

AGENDA
Universal City Economic Development Corporation
Regular Meeting
Thursday, April 9, 2020 at 5:00 P.M.
2150 Universal City Blvd, Universal City

In accordance with order of the Office of the Governor issued March 16, 2020, the Universal City Economic Development Corporation will conduct a telephonic and videoconference meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

The meeting will be held on Thursday, April 9, 2020 at 5:00 P.M.

The public may participate in this meeting by dialing US Toll-free to 877-853-5247 (Meeting ID: 159 548 693) or by joining the Zoom meeting at <https://zoom.us/j/159548693>.

The public will be permitted to offer public comments telephonically or via videostream as provided by the agenda and as permitted by the presiding officer during the meeting. Written questions or comments may be submitted up two hours before the meeting to Kristin Mueller, Director of Economic Development at kmueller@uctx.gov.

A recording of the telephonic and video meeting will be made and will be available to the public in accordance with the Texas Public Information Act upon written request.

1. **CALL TO ORDER:** President Dick Crow
2. **QUORUM CHECK:** Secretary Lenny Dagg
3. **INTRODUCTION OF GUESTS:**
4. **OLD BUSINESS:**
 - a) Minutes of the 13 February 2020 Regular Meeting
 - b) Financial Report:
 1. Accountant Reports: Nov 2019, Dec 2019, January 2020
 2. Bills to Be Paid and Transfers
 3. Investment Status
 4. Expected Incoming Expenses
5. **NEW BUSINESS:**
 - A. Consider: Approval of the Financial Audit Report Fiscal Year 2019.
 - B. Consider: Approval of the Second Amendment to the Performance Agreement between the Universal City Economic Development Corporation and Universal City Affiliates, LTD.
 - C. Consider: Approval of the revised Escrow Agreement between the Universal City Economic Development Corporation and Universal City Affiliates, LTD.
 - D. Next Meeting: Thursday, May 14, 2020 at 5:00 p.m.
6. **STAFF REPORT:**
 - Status of Projects
 - Council Actions and Considerations
 - Upcoming City & Economic Events

7. PUBLIC COMMENT:

8. ADJOURNMENT:

KRISTIN MUELLER, City Clerk

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to this meeting. Please contact the City Clerk's Office at (210) 659-0333 if these services are needed.

MINUTES

**Universal City Economic Development Corporation
Regular Meeting, February 13, 2020
Council Chambers, City Hall, 2150 Universal City Blvd**

1. **CALL TO ORDER**: President Crow called the meeting to order at 5:00 PM.

QUORUM CHECK:

Board Members Present

Dick Crow, President
John DiPiero, Vice President
Lenny Dagg, Secretary
Dick Neville, Treasurer
Bear Goolsby, Director
Roland Hinojosa, Director
Bryan Kuhlmann, Director

Board Members Absent

Mr. Crow noted a quorum was present.

2. **INTRODUCTION OF GUESTS**: None.

3. **OLD BUSINESS**:

A. Approval of Minutes for Regular Meeting:

Mr. Neville moved to approve the minutes of 12 December 2019 with corrections. Mr. Dagg seconded the motion. The minutes were unanimously approved.

B. Financial Report:

Financial Reports will be approved at the next meeting. Mr. Neville gave an overview of the bills to be paid.

Mr. Dagg moved to approve the bills to be paid, subject to audit. Mr. Goolsby seconded the motion; the motion was approved unanimously.

4. **NEW BUSINESS**:

A. **Public Hearing**: On the expenditure of funds for capital improvements at 210 E. Aviation.

Ms. Mueller introduced Mike Voeller and Jim Voeller, owners of Gather Brewing Company, LLC, to the board and explained that they are planning to convert 210 E. Aviation from a bar to a craft brewery and grill. The address is zoned as C3-Commercial Services, so a zone change is not needed. She explained that the Voeller's would like to completely strip the interior of the facility, upgrade the HVAC, Electrical, and Plumbing systems,

add a full service kitchen, complete a 600 sq ft addition, install roll up windows to the exterior of the building, paint, and add landscaping. The total cost of the project was estimated at \$350,000.

Mr. Crow opened the Public Hearing at 5:11 p.m.

Mr. Jim Voeller stated that there are no brew pubs in the area and that Gather Brewing Company could be the first one and would draw in people from outside the city. He explained that he purchased 210 E. Aviation, but would need the assistance of the EDC board to fulfill his son's dream of opening a craft brewery and grill at that location.

Mr. Mike Voller shared his background and experience as a Brewmeister and chef. He said that his vision for his facility would be an indoor biergarten where family and friends would come together and build memories.

Mr. Jim Voeller said the estimated cost of the project is \$350,000 and he would like the City to reimburse 70% of the cost.

Mr. DiPierro asked if they would sell any hard liquor and if they would sell food. Mr. Mike Voeller stated that they would only sell beer and wine, and that they would start with a simple food menu.

Mr. Goolsby asked if they would host live music and asked what the facility's hour of operation was as well as what type of taxes that the City would receive. Mr. Mike Voeller said that they would host live music occasionally for special events, but a typical day would just be allowing their guests to talk to one another. The initial hours of operation would be from 3 p.m. – 9 p.m. Wednesdays and Thursdays and 3 p.m. to 10 p.m. Fridays, Saturdays, and Sundays.

City Manager Kim Turner said that the City would receive revenue from the ad valorem tax, sales tax, and alcohol license.

Mr. Goolsby said that he was hesitant to reimburse at 70%.

Mr. Kuhlmann asked what financing options Mr. Voeller was considering. Mr. Jim Voeller said that he will personally fund most of the project and finance the rest. He said he is familiar with TexStar Bank.

Ms. Mueller stated that while he is asking for 70% of the cost of the facility capital improvements, when the cost of the building and the equipment to finish out the project is considered, the total cost of the project is closer to \$850,000.

Mr. Crow closed the Public Hearing at 5:29 p.m.

B. Consider: The expenditure of funds for capital improvements at 210 E. Aviation.

Mr. Dagg moved to reimburse Gather Brewing Company, LLC, \$200,000 provided that they spend \$350,000 on capital

improvements at 210 E. Aviation. Mr. Goolsby seconded the motion; the motion was approved unanimously.

- C. Public Hearing:** On the expenditure of funds for the sponsorship for the Texas Christian Athletic League (T-CAL) 2020 State Basketball Tournament.

Ms. Mueller stated that the EDC has sponsored the T-CAL State basketball and volleyball tournaments since 2017. She introduced Mr. Darryl Crain, the Executive Director of T-CAL, and said that he requested the EDC sponsor this year's State Basketball Tournament in the amount of \$12,500.

Mr. Crow opened the Public Hearing at 5:41 p.m.

Mr. Crain thanked the EDC for their continuous support of the tournaments and stated that the events have grown by 10-12%. He gave a summary of how he believes that the events impact Universal City economically and why the development of the proposed sports park in Northlake has not been successful.

Mr. Kuhlmann asked if he solicits other sponsorships and Mr. Crain answered that he does not.

Mr. Crow asked how many venues are used for the tournament and he says that Northeast Lakeview, the Allstars complex and Kitty Hawk Middleschool are used to host the tournament.

Mr. Crow asked if there are any other sponsors for the events and he answered that Under Armour, Wilson, and CBS Sports sponsor the event. He said that this is the first year that CBS sports will be live streaming the tournament online.

Mr. Kuhlmann asked if the Universal City logo is featured at the tournament. Mr. Crain said that they put a Snowfest flyer in the tournament packet, that the logo is at the facility, as well as a coupon for Chic-Fil-A.

Mr. Neville asked if they will be providing transportation to Snowfest and Mr. Crain confirmed that they would not.

Mr. Crow closed the Public Hearing at 5:53 p.m.

- D. Consider:** The expenditure of funds for the sponsorship of the Texas Christian Athletic League (T-CAL) 2020 State Basketball Tournament.

Mr. Hinojosa moved to sponsor the T-CAL 2020 State Basketball Tournament for \$12,500. Mr. DiPierro seconded the motion; the motion was approved unanimously.

- E. Next Meeting:** Thursday, 12 March 2020 at 5:00 pm, Council Chambers

5. STAFF REPORT:

- Status of Projects: Economic Development Director Kristin Mueller and Mrs. Turner gave an update on economic development projects throughout the City.

6. **PUBLIC COMMENT**: No one from the public spoke.

7. **ADJOURNMENT**: The meeting adjourned at 6:12 p.m.

Dick Crow, President

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2019

08 -UNIVERSAL CITY EDC

ACCOUNT# TITLE

ACCOUNT#	TITLE	
ASSETS		
=====		
1100.1111	CASH - SCHERTZ BANK 24945	742,585.77
1100.1112	SCHERTZ BANK - 25127	1,336,566.56
1100.1113	SCHERTZ BANK - 25119	0.00
1100.1114	CASH - SCHERTZ 9858 (bond res)	0.00
1100.1115	Bond Reserve - Cash	0.00
1200.1211	INVESTMENTS - CERT OF DEPOSIT	0.00
1300.1315	ACCTS RECEIVABLE - OTHER	108,728.46
1300.1316	INTEREST RECEIVABLE	0.00
1400.1410	DEFERRED 2007 BOND COSTS	0.00
1500.1501	DUE FROM GENERAL FUND	102,250.30
1500.1504	DUE FROM UTILITY FUND	0.00
1500.1507	DUE FROM GENERAL FUND (GC DEBT)	0.00
1600.1617	PARKLAND	0.00
1600.1618	EQUIPMENT AND FIXTURES	0.00
1700.1701	AMT TO BE PROVIDED FOR LT DEBT	0.00
		2,290,131.09
	TOTAL ASSETS	2,290,131.09
LIABILITIES		
=====		
2100.2111	ACCOUNTS PAYABLE	0.00
2200.2216	CERTIFICATE OF OBLIGATION	0.00
2200.2217	ACCRUED INTEREST PAYABLE	0.00
2200.2218	2007 BONDS	0.00
2200.2219	2016 BONDS	1,700,000.00
2250.2251	DUE TO GENERAL FUND	523.06
	TOTAL LIABILITIES	1,700,523.06
EQUITY		
=====		
2500.2511	FUND BALANCE - UNRESERVED	669,215.85
2500.2512	RESERVE FOR FIXED ASSETS	0.00
2500.2513	RESERVED FOR PROJECTS	131,476.67
2500.2514	2007 BOND RESERVE	127,000.00
	TOTAL BEGINNING EQUITY	927,692.52
	TOTAL REVENUE	11,653.35
	TOTAL EXPENSES	349,737.84
	TOTAL SURPLUS/(DEFICIT)	(338,084.49)
	TOTAL EQUITY & SURPLUS/(DEFICIT)	589,608.03
	TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT	2,290,131.09

CITY OF UNIVERSAL CITY
 REVENUE & EXPENSE REPORT - UNAUDITED
 AS OF: NOVEMBER 30TH, 2019

08 -UNIVERSAL CITY EDC
 FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>					
TAX REVENUE	1,200,000.00	1,127.63	1,715.23	1,198,284.77	0.14
INTEREST/OTHER REVENUE	<u>2,184,732.00</u>	<u>5,773.10</u>	<u>9,938.12</u>	<u>2,174,793.88</u>	<u>0.45</u>
TOTAL REVENUES	3,384,732.00	6,900.73	11,653.35	3,373,078.65	0.34
<u>EXPENDITURE SUMMARY</u>					
UCIDC	<u>3,384,732.00</u>	<u>57,062.58</u>	<u>349,737.84</u>	<u>3,034,994.16</u>	<u>10.33</u>
TOTAL EXPENDITURES	3,384,732.00	57,062.58	349,737.84	3,034,994.16	10.33
REVENUES OVER/(UNDER) EXPENDITURES	0.00 (	50,161.85) (	338,084.49)	338,084.49	0.00

CITY OF UNIVERSAL CITY
 REVENUE & EXPENSE REPORT - UNAUDITED
 AS OF: NOVEMBER 30TH, 2019

08 -UNIVERSAL CITY EDC

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>TAX REVENUE</u>					
08-3400.3430 SALES TAX REVENUE	1,200,000.00	1,127.63	1,715.23	1,198,284.77	0.14
TOTAL TAX REVENUE	1,200,000.00	1,127.63	1,715.23	1,198,284.77	0.14
<u>INTEREST/OTHER REVENUE</u>					
08-3700.3830 INTEREST INCOME	3,800.00	1,773.10	4,038.12 (	238.12)	106.27
08-3700.3831 INTEREST - 2007 BONDS	0.00	0.00	0.00	0.00	0.00
08-3700.3840 OTHER INCOME	0.00	0.00	0.00	0.00	0.00
08-3700.3841 EVENT REVENUE	0.00	4,000.00	5,900.00 (	5,900.00)	0.00
08-3700.3842 NORTHLAKE SIGNAGE	6,000.00	0.00	0.00	6,000.00	0.00
08-3700.3899 PRIOR PERIOD FUNDS	2,174,932.00	0.00	0.00	2,174,932.00	0.00
TOTAL INTEREST/OTHER REVENUE	2,184,732.00	5,773.10	9,938.12	2,174,793.88	0.45
TOTAL REVENUES	3,384,732.00	6,900.73	11,653.35	3,373,078.65	0.34

CITY OF UNIVERSAL CITY
REVENUE & EXPENSE REPORT - UNAUDITED
AS OF: NOVEMBER 30TH, 2019

08 -UNIVERSAL CITY EDC
UCIDC

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>ALLOWANCES</u>					
08-5880-4200.4250 TRAINING	7,500.00	2,232.93	4,022.89	3,477.11	53.64
TOTAL ALLOWANCES	7,500.00	2,232.93	4,022.89	3,477.11	53.64
<u>DEBT SERVICE</u>					
08-5880-4300.4310 DEBT SERVICE - PRINCI	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4320 DEBT SERVICE - INTERE	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4330 BOND ADMINISTRATION F	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4350 2007 BOND - PRINCIPAL	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4351 2007 BOND - INTEREST	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4352 2007 BOND - ADMIN. FE	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4353 2016 BOND DEBT SERVIC	185,080.00	0.00	0.00	185,080.00	0.00
TOTAL DEBT SERVICE	185,080.00	0.00	0.00	185,080.00	0.00
<u>COMMUNICATIONS</u>					
08-5880-4400.4430 POSTAGE	0.00	0.00	0.00	0.00	0.00
08-5880-4400.4440 PRINTING	1,000.00	0.00	0.00	1,000.00	0.00
08-5880-4400.4450 ADVERTISING	13,000.00	0.00	3,600.00	9,400.00	27.69
08-5880-4400.4460 MEMBERSHIP/SUBSCRIPTI	0.00	246.50	626.50	(626.50)	0.00
08-5880-4400.4465 WEB PAGE HOSTING	10,400.00	0.00	0.00	10,400.00	0.00
08-5880-4400.4466 WEB PAGE SETUP	0.00	0.00	0.00	0.00	0.00
08-5880-4400.4470 ED. SPONSORSHIP	25,000.00	0.00	10,500.00	14,500.00	42.00
TOTAL COMMUNICATIONS	49,400.00	246.50	14,726.50	34,673.50	29.81
<u>UTILITIES</u>					
08-5880-4500.4510 UTILITIES/NORTHLAKE	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITIES	0.00	0.00	0.00	0.00	0.00
<u>SUPPORT SERVICES</u>					
08-5880-4600.4621 LEGAL AND ACCOUNTING	19,000.00	0.00	0.00	19,000.00	0.00
08-5880-4600.4680 ADMINISTRATIVE SUPPOR	223,456.00	0.00	242,162.10	(18,706.10)	108.37
TOTAL SUPPORT SERVICES	242,456.00	0.00	242,162.10	293.90	99.88
<u>CONTRACT SERVICES</u>					
08-5880-4700.4740 INSURANCE	800.00	(4,912.39)	(4,912.39)	5,712.39	614.05-
08-5880-4700.4780 BANK CHARGES	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4790 COMPUTER SUPPORT	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4791 CONSULTANT SERVICES	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4792 NEWSLETTER	35,000.00	5,622.00	6,822.00	28,178.00	19.49
08-5880-4700.4793 MARKET ANALYSIS	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4794 LAND USE PLAN	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4795 ZONING ORDINANCE	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4796 PROMOTIONAL ITEMS	5,000.00	0.00	0.00	5,000.00	0.00
TOTAL CONTRACT SERVICES	40,800.00	709.61	1,909.61	38,890.39	4.68

CITY OF UNIVERSAL CITY
 REVENUE & EXPENSE REPORT - UNAUDITED
 AS OF: NOVEMBER 30TH, 2019

08 -UNIVERSAL CITY EDC
 UCIDC

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>SUPPLIES-MATERIALS</u>					
08-5880-4800.4820 OFFICE SUPPLIES	4,300.00	0.00	2,222.27	2,077.73	51.68
08-5880-4800.4821 MISC SMALL EQUIPMENT	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES-MATERIALS	4,300.00	0.00	2,222.27	2,077.73	51.68
<u>REAL PROPERTY-EQUIPMENT</u>					
08-5880-4900.4940 PAT BOOKER RD IMPROVE	0.00	11,368.00	11,368.00 (	11,368.00)	0.00
08-5880-4900.4941 PAT BOOKER MAINT/SUPP	13,000.00	0.00	0.00	13,000.00	0.00
08-5880-4900.4945 FACADE IMPROVEMENTS	174,500.00	0.00	3,669.25	170,830.75	2.10
08-5880-4900.4946 GATEWAY LANDSCAPING	40,000.00	0.00	0.00	40,000.00	0.00
08-5880-4900.4950 FUTURE PROJECTS	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4951 BUSINESS INCENTIVES	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4960 NORTHLAKE	4,600.00	0.00	0.00	4,600.00	0.00
08-5880-4900.4961 KH/UCBLVD TRAFFIC LIG	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4962 NORTHLAKE ENGINEERING	12,000.00	0.00	0.00	12,000.00	0.00
08-5880-4900.4963 NORTHLAKE - MILL/OVER	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4970 PROMOTIONAL SIGNAGE	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4971 HOLIDAY DECORATIONS	23,000.00	34,755.00	34,755.00 (	11,755.00)	151.11
08-5880-4900.4972 COMMUNITY EVENTS	97,000.00	7,750.54	21,631.37	75,368.63	22.30
08-5880-4900.4973 TRAFFIC STUDY	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4974 SPORTS PARK ANALYSIS	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4975 HOSPITALITY PROJECT	10,000.00	0.00	0.00	10,000.00	0.00
08-5880-4900.4976 RETAIL ATTRACTION	1,273,689.00	0.00	0.00	1,273,689.00	0.00
08-5880-4900.4977 2016 BOND NORTHLAKE A	15,000.00	0.00	0.00	15,000.00	0.00
08-5880-4900.4978 UC BLVD RECONSTRUCT	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4979 GIBB SPRAWL ROAD	796,331.00	0.00	13,270.85	783,060.15	1.67
08-5880-4900.4980 TRAFFIC SIGNAL PROJEC	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4981 AVIATION DIST FEASABI	150,000.00	0.00	0.00	150,000.00	0.00
08-5880-4900.4999 RESERVES	246,076.00	0.00	0.00	246,076.00	0.00
TOTAL REAL PROPERTY-EQUIPMENT	2,855,196.00	53,873.54	84,694.47	2,770,501.53	2.97
<u>TRANSFER OUT</u>					
08-5880-7000.7100 TRANSFER OUT	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFER OUT	0.00	0.00	0.00	0.00	0.00
TOTAL UCIDC	3,384,732.00	57,062.58	349,737.84	3,034,994.16	10.33
TOTAL EXPENDITURES	3,384,732.00	57,062.58	349,737.84	3,034,994.16	10.33
REVENUES OVER/(UNDER) EXPENDITURES	0.00 (	50,161.85) (	338,084.49)	338,084.49	0.00

*** END OF REPORT ***

**UNIVERSAL CITY EDC
 BANK RECONCILIATION
 CHECKING ACCOUNT
 11/30/2020**

Balance per general ledger	\$ 742,573.15	Balance per bank	\$ 745,161.99
Interest	\$ 12.62		
		Sams Club	54.90
		Amazon	29.84
		Harbor Freight	\$ 9.98
		Outstanding checks:	CHK #
		Downtown Idea Exchange	1874 \$ 246.50
		Karen Flinn	1878 425.00
		The MX 3 Group	1879 1,810.00
		total outstanding	<u>2,576.22</u>
Adjusted balance	<u>\$ 742,585.77</u>	Adjusted balance	<u>\$ 742,585.77</u>
		Differe \$	-

**UNIVERSAL CITY EDC
BANK RECONCILIATION
SAVING - 25127
11/30/2019**

Balance per general ledger	\$ 1,334,806.08	Balance per bank	\$ 1,336,566.56
Interest	1,760.48		
Adjusted balance	<u>\$ 1,336,566.56</u>	Adjusted balance	<u>\$ 1,336,566.56</u>
	Difference	\$	-

BALANCE SHEET

AS OF: DECEMBER 31ST, 2019

08 -UNIVERSAL CITY EDC

ACCOUNT#	TITLE		
ASSETS			
=====			
1100.1111	CASH - SCHERTZ BANK 24945	661,326.06	
1100.1112	SCHERTZ BANK - 25127	1,338,284.69	
1100.1113	SCHERTZ BANK - 25119	0.00	
1100.1114	CASH - SCHERTZ 9858 (bond res)	0.00	
1100.1115	Bond Reserve - Cash	0.00	
1200.1211	INVESTMENTS - CERT OF DEPOSIT	0.00	
1300.1315	ACCTS RECEIVABLE - OTHER	108,728.46	
1300.1316	INTEREST RECEIVABLE	0.00	
1400.1410	DEFERRED 2007 BOND COSTS	0.00	
1500.1501	DUE FROM GENERAL FUND	208,084.27	
1500.1504	DUE FROM UTILITY FUND	0.00	
1500.1507	DUE FROM GENERAL FUND(GC DEBT)	0.00	
1600.1617	PARKLAND	0.00	
1600.1618	EQUIPMENT AND FIXTURES	0.00	
1700.1701	AMT TO BE PROVIDED FOR LT DEBT	0.00	
			2,316,423.48
			=====
	TOTAL ASSETS		2,316,423.48
LIABILITIES			
=====			
2100.2111	ACCOUNTS PAYABLE	0.00	
2200.2216	CERTIFICATE OF OBLIGATION	0.00	
2200.2217	ACCRUED INTEREST PAYABLE	0.00	
2200.2218	2007 BONDS	0.00	
2200.2219	2016 BONDS	1,700,000.00	
2250.2251	DUE TO GENERAL FUND	523.06	
			1,700,523.06
			=====
	TOTAL LIABILITIES		1,700,523.06
EQUITY			
=====			
2500.2511	FUND BALANCE - UNRESERVED	669,215.85	
2500.2512	RESERVE FOR FIXED ASSETS	0.00	
2500.2513	RESERVED FOR PROJECTS	131,476.67	
2500.2514	2007 BOND RESERVE	127,000.00	
			927,692.52
			=====
	TOTAL BEGINNING EQUITY		927,692.52
	TOTAL REVENUE	119,617.91	
	TOTAL EXPENSES	431,410.01	
	TOTAL SURPLUS/(DEFICIT)	(311,792.10)	
	TOTAL EQUITY & SURPLUS/(DEFICIT)		615,900.42
			=====
	TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT		2,316,423.48
			=====

CITY OF UNIVERSAL CITY
 REVENUE & EXPENSE REPORT - UNAUDITED
 AS OF: DECEMBER 31ST, 2019

08 -UNIVERSAL CITY EDC
 FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>					
TAX REVENUE	1,200,000.00	105,833.97	107,549.20	1,092,450.80	8.96
INTEREST/OTHER REVENUE	<u>2,184,732.00</u>	<u>2,130.59</u>	<u>12,068.71</u>	<u>2,172,663.29</u>	<u>0.55</u>
TOTAL REVENUES	3,384,732.00	107,964.56	119,617.91	3,265,114.09	3.53
<u>EXPENDITURE SUMMARY</u>					
UCIDC	<u>3,384,732.00</u>	<u>81,672.17</u>	<u>431,410.01</u>	<u>2,953,321.99</u>	<u>12.75</u>
TOTAL EXPENDITURES	3,384,732.00	81,672.17	431,410.01	2,953,321.99	12.75
REVENUES OVER/(UNDER) EXPENDITURES	0.00	26,292.39	(311,792.10)	311,792.10	0.00

CITY OF UNIVERSAL CITY
 REVENUE & EXPENSE REPORT - UNAUDITED
 AS OF: DECEMBER 31ST, 2019

08 -UNIVERSAL CITY EDC

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>TAX REVENUE</u>					
08-3400.3430 SALES TAX REVENUE	1,200,000.00	105,833.97	107,549.20	1,092,450.80	8.96
TOTAL TAX REVENUE	1,200,000.00	105,833.97	107,549.20	1,092,450.80	8.96
<u>INTEREST/OTHER REVENUE</u>					
08-3700.3830 INTEREST INCOME	3,800.00	1,730.59	5,768.71 (	1,968.71)	151.81
08-3700.3831 INTEREST - 2007 BONDS	0.00	0.00	0.00	0.00	0.00
08-3700.3840 OTHER INCOME	0.00	0.00	0.00	0.00	0.00
08-3700.3841 EVENT REVENUE	0.00	400.00	6,300.00 (	6,300.00)	0.00
08-3700.3842 NORTHLAKE SIGNAGE	6,000.00	0.00	0.00	6,000.00	0.00
08-3700.3899 PRIOR PERIOD FUNDS	2,174,932.00	0.00	0.00	2,174,932.00	0.00
TOTAL INTEREST/OTHER REVENUE	2,184,732.00	2,130.59	12,068.71	2,172,663.29	0.55
TOTAL REVENUES	3,384,732.00	107,964.56	119,617.91	3,265,114.09	3.53

CITY OF UNIVERSAL CITY
REVENUE & EXPENSE REPORT - UNAUDITED
AS OF: DECEMBER 31ST, 2019

08 -UNIVERSAL CITY EDC
UCIDC

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
ALLOWANCES					
08-5880-4200.4250 TRAINING	7,500.00	2,520.88	6,543.77	956.23	87.25
TOTAL ALLOWANCES	7,500.00	2,520.88	6,543.77	956.23	87.25
DEBT SERVICE					
08-5880-4300.4310 DEBT SERVICE - PRINCI	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4320 DEBT SERVICE - INTERE	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4330 BOND ADMINISTRATION F	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4350 2007 BOND - PRINCIPAL	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4351 2007 BOND - INTEREST	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4352 2007 BOND - ADMIN. FE	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4353 2016 BOND DEBT SERVIC	185,080.00	0.00	0.00	185,080.00	0.00
TOTAL DEBT SERVICE	185,080.00	0.00	0.00	185,080.00	0.00
COMMUNICATIONS					
08-5880-4400.4430 POSTAGE	0.00	0.00	0.00	0.00	0.00
08-5880-4400.4440 PRINTING	1,000.00	0.00	0.00	1,000.00	0.00
08-5880-4400.4450 ADVERTISING	13,000.00	0.00	3,600.00	9,400.00	27.69
08-5880-4400.4460 MEMBERSHIP/SUBSCRIPTI	0.00	0.00	626.50 (	626.50)	0.00
08-5880-4400.4465 WEB PAGE HOSTING	10,400.00	0.00	0.00	10,400.00	0.00
08-5880-4400.4466 WEB PAGE SETUP	0.00	0.00	0.00	0.00	0.00
08-5880-4400.4470 ED. SPONSORSHIP	25,000.00	0.00	10,500.00	14,500.00	42.00
TOTAL COMMUNICATIONS	49,400.00	0.00	14,726.50	34,673.50	29.81
UTILITIES					
08-5880-4500.4510 UTILITIES/NORTHLAKE	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITIES	0.00	0.00	0.00	0.00	0.00
SUPPORT SERVICES					
08-5880-4600.4621 LEGAL AND ACCOUNTING	19,000.00	0.00	0.00	19,000.00	0.00
08-5880-4600.4680 ADMINISTRATIVE SUPPOR	223,456.00	0.00	242,162.10 (	18,706.10)	108.37
TOTAL SUPPORT SERVICES	242,456.00	0.00	242,162.10	293.90	99.88
CONTRACT SERVICES					
08-5880-4700.4740 INSURANCE	800.00	0.00 (	4,912.39)	5,712.39	614.05-
08-5880-4700.4780 BANK CHARGES	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4790 COMPUTER SUPPORT	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4791 CONSULTANT SERVICES	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4792 NEWSLETTER	35,000.00	0.00	6,822.00	28,178.00	19.49
08-5880-4700.4793 MARKET ANALYSIS	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4794 LAND USE PLAN	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4795 ZONING ORDINANCE	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4796 PROMOTIONAL ITEMS	5,000.00	0.00	0.00	5,000.00	0.00
TOTAL CONTRACT SERVICES	40,800.00	0.00	1,909.61	38,890.39	4.68

CITY OF UNIVERSAL CITY
REVENUE & EXPENSE REPORT - UNAUDITED
AS OF: DECEMBER 31ST, 2019

08 -UNIVERSAL CITY EDC
UCIDC

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>SUPPLIES-MATERIALS</u>					
08-5880-4800.4820 OFFICE SUPPLIES	4,300.00	0.00	2,222.27	2,077.73	51.68
08-5880-4800.4821 MISC SMALL EQUIPMENT	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES-MATERIALS	4,300.00	0.00	2,222.27	2,077.73	51.68
<u>REAL PROPERTY-EQUIPMENT</u>					
08-5880-4900.4940 PAT BOOKER RD IMPROVE	0.00	2,842.00	14,210.00 (	14,210.00)	0.00
08-5880-4900.4941 PAT BOOKER MAINT/SUPP	13,000.00	0.00	0.00	13,000.00	0.00
08-5880-4900.4945 FACADE IMPROVEMENTS	174,500.00	0.00	3,669.25	170,830.75	2.10
08-5880-4900.4946 GATEWAY LANDSCAPING	40,000.00	0.00	0.00	40,000.00	0.00
08-5880-4900.4950 FUTURE PROJECTS	0.00	71,536.00	71,536.00 (	71,536.00)	0.00
08-5880-4900.4951 BUSINESS INCENTIVES	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4960 NORTHLAKE	4,600.00	0.00	0.00	4,600.00	0.00
08-5880-4900.4961 KH/UCBLVD TRAFFIC LIG	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4962 NORTHLAKE ENGINEERING	12,000.00	0.00	0.00	12,000.00	0.00
08-5880-4900.4963 NORTHLAKE - MILL/OVER	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4970 PROMOTIONAL SIGNAGE	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4971 HOLIDAY DECORATIONS	23,000.00	533.31	35,288.31 (	12,288.31)	153.43
08-5880-4900.4972 COMMUNITY EVENTS	97,000.00	4,239.98	25,871.35	71,128.65	26.67
08-5880-4900.4973 TRAFFIC STUDY	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4974 SPORTS PARK ANALYSIS	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4975 HOSPITALITY PROJECT	10,000.00	0.00	0.00	10,000.00	0.00
08-5880-4900.4976 RETAIL ATTRACTION	1,273,689.00	0.00	0.00	1,273,689.00	0.00
08-5880-4900.4977 2016 BOND NORTHLAKE A	15,000.00	0.00	0.00	15,000.00	0.00
08-5880-4900.4978 UC BLVD RECONSTRUCT	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4979 GIBB SPRAWL ROAD	796,331.00	0.00	13,270.85	783,060.15	1.67
08-5880-4900.4980 TRAFFIC SIGNAL PROJEC	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4981 AVIATION DIST FEASABI	150,000.00	0.00	0.00	150,000.00	0.00
08-5880-4900.4999 RESERVES	246,076.00	0.00	0.00	246,076.00	0.00
TOTAL REAL PROPERTY-EQUIPMENT	2,855,196.00	79,151.29	163,845.76	2,691,350.24	5.74
<u>TRANSFER OUT</u>					
08-5880-7000.7100 TRANSFER OUT	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFER OUT	0.00	0.00	0.00	0.00	0.00
TOTAL UCIDC	3,384,732.00	81,672.17	431,410.01	2,953,321.99	12.75
TOTAL EXPENDITURES	3,384,732.00	81,672.17	431,410.01	2,953,321.99	12.75
REVENUES OVER/(UNDER) EXPENDITURES	0.00	26,292.39 (	311,792.10)	311,792.10	0.00

*** END OF REPORT ***

CITY OF UNIVERSAL CITY
REVENUE & EXPENSE REPORT - UNAUDITED
AS OF: DECEMBER 31ST, 2019

08 -UNIVERSAL CITY EDC
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>					
TAX REVENUE	1,200,000.00	105,833.97	107,549.20	1,092,450.80	8.96
INTEREST/OTHER REVENUE	<u>2,184,732.00</u>	<u>2,130.59</u>	<u>12,068.71</u>	<u>2,172,663.29</u>	<u>0.55</u>
TOTAL REVENUES	3,384,732.00	107,964.56	119,617.91	3,265,114.09	3.53
<u>EXPENDITURE SUMMARY</u>					
UCIDC	<u>3,384,732.00</u>	<u>81,672.17</u>	<u>431,410.01</u>	<u>2,953,321.99</u>	<u>12.75</u>
TOTAL EXPENDITURES	3,384,732.00	81,672.17	431,410.01	2,953,321.99	12.75
REVENUES OVER/(UNDER) EXPENDITURES	0.00	26,292.39	(311,792.10)	311,792.10	0.00

CITY OF UNIVERSAL CITY
 REVENUE & EXPENSE REPORT - UNAUDITED
 AS OF: DECEMBER 31ST, 2019

08 -UNIVERSAL CITY EDC

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>TAX REVENUE</u>					
08-3400.3430 SALES TAX REVENUE	1,200,000.00	105,833.97	107,549.20	1,092,450.80	8.96
TOTAL TAX REVENUE	1,200,000.00	105,833.97	107,549.20	1,092,450.80	8.96
<u>INTEREST/OTHER REVENUE</u>					
08-3700.3830 INTEREST INCOME	3,800.00	1,730.59	5,768.71 (	1,968.71)	151.81
08-3700.3831 INTEREST - 2007 BONDS	0.00	0.00	0.00	0.00	0.00
08-3700.3840 OTHER INCOME	0.00	0.00	0.00	0.00	0.00
08-3700.3841 EVENT REVENUE	0.00	400.00	6,300.00 (	6,300.00)	0.00
08-3700.3842 NORTHLAKE SIGNAGE	6,000.00	0.00	0.00	6,000.00	0.00
08-3700.3899 PRIOR PERIOD FUNDS	2,174,932.00	0.00	0.00	2,174,932.00	0.00
TOTAL INTEREST/OTHER REVENUE	2,184,732.00	2,130.59	12,068.71	2,172,663.29	0.55
TOTAL REVENUES	3,384,732.00	107,964.56	119,617.91	3,265,114.09	3.53

CITY OF UNIVERSAL CITY
 REVENUE & EXPENSE REPORT - UNAUDITED
 AS OF: DECEMBER 31ST, 2019

08 -UNIVERSAL CITY EDC
 UCIDC

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
ALLOWANCES					
08-5880-4200.4250 TRAINING	7,500.00	2,520.88	6,543.77	956.23	87.25
TOTAL ALLOWANCES	7,500.00	2,520.88	6,543.77	956.23	87.25
DEBT SERVICE					
08-5880-4300.4310 DEBT SERVICE - PRINCI	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4320 DEBT SERVICE - INTERE	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4330 BOND ADMINISTRATION F	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4350 2007 BOND -- PRINCIPAL	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4351 2007 BOND - INTEREST	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4352 2007 BOND - ADMIN. FE	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4353 2016 BOND DEBT SERVIC	185,080.00	0.00	0.00	185,080.00	0.00
TOTAL DEBT SERVICE	185,080.00	0.00	0.00	185,080.00	0.00
COMMUNICATIONS					
08-5880-4400.4430 POSTAGE	0.00	0.00	0.00	0.00	0.00
08-5880-4400.4440 PRINTING	1,000.00	0.00	0.00	1,000.00	0.00
08-5880-4400.4450 ADVERTISING	13,000.00	0.00	3,600.00	9,400.00	27.69
08-5880-4400.4460 MEMBERSHIP/SUBSCRIPTI	0.00	0.00	626.50	(626.50)	0.00
08-5880-4400.4465 WEB PAGE HOSTING	10,400.00	0.00	0.00	10,400.00	0.00
08-5880-4400.4466 WEB PAGE SETUP	0.00	0.00	0.00	0.00	0.00
08-5880-4400.4470 ED. SPONSORSHIP	25,000.00	0.00	10,500.00	14,500.00	42.00
TOTAL COMMUNICATIONS	49,400.00	0.00	14,726.50	34,673.50	29.81
UTILITIES					
08-5880-4500.4510 UTILITIES/NORTHLAKE	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITIES	0.00	0.00	0.00	0.00	0.00
SUPPORT SERVICES					
08-5880-4600.4621 LEGAL AND ACCOUNTING	19,000.00	0.00	0.00	19,000.00	0.00
08-5880-4600.4680 ADMINISTRATIVE SUPPOR	223,456.00	0.00	242,162.10	(18,706.10)	108.37
TOTAL SUPPORT SERVICES	242,456.00	0.00	242,162.10	293.90	99.88
CONTRACT SERVICES					
08-5880-4700.4740 INSURANCE	800.00	0.00	(4,912.39)	5,712.39	614.05-
08-5880-4700.4780 BANK CHARGES	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4790 COMPUTER SUPPORT	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4791 CONSULTANT SERVICES	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4792 NEWSLETTER	35,000.00	0.00	6,822.00	28,178.00	19.49
08-5880-4700.4793 MARKET ANALYSIS	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4794 LAND USE PLAN	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4795 ZONING ORDINANCE	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4796 PROMOTIONAL ITEMS	5,000.00	0.00	0.00	5,000.00	0.00
TOTAL CONTRACT SERVICES	40,800.00	0.00	1,909.61	38,890.39	4.68

CITY OF UNIVERSAL CITY
 REVENUE & EXPENSE REPORT - UNAUDITED
 AS OF: DECEMBER 31ST, 2019

08 -UNIVERSAL CITY EDC
 UCIDC

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
SUPPLIES-MATERIALS					
08-5880-4800.4820 OFFICE SUPPLIES	4,300.00	0.00	2,222.27	2,077.73	51.68
08-5880-4800.4821 MISC SMALL EQUIPMENT	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES-MATERIALS	4,300.00	0.00	2,222.27	2,077.73	51.68
REAL PROPERTY-EQUIPMENT					
08-5880-4900.4940 PAT BOOKER RD IMPROVE	0.00	2,842.00	14,210.00 (	14,210.00)	0.00
08-5880-4900.4941 PAT BOOKER MAINT/SUPP	13,000.00	0.00	0.00	13,000.00	0.00
08-5880-4900.4945 FACADE IMPROVEMENTS	174,500.00	0.00	3,669.25	170,830.75	2.10
08-5880-4900.4946 GATEWAY LANDSCAPING	40,000.00	0.00	0.00	40,000.00	0.00
08-5880-4900.4950 FUTURE PROJECTS	0.00	71,536.00	71,536.00 (	71,536.00)	0.00
08-5880-4900.4951 BUSINESS INCENTIVES	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4960 NORTHLAKE	4,600.00	0.00	0.00	4,600.00	0.00
08-5880-4900.4961 KH/UCBLVD TRAFFIC LIG	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4962 NORTHLAKE ENGINEERING	12,000.00	0.00	0.00	12,000.00	0.00
08-5880-4900.4963 NORTHLAKE - MILL/OVER	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4970 PROMOTIONAL SIGNAGE	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4971 HOLIDAY DECORATIONS	23,000.00	533.31	35,288.31 (	12,288.31)	153.43
08-5880-4900.4972 COMMUNITY EVENTS	97,000.00	4,239.98	25,871.35	71,128.65	26.67
08-5880-4900.4973 TRAFFIC STUDY	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4974 SPORTS PARK ANALYSIS	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4975 HOSPITALITY PROJECT	10,000.00	0.00	0.00	10,000.00	0.00
08-5880-4900.4976 RETAIL ATTRACTION	1,273,689.00	0.00	0.00	1,273,689.00	0.00
08-5880-4900.4977 2016 BOND NORTHLAKE A	15,000.00	0.00	0.00	15,000.00	0.00
08-5880-4900.4978 UC BLVD RECONSTRUCT	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4979 GIBB SPRAWL ROAD	796,331.00	0.00	13,270.85	783,060.15	1.67
08-5880-4900.4980 TRAFFIC SIGNAL PROJEC	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4981 AVIATION DIST FEASABI	150,000.00	0.00	0.00	150,000.00	0.00
08-5880-4900.4999 RESERVES	246,076.00	0.00	0.00	246,076.00	0.00
TOTAL REAL PROPERTY-EQUIPMENT	2,855,196.00	79,151.29	163,845.76	2,691,350.24	5.74
TRANSFER OUT					
08-5880-7000.7100 TRANSFER OUT	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFER OUT	0.00	0.00	0.00	0.00	0.00
TOTAL UCIDC	3,384,732.00	81,672.17	431,410.01	2,953,321.99	12.75
TOTAL EXPENDITURES	3,384,732.00	81,672.17	431,410.01	2,953,321.99	12.75
REVENUES OVER/(UNDER) EXPENDITURES	0.00	26,292.39 (	311,792.10)	311,792.10	0.00

*** END OF REPORT ***

**UNIVERSAL CITY EDC
 BANK RECONCILIATION
 CHECKING ACCOUNT
 12/31/2019**

Balance per general ledger	\$ 661,313.60	Balance per bank	\$ 663,115.66
Interest	\$ 12.46		
		Sams Club	54.90
		Amazon	29.84
		Harbor Freight	\$ 9.98
		Hyatt	\$ 1,694.88
		Outstanding checks:	CHK #
		total outstanding	<u>1,789.60</u>
Adjusted balance	<u>\$ 661,326.06</u>	Adjusted balance	<u>\$ 661,326.06</u>
		Differe \$	-

**UNIVERSAL CITY EDC
BANK RECONCILIATION
SAVING - 25127
12/31/2019**

Balance per general ledger	\$ 1,336,566.56	Balance per bank	\$ 1,338,284.69
Interest	1,718.13		
Adjusted balance	<u>\$ 1,338,284.69</u>	Adjusted balance	<u>\$ 1,338,284.69</u>

Difference \$ -

BALANCE SHEET

AS OF: JANUARY 31ST, 2020

08 -UNIVERSAL CITY EDC

ACCOUNT# TITLE

ASSETS

1100.1111	CASH - SCHERTZ BANK 24945	628,777.41
1100.1112	SCHERTZ BANK - 25127	1,339,921.43
1100.1113	SCHERTZ BANK - 25119	0.00
1100.1114	CASH - SCHERTZ 9858 (bond res)	0.00
1100.1115	Bond Reserve - Cash	0.00
1200.1211	INVESTMENTS - CERT OF DEPOSIT	0.00
1300.1315	ACCTS RECEIVABLE - OTHER	108,728.46
1300.1316	INTEREST RECEIVABLE	0.00
1400.1410	DEFERRED 2007 BOND COSTS	0.00
1500.1501	DUE FROM GENERAL FUND	312,980.35
1500.1504	DUE FROM UTILITY FUND	0.00
1500.1507	DUE FROM GENERAL FUND(GC DEBT)	0.00
1600.1617	PARKLAND	0.00
1600.1618	EQUIPMENT AND FIXTURES	0.00
1700.1701	AMT TO BE PROVIDED FOR LT DEBT	0.00
		2,390,407.65

TOTAL ASSETS

2,390,407.65

LIABILITIES

2100.2111	ACCOUNTS PAYABLE	0.00
2200.2216	CERTIFICATE OF OBLIGATION	0.00
2200.2217	ACCRUED INTEREST PAYABLE	0.00
2200.2218	2007 BONDS	0.00
2200.2219	2016 BONDS	1,700,000.00
2250.2251	DUE TO GENERAL FUND	523.06
		1,700,523.06

TOTAL LIABILITIES

1,700,523.06

EQUITY

2500.2511	FUND BALANCE - UNRESERVED	669,215.85
2500.2512	RESERVE FOR FIXED ASSETS	0.00
2500.2513	RESERVED FOR PROJECTS	131,476.67
2500.2514	2007 BOND RESERVE	127,000.00
		927,692.52

TOTAL BEGINNING EQUITY

927,692.52

TOTAL REVENUE 225,161.85

TOTAL EXPENSES 462,969.78

TOTAL SURPLUS/(DEFICIT) (237,807.93)

TOTAL EQUITY & SURPLUS/(DEFICIT) 689,884.59

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT

2,390,407.65

CITY OF UNIVERSAL CITY
 REVENUE & EXPENSE REPORT - UNAUDITED
 AS OF: JANUARY 31ST, 2020

08 -UNIVERSAL CITY EDC
 FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>					
TAX REVENUE	1,200,000.00	103,896.08	211,445.28	988,554.72	17.62
INTEREST/OTHER REVENUE	<u>2,184,732.00</u>	<u>1,647.86</u>	<u>13,716.57</u>	<u>2,171,015.43</u>	<u>0.63</u>
TOTAL REVENUES	3,384,732.00	105,543.94	225,161.85	3,159,570.15	6.65
<u>EXPENDITURE SUMMARY</u>					
UCIDC	<u>3,384,732.00</u>	<u>31,559.77</u>	<u>462,969.78</u>	<u>2,921,762.22</u>	<u>13.68</u>
TOTAL EXPENDITURES	3,384,732.00	31,559.77	462,969.78	2,921,762.22	13.68
REVENUES OVER/(UNDER) EXPENDITURES	0.00	73,984.17	(237,807.93)	237,807.93	0.00

CITY OF UNIVERSAL CITY
 REVENUE & EXPENSE REPORT - UNAUDITED
 AS OF: JANUARY 31ST, 2020

08 -UNIVERSAL CITY EDC

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>TAX REVENUE</u>					
08-3400.3430 SALES TAX REVENUE	1,200,000.00	103,896.08	211,445.28	988,554.72	17.62
TOTAL TAX REVENUE	1,200,000.00	103,896.08	211,445.28	988,554.72	17.62
<u>INTEREST/OTHER REVENUE</u>					
08-3700.3830 INTEREST INCOME	3,800.00	1,647.86	7,416.57 (	3,616.57)	195.17
08-3700.3831 INTEREST - 2007 BONDS	0.00	0.00	0.00	0.00	0.00
08-3700.3840 OTHER INCOME	0.00	0.00	0.00	0.00	0.00
08-3700.3841 EVENT REVENUE	0.00	0.00	6,300.00 (	6,300.00)	0.00
08-3700.3842 NORTHLAKE SIGNAGE	6,000.00	0.00	0.00	6,000.00	0.00
08-3700.3899 PRIOR PERIOD FUNDS	2,174,932.00	0.00	0.00	2,174,932.00	0.00
TOTAL INTEREST/OTHER REVENUE	2,184,732.00	1,647.86	13,716.57	2,171,015.43	0.63
TOTAL REVENUES	3,384,732.00	105,543.94	225,161.85	3,159,570.15	6.65

CITY OF UNIVERSAL CITY
 REVENUE & EXPENSE REPORT - UNAUDITED
 AS OF: JANUARY 31ST, 2020

08 -UNIVERSAL CITY EDC
 UCIDC

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
ALLOWANCES					
08-5880-4200.4250 TRAINING	7,500.00	0.00	6,543.77	956.23	87.25
TOTAL ALLOWANCES	7,500.00	0.00	6,543.77	956.23	87.25
DEBT SERVICE					
08-5880-4300.4310 DEBT SERVICE - PRINCI	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4320 DEBT SERVICE - INTERE	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4330 BOND ADMINISTRATION F	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4350 2007 BOND - PRINCIPAL	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4351 2007 BOND - INTEREST	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4352 2007 BOND - ADMIN. FE	0.00	0.00	0.00	0.00	0.00
08-5880-4300.4353 2016 BOND DEBT SERVIC	185,080.00	0.00	0.00	185,080.00	0.00
TOTAL DEBT SERVICE	185,080.00	0.00	0.00	185,080.00	0.00
COMMUNICATIONS					
08-5880-4400.4430 POSTAGE	0.00	0.00	0.00	0.00	0.00
08-5880-4400.4440 PRINTING	1,000.00	0.00	0.00	1,000.00	0.00
08-5880-4400.4450 ADVERTISING	13,000.00	0.00	3,600.00	9,400.00	27.69
08-5880-4400.4460 MEMBERSHIP/SUBSCRIPTI	0.00	7,161.68	7,788.18 (	7,788.18)	0.00
08-5880-4400.4465 WEB PAGE HOSTING	10,400.00	0.00	0.00	10,400.00	0.00
08-5880-4400.4466 WEB PAGE SETUP	0.00	0.00	0.00	0.00	0.00
08-5880-4400.4470 ED. SPONSORSHIP	25,000.00	0.00	10,500.00	14,500.00	42.00
TOTAL COMMUNICATIONS	49,400.00	7,161.68	21,888.18	27,511.82	44.31
UTILITIES					
08-5880-4500.4510 UTILITIES/NORTHLAKE	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITIES	0.00	0.00	0.00	0.00	0.00
SUPPORT SERVICES					
08-5880-4600.4621 LEGAL AND ACCOUNTING	19,000.00	0.00	0.00	19,000.00	0.00
08-5880-4600.4680 ADMINISTRATIVE SUPPOR	223,456.00	0.00	242,162.10 (	18,706.10)	108.37
TOTAL SUPPORT SERVICES	242,456.00	0.00	242,162.10	293.90	99.88
CONTRACT SERVICES					
08-5880-4700.4740 INSURANCE	800.00	0.00 (	4,912.39)	5,712.39	614.05-
08-5880-4700.4780 BANK CHARGES	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4790 COMPUTER SUPPORT	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4791 CONSULTANT SERVICES	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4792 NEWSLETTER	35,000.00	5,622.00	12,444.00	22,556.00	35.55
08-5880-4700.4793 MARKET ANALYSIS	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4794 LAND USE PLAN	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4795 ZONING ORDINANCE	0.00	0.00	0.00	0.00	0.00
08-5880-4700.4796 PROMOTIONAL ITEMS	5,000.00	0.00	0.00	5,000.00	0.00
TOTAL CONTRACT SERVICES	40,800.00	5,622.00	7,531.61	33,268.39	18.46

CITY OF UNIVERSAL CITY
 REVENUE & EXPENSE REPORT - UNAUDITED
 AS OF: JANUARY 31ST, 2020

08 -UNIVERSAL CITY EDC
 UCIDC

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
SUPPLIES-MATERIALS					
08-5880-4800.4820 OFFICE SUPPLIES	4,300.00	0.00	2,222.27	2,077.73	51.68
08-5880-4800.4821 MISC SMALL EQUIPMENT	0.00	87.19	87.19 (	87.19)	0.00
TOTAL SUPPLIES-MATERIALS	4,300.00	87.19	2,309.46	1,990.54	53.71
REAL PROPERTY-EQUIPMENT					
08-5880-4900.4940 PAT BOOKER RD IMPROVE	0.00	2,842.00	17,052.00 (	17,052.00)	0.00
08-5880-4900.4941 PAT BOOKER MAINT/SUPP	13,000.00	0.00	0.00	13,000.00	0.00
08-5880-4900.4945 FACADE IMPROVEMENTS	174,500.00	9,500.00	13,169.25	161,330.75	7.55
08-5880-4900.4946 GATEWAY LANDSCAPING	40,000.00	0.00	0.00	40,000.00	0.00
08-5880-4900.4950 FUTURE PROJECTS	0.00	0.00	71,536.00 (	71,536.00)	0.00
08-5880-4900.4951 BUSINESS INCENTIVES	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4960 NORTHLAKE	4,600.00	0.00	0.00	4,600.00	0.00
08-5880-4900.4961 KH/UCBLVD TRAFFIC LIG	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4962 NORTHLAKE ENGINEERING	12,000.00	0.00	0.00	12,000.00	0.00
08-5880-4900.4963 NORTHLAKE - MILL/OVER	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4970 PROMOTIONAL SIGNAGE	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4971 HOLIDAY DECORATIONS	23,000.00	3,777.74	39,066.05 (	16,066.05)	169.85
08-5880-4900.4972 COMMUNITY EVENTS	97,000.00	2,569.16	28,440.51	68,559.49	29.32
08-5880-4900.4973 TRAFFIC STUDY	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4974 SPORTS PARK ANALYSIS	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4975 HOSPITALITY PROJECT	10,000.00	0.00	0.00	10,000.00	0.00
08-5880-4900.4976 RETAIL ATTRACTION	1,273,689.00	0.00	0.00	1,273,689.00	0.00
08-5880-4900.4977 2016 BOND NORTHLAKE A	15,000.00	0.00	0.00	15,000.00	0.00
08-5880-4900.4978 UC BLVD RECONSTRUCT	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4979 GIBB SPRAWL ROAD	796,331.00	0.00	13,270.85	783,060.15	1.67
08-5880-4900.4980 TRAFFIC SIGNAL PROJEC	0.00	0.00	0.00	0.00	0.00
08-5880-4900.4981 AVIATION DIST FEASABI	150,000.00	0.00	0.00	150,000.00	0.00
08-5880-4900.4999 RESERVES	246,076.00	0.00	0.00	246,076.00	0.00
TOTAL REAL PROPERTY-EQUIPMENT	2,855,196.00	18,688.90	182,534.66	2,672,661.34	6.39
TRANSFER OUT					
08-5880-7000.7100 TRANSFER OUT	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFER OUT	0.00	0.00	0.00	0.00	0.00
TOTAL UCIDC	3,384,732.00	31,559.77	462,969.78	2,921,762.22	13.68
TOTAL EXPENDITURES	3,384,732.00	31,559.77	462,969.78	2,921,762.22	13.68
REVENUES OVER/(UNDER) EXPENDITURES	0.00	73,984.17 (	237,807.93)	237,807.93	0.00

*** END OF REPORT ***

**UNIVERSAL CITY EDC
 BANK RECONCILIATION
 CHECKING ACCOUNT
 1/31/2020**

Balance per general ledger	\$ 628,766.29	Balance per bank	\$ 630,512.11
Interest	\$ 11.12		
		Amazon	29.84
		Harbor Freight	\$ 9.98
		Hyatt	\$ 1,694.88
		Outstanding checks:	CHK #
		total outstanding	<u>1,734.70</u>
Adjusted balance	<u>\$ 628,777.41</u>	Adjusted balance	<u>\$ 628,777.41</u>
		Difference \$	-

**UNIVERSAL CITY EDC
BANK RECONCILIATION
SAVING - 25127
1/31/2020**

Balance per general ledger	\$ 1,338,284.69	Balance per bank	\$ 1,339,921.43
Interest	1,636.74		
Adjusted balance	<u>\$ 1,339,921.43</u>	Adjusted balance	<u>\$ 1,339,921.43</u>
	Difference	\$	-

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

ANNUAL FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2019

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

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Year ended September 30, 2019

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INDEPENDENT AUDITORS' REPORT

The President and Members of the Board of Directors
Universal City Economic Development Corporation

We have audited the accompanying financial statements of the governmental activities and the general fund of Universal City Economic Development Corporation (the Corporation), a component unit of the City of Universal City, Texas, as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatements of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the general fund of Universal City Economic Development Corporation, as of September 30, 2019, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3 through 4 and 19 and 20 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

ABIP, PC

San Antonio, Texas
April 9, 2020

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

September 30, 2019

Our discussion and analysis of the Universal City Economic Development Corporation, a component unit of the City of Universal City, Texas, financial performance provides an overview of the Corporation's financial activity for the fiscal year ended September 30, 2019. It should be read in conjunction with the accompanying basic financial statements.

FINANCIAL HIGHLIGHTS

The Corporation's net position was \$1,157,197 at September 30, 2019. The Corporation's total revenues were \$1,300,411 while total expenses were \$2,167,721. The Corporation's net position decreased by \$867,310.

CORPORATION HIGHLIGHT

The Universal City Economic Development Corporation was formed on October 14, 1982 under the Development Corporation Act of 1979, Texas Revised Civil Statutes Annotated, Article 5190.6, Section A. The Corporation began operations on March 8, 1996. It receives all its proceeds from the ½ cent sales tax adopted in 1995 for economic development in Universal City.

USING THIS ANNUAL REPORT

This annual report consists of three parts; management's discussion and analysis, basic financial statements, and required supplementary information. The statements of net position and activities provide information on the Corporation as a whole. The Corporation's net position, the difference between assets and liabilities, is a way to measure financial health or financial position.

STATEMENT OF NET POSITION

Table 1 shows all of the assets and liabilities of the Corporation and is presented on the accrual basis. The total net position is \$1,157,197. The Corporation has \$1,217,000 of bonds payable. These bonds are described in more detail in note 4 in the notes to the financial statements.

TABLE 1 – NET POSITION

	<u>Governmental Activities</u>	
	<u>Year ended September 30,</u>	
	<u>2019</u>	<u>2018</u>
Current and other assets	\$ 2,628,216	\$ 3,404,847
Current liabilities	419,019	163,340
Noncurrent liabilities	<u>1,052,000</u>	<u>1,217,000</u>
Total liabilities	<u>1,471,019</u>	<u>1,380,340</u>
Unrestricted net position	<u>\$ 1,157,197</u>	<u>\$ 2,024,507</u>

STATEMENT OF ACTIVITIES

Table 2 shows all the expenses and revenues of the Corporation and is presented on the accrual basis. General revenues consist of the ½ cent sales tax the Corporation receives for economic development and interest income.

TABLE 2 – CHANGE IN NET POSITION

	<u>Governmental Activities</u>	
	<u>Year ended September 30,</u>	
	<u>2019</u>	<u>2018</u>
General revenues	\$ 1,300,411	\$ 1,526,656
Total expenses	<u>2,167,721</u>	<u>1,076,422</u>
Change in net position	(867,310)	450,234
Beginning net position	<u>2,024,507</u>	<u>1,574,273</u>
Ending net position	<u>\$ 1,157,197</u>	<u>\$ 2,024,507</u>

BALANCE SHEET

The balance sheet shows the assets, liabilities, and fund balances for the Corporation.

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

This statement shows the revenues and expenditures for the Corporation. The nonproperty taxes, or ½ cent sales tax, make up 96% of the general revenues.

DESCRIPTION OF CURRENT AND EXPECTED CONDITIONS

Presently, the Board of Directors is not aware of any significant changes in conditions that would have a significant effect on the financial position or activities of the Corporation in the near future.

CONTACTING THE CORPORATION'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the Corporation's finances and to show the Corporation's accountability to its taxpayers. If you have any questions about this report or need additional financial information, contact the Corporation's office at:

Universal City Economic Development Corporation
City of Universal City
2150 Universal City Boulevard
Universal City, Texas 78148

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION
STATEMENT OF NET POSITION – GOVERNMENTAL ACTIVITIES

September 30, 2019

ASSETS

Current assets:	
Cash and cash equivalents	\$ 2,418,952
Due from other governments	208,195
Due from primary government	<u>1,069</u>
Total current assets	<u>2,628,216</u>
Total assets	<u><u>\$ 2,628,216</u></u>

LIABILITIES AND NET POSITION

Liabilities:	
Current liabilities:	
Accounts payable	\$ 11,334
Due to primary government	242,685
Current portion of bonds payable	<u>165,000</u>
Total current liabilities	<u>419,019</u>
Noncurrent liabilities:	
Bonds payable	<u>1,052,000</u>
Total liabilities	1,471,019
Net position:	
Unrestricted	<u>1,157,197</u>
Total net assets	<u>1,157,197</u>
Total liabilities and net position	<u><u>\$ 2,628,216</u></u>

The accompanying notes are an integral part of these financial statements.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

STATEMENT OF ACTIVITIES – GOVERNMENTAL ACTIVITIES

Year ended September 30, 2019

Expenses:	
Administrative expenses	\$ 307,996
Contract services	28,320
Economic development	1,808,235
Interest and fiscal charges on long-term debt	<u>23,170</u>
Total expenses	<u>2,167,721</u>
Revenues:	
General revenues	
Sales taxes	1,251,252
Interest revenues	6,345
Miscellaneous	<u>42,814</u>
Total general revenues	<u>1,300,411</u>
Change in net position	(867,310)
Beginning net position	<u>2,024,507</u>
Ending net position	<u>\$ 1,157,197</u>

The accompanying notes are an integral part of these financial statements.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

BALANCE SHEET – GENERAL FUND

September 30, 2019

ASSETS

Assets:

Cash and cash equivalents	\$ 2,418,952
Due from other governments	208,195
Due from primary government	<u>1,069</u>
Total assets	<u>\$ 2,628,216</u>

LIABILITIES AND FUND BALANCE

Liabilities:

Accounts payable	\$ 11,334
Due to primary government	<u>242,685</u>
Total liabilities	<u>254,019</u>

Fund balance:

Unassigned	<u>2,374,197</u>
Total liabilities and fund balance	<u>\$ 2,628,216</u>

The accompanying notes are an integral part of these financial statements.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

**RECONCILIATION OF THE BALANCE SHEET TO THE
STATEMENT OF NET POSITION**

September 30, 2019

Total fund balances	\$ 2,374,197
Long-term liabilities are not due and payable in the current period, and therefore are not reported as liabilities in the funds. Long-term liabilities at year end consist of:	
Bonds payable in less than one year	(165,000)
Bonds payable in more than one year	<u>(1,052,000)</u>
Total net position	<u>\$ 1,157,197</u>

The accompanying notes are an integral part of these financial statements.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE – GENERAL FUND**

Year ended September 30, 2019

Revenues:		
Sales tax	\$	1,251,252
Interest		6,345
Other income		<u>42,814</u>
Total revenues		<u>1,300,411</u>
Expenditures:		
Current:		
Communications		56,805
Support services		245,190
Contract services		28,320
Supplies and materials		6,001
Economic development projects		1,808,235
Debt service:		
Principal		163,000
Interest and fiscal charges		<u>23,170</u>
Total expenditures		<u>2,330,721</u>
Change in fund balance		(1,030,310)
Fund balance at beginning of year		<u>3,404,507</u>
Fund balance at end of year	\$	<u><u>2,374,197</u></u>

The accompanying notes are an integral part of these financial statements.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES

Year ended September 30, 2019

Change in fund balance - governmental funds	\$ (1,030,310)
Repayment of bond principal is an expenditure in the governmental funds but the repayment reduces long-term liabilities in the statement of net position.	<u>163,000</u>
Change in net position	<u>\$ (867,310)</u>

The accompanying notes are an integral part of these financial statements.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

Year ended September 30, 2019

(1) Summary of significant accounting policies

Financial reporting entity

Universal City Economic Development Corporation is a nonprofit economic corporation, with powers of taxation, created pursuant to Section 4B Article 5190.6 of Vernon's Texas Civil Statutes (V.T.C.S.), as amended. Universal City Economic Development Corporation (hereafter referred to as the Development Corporation) was created March 8, 1996, to act on behalf of Universal City for promotion, development, and enhancement of economic development within Universal City. The Development Corporation is a component unit of the City of Universal City. A component unit is a legally separate corporation for which the elected officials of the governmental unit are financially accountable. The Development Corporation will be presented in the City's financial statements as a discretely presented component unit.

The financial statements of the Development Corporation have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The financial statements present the financial position and results of operations of the Development Corporation only.

Basis of presentation

The government-wide financial statements are presented in accordance with GASB 34 which mandates government-wide financial statements of net position and activities, which are presented on the economic resources measurement focus and accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when incurred, regardless of the timing of the related cash flows. It also requires that capital assets be recorded at cost less accumulated depreciation.

The Development Corporation also presents fund financial statements relevant to the operations of the Corporation.

Governmental funds use the modified accrual basis of accounting. Under this method, revenues are recognized in the accounting period in which they become both available and measurable (flow of current financial resources measurement focus). Expenditures are recognized in the accounting period in which the fund liability is incurred, if measurable, except expenditures for debt service which are recognized when paid.

Budgets

The Development Corporation adopts an annual operating budget which is approved by the City Council. Formal budgetary accounting is employed as a management control. The budget can be amended by the Board of Directors, subject to City Council approval. Actual expenditures cannot legally exceed budgeted appropriations at the fund level. All budgeted appropriations lapse at the end of each fiscal year. The budget is presented on the modified accrual basis of accounting.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

Year ended September 30, 2019

(1) Summary of significant accounting policies (continued)

Cash and cash equivalents

Cash and cash equivalents include cash deposits and investments with a maturity date within three (3) months of the date acquired by the Development Corporation.

Related party transactions

During the course of operations, numerous transactions occur between the Development Corporation and the City. These receivables and payables are classified as “due from primary government” or “due to primary government” on the balance sheet.

Capital assets

Capital assets, which include office equipment and fixtures, are capitalized at total acquisition cost. Depreciation is recorded on all depreciable capital assets on a straight-line basis over the following estimated useful lives:

Furniture and fixtures	10 years
------------------------	----------

Accrued liabilities and long-term obligations

All payables, accrued liabilities, and long-term obligations are reported in the statement of net position. Long-term liabilities are recognized as a liability on the governmental fund financial statement (balance sheet) when due.

Fund balance

The unassigned fund balance represents the amount available for budgeting future operations.

Net position

Net position represents the difference between assets and liabilities. Net position invested in capital assets, net of related debt, consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any loans used to purchase, construct, or improve those assets.

Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

Year ended September 30, 2019

(2) Deposits and investments

Deposits

At September 30, 2019, the carrying amount of the Development Corporation's deposits in the bank was \$2,312,462 and the book balance was \$2,418,952. The bank balance was covered by federal deposit insurance and the Development Corporation's depository had pledged securities having a market value of \$2,685,622 as collateral for the Development Corporation's deposits. All of the Development Corporation's cash was fully collateralized.

Investments

The Development Corporation is required by Government Code Chapter 2256, The Public Funds Investment Act, to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, and (9) bid solicitation preferences for certificates of deposit.

The Act determines the types of investments which are allowable for the Development Corporation. These include, with certain restrictions, 1) obligations of the U.S. Treasury, U.S. agencies, and the State of Texas, 2) certificates of deposit, 3) certain municipal securities, 4) securities lending program, 5) repurchase agreements, 6) bankers acceptances, 7) mutual funds, 8) investment pools, 9) guaranteed investment contracts, and 10) commercial paper.

Investment accounting policy

The Universal City Economic Development Corporation has adopted the investment policy of the City of Universal City. The policy is to report money market investments and short-term participating interest-earning investment contracts at amortized cost and to report nonparticipating interest-earning investment contracts using a cost-based measure. However, if the fair value of an investment is significantly affected by the impairment of the credit standing of the issuer or by other factors, it is reported at fair value. All other investments are reported at fair value unless a legal contract exists which guarantees a higher value. The term "short-term" refers to investments which have a remaining term of one year or less at time of purchase. The term "nonparticipating" means that the investment's value does not vary with market interest rate changes. Nonnegotiable certificates of deposit are examples of nonparticipating interest-earning investment contracts.

Public funds investment pools

Public funds investment pools in Texas ("Pools" are established under the authority of the Interlocal Cooperation Act, Chapter 79 of the Texas Government Code, and are subject to the provision of the Public Funds Investment Act (the "Act")), Chapter 2256 of the Texas Governmental Code.

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

Year ended September 30, 2019

(2) Deposits and investments (continued)

Public funds investment pools (continued)

In addition to other provisions of the Act designed to promote liquidity and safety of principal, the Act requires pools to: 1) have an advisory board composed of the participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool; 2) maintain a continuous rating of no lower than AAA or AAA-m or an equivalent rating by at least one nationally recognized rating service; and 3) maintain the market value of its underlying investment portfolio within one half of one percent of the value of its shares.

(3) Capital assets

	Balance October 1, 2018	Additions	Deletions	Balance September 30, 2019
Furniture and fixtures	\$ 2,729	\$ -	\$ -	\$ 2,729
Less: accumulated depreciation	<u>(2,729)</u>	<u>-</u>	<u>-</u>	<u>(2,729)</u>
Totals	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

(4) Long-term debt

Changes in long-term debt for the year ended September 30, 2019 are as follows:

	Original Amount		Balance Outstanding October 1, 2018	Decrease	Balance Outstanding September 30, 2019	Due Within One Year
2016	\$ 1,700,000	1.650%	<u>\$ 1,380,000</u>	<u>\$ (163,000)</u>	<u>\$ 1,217,000</u>	<u>\$ 165,000</u>
Total bonds			<u>\$ 1,380,000</u>	<u>\$ (163,000)</u>	<u>\$ 1,217,000</u>	<u>\$ 165,000</u>

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

Year ended September 30, 2019

(4) Long-term debt (continued)

Annual debt service requirements as of September 30, 2019 are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 165,000	\$ 20,081	\$ 185,081
2021	168,000	17,358	185,358
2022	171,000	14,586	185,586
2023	174,000	11,765	185,765
2024	177,000	8,894	185,894
2025-2026	<u>362,000</u>	<u>8,976</u>	<u>370,976</u>
Totals	<u>\$ 1,217,000</u>	<u>\$ 81,660</u>	<u>\$ 1,298,660</u>

(5) Commitments and contingencies

Litigation

Management of the Development Corporation is not aware of any pending or threatened litigation.

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REQUIRED SUPPLEMENTARY INFORMATION

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UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE – GENERAL FUND
BUDGET AND ACTUAL**

Year ended September 30, 2019

	Original and Final Budget	2019 Actual	Variance Final Budget Positive (Negative)
Revenues:			
Sales tax	\$ 1,135,000	\$ 1,251,252	\$ 116,252
Interest	3,800	6,345	2,545
Miscellaneous	<u>6,000</u>	<u>42,814</u>	<u>36,814</u>
Total revenues	<u>1,144,800</u>	<u>1,300,411</u>	<u>155,611</u>
Expenditures:			
Communications	53,900	56,805	(2,905)
Support services	242,456	245,190	(2,734)
Contract services	44,800	28,320	16,480
Supplies and materials	4,300	6,001	(1,701)
Economic development projects	3,092,721	1,808,235	1,284,486
Contingency	281,950	-	281,950
Debt service:			
Principal	163,000	163,000	-
Interest	<u>22,770</u>	<u>23,170</u>	<u>(400)</u>
Total expenditures	<u>3,905,897</u>	<u>2,330,721</u>	<u>1,575,176</u>
Change in fund balance	(2,761,097)	(1,030,310)	1,730,787
Fund balance - October 1, 2018	<u>3,404,507</u>	<u>3,404,507</u>	-
Fund balance - September 30, 2019	<u>\$ 643,410</u>	<u>\$ 2,374,197</u>	<u>\$ 1,730,787</u>

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION

NOTE TO REQUIRED SUPPLEMENTARY INFORMATION

Year ended September 30, 2019

Budgetary information

The budget is prepared in accordance with accounting principles generally accepted in the United States of America. The Corporation maintains strict budgetary controls. The objective of these controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the Board of Directors and as such is a good management control device.

Actual expenditures may not legally exceed appropriations at the fund level. Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation, is utilized. Encumbrances lapse at year end and do not constitute expenditures or liabilities because the commitments must be reappropriated and honored during the subsequent year.

The Performance Agreement ("**Agreement**"), by and between, the Universal City Economic Corporation (hereinafter "**Corporation**") and Universal City Affiliates, Ltd., (hereinafter "**Developer**") is hereby amended as follows:

Section 4. (entitled "**Definitions**") is hereby amended by replacing the existing language for the term "**Projected Hotel Completion Date**" with the language that follows:

"Projected Hotel Completion Date" means the date Developer shall receive a final certificate of occupancy, and be open for business to the general public, which shall occur no later than seventeen (17) months from either: (i) the date Developer receives a building permit, allowing Developer to proceed with the construction of the Hotel; or, (ii) December 31, 2020, whichever occurs first.

EXCEPT AS HEREBY MODIFIED OR AMENDED, the remaining provisions of the Agreement not inconsistent with the terms hereof shall remain in full force and effect for all purposes.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS**

Executed as of the dates stated below and to be effective the latter date so executed:

DEVELOPER:

Universal City Affiliates, Ltd.
a Texas limited partnership

By: Universal City Affiliates GP, LLC,
a Texas limited liability company
Its: General Partner;

By: _____
Michael Fallek, Manager

Date: _____

CORPORATION:

Universal City Economic Corporation

BY: _____
Richard Crow, President

Date: _____

APPROVED:

City of Universal City, Texas

BY: _____
John H. Williams, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Kristin Mueller, City Clerk

City Attorney

STATE OF TEXAS §

§

COUNTY OF BEXAR §

SECOND AMENDMENT TO ESCROW AGREEMENT

The Escrow Agreement, hereinafter so identified, entered into on the 27th day of February, 2018, by and between the Universal City Economic Development Corporation, located in Bexar County, Texas (hereinafter called “Seller”), a Texas non-profit corporation incorporated under the TEX. LOC. GOV. CODE chapters 501, 502 and 505 and the Texas Non-Profit Corporation Act, and Boulevard Development Company, L.C., a limited liability company formed under the laws of the State of Texas (hereinafter called “Buyer”), is hereby amended as follows:

- 1) Pursuant to the terms of a certain assignment agreement Buyer’s name is:

UNIVERSAL CITY AFFILIATES, LTD., a Texas limited partnership.

- 2) Section 3 (entitled “*Release of Escrowed Funds*”) is amended by adding the language in italics (*italics*) that is underlined (underlined) as follows:

Release of Escrowed Funds. Buyer is obligated to expend not less than \$7,000,000.00 to build, finish out, furnish and equip the Hotel. As Buyer spends these funds, the Escrow Agent will release a comparable percentage of the escrowed Funds to Buyer. On a monthly basis, within ten (10) days after the end of each month, as the Hotel is constructed, Buyer will submit to the Escrow Agent and to Seller a written certification which shall certify the aggregate amount spent by Buyer during the preceding calendar month to build, finish out, furnish and equip the Hotel. Buyer’s independent CPA will sign each Certification as well. Attached as Exhibit “A” is a copy of the form of Certification Buyer will submit each month. This written Certification shall be accompanied by copies of the checks and other materials evidencing and confirming these expenditures. The total amount spent in a given month will then be compared to the \$7,000,000.00 Buyer is obligated to spend on the Hotel to determine the percentage of escrowed Funds that is to be distributed to the Buyer by the Escrow Agent. Escrow Agent agrees to release the amount requested in Buyer’s monthly Certification report within five (5) business days after the receipt of each report. This release process shall continue monthly until all funds have been released. As and when Buyer provides the Escrow Agent and Seller with a copy of the certificate of occupancy for the Hotel, any remaining funds still on deposit with the Escrow Agent will be released to Buyer, provided, however, if Buyer fails to deliver to the Escrow Agent a certificate of occupancy for the Hotel prior to the expiration of eighteen (18) months after either: (i) the date Buyer receives a building permit, allowing Buyer to proceed with the construction of the Hotel; or, (ii) December 31, 2020, whichever occurs first, any remaining Funds still on deposit with the Escrow Agent shall be released to Seller.

EXCEPT AS HEREBY MODIFIED OR AMENDED, the remaining provisions of the Escrow Agreement not inconsistent with the terms hereof shall remain in full force and effect for all purposes.

SIGNATURE PAGE TO FOLLOW

This Second Amended to Escrow Agreement is effective as of the last date executed below:

SELLER
UNIVERSAL CITY ECONOMIC
DEVELOPMENT CORPORATION, a Texas
development corporation,

By: _____
RICHARD CROW, President

Date: _____

BUYER

UNIVERSAL CITY AFFILIATES, LTD.,
a Texas limited partnership

By: Universal City Affiliates GP, LLC,
a Texas limited liability company
Its: General Partner

By: _____
MICHAEL FALLEK, Manager

FIRST AMENDMENT TO ESCROW AGREEMENT RECEIPT

Receipt of the Second Amendment to Unimproved Property Contract is acknowledged.

Escrow Agent: Angela Sanchez, Alamo Title Company

Date: April ____, 2020

By: _____
Alamo Title Company
434 N. Loop 1604 West, Suite 2208
San Antonio, TX 78232