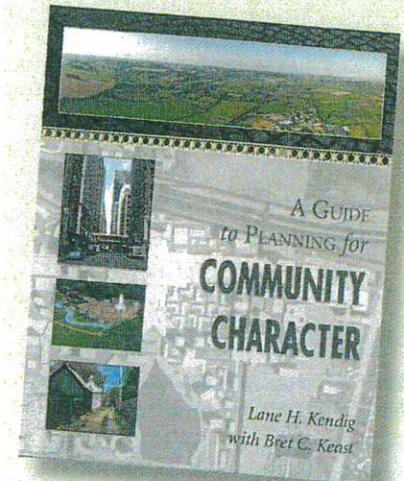


As co-authors of *Community Character: Principles for Design and Planning* (2010) and *A Guide to Planning for Community Character* (2011), Lane Kendig and Bret Keast have been at the forefront of this movement—providing communities with practical, comprehensive strategies to define, protect, and enhance their unique sense of place.

## Planning

Our principals and senior staff have led multidisciplinary teams and played pivotal roles in developing plans for more than 100 jurisdictions across the United States. With a deep well of experience, we bring both broad and specialized expertise to every project—whether it's a full-scale comprehensive plan or a focused, stand-alone planning initiative. Our services span the full spectrum of community planning, including:

- ◆ **Comprehensive Planning** – By defining long-term goals and aligning land use, infrastructure, and community values, we develop actionable plans that serve as roadmaps for sustainable growth and local decision-making.
- ◆ **Land Use Planning** – By guiding how land is developed, redeveloped, and preserved, we help communities manage growth, support reinvestment, and balance competing demands across neighborhoods, corridors, and rural areas.
- ◆ **Community Character & Design** – By focusing on the form, function, and feel of a place, we use urban design and placemaking strategies to reinforce identity, enhance aesthetics, and improve livability.
- ◆ **Environmental & Resilience Planning** – By integrating hazard mitigation, natural resource protection, and climate resilience, we ensure communities are prepared for future challenges while safeguarding environmental assets.
- ◆ **Housing & Economic Development** – By addressing housing needs, affordability, and economic opportunity, we create strategies that support inclusive growth, workforce development, and long-term economic vitality.
- ◆ **Mobility** – By promoting walkability, multimodal access, and land use integration, we design transportation networks that enhance connectivity, safety, and sustainability.
- ◆ **Parks, Recreation & Trails** – By evaluating existing assets, identifying community needs, and prioritizing improvements, we guide the development of inclusive, accessible, and grant-ready recreation systems.
- ◆ **Public Engagement & Outreach** – By using creative, inclusive methods both in-person and online, we build trust, broaden participation, and ensure plans reflect the voices of the entire community.
- ◆ **Strategic Planning** – By assessing current conditions, analyzing trends, and identifying opportunities and challenges, we help communities focus their efforts and investments through targeted, priority-driven action plans.
- ◆ **Implementation & Policy Development** – By delivering zoning updates, action plans, and regulatory tools, we help communities move from vision to results with clear steps and measurable outcomes.



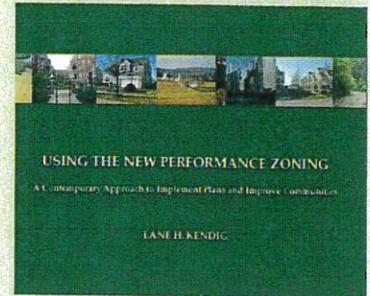
**Bolstering community character** through innovative and effective approaches to land use planning and regulation is the basis of our founder **Lane Kendig's** books on Performance Zoning.



## Implementation

At KKC, we believe that great plans deserve equally strong tools for implementation. Through detailed analysis and genuine community engagement, we develop regulatory strategies that not only align with local visions but also promote creative, context-sensitive, and consensus-driven development. Our regulatory work is rooted in practicality and shaped by the unique conditions of each community we serve.

- ◆ **Code Evaluation & Performance Audits** – By assessing existing regulations against adopted plans and best practices, we identify inconsistencies, gaps, and opportunities for refinement to ensure codes support community goals.
- ◆ **Zoning Ordinance Drafting** – By creating clear, customized zoning ordinances and interim measures, we help communities establish a strong regulatory foundation that promotes sustainable growth, protects character, and supports modern development needs.
- ◆ **Targeted Ordinance Amendments** – By tailoring updates to address specific challenges like housing affordability, mixed-use development, or transit-readiness, we ensure regulations are responsive to changing conditions and priorities.
- ◆ **Unified Development Ordinances** – By consolidating zoning, subdivision, and other regulations into a cohesive framework, we streamline processes, enhance usability, and reduce administrative burden for both staff and applicants.
- ◆ **Modernization via enCodePlus** – By leveraging **enCodePlus**, we provide communities with a modern, cloud-based platform for publishing, maintaining, and administering codes. This powerful tool improves accessibility, transparency, and efficiency, offering real-time updates, advanced formatting, interactive zoning maps, and collaborative editing capabilities.
- ◆ **Zoning Map Revisions** – By updating zoning maps to reflect new comprehensive plans or area-specific strategies, we ensure spatial consistency and effective implementation of land use policies.
- ◆ **Form-Based Codes & Design Standards** – By developing form-based codes and tailored design guidelines, we reinforce community character, improve public realm quality, and offer flexible alternatives to conventional zoning.
- ◆ **Administrative Tools & Training** – By providing implementation manuals, process charts, and staff training, we support day-to-day code administration and long-term regulatory consistency.
- ◆ **Procedural Reform** – By rethinking and refining development review procedures, approval processes, and administrative protocols, we help communities create more transparent, predictable, and efficient systems that better serve staff, applicants, and the public.
- ◆ **Special Area Regulations** – By crafting place-specific standards for areas such as historic districts, downtowns, or environmentally sensitive zones, we support context-driven solutions that reinforce local identity, promote quality design, and manage change more effectively.
- ◆ **Legal Consistency & Risk Mitigation** – By reviewing codes for legal soundness and compliance with evolving state and federal mandates, we help reduce legal exposure and improve defensibility.



*Using the New Performance Zoning (2019)*



### TRUSTED PARTNERS

KKC has built working relationships with an array of other consulting firms that can provide specialty services in a subconsultant or advisory role, including in areas such as civil and traffic engineering, fiscal impact analysis, market analysis, environmental assessment, housing and redevelopment, and financing and special district mechanisms.



## Master Planning and Urban Design Services

KKC has experience facilitating planning processes at all scales, from metropolitan and community-wide levels to downtowns, neighborhoods, corridors, and other special areas. It is at this enhanced level of detail that specific challenges and opportunities emerge, and unique solutions become necessary in order to spur the “3 Rs” – redevelopment, revitalization, and reinvestment. It is imperative to think three-dimensionally about the impacts of development: for example, within a neighborhood planning area, residents identify with the way a street feels – how wide it is, how far back and how tall the homes are, how old the trees are. They can describe what a local shopping area looks like and how it is different from one across town. Similarly, they can express pride in their downtown and a specific identity.

Planning for these areas requires a keen understanding of land use, pedestrian and vehicular circulation, building and site design, (re)development feasibility, strategic implementation, and public policy and financing. Our staff has the skills necessary to create special area plans that identify policies, projects, and strategies that respond to local demographics, district functionality, and identity. Cornerstones of our approach:

- ◆ **Community Involvement** that brings together residents, property owners, businesses, realtors and brokers, investors, developers, community organizations (i.e., business improvement districts, neighborhood organizations, and not-for-profits, etc.), elected officials and staff, municipal agencies, and all ages and social groups. Facilitating open and inclusive dialogue is essential for preparing a vision and creating a realistic, market-supported action plan that reflects local values and priorities and ensures broad-based support for long-term implementation.
- ◆ **Master Planning** that establishes a framework for general land use, transportation, and design character -- a context within which specific projects or targeted areas of investment can be assessed. In this way, site-specific recommendations provide greater benefit to the overall land use balance, functionality, and identity of an area.
- ◆ **Urban Design and Visualization** that transforms the collective manifestation of desired outcomes, market realities, and an achievable regulatory scheme into a three-dimensional environment. Our staff can demonstrate the “look and feel” of investment in the public realm, private development area, and open space with various visualization technologies to spur dialogue regarding development alternatives.
- ◆ **Redevelopment Planning** to advance a vision towards market-based implementation. KKC staff specialize in helping communities achieve redevelopment by identifying resources, partnerships, and policies that remove barriers to successful outcomes. We craft plans that draw a clear path between concept and realization.
- ◆ **Implementation** through projects, policies, and strategies. The success of a plan depends on three factors: (1) identifying catalytic projects that foster additional investment, (2) aligning development policies and regulations with the vision, and (3) creating strategies to strengthen synergy among financiers, elected officials, public agencies, and the community at large.

## Special Studies and Services

To make visions and possibilities literally come to life – KKC uses modeling and graphic tools to enhance planning processes, boost enthusiasm among participants, and build consensus around planning or regulatory concepts:

- ◆ **Growth Assessments and Strategy Papers** to help communities understand the implications of rapid growth and/or haphazard development patterns, assess their fiscal and service capacity to accommodate such trends, and consider their statutory authorities and options for better managing the location, timing, and nature of this growth.
- ◆ **Facilitation of Visioning Processes** to elicit community hopes and concerns about the potential pace and direction of change, and to encourage “big picture” thinking while knowing when to introduce “reality checks” into community and stakeholder discussions.
- ◆ **Use of 3-D Modeling and Visualization Technologies** to help public and private clients envision and appreciate the implications of potential growth and development outcomes, consider and clarify associated regulatory standards, and assess possible public investments in community amenities.

## RECENT AWARD-WINNING PROJECTS

*KKC has been recognized for development code preparation and plan making by the national organization of the American Planning Association (APA), state chapters and local sections of APA, and the National Association of Counties, among other entities. Awards exemplify our commitment to quality results that exceed the expectations of our clients and merit recognition for their innovation, comprehensiveness, and successful outcomes. A partial list of our meritorious recognition:*

- ◆ **2025 KENTUCKY APA OUTSTANDING PLAN AWARD**  
City of Paducah and McCracken County, KY  
Joint Comprehensive Plan
- ◆ **2023 TEXAS APA COMMUNITY OF THE YEAR AWARD**  
Borger, TX  
Comprehensive Plan; Downtown Plan; Parks, Trails, and Recreation Master Plan; and Unified Land Development Ordinance
- ◆ **2023 GREAT AMERICAN MAIN STREET AWARD**  
Florence, SC  
Downtown Plans
- ◆ **2022 HOUSTON APA COMMUNITY OF THE YEAR**  
Fulshear, TX  
Comprehensive Plan, Major Thoroughfare Plan, and Coordinated Development Ordinance
- ◆ **2022 NATIONAL APA DANIEL BURNHAM AWARD**  
Greensboro, NC  
Online implementation (enCodePlus) of GSO 2040 Comprehensive Plan
- ◆ **2021 KENTUCKY APA OUTSTANDING PROJECT, PROGRAM, OR TOOL**  
Covington, KY  
Neighborhood Development Code
- ◆ **2020 TEXAS APA COMMUNITY OF THE YEAR**  
Dayton, TX  
Comprehensive Plan, Downtown Revitalization Plan, Parks Master Plan, and Unified Development Code
- ◆ **2020 OKLAHOMA APA OUTSTANDING PLAN**  
Claremore, OK  
Comprehensive Plan and Special Districts Plan
- ◆ **2020 TEXAS APA PLANNING EXCELLENCE AWARD**  
Brenham, TX  
Comprehensive Plan
- ◆ **2020 CENTRAL TEXAS SECTION APA COMPREHENSIVE PLAN AWARD**  
Brenham, TX  
Comprehensive Plan

## KKC'S SUCCESS

KKC has earned a reputation for its innovation and repeated success in solving problems of varying complexities. The pursuit of our practice is:



**Good Land Stewardship**



**Conservation of Resources**



**Preservation and Enhancement of Community Character**



**Safeguarding Neighborhood Integrity**



**Ensuring Fiscal Responsibility**



Together, the firm's principals and senior associates have facilitated comprehensive planning programs and zoning, subdivision, or land development codes for more than 500 communities throughout the U.S.; for small villages, mid-sized towns, suburban cities, metropolitan areas, and both rural and urbanizing counties. We are proud of our track record of developing plans that have merited both state and national recognition by the American Planning Association and National Association of Counties. We are most proud, though, of the positive impacts that our plans have had, and continue to have, in guiding fiscally responsible growth and the character of development.

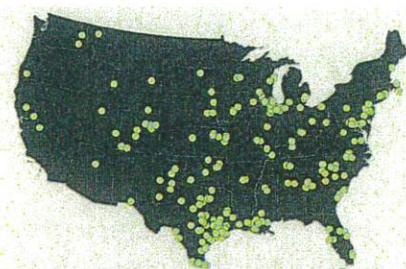
## Our Comprehensive Planning Experience

The firm has developed comprehensive master plans and/or special area plans for the communities below. ***Projects that have been completed in the last five years or are currently under development are italicized and in bold typeface.***

Aberdeen, SD  
 Altus, OK  
 Alvin, TX  
 Amarillo, TX  
 Angleton, TX  
 Annapolis, MD  
 Bannockburn, IL  
 Bastrop, TX  
 Bay City, TX  
***Baytown, TX***  
***Beeville, TX***  
***Bellaire, TX***  
 Belleville, IL  
***Borger, TX***  
 Breaux Bridge, LA  
***Brenham, TX***  
 Bristol, WI  
 Bryan, TX  
 Carbondale, IL  
 Claremore, OK  
 College Station, TX  
 Columbus, NE  
 Cuero, TX  
 Dayton, TX  
 Del Rio, TX  
***Dickinson, TX***  
 Door County, WI  
 Eagle Pass, TX  
***Edinburg, TX***  
 El Lago, TX  
 Flathead County, MT  
***Florence, SC***  
***Florence County, SC***  
 Forsyth, IL  
 Freeport, TX  
 Fremont, NE  
***Fulshear, TX***  
 Fulton County, OH  
 Gillette, WY  
 Glenpool, OK  
***Grand Prairie, TX***  
***Grenada County, MS***

Grundy Center, IA  
***Highland, IN***  
 Hobbs, NM  
***Huntsville, TX***  
 Independence, IA  
 Indian Creek, IL  
 Ingleside, TX  
 Jackson & Teton  
 County, WY  
 Jefferson Township, OH  
 Jesup, IA  
***Katy, TX***  
 Kemah, TX  
 Killeen, TX  
***Kings Mountain, NC***  
 Kingsville, TX  
 La Porte, TX  
 Lake County, IL  
 Lake Jackson, TX  
 Lake Villa, IL  
 Laramie, WY  
***Leander, TX***  
 Littleton, CO  
 Loudoun County, VA  
***Lufkin, TX***  
 Magnolia, TX  
 Manor, TX  
***Manvel, TX***  
 McAllen, TX  
 McComb, MS  
 Miami County, KS  
 Michigan City, IN  
 Missouri City, TX  
 Monroe County, FL  
 Mont Belvieu, TX  
***Montgomery County, MS***  
 Moscow, ID  
 Murfreesboro, TN  
 Nacogdoches, TX  
 Nantucket, MA  
***Nassau Bay, TX***  
 New Castle County, DE

***Northville Township, MI***  
 Olathe, KS  
***Paducah/McCracken  
 County, KY***  
 Pearland, TX  
 Pflugerville, TX  
 Pierce Township, OH  
 Plainfield, IL  
 Plainview, TX  
 Plymouth, CA  
 Polk County, IA  
 Ponca City, OK  
 Port Lavaca, TX  
 Pottawatomie County, KS  
 Provincetown, MA  
 Queen Anne's County, MD  
 Richmond, IL  
***Richmond, TX***  
 Rosenberg, TX  
 San Benito, TX  
 Sandy, UT  
 Savannah & Chatham  
 County, GA  
 Sealy, TX  
 Sherman, TX  
***Sioux Falls, SD***  
 South Padre Island, TX  
 Stafford, TX  
 St. Mary Parish, LA  
***Sugar Land, TX***  
 Tangipahoa Parish, LA  
 Temple, TX  
 Town and Country, MO  
 Valparaiso, IN  
 Victoria, TX  
 Vinton, TX  
 Waller, TX  
 Walker, LA  
 West University Place, TX  
 Williams, CA  
 Zachary, LA  
***Zebulon, NC***



## KKC PROJECTS IN 41 STATES

- Alabama
- Arizona
- Arkansas
- California
- Colorado
- Connecticut
- Delaware
- Florida
- Georgia
- Idaho
- Illinois
- Indiana
- Iowa
- Kansas
- Kentucky
- Louisiana
- Maine
- Maryland
- Massachusetts
- Michigan
- Minnesota
- Mississippi
- Missouri
- Montana
- Nebraska
- New Jersey
- New Mexico
- North Carolina
- Ohio
- Oklahoma
- Oregon
- Pennsylvania
- South Carolina
- South Dakota
- Tennessee
- Texas
- Utah
- Virginia
- West Virginia
- Wisconsin
- Wyoming



## Our Implementation and Regulatory Experience

We have assisted the communities below in our regulatory practice, from writing "first-ever" ordinances to updating zoning district maps to crafting code amendments and facilitating adoption. **Projects completed in the last five years or that are currently under development** are *italicized and in bold typeface*.

Aberdeen, SD  
**Adams County, CO**  
Altus, OK  
**Amarillo, TX**  
**Angleton, TX**  
**Ankeny, IA**  
**Aspen, CO**  
Bainbridge Township, OH  
**Baytown, TX**  
Beaufort County, SC  
**Bedford, TX**  
**Bellaire, TX**  
**Beloit, WI**  
**Black Mountain, NC**  
**Blythewood, SC**  
**Borger, TX**  
Bossier City-Parish, LA  
Brevard County, FL  
**Broken Arrow, OK**  
Brownsville, TX  
Buckingham Township, PA  
Carbondale, CO  
**Castle Pines, CO**  
Cedar Park, TX  
Centennial, CO  
**Charleston County, SC**  
Chattahoochee Hill Country, GA  
Chesterfield, MO  
**Chesterfield County, VA**  
Chicago, IL  
**Cibola, TX**  
Cincinnati, OH  
Clovis, NM  
College Station, TX  
**Columbus, NE**  
**Commerce City, CO**  
**Copperas Cove, TX**  
**Corpus Christi, TX**  
**Covington, KY**  
Cortez, CO  
Crystal Lake, IL  
Cuero, TX  
DCA/DNR, FL  
Davie, FL  
Dayton, TX  
Denver, CO  
**Dickinson, TX**  
**Dunedin, FL**  
Durango, CO  
**Early, TX**  
**Edinburg, TX**  
El Campo, TX  
El Lago, TX  
**Elizabethtown, KY**  
Falmouth, ME  
Farmington, NM  
Flagstaff, AZ  
**Florence, SC**  
Frederick County, MD  
**Freeport, TX**  
Fremont, NE  
**Fulshear, TX**  
Galveston, TX  
Georgetown, TX  
**Glenpool, OK**  
**Good Hope, AL**  
**Granbury, TX**  
Granville County, NC  
**Grants Pass, OR**  
Greensboro, NC  
**Greenville County, SC**  
Groton, CT  
Grundy County, IL  
**Gunnison, CO**  
**Harrisburg, NC**  
**Harrisonburg, VA**  
Hays, KS  
**Hedwig Village, TX**  
**Highland Park, TX**  
Highlands Commission, NJ  
Hillsborough County, FL  
**Hitchcock, TX**  
Houston, TX  
Indian Creek, IL  
**Iowa Colony, TX**  
Jacksonville, FL  
Jefferson County, WV  
Jersey Village, TX  
Kansas City/Wyandotte County, KS  
Kerrville, TX  
**Kings Mountain, NC**  
Kootenai County, ID  
La Plata County, CO  
**Lake Charles, LA**  
Lake County, IL  
Lake Villa, IL  
Lake Zurich, IL  
Langhorne Borough, PA  
League City, TX  
**Leesburg, VA**  
Lindenhurst, IL  
**Littleton, CO**  
**Los Fresnos, TX**  
**Loudoun County, VA**  
**Lubbock, TX**  
Machesney Park, IL  
Magnolia, TX  
Manhattan, KS  
**Marshalltown, IA**  
**Marvin, NC**  
McAllen, TX  
McComb, MS  
**McCormick County, SC**  
Meadows Place, TX  
Michigan City, IN  
Middletown Township, PA  
Milwaukee, WI  
**Mineral Wells, TX**  
**Moab, UT**  
**Monroe, OH**  
Monroe County, FL  
**Montgomery, TX**  
Morgan City, LA  
**Nassau Bay, TX**  
**New Albany, IN**  
New Britain Township, PA  
New Castle County, DE  
**New Haven, CT**  
**Newton County, GA**  
**Northville Township, MI**  
Oakland, IA  
**Oklahoma City, OK**  
Olathe, KS  
Oswego, IL  
Pennel Borough, PA  
Pennridge Area, PA  
Perkasie Borough, PA  
Pflugerville, TX  
Pinelands Commission, NJ  
**Plainview, TX**  
Pleasanton, TX  
Polk County, IA  
Ponca City, OK  
**Portage, MI**  
Quakertown Area, PA  
Queen Anne's County, MD  
Redmond, WA  
**Richmond, TX**  
Riverwoods, IL  
Rosenberg, TX  
Sandy, UT  
Sarasota County, FL  
Savannah/Chatham County, GA  
Seabrook, TX  
Seguin, TX  
Sellersville Planned Development, PA  
Shenandoah, TX  
Sioux City, IA  
Sleepy Hollow, IL  
Slidell, LA  
Springfield Township, PA  
Stafford, TX  
**St. Croix County, WI**  
St. Mary Parish, LA  
Sugar Land, TX  
**Sweetwater, TX**  
Tangipahoa Parish, LA  
Topeka-Shawnee County, KS  
Town and Country, MO  
**Travelers Rest, SC**  
Tullytown Borough, PA  
Upper Southampton Township, PA  
Valparaiso, IN  
Vinton, TX  
**West University Place, TX**  
**Westminster, CO**  
**Wharton, TX**  
Williams, CA  
Williamson County, TN  
**Winter Park, CO**  
Zachary, LA



## Bret C. Keast, AICP

**Owner and CEO**

**Years of Experience: 36**

Bret has experience in both the public and private sectors since 1989, having previously worked for a council of governments and metropolitan planning organization, suburban municipality (Olathe, KS),

and as Practice Leader for an international multi-disciplinary firm (Wilbur Smith Associates). Bret is known by his clients and other consultants with whom he has associated as a diligent manager and an effective communicator. He has been consistently recognized by his peers with numerous awards for outstanding plans and projects. He has managed more than 75 zoning regulations projects, ranging from unified codes to individual ordinances and development guidelines.

Bret has consulted small and large communities in both rural and urban settings, led interdisciplinary project teams, and has authored and managed comprehensive plans, small area plans, zoning and land development codes, growth management studies, downtown and livable center plans, corridor and urban design studies, parks and recreation master plans, transit and transportation plans, and an array of special studies. He has led projects in 27 states and in Dubai, United Arab Emirates (UAE).

Bret is known for his communicative skill and approach to public facilitation, translating technical planning terms and innovative concepts into plain language for laypersons and citizen planners. He has been consistently recognized by his peers with numerous awards for outstanding plans and projects.

Bret has been actively involved as a leader in the American Planning Association including positions on the Executive Boards in the Kansas and Texas Chapters. He has made numerous presentations at state planning conferences, as well as at National APA conferences in New York City, New Orleans, Chicago, Denver, Washington, D.C., San Antonio, and Boston.

### RELEVANT PROJECT EXPERIENCE

- ◆ Adams County, CO Development Standards and Regulations Overhaul (Principal-in-Charge, Ongoing)
- ◆ New Haven, CT Long Wharf Implementing Regulations and Design Standards (Project Manager, Ongoing)
- ◆ Baytown, TX Unified Development Code Update (Principal-in-Charge, Adopted September 2024)
- ◆ Dickinson, TX Unified Development Code (Project Manager, Adopted August 2024)
- ◆ Copperas Cove, TX Zoning Ordinance Update (Principal-in-Charge, Adopted October 2023)
- ◆ Edinburg, TX Unified Development Code Update (Principal-in-Charge, Adopted August 2022)
- ◆ Littleton, CO Unified Land Use Code (Project Manager, Adopted October 2021)

### EDUCATION

- ◆ Master of Urban Planning, concentration in Urban Design, University of Kansas
- ◆ B.S., Community and Regional Planning and Speech Communication, specialty in Architecture, Iowa State University

### PROFESSIONAL REGISTRATION

- ◆ American Institute of Certified Planners, #12256

### PROFESSIONAL AFFILIATIONS

- ◆ American Planning Association (APA)

### PUBLICATIONS

- ◆ *Community Character, Principles for Design and Planning*, Island Press, 2010
- ◆ *A Practical Guide to Planning for Community Character*, Island Press, 2010
- ◆ "Defining and Measuring Community Character", *Zoning Practice*, Dec. 2010
- ◆ *Meeting Procedures and Liability Issues for Public Officials, Guide to Urban Planning in Texas Communities*, 1997

### PRESENTATIONS

- ◆ *ArcGIS Urban: Future of City Planning and 3D Zoning*, Six State APA Conference Presentation, October 2020
- ◆ *The Future of Technology in Planning*, Keynote Address, Wyoming APA, October 2019
- ◆ *The Digital Age of Planning – Applications, Lessons, and Information Sharing*, Texas APA 2017
- ◆ *The Role of Space in Defining Character*, National APA Conference, Los Angeles, CA, April 2012
- ◆ *Planning in Town Gown Environments*, Upper



## Brian K. Mabry, AICP

**President**

**Years of Experience: 26**

Brian joined KKC as a Principal Associate in 2017 and was promoted to Code Practice Leader in 2019 and to Vice President in 2024. He continues the advancement of the firm's focus on crafting flexible,

transparent, and attractive development regulations. Brian has made a career of drafting understandable, practical, and enforceable development regulations, providing his expertise to local governments seeking better zoning regulations since 2001.

Having worked in both the private and public sectors, Brian knows the importance of client service and the realities involved in the day-to-day administering of zoning regulations. Brian pragmatically advocates for the simplification of regulations, the empowerment of Planning staff for making administrative approvals where appropriate, and hybrid codes that provide the familiarity of Euclidean zoning, the flexibility of performance zoning, and the design orientation of form based codes. His primary work characteristic is his drive to provide development regulations that respect the property rights of all and that create desirable community character.

Brian has spoken at planning conferences in Texas, Indiana, and Kentucky on vested rights, unified development code best practices, and public engagement techniques.

In the public sector, Brian worked as Senior Planner and Planning Director in his hometown of Temple, Texas; as Planning, Zoning, and Code Enforcement Manager for Elkhart County, Indiana; and, prior to joining KKC, as Planning & Design Supervisor for the combined City / County government of Louisville, Kentucky where he dealt with both urban and rural growth issues.

### RELEVANT PROJECT EXPERIENCE

- ◆ Gunnison, CO, Land Development Regulations (Project Manager, Ongoing)
- ◆ Commerce City, CO Unified Land Development Code (Project Manager, Adopted November 2025)
- ◆ Broken Arrow, OK Zoning Ordinance Update (Project Manager, Adopted May 2025)
- ◆ Baytown, TX Unified Development Code Update (Project Manager, Adopted September 2024)
- ◆ Lake Charles, LA Planning and Zoning Services (Project Manager, Adopted January 2024)
- ◆ Lubbock, TX Unified Development Code (Project Manager, Adopted May 2023)
- ◆ Borger, TX Unified Land Development Ordinance (Project Manager, Adopted July 2022)
- ◆ Winter Park, CO Code Critique and Unified Development Code (Adopted June 2022)
- ◆ Littleton, CO Unified Land Development Code (Deputy Project Manager, Adopted October 2021)
- ◆ Covington, KY Neighborhood Development Code (Project Manager, Adopted September 2020)

### EDUCATION

- ◆ Master of Urban Planning, Texas A&M University, 2001
- ◆ Bachelor of Arts, Sociology and Theatre, Southwestern University, 1996

### PROFESSIONAL REGISTRATION

- ◆ American Institute of Certified Planners (AICP), #018662, 2003

### PROFESSIONAL AFFILIATION

- ◆ American Planning Association (APA)

### PRESENTATIONS

- ◆ Streamlining Your Residential Zoning Code, Indiana Chapter Conference of the APA, March 2022
- ◆ Conserving the Covington Context, Kentucky Chapter Conference of the APA, September 2021
- ◆ A Zoning Update in Amish Country, Indiana Chapter Conference of the APA, October 2019
- ◆ Ethics Panel, Southern Indiana Section of the APA, September 2019
- ◆ Public Engagement Tools, Old and New, Kentucky Chapter Conference of the APA, May 2017
- ◆ What to Expect When You're Expecting (A New Code), Indiana Chapter Conference of the APA, March 2014 and Kentucky Chapter Conference, May 2014
- ◆ Unified Development Code Roundtable, Texas Chapter Conference of the APA, October 2006
- ◆ Adapting Development Codes to Chapter 245 Vesting Provisions, Bickerstaff Heath Pollan & Caroom's Texas Local Government Conference, June 2006



## Ashley Woolsey, AICP

**Advanced Associate**

**Years of Experience: 9**

Ashley brings to KKC practical experience from the public sector, specifically in roles administering zoning and subdivision regulations, conducting development reviews, and updating community zoning ordinances. She is an excellent communicator and brings her credentials in language arts to crafting easy-to-understand standards and regulations for a variety of projects including zoning ordinances, subdivision regulations, unified development ordinances, and planned development districts. Ashley is passionate about working with communities to create efficient, user-friendly development regulations that can be effectively administered by staff while achieving desired, high-quality outcomes. She regularly manages and contributes significantly to code projects. Along with drafting code, Ashley has also created supplemental development guidebooks for several communities.

Prior to her joining KKC in 2019, Ashley worked in the planning department for the City of Clarksville, IN, then subsequently for the City of Jeffersonville, IN as the Zoning Administrator. In these positions she processed and reviewed a variety of smaller development applications for accessory structures, sign permits, and special events. She also conducted reviews and wrote staff reports for more significant development applications (site development plans, variance requests, and subdivision plats), which she then presented to the Planning and Zoning Commission or the Board of Adjustment. In Clarksville, she coordinated bi-weekly technical review committee meetings with multiple department heads and applicants. In Jeffersonville, Ashley was the point of contact for applicants and outlined the development process during pre-conference meetings.

Ashley has spoken at Indiana's planning conference about optimizing residential zoning regulations and streamlining approval procedures.

### RELEVANT PROJECT EXPERIENCE

- ◆ Gadsden, AL Zoning Ordinance (Project Manager, Ongoing)
- ◆ Montgomery, TX Unified Development Ordinance (Project Manager, Ongoing)
- ◆ Cibolo, TX Unified Development Code (Deputy Project Manager, Ongoing)
- ◆ Sweetwater, TX Zoning and Land Use Ordinance Update (Project Manager, Ongoing)
- ◆ New Albany, IN Zoning Ordinance Update (Deputy Project Manager, Ongoing)
- ◆ Dickinson, TX Unified Development Code (Project Manager, Adopted August 2024)
- ◆ Lubbock, TX Unified Development Code (Adopted May 2023)
- ◆ Borger, TX Unified Land Development Ordinance and Development Guidebook (Adopted July 2022)
- ◆ Freeport, TX Zoning and Subdivision Ordinances (Primary author, Adopted January 2022)
- ◆ Harrisburg, NC Unified Development Ordinance Update and Development Guidebook (Adopted August 2021)

### EDUCATION

- ◆ Master of Urban Planning, University of Louisville, 2017
- ◆ Bachelor of Arts, English and Political Science, Bellarmine University, 2013

### PROFESSIONAL REGISTRATION

- ◆ American Institute of Certified Planners (AICP), #035733, 2023

### PROFESSIONAL AFFILIATION

- ◆ American Planning Association (APA)

### PRESENTATION

- ◆ *Streamlining Your Residential Zoning Code*, Indiana Chapter Conference of the APA, March 2022



# Design Principles

- 1 Woodland/Open Space Preservation
- 2 Distributed, Amenityized Stormwater Management
- 3 Narrower, Shorter Residential Blocks
- 4 Connected Trail System (Network)
- 5 1/4th- Mile Access to Trail, Recreation, and Shopping
- 6 Mixed Housing
- 7 Mixed-Use
- 8 Architectural Variety
- 9 Variable Lot Sizes and Housing Types
- 10 Rear Parking
- 11 Interconnected Open Spaces
- 12 Continuous Sidewalks
- 13 Landscape Buffers and Medians
- 14 Interwoven Off-Street Trail System
- 15 Architecturally Framed Commercial Streets and Blocks
- 16 Landscaped Parking Lots
- 17 Prime Corner Streetscape Accents
- 18 Neighborhood Commercial Nodes
- 19 Through-Street Boulevards
- 20 Interconnected (Meshed) Street Network
- 21 External Street Alignment
- 22 Amenity Spaces
- 23 Restricted Access to Arterial Roads
- 24 Consolidated Driveway Openings
- 25 Shared Parking (Cross Access Easements)
- 26 Landscaped Cul-De-Sac Islands
- 27 Street-Facing Buildings
- 28 Through-Block Pedestrian Passageways
- 29 Highway / Neighborhood Interfaces and Transitions

