



**CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS**

Regular Meeting

**April 13, 2022
5:30 P.M.**

Windcrest City Hall

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE WINDCREST ECONOMIC DEVELOPMENT CORPORATION (WEDC) WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 13TH DAY OF APRIL, 2022 STARTING AT 5:30 P.M. DURING THE MEETING, THE BOARD WILL CONSIDER, DELIBERATE AND MAY TAKE ACTION UPON ANY OF THE SUBJECTS LISTED BELOW.

"It is the intent of the Board to have a quorum physically present at the above address. Board members not physically present may participate by live two-way video and audio feed in accordance with the Texas Open Meetings Act."

Vision Statement: Nourish and develop a vibrant community that consistently pushes the limits.

Mission Statement: Facilitate interaction between business, city and other community organizations to nourish the economic health and well-being of Windcrest, its citizens and the region.

Request all pagers and cell phones be turned off, except emergency on-call personnel. Citizens are asked to refrain from talking during proceedings unless recognized by the Presiding Officer.

CITIZEN COMMUNICATION: AS A COURTESY TO CITIZENS IN ATTENDANCE, AND AT THE DISCRETION OF THE PRESIDING OFFICER OF THE MEETING, CITIZENS WILL BE GIVEN A REASONABLE OPPORTUNITY TO STATE THEIR COMMENTS OR ASK QUESTIONS REGARDING ANY ITEM ON THE AGENDA, AND PRIOR TO THE BOARD TAKING ACTION ON ANY ACTION ITEMS LISTED. THE BOARD REQUESTS COMMENTS BE BRIEF, TO THE POINT, AND NO LONGER THAN 6 MINUTES. TIME CANNOT BE YIELDED TO ANOTHER SPEAKER. PLEASE NOTE THAT THE BOARD MAY NOT BE PERMITTED TO RESPOND TO QUESTIONS OR COMMENTS.

Items will not necessarily be discussed or considered in the order they are printed on the agenda below. If, during the course of the meeting, discussion of any item on the agenda should be held in an executive or closed session, the Board will convene in such executive or closed session as permitted by and in accordance with Texas Government Code Chapters 551 and 551.

Consistent with Windcrest City Council Resolution No. 292, the WEDC Board elects to audio and video record its meetings. The recordings are preserved electronically as the official minutes of its meetings.

I. Call To Order

1. Determination of a Quorum
2. Pledge of Allegiance
3. Prayer
4. Vote to consider the excuse of absent board member(s), if applicable

II. Visitors/Presentations

1. Executive Directors Report regarding Economic Development Activities.
2. Current Financials (Balance, Revenue & Expense) ending February, 2022.

III. Citizens to be Heard

1. Members of the public may sign up to provide public comments to the Board in accordance with Board and City ordinance and policy.

NOTE: Citizens may address the WEDC on topics not on the agenda for no more than three (3) minutes. An email statement may be sent to the WEDC Coordinator at knelson@windcrest-tx.gov to be read into the meeting to the WEDC Board.

IV. Discuss and Act

1. Fiscal Year 2020 Audit (Leal & Carter)
2. Easement Agreement at Firestone site
3. Safety Center East Group Project (2nd Public Hearing)
4. Possible Training – Practicing Economic Development
5. Social Media Insights for March, 2022.

V. Executive Session

1. Govt. Code 551.072, 551.071, 551.087 Consultation with Legal Counsel regarding real estate transactions, discussion regarding purchase, lease or exchange of real property within City of Windcrest, and economic development/redevelopment of property.
2. Active and Confidential Economic Development Projects.

VI. Resume Open Session: Consider and take possible action on matters discussed in executive session, potential purchase of real property and economic incentives request.

VII. General Announcements and Future Agenda Items Requested

VIII. Adjournment

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Board of Directors of the WEDC is a true and correct copy of said Notice and I posted a true and correct copy of said Notice on the bulletin board at the Windcrest City Hall in a convenient place to the public. Said Notice was posted 72 hours prior to the 13th day of April, 2022.

By: ***DATE & SIGNATURE PENDING***
Rachel Dominguez, City Secretary

Windcrest Economic Development Corporation
Statement of Financial Position
As of February 28, 2022

	Feb 2022
ASSETS	
Current Assets	
Bank Accounts	
1000 Frost - Checking 0485	\$ 1,052,660.57
Total Bank Accounts	<u>1,052,660.57</u>
Accounts Receivable	
1100 A/R Sales Tax	163,476.64
1101 Accrued Revenue	141,671.28
Total 1100 A/R Sales Tax	<u>305,147.92</u>
Total Accounts Receivable	<u>305,147.92</u>
Other Current Assets	
1300 Prepaid Expense	3,526.84
1302 Prepaid Sales Tax	0.26
Total 1300 Prepaid Expense	<u>3,527.10</u>
Total Other Current Assets	<u>3,527.10</u>
Total Current Assets	<u>1,361,335.59</u>
Fixed Assets	
1400 Computers & Monitors	2,280.34
1402 Furniture & Fixtures	11,993.99
Total Fixed Assets	<u>14,274.33</u>
Other Assets	
1600 EDC - Investment First Public	114,864.77
1700 Security Deposit	1,112.00
Total Other Assets	<u>115,976.77</u>
TOTAL ASSETS	<u>\$ 1,491,586.69</u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 A/P Sales Tax	\$ 63,511.79
Total Accounts Payable	<u>63,511.79</u>
Credit Cards	
2100 Commerce Bank 2199	2,050.98
Total Credit Cards	<u>2,050.98</u>
Other Current Liabilities	
2002 Wages Payable	4,272.11
2003 Accrued Expenditures	9,420.24
Total Other Current Liabilities	<u>13,692.35</u>
Total Current Liabilities	<u>79,255.12</u>
Total Liabilities	<u>79,255.12</u>
Equity	
3000 Net Assets	1,400,615.82
Net Revenue	11,715.75
Total Equity	<u>1,412,331.57</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 1,491,586.69</u>

Windcrest Economic Development Corporation
Statement of Activity
January - February, 2022

	<u>Total</u>
Revenue	
Total Revenue	
Gross Profit	-
Expenditures	
6000 Salaries, Benefits & Contract Labor	
6001 Salaries	\$ 7,206.28
6004 Social Security / Medicare Match	551.28
6005 Health Insurance-EDC	1,055.00
6006 Retirement--EDC	518.12
6009 Contract Labor	16,855.20
Total 6000 Salaries, Benefits & Contract Labor	<u>26,185.88</u>
6010 BRE & Prospect Development Expenses	
6013 Travel	45.96
6014 Meals & Entertainment	146.02
6016 Promoting Windcrest(BRE Events)	54.12
6017 Sponsorships, Regional Marketing	833.32
6018 Commercial Revitalization/Store Front Grants	9,999.99
Total 6010 BRE & Prospect Development Expenses	<u>11,079.41</u>
6025 Administrative & Other Expenses	
6026 Rent	2,335.00
6029 Internet Services	262.06
6030 Computer Maintenance, Software, Website	764.66
6031 Accounting Services	2,335.28
6032 Barcom / IT	798.08
6033 Phone Services	258.22
6035 Public Relations	2,900.00
6038 Supplies	163.94
6039 Postage	83.20
6042 Legal Expenses	1,250.00
6045 Vehicle Expenses-EDC	68.00
6047 Contingencies	473.18
Total 6025 Administrative & Other Expenses	<u>11,691.62</u>
Total Expenditures	<u>48,956.91</u>
Net Operating Revenue	(48,956.91)
Other Revenue	
4003 Revenue Income - Interest	34.70
Total Other Revenue	<u>34.70</u>
Net Other Revenue	<u>34.70</u>
Net Revenue	<u>\$ (48,922.21)</u>

Windcrest Economic Development Corporation

Statement of Activity

February 2022

	<u>Total</u>
Revenue	
Total Revenue	
Gross Profit	-
Expenditures	
6000 Salaries, Benefits & Contract Labor	
6001 Salaries	\$ 3,603.14
6004 Social Security / Medicare Match	275.64
6005 Health Insurance-EDC	527.50
6006 Retirement--EDC	259.06
6009 Contract Labor	8,427.60
Total 6000 Salaries, Benefits & Contract Labor	<u>13,092.94</u>
6010 BRE & Prospect Development Expenses	
6014 Meals & Entertainment	41.75
6017 Sponsorships, Regional Marketing	416.66
6018 Commercial Revitalization/Store Front Grants	9,999.99
Total 6010 BRE & Prospect Development Expenses	<u>10,458.40</u>
6025 Administrative & Other Expenses	
6026 Rent	1,145.00
6029 Internet Services	155.79
6030 Computer Maintenance, Software, Website	551.60
6031 Accounting Services	1,342.64
6032 Barcom / IT	383.79
6033 Phone Services	86.19
6035 Public Relations	1,450.00
6038 Supplies	73.00
6039 Postage	83.20
6045 Vehicle Expenses-EDC	34.00
6047 Contingencies	161.59
Total 6025 Administrative & Other Expenses	<u>5,466.80</u>
Total Expenditures	<u>29,018.14</u>
Net Operating Revenue	<u>(29,018.14)</u>
Other Revenue	
4003 Revenue Income - Interest	17.35
Total Other Revenue	<u>17.35</u>
Net Other Revenue	<u>17.35</u>
Net Revenue	<u>\$ (29,000.79)</u>

Windcrest Economic Development Corporation
Budget vs. Actuals: 2022 WEDC Budget (Copy) - FY22 P&L
October 2021 - February 2022

	Oct 2021				Nov 2021				Dec 2021				Jan 2022				Feb 2022				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
Revenue																% of Budget								
4000 Revenue																								
4001 Income - Sales Tax	73,546.62	54,166.67	19,379.95	135.78%	68,124.66	54,166.67	13,957.99	125.77%		54,166.67	(54,166.67)	0.00%		54,166.67	(54,166.67)	0.00%		54,166.67	(54,166.67)	0.00%	141,671.28	270,833.35	(129,162.07)	52.31%
4002 Proceeds from Reserves		9,500.00	(9,500.00)	0.00%		9,500.00	(9,500.00)	0.00%		9,500.00	(9,500.00)	0.00%		9,500.00	(9,500.00)	0.00%		9,500.00	(9,500.00)	0.00%	-	47,500.00	(47,500.00)	0.00%
4004 Other Income	1,545.43		1,545.43																		1,545.43	-	1,545.43	
Total 4000 Revenue	75,092.05	63,666.67	11,425.38	117.95%	68,124.66	63,666.67	4,457.99	107.00%	-	63,666.67	(63,666.67)	0.00%	-	63,666.67	(63,666.67)	0.00%	-	63,666.67	(63,666.67)	0.00%	143,216.71	318,333.35	(175,116.64)	44.99%
Total Revenue	75,092.05	63,666.67	11,425.38	117.95%	68,124.66	63,666.67	4,457.99	107.00%	-	63,666.67	(63,666.67)	0.00%	-	63,666.67	(63,666.67)	0.00%	-	63,666.67	(63,666.67)	0.00%	143,216.71	318,333.35	(175,116.64)	44.99%
Gross Profit	75,092.05	63,666.67	11,425.38	117.95%	68,124.66	63,666.67	4,457.99	107.00%	-	63,666.67	(63,666.67)	0.00%	-	63,666.67	(63,666.67)	0.00%	-	63,666.67	(63,666.67)	0.00%	143,216.71	318,333.35	(175,116.64)	44.99%
Expenditures																								
6000 Salaries, Benefits & Contract Labor																								
6001 Salaries	3,603.14	3,916.67	(313.53)	91.99%	3,603.14	3,916.67	(313.53)	91.99%	3,603.14	3,916.67	(313.53)	91.99%	3,603.14	3,916.67	(313.53)	91.99%	3,603.14	3,916.67	(313.53)	91.99%	18,015.70	19,583.35	(1,567.65)	91.99%
6002 Admin Expenses		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%	-	416.65	(416.65)	0.00%
6003 EDC Overtime		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%	-	416.65	(416.65)	0.00%
6004 Social Security / Medicare Match	274.23	333.33	(59.10)	82.27%	275.64	333.33	(57.69)	82.69%	275.64	333.33	(57.69)	82.69%	275.64	333.33	(57.69)	82.69%	275.64	333.33	(57.69)	82.69%	1,376.79	1,666.65	(289.86)	82.61%
6005 Health Insurance-EDC	527.50	833.33	(305.83)	63.30%	527.50	833.33	(305.83)	63.30%	527.50	833.33	(305.83)	63.30%	527.50	833.33	(305.83)	63.30%	527.50	833.33	(305.83)	63.30%	2,637.50	4,166.65	(1,529.15)	63.30%
6006 Retirement--EDC	259.06	366.67	(107.61)	70.65%	259.06	366.67	(107.61)	70.65%	259.06	366.67	(107.61)	70.65%	259.06	366.67	(107.61)	70.65%	259.06	366.67	(107.61)	70.65%	1,295.30	1,833.35	(538.05)	70.65%
6007 Workers Comp-EDC		91.67	(91.67)	0.00%		91.67	(91.67)	0.00%		91.67	(91.67)	0.00%		91.67	(91.67)	0.00%		91.67	(91.67)	0.00%	-	458.35	(458.35)	0.00%
6008 Unemployment Comp		41.67	(41.67)	0.00%		41.67	(41.67)	0.00%		41.67	(41.67)	0.00%		41.67	(41.67)	0.00%		41.67	(41.67)	0.00%	-	208.35	(208.35)	0.00%
6009 Contract Labor	8,427.60	9,666.67	(1,239.07)	87.18%	8,427.60	9,666.67	(1,239.07)	87.18%	8,427.60	9,666.67	(1,239.07)	87.18%	8,427.60	9,666.67	(1,239.07)	87.18%	8,427.60	9,666.67	(1,239.07)	87.18%	42,138.00	48,333.35	(6,195.35)	87.18%
Total 6000 Salaries, Benefits & Contract Labor	13,091.53	15,416.67	(2,325.14)	84.93%	13,092.94	15,416.67	(2,323.73)	84.93%	13,092.94	15,416.67	(2,323.73)	84.93%	13,092.94	15,416.67	(2,323.73)	84.93%	13,092.94	15,416.67	(2,323.73)	84.93%	65,463.29	77,083.35	(11,620.06)	84.93%
6010 BRE & Prospect Development Expenses																								
6011 Consulting/Planning/Infrastructure		3,333.33	(3,333.33)	0.00%		3,333.33	(3,333.33)	0.00%		3,333.33	(3,333.33)	0.00%		3,333.33	(3,333.33)	0.00%		3,333.33	(3,333.33)	0.00%	-	16,666.65	(16,666.65)	0.00%
6012 Collateral Material	1,822.93	833.33	989.60	218.75%		833.33	(833.33)	0.00%	535.84	833.33	(297.49)	64.30%		833.33	(833.33)	0.00%		833.33	(833.33)	0.00%	2,358.77	4,166.65	(1,807.88)	56.61%
6013 Travel	881.22	833.33	47.89	105.75%	6.00	833.33	(827.33)	0.72%		833.33	(833.33)	0.00%	45.96	833.33	(787.37)	5.52%		833.33	(833.33)	0.00%	933.18	4,166.65	(3,233.47)	22.40%
6014 Meals & Entertainment	15.00	416.67	(401.67)	3.60%	289.36	416.67	(127.31)	69.45%	15.00	416.67	(401.67)	3.60%	104.27	416.67	(312.40)	25.02%	41.75	416.67	(374.92)	10.02%	465.38	2,083.35	(1,617.97)	22.34%
6015 EDC Projects		13,916.67	(13,916.67)	0.00%		13,916.67	(13,916.67)	0.00%		13,916.67	(13,916.67)	0.00%		13,916.67	(13,916.67)	0.00%		13,916.67	(13,916.67)	0.00%	-	69,583.35	(69,583.35)	0.00%
6016 Promoting Windcrest(BRE Events)		5,416.67	(5,416.67)	0.00%	4,518.29	5,416.67	(898.38)	83.41%		5,416.67	(5,416.67)	0.00%	54.12	5,416.67	(5,362.55)	1.00%		5,416.67	(5,416.67)	0.00%	4,572.41	27,083.35	(22,510.94)	16.88%
6017 Sponsorships, Regional Marketing	416.66	833.33	(416.67)	50.00%	416.66	833.33	(416.67)	50.00%	941.66	833.33	108.33	113.00%	416.66	833.33	(416.67)	50.00%	416.66	833.33	(416.67)	50.00%	2,608.30	4,166.65	(1,558.35)	62.60%
6018 Commercial Revitalization/Store Front Grants		2,500.00	(2,500.00)	0.00%		2,500.00	(2,500.00)	0.00%	9,999.99	2,500.00	7,499.99	400.00%		2,500.00	(2,500.00)	0.00%	9,999.99	2,500.00	7,499.99	400.00%	19,999.98	12,500.00	7,499.98	160.00%
6019 Infrastructure/Streets		9,500.00	(9,500.00)	0.00%		9,500.00	(9,500.00)	0.00%		9,500.00	(9,500.00)	0.00%		9,500.00	(9,500.00)	0.00%		9,500.00	(9,500.00)	0.00%	-	47,500.00	(47,500.00)	0.00%
Total 6010 BRE & Prospect Development Expenses	3,135.81	37,583.33	(34,447.52)	8.34%	5,230.31	37,583.33	(32,353.02)	13.92%	11,492.49	37,583.33	(26,090.84)	30.58%	621.01	37,583.33	(36,962.32)	1.65%	10,458.40	37,583.33	(27,124.93)	27.83%	30,938.02	187,916.65	(156,978.63)	16.46%
6025 Administrative & Other Expenses																								
6026 Rent	1,190.00	1,250.00	(60.00)	95.20%	1,157.00	1,250.00	(93.00)	92.56%	1,223.00	1,250.00	(27.00)	97.84%	1,190.00	1,250.00	(60.00)	95.20%	1,145.00	1,250.00	(105.00)	91.60%	5,905.00	6,250.00	(345.00)	94.48%
6027 Furniture & Fixtures		250.00	(250.00)	0.00%		250.00	(250.00)	0.00%		250.00	(250.00)	0.00%		250.00	(250.00)	0.00%		250.00	(250.00)	0.00%	-	1,250.00	(1,250.00)	0.00%
6028 Equipment, Computers & Other		250.00	(250.00)	0.00%		250.00	(250.00)	0.00%		250.00	(250.00)	0.00%		250.00	(250.00)	0.00%		250.00	(250.00)	0.00%	-	1,250.00	(1,250.00)	0.00%
6029 Internet Services	130.66	125.00	5.66	104.53%	155.79	125.00	30.79	124.63%	155.79	125.00	30.79	124.63%	106.27	125.00	(18.73)	85.02%	155.79	125.00	30.79	124.63%	704.30	625.00	79.30	112.69%
6030 Computer Maintenance, Software, Website	59.53	500.00	(440.47)	11.91%	959.38	500.00	459.38	191.88%	59.53	500.00	(440.47)	11.91%	213.06	500.00	(286.94)	42.61%	551.60	500.00	51.60	110.32%	1,843.10	2,500.00	(656.90)	73.72%
6031 Accounting Services	992.64	1,166.67	(174.03)	85.08%	992.64	1,166.67	(174.03)	85.08%	992.64	1,166.67	(174.03)	85.08%	992.64	1,166.67	(174.03)	85.08%	1,342.64	1,166.67	175.97	115.08%	5,313.20	5,833.35	(520.15)	91.08%
6032 Barcom / IT	360.47	350.00	10.47	102.99%	383.79	350.00	33.79	109.65%	369.72	350.00	19.72	105.63%	414.29	350.00	64.29	118.37%	383.79	350.00	33.79	109.65%	1,912.06	1,750.00	162.06	109.26%
6033 Phone Services	80.73	83.33	(2.60)	96.88%	86.19	83.333																		

CITY OF WINDCREST, TEXAS
WINDCREST ECONOMIC DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the financial performance of the City of Windcrest Economic Development Corporation (the "Corporation"), a component unit of the City of Windcrest, Texas (the "City"), provides an overview of the Corporation's financial activity for the fiscal year ended September 30, 2020. It should be read in conjunction with the accompanying financial statements.

FINANCIAL HIGHLIGHTS

- The Corporation's assets exceeded its liabilities by \$1,395,475 (net position) at September 30, 2020. The Corporation commonly constructs capital assets that are transferred to the City upon completion.
- The Corporation's total governmental activities revenues were \$705,029, while total expenses were \$251,761, thereby increasing the Corporation's net position by \$293,562.
- The Corporation reported an ending fund balance of \$1,404,067, an increase of \$413,756 from the prior fiscal year.

USING THIS ANNUAL FINANCIAL REPORT

This discussion and analysis is intended to serve as an introduction to the Corporation's basic financial statements, which are comprised of three parts - government-wide financial statements, fund financial statements, and notes to the financial statements. In addition to the basic financial statements, required supplementary information is also presented.

Government-Wide Financial Statements - The government-wide statements are designed to provide readers with a broad overview of the Corporation's finances in a manner similar to private sector companies.

The *statement of net position* presents information on all of the Corporation's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the Corporation's financial condition is improving or deteriorating.

The *statement of activities* presents information showing how the Corporation's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected sales taxes).

Both the government-wide financial statements include functions of the Corporation that are principally supported by sales tax revenues (governmental activities). The government-wide financial statements can be found on pages 11-12.

Fund Financial Statements - A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Corporation, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with financial-related legal requirements. The only fund of the Corporation is considered a governmental fund.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements,

governmental fund financial statements focus on near-term inflows and outflows of spendable resources available for current spending, as well as on balances of resources available for spending at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than the government-wide financial statements, it is useful to compare the information presented for the governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

As mentioned above, the Corporation maintains one governmental fund, the general fund. Information is presented in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and change in fund balance. The basic governmental fund financial statements can be found on pages 8-13 of this report.

Notes to the Financial Statements - The notes provide additional information that is essential to the full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 14-30 of this report.

Required Supplementary Information - In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information. The Corporation adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with this budget. Required supplementary information can be found on pages 31-39 of this report.

(The remainder of this page is intentionally left blank)

Statement of Net Position

Table 1 shows all assets and liabilities of the Corporation and is presented on the accrual basis of accounting.

TABLE 1
CITY OF WINDCREST
ECONOMIC DEVELOPMENT CORPORATION
STATEMENT OF NET POSITION
September 30,

	2020	2019
ASSETS		
Cash and cash equivalents	\$ 1,104,533	\$ 1,021,988
Taxes receivable	163,477	182,122
Due from City of Windcrest	197,956	-
Prepaid Deposit	2,224	-
Net Pension Asset	614	-
Capital assets (net of accumulated depreciation)	-	-
Total assets	<u>1,468,804</u>	<u>1,204,110</u>
DEFERRED OUTFLOW OF RESOURCES		
Deferred outflows related to pensions	2,475	2,619
Deferred outflows related to OPEB	445	144
Total deferred outflows of resources	<u>2,920</u>	<u>2,763</u>
LIABILITIES		
Current liabilities:		
Accounts payable	21,598	9,463
Accrued liabilities	-	840
Due to the City of Windcrest	-	145,000
Due to other governments	42,525	58,496
Compensated absences	444	324
Noncurrent liabilities:		
Compensated absences	1,331	970
Net pension liability	-	5,929
OPEB liability	2,635	1,251
Total liabilities	<u>68,533</u>	<u>222,273</u>
DEFERRED INFLOW OF RESOURCES		
Deferred inflows related to pensions	7,547	466
Deferred inflows related to OPEB	172	129
Total deferred inflows of resources	<u>7,719</u>	<u>595</u>
NET POSITION		
Restricted for economic development	1,395,472	984,005
Total net position	<u>\$ 1,395,472</u>	<u>\$ 984,005</u>

The Corporation's assets exceeded its liabilities by \$1,395,472 (net position) at September 30, 2020. The Corporation regularly constructs capital assets that are transferred to the City upon completion.

Statement of Activities

Table 2 shows all revenues and expenses of the Corporation and is also presented on the accrual basis of accounting. General revenues consist primarily of the cent sales tax the Corporation receives for economic development. The total cost of all projects and services was \$2931,562 for fiscal year 2020.

TABLE2
CITY OF WINDCREST
ECONOMIC DEVELOPMENT CORPORATION
CHANGE IN NET POSITION
September 30,

	2020	2019
REVENUES		
Sales taxes	\$ 698,095	\$ 659,662
Interest income	6,934	13,760
Other	-	20
Total revenues	<u>705,029</u>	<u>673,442</u>
EXPENSES		
Economic development	<u>293,562</u>	<u>251,761</u>
Total expenses	<u>293,562</u>	<u>251,761</u>
CHANGES IN NET POSITION	411,467	421,681
NET POSITION - BEGINNING	<u>984,005</u>	<u>562,324</u>
NET POSITION - ENDING	<u>\$ 1,395,472</u>	<u>\$ 984,005</u>

Total revenues increased \$31,587 from the prior year, primarily due to a \$38,433 increase in sales taxes. Expenses increased \$41,801 from the prior year. This resulted in an increase of \$411,467 in net position.

FINANCIAL ANALYSIS OF THE GENERAL FUND

As noted earlier, the Corporation uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

General Fund - The focus of the Corporation's general fund is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Corporation's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the close of the current year, the Corporation's general fund reported an ending fund balance of \$1,404,067, an increase of \$413,756 from the prior year.

BUDGETARY HIGHLIGHTS

At the end of the current fiscal year, actual revenues were \$149,028 more than budgetary estimates and actual expenditures were less than budgetary estimates by \$224,891. As a result, fund balance increased \$373,919 more than the final amended budgeted increase.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets - The Corporation's capital assets for its governmental activities were fully depreciated as of September 30, 2020. Please refer to Note 3 as presented in the notes to the financial statements for more detailed information on the Corporation's capital asset activity.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

Presently, the Board of Directors expects the COVID-19 crisis to have a negative impact on sales tax collections in 2021.

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 finance office.

STATE OF TEXAS

COUNTY OF BEXAR

Store #4035

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "Agreement"), is executed to be effective as of the ____ day of _____, 2022, by and between CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION, ("Grantor"), and QT SOUTH, LLC, a Texas limited liability company ("QuikTrip").

WITNESSETH:

WHEREAS, Grantor is the fee owner of that certain tract of land described in Exhibit A attached hereto and incorporated herein, said property being hereinafter referred to as the "Grantor Property"; and

WHEREAS, QuikTrip is the fee owner of that certain tract of land described in Exhibit B, attached hereto and incorporated herein, said property being hereinafter referred to as the "QuikTrip Property" (the QuikTrip Property and the Grantor Property are sometimes individually referred to herein as a "Parcel"); and

WHEREAS, Grantor intends to grant to QuikTrip and the QuikTrip Property easements across the Grantor Property for the purpose of ingress and egress to and from Walzem Road, all as shown on Exhibit C attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor intends to grant to QuikTrip and the QuikTrip Property a temporary construction easement on the Grantor Property to facilitate construction of the access roads and other improvements located or to be located on the Grantor Property, as shown on Exhibit D attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor and QuikTrip wish to provide for the allocation of certain cost and expenses which will be incurred in the development of the respective Parcels; and

WHEREAS, the continued use and maintenance of the curb cuts, access easements, utility easement, temporary construction easement and the other easements granted and reserved herein will be beneficial to the Grantor Property and the QuikTrip Property.

NOW, THEREFORE, in consideration of the foregoing premises, the grants, reservations, easements and agreements herein made, and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid and for other good and valuable consideration, the

receipt and sufficiency of which are hereby acknowledged, the parties hereto (each such party hereinafter called "Owner") intending to be legally bound do hereby agree as follows:

1. Grant of Easements by Grantor for the benefit of QuikTrip and the QuikTrip Property. Grantor hereby grants, bargains, sells and conveys to QuikTrip the following easements for the benefit of QuikTrip, the QuikTrip Property, QuikTrip's invitees, customers, employees and agents, and, to the extent title to the QuikTrip Property is leased, transferred or assigned by QuikTrip, to its successors and assigns:

1.1 Access Easement. A perpetual, non-exclusive and unobstructed access, ingress and egress easement of vary widths over, across, upon and through those points of access on the Grantor Property shown with diagonal lines and labeled as the "QuikTrip Access Easement" on Exhibit C (the "QuikTrip Access Easement"), for the purpose of vehicular and pedestrian access, ingress and egress to and from the QuikTrip Property, the Grantor Property and Walzem Road and for the purpose of repairing, replacing and utilizing the curb cuts, driveways and related amenities located or to be located on the Grantor Property.

1.2 Temporary Construction Easement. A variable width, temporary easement (the "QuikTrip Temporary Construction Easement") on, over, upon, across, through and under those portions of the Grantor Property shown with diagonal lines and labeled as the "QuikTrip Temporary Construction Easement" on Exhibit D, **for use for median and lane improvements along Rack Way Road to include additional vehicle lane striping upon the Grantor Property.** The QuikTrip Temporary Construction Easement herein granted shall automatically terminate, without any further action by either party, upon the completion of the construction of the improvements upon the Grantor Property and the QuikTrip Property.

2. Cost and Expenses for Construction of Certain Improvements.

2.1 Initial Construction of Certain Improvements. QuikTrip, as part of QuikTrip's development of the QuikTrip Property and at QuikTrip's sole cost and expense, shall construct **median and lane improvements along Rack Way Road to include adding additional vehicle lane striping.**

2.2 Responsibility for Costs and Expenses of Maintenance after Completion of Initial Construction. Each of the Owners agrees to maintain in good condition and working order all of the facilities located on any portion of such Owner's Parcel, at such Owner's expense. The improvements located within the QuikTrip Access Easement shall not be altered, changed or modified (except for routine maintenance and repair) without the prior written consent of both QuikTrip and Grantor, such consent to not be unreasonably withheld so long as the proposed modifications would not materially impair or impede the use of the QuikTrip Access Easement by either party.

2.3 Other Construction Obligations. Any work performed pursuant to this Agreement shall be performed, and all easements created by this Agreement (unless otherwise specifically provided herein) shall be maintained (a) in a good, diligent and workmanlike manner, and (b) in compliance with all applicable laws, rules, regulations, permits and ordinances. Any damage occasioned by work performed pursuant to this Agreement shall be repaired and restored with due diligence at the sole cost and expense of the Owner causing the damage. Any Owner shall promptly pay for all work done on its behalf or at its direction (unless a bona fide dispute exists concerning payment) and cause to be discharged any lien effecting another Owner's Parcel arising from or relating to such work, provided, that, in the event that an Owner has a good faith dispute with any such lien (the "Disputing Owner"), then the Disputing Owner may in good faith contest, by proper legal actions or proceedings, any such lien or encumbrance, provided that at the time of commencement of any such action or proceeding, and during the pendency thereof (i) such contest operates to suspend collection of the contested amounts and is maintained and prosecuted with diligence; (ii) none of the Owner's Parcel would be subject to forfeiture or loss or a lien by reason of the institution or prosecution of such contest; and (iii) the Disputing Owner shall promptly pay or discharge such contested amounts and all additional charges, interest, penalties and expenses if any, and shall deliver to the other Owner evidence acceptable to the other Owner of such compliance, payment or discharge, if such contest is terminated or discontinued adversely to the Disputing Owner. No work done by an Owner on another Owner's Parcel shall give such Owner (or anyone doing work on behalf of such Owner) any lien claims or rights in and to the other Owner's Parcel.

2.4 Restoration of Easement Areas. Upon the completion of any work, the Parcel upon which such work was performed shall be restored to a substantially similar condition that existed prior to such work, except to the extent that such Parcel has been maintained or improved as a result of such work.

3. Legal Descriptions. QuikTrip and Grantor agree that any party hereto may, at its sole cost and expense, have prepared by a Texas registered surveyor a survey showing the legally sufficient metes and bounds description of any of the easement areas described herein, for the purpose of replacing the descriptions attached to this Agreement. Upon the completion of such descriptions, the party hiring the surveyor shall deliver two (2) copies of such survey and descriptions to the other party for review and approval, which approval shall not be unreasonably withheld or delayed.

4. Reciprocal Indemnity. Each of the parties hereto hereby agree to indemnify and hold each other harmless from any loss, cost, damage or expense (including, without limitation, court costs and attorneys' fees) arising from, out of or in any manner connected with the acts or omissions of the indemnifying party in exercising the rights and obligations granted and set forth herein.

5. Time of the Essence. Time is of the essence of this Agreement.

6. Ownership.

6.1 **Warranty of Title.** Grantor covenants and warrants that it is the owner in fee simple of the Grantor Property and that it has a good and lawful right to convey these easements unto QuikTrip. Grantor and its successors and assigns hereby warrants and shall defend the right and title to the above-described easements unto QuikTrip, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

6.2 **Subordination of Liens.** Grantor hereto agrees that all mortgages, deeds of trust, deeds to secure debt and other encumbrances placed upon Grantor's Property shall be subordinate and inferior to the easements created by this Agreement, and to the extent that any such mortgages, deeds of trust, deeds to secure debt or other encumbrances presently exist, Grantor shall secure a subordination agreement from the holder thereof which shall be recorded in conjunction herewith.

6.3 **Subordination of Leasehold Interest.** By virtue of that certain **[Lease Agreement dated _____]**, as may be amended, by and between Grantor, as **[Lessor]**, and Rackspace US, Inc., a Delaware corporation (successor-by-merger to Rackspace Land Holdings, LLC, "Rackspace"), as **[Lessee]**, Rackspace has a leasehold interest in the Grantor Property. Rackspace, by its signature below, consents to Grantor's conveyance of the easements to QuikTrip under this Agreement and expressly subordinates its interest in the Grantor Property to the easements created by this Agreement.

7. **Amendment.** QuikTrip and Grantor hereby agree that only upon the written consent of all parties hereto may this Agreement be amended or any of the easement areas be relocated, changed, altered, diminished or expanded.

8. **Waiver.** Each and every covenant and agreement contained herein shall be for any and all purposes hereof construed as separate and independent and the breach of any covenant by any party shall not release or discharge them from their obligations hereunder. No delay or omission by any party to exercise its rights accruing upon any noncompliance or failure of performance by any party shall impair any such right or be construed to be a waiver thereof. A waiver by any party hereto of any of the covenants, conditions or agreements to be performed by any other party shall not be construed to be a waiver of any succeeding breach or of any covenants, conditions or agreements contained herein.

9. **Severability.** All rights, powers and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any then applicable law and shall be limited to the extent necessary to render the real covenants herein valid

and enforceable. If any term, provision, covenant or agreement contained herein or the application thereof to any person, entity or circumstance shall be held to be invalid, illegal or unenforceable, the validity of the remaining terms, provisions, covenants or agreements or the application of such term, provision, covenant or agreement to any person, entity or circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby.

10. Binding Effect; Dedication; Appurtenance. This Agreement shall be binding upon and inure to the benefit of Grantor and QuikTrip and their respective successors and assigns. Notwithstanding the foregoing, each Owner shall be responsible only for the obligations, indemnities, duties, liabilities and responsibilities set forth in this Agreement that accrue during the period of time during which such Owner holds fee simple title to a Parcel or portion thereof. Upon conveyance of a Parcel or a portion thereof, the Owner making such conveyance shall be relieved from the obligations, duties, indemnities and responsibilities hereunder arising from and after the date of such conveyance as to such Parcel, or portion thereof conveyed, and the successor Owner shall become obligated hereunder for all matters arising from and after the date of conveyance. Upon the conveyance or dedication of any of the easements created hereunder, the facilities located therein, and the real property burdened thereby, to the appropriate governmental authority, such governmental authority shall take title to any property so conveyed or dedicated free and clear of any obligations, duties, indemnities, liabilities and responsibilities created by this Agreement. The rights, privileges and easements granted and conveyed hereunder shall exist for the benefit of, and be a burden upon, the Grantor Property, and the QuikTrip Property and shall run with title to, and be appurtenant to, such Parcels.

11. Notices. All notices required under this Agreement shall be deemed to be properly served if reduced to writing and sent by (i) certified or registered mail; (ii) Federal Express or similar overnight courier; (iii) facsimile transmission; or (iv) personal delivery and the date of such notice will be deemed to have been the date on which such notice is delivered or attempted to be delivered as shown by the certified mail return receipt or a commercial delivery service record or in the case of facsimile on the date of receipt of the transmission as shown on a successful transmission confirmation receipt. All notices shall be addressed as follows, unless otherwise specified in writing:

GRANTOR:

**City of Windcrest Economic Development Corporation
8601 Midcrown Drive
Windcrest, TX 78239
Attn: Mario Hernandez**

with a copy to:

**Rackspace US, Inc
1 Fanatical Place
City of Windcrest
San Antonio, Texas**

Attn: Jason Bowling
Jason.bowling@rackspace.com
legalnotice@rackspace.com

QUIKTRIP:

QuikTrip Corporation
P.O. Box 3475, Tulsa, Oklahoma 74101
or, 4705 S. 129th E. Ave., Tulsa, Oklahoma 74134-7008
Attn: President
Fax: (918) 615-7680

with a copy to:

QuikTrip Corporation
P.O. Box 3475, Tulsa, Oklahoma 74101
or, 4705 S. 129th E. Ave., Tulsa, Oklahoma 74134-7008
Attn: General Counsel
Fax: (918) 994-3594

12. Remedies. In the event any Owner fails to perform the maintenance, repair or other work required by this Agreement or fails to perform the work in accordance with the requirements of this Agreement or otherwise breaches the terms of this Agreement, the non-defaulting Owner(s) may notify the defaulting Owner and shall specify the deficiencies in the work or the breach. If such deficiencies are not corrected, or the breach not cured, within thirty (30) days after receipt of such notice, then the non-defaulting Owner(s) shall have the right to correct such deficiencies or perform the work (even if such work must be undertaken on the defaulting Owner's Parcel) or cure the breach, and recover all costs and expenses related thereto from the defaulting Owner. If the failure to perform or breach is regarding the maintenance of Easements and such maintenance cannot reasonably be performed within a thirty-day period, then the non-defaulting Owner(s) shall have the right to perform the maintenance (even if such work must be undertaken on the defaulting Owner's Parcel) after a reasonable amount of time has passed after notifying the defaulting Owner, and recover all costs and expenses related thereto from the defaulting Owner. Notwithstanding the foregoing, in the event that the failure to perform the work, or failure to perform the work in the manner required in this Agreement or the breach of this Agreement, creates an imminent danger of damage to persons or properties, or jeopardizes the continuance of business operations on any Parcel, no notice shall be required prior to the non-defaulting Owner(s) commencing such work or commencing a cure. Any amounts due and payable to an Owner pursuant to this Agreement shall be paid within thirty (30) days from the date the other Owner is notified of the amounts due. Any amounts not paid when due shall bear interest at a rate equal to the lesser of (i) ten percent (10%) per annum, or (ii) the maximum rate of interest permitted by the laws of the State of Texas for such obligations. The failure to pay any amounts due pursuant to this Agreement shall not entitle any Owner to file a lien or claim of lien against the Parcel owned by the delinquent Owner.

13. Covenants Run With the Land. All the terms and provisions hereof are and shall be deemed to run with the property described herein and shall burden and benefit such property as described herein and, with respect to such property, each Owner, the holders or owners of any mortgage, indenture, deed of trust or deed to secure debt encumbering any of such property, any purchaser at a foreclosure sale, any other person or entity acquiring any right, title or interest in such property and their respective heirs, executors, administrators, representatives, successors and assigns.

14. Reservation of Rights. Grantor and QuikTrip each reserve the right to use the area of the easements created hereby in any manner which is consistent with the easement rights set forth in this Agreement, including without limitation, the right to install signage in such easement areas to the extent such signage does not conflict with any of the rights, covenants or restrictions set forth in this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed under seal and delivered by their respective authorized representatives on the day and year first above written.

GRANTOR:

City of Windcrest Economic Development Corporation

By: _____
Jennifer Newman
President

QUIKTRIP:

QT South, LLC

By: _____
Matthew D. Miller
President

STATE OF TEXAS)
) ss.
COUNTY OF BEXAR)

This instrument was acknowledged before me on this ____ day of _____, 2022, by Jennifer Newman, to me personally known, who, being by me duly sworn, did say that she is the President of the City of Windcrest Economic Development Corporation, and Jennifer Newman acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Notary Public

My commission expires:

STATE OF TEXAS)
) ss.
COUNTY OF BEXAR)

On this ____ day of _____, 2022, before me, the undersigned, a Notary Public, appeared Matthew D. Miller-, to me personally known, who being by me duly sworn, did say that he is the President of QT South, LLC, and that said instrument was signed and sealed in behalf of said company, by authority of its Board of Directors and Matthew D. Miller acknowledged said instrument to be the free act and deed of said company.

In testimony whereof I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year last above written.

Notary Public in and for said County and

State

My Commission Expires:

The undersigned "Rackspace" holds a leasehold interest in and to the Grantor Property and joins herein to indicate its consent to this Easement Agreement, and does hereby subordinate its respective interest against the Grantor Property to the terms of this Easement Agreement.

RACKSPACE:

Rackspace US, Inc

By: _____
M. Jason Bowling
Vice President

STATE OF TEXAS)
) ss.
COUNTY OF BEXAR)

This instrument was acknowledged before me on this ____ day of _____, 2022, by M. Jason Bowling, to me personally known, who, being by me duly sworn, did say that she is the Vice President of Rackspace US, INC, and M. Jason Bowling acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Notary Public

My commission expires:

Exhibit A
“Grantor Property”

DRAFT

Exhibit A-Continued
“Grantor Property Depiction”

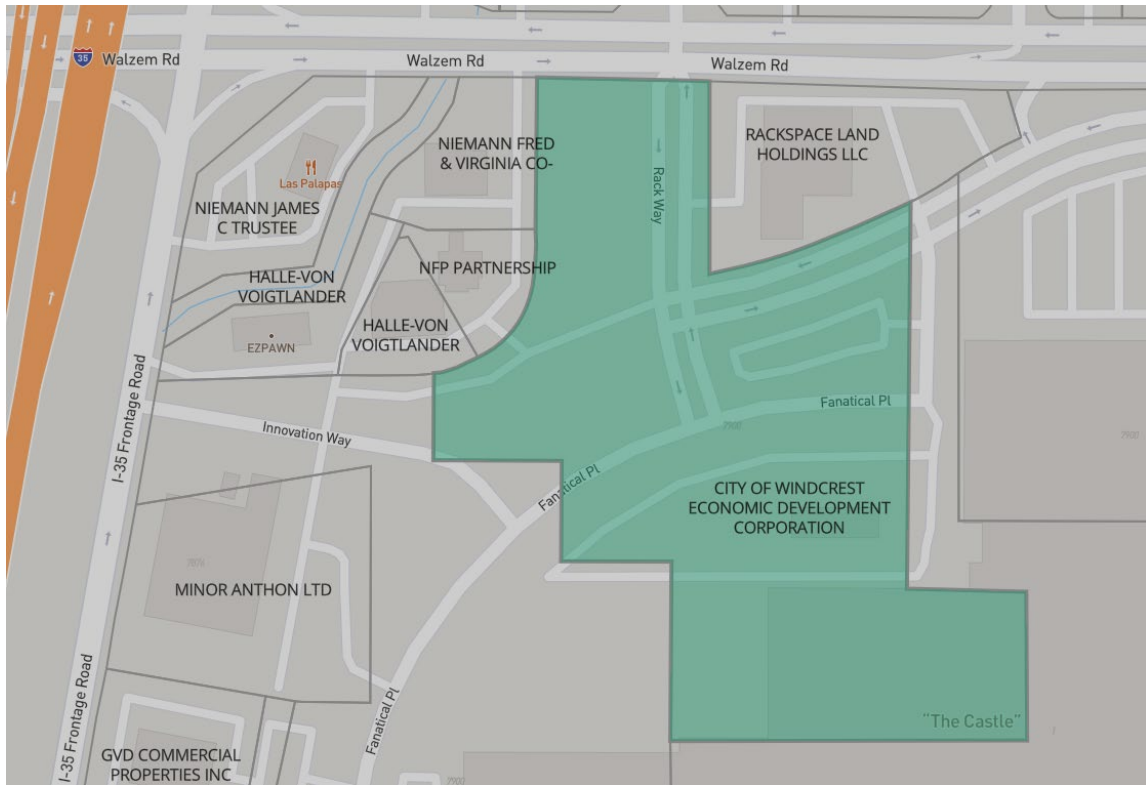


Exhibit B
“QuikTrip Property”

DRAFT

Exhibit B-Continued
“QuikTrip Property Depiction”

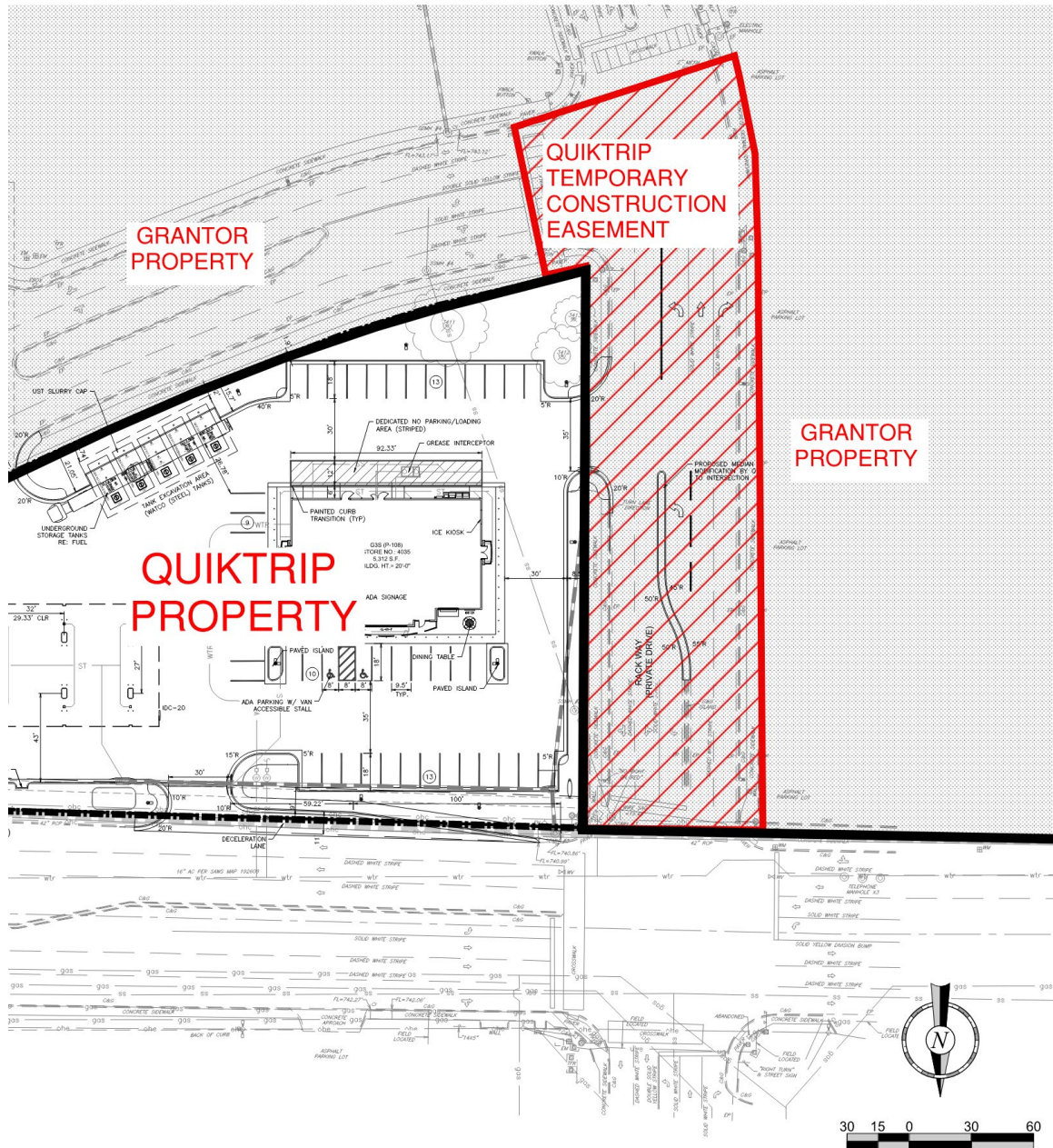


Exhibit C
“QuikTrip Access Easement”

DRAFT

[illegible]

“QuikTrip Temporary Construction Easement Depiction”



Social Media Insights

01 Mar 22 - 31 Mar 22

-  Windcrest EDC
-  windcrestedc
-  Windcrestedc

Community growth



168

+5.66%

Likes

168

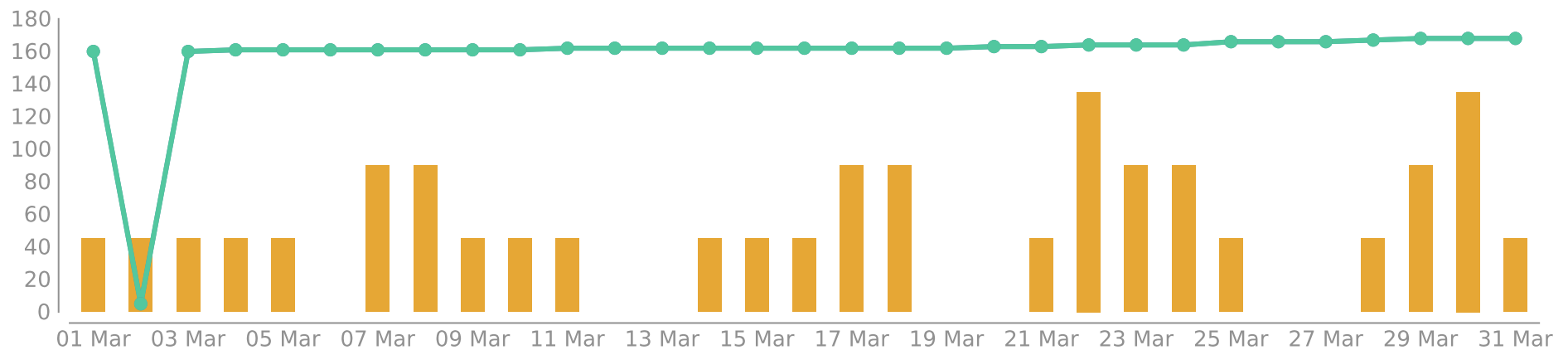
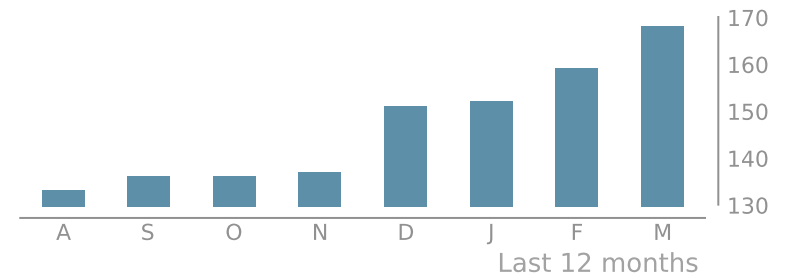
+5.66%

Followers

35

+25%

Posts



11

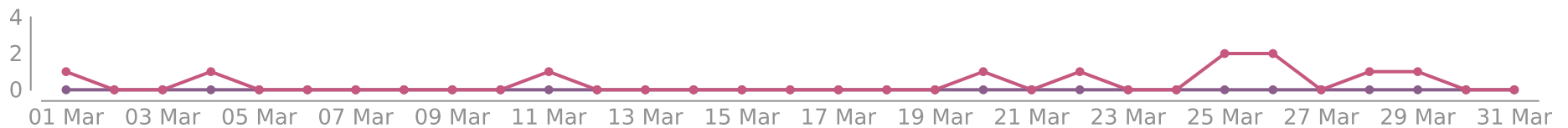
+37.5%

Acquired

0

+0%

Lost

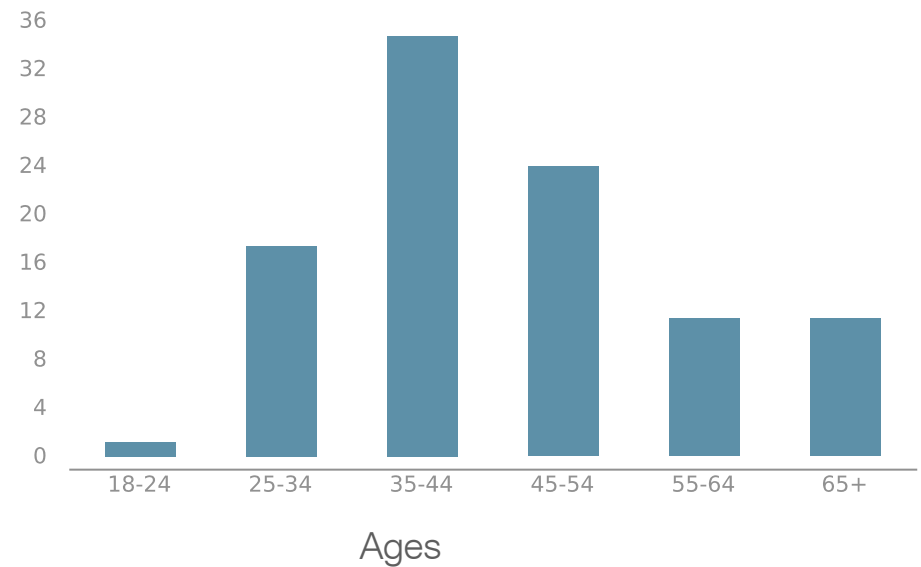
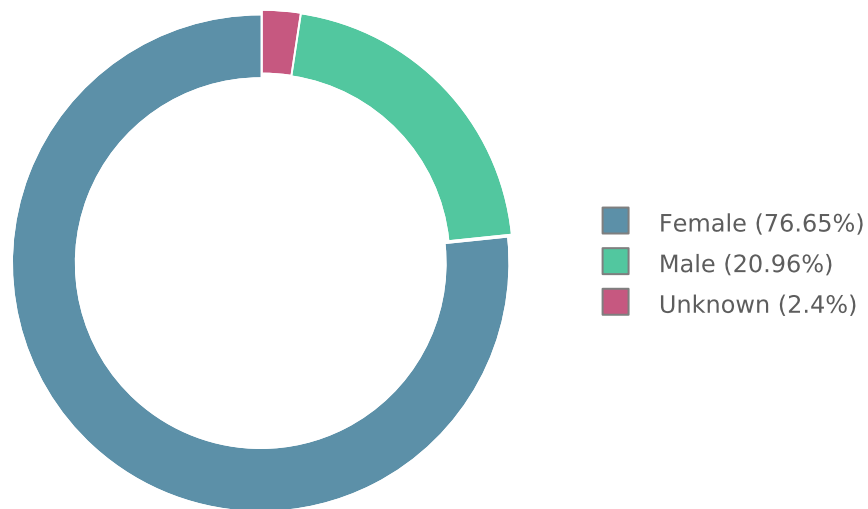


01 Mar - 31 Mar



Demographics: gender and age

 Windcrest EDC



01 Mar - 31 Mar

Demographics: countries and cities



Top 10 countries

United States	100.00%
---------------	---------

Top 10 cities

San Antonio, TX	58.08%
Windcrest, TX	19.76%
Live Oak, TX	2.40%
Kirby, TX	1.80%
Seguin, TX	1.80%
Converse, TX	1.20%
Schertz, TX	1.20%
Addison, TX	0.60%
Alamo Heights, TX	0.60%
Bulverde, TX	0.60%

01 Mar - 31 Mar



Page impressions



7,114

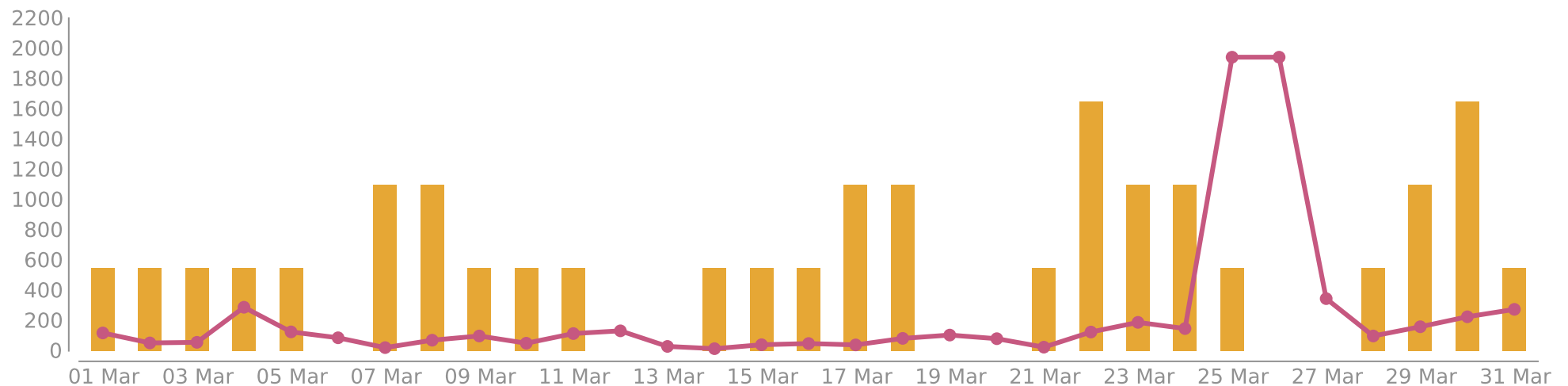
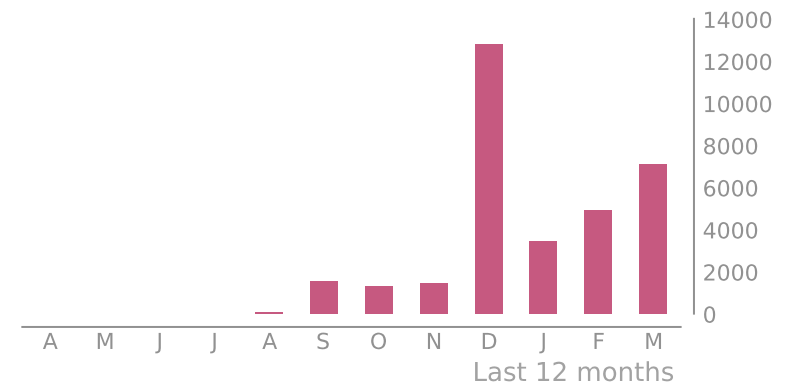
+44.71%

Impressions

35

+25%

Posts

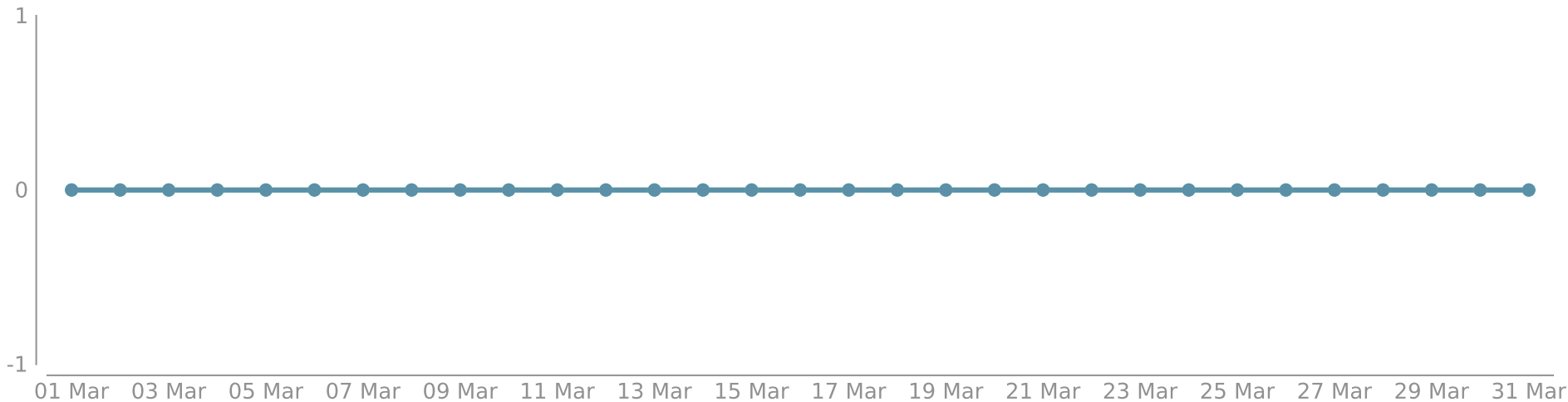
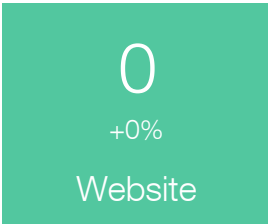
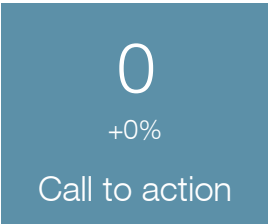


01 Mar - 31 Mar



Clicks on page

 Windcrest EDC



01 Mar - 31 Mar



Posts



103.33

-20.55%

Engagement

496

+45.88%

Interactions

137.14

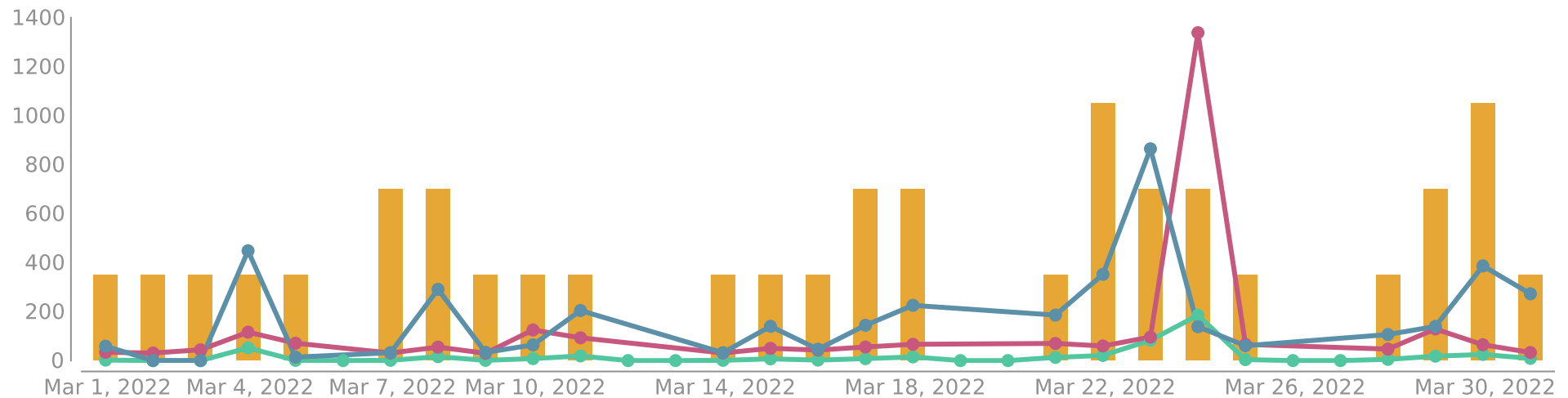
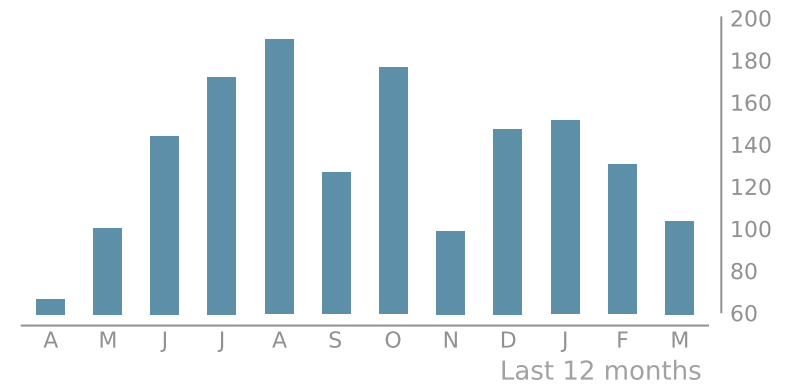
+46.9%

Avg reach per
post

35

+25%

Posts



01 Mar - 31 Mar



Interactions



177

+43.9%

Reactions

51

+466.67%

Comments

17

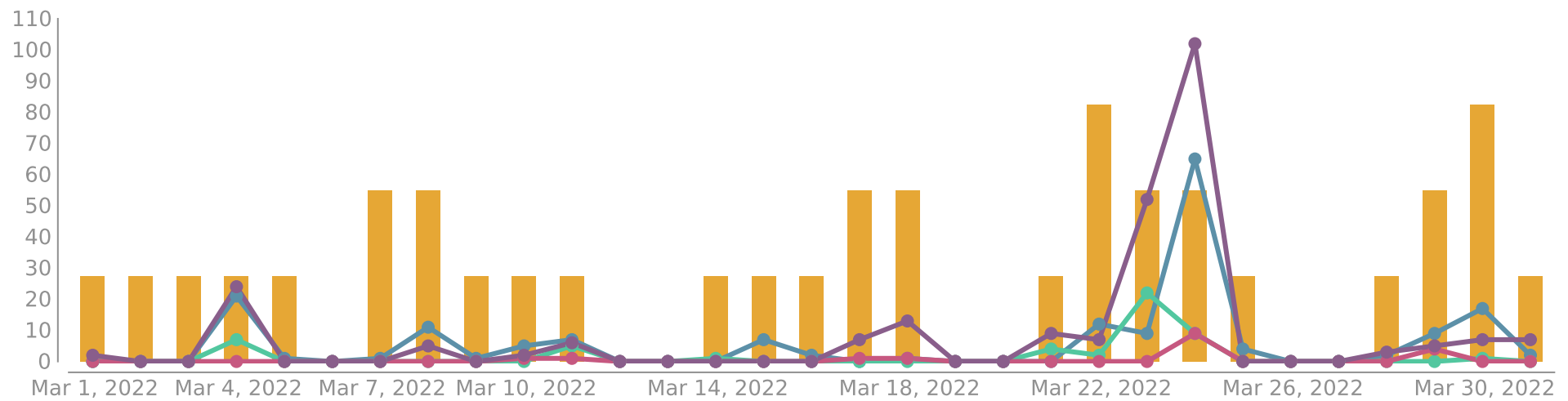
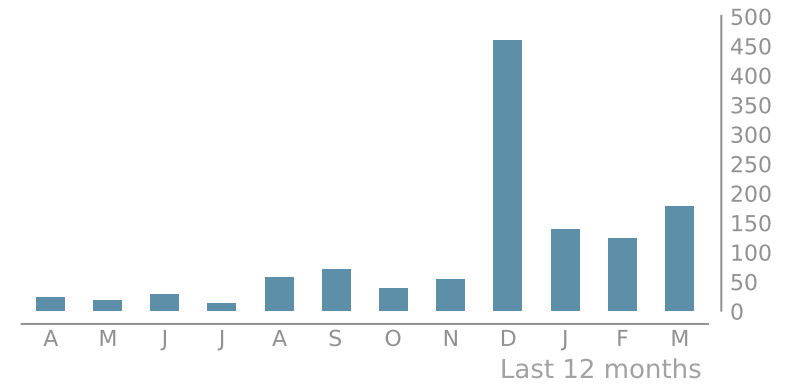
+21.43%

Shares

251

+29.38%

Clicks



01 Mar - 31 Mar



Ranking of posts



Showing 20 posts sorted by engagement.

Published		Text		Reactions	Comments	Shares	Clicks	Link clicks	Reach	Video views	Engagement
04 Mar 11:01		It's Employee Apprecia... Go		21	7	0	24	0	116	0	448.28
23 Mar 16:36		https://www.expressnev Go		6	3	0	31	24	91	0	439.56
23 Mar 10:01		Circle K or Quicktrip?... Go		3	19	0	21	0	101	0	425.74
31 Mar 10:01		Looking for something ... Go		2	0	0	7	0	33	25	272.73
30 Mar 11:50		Remember the next time... Go		11	1	0	5	0	82	0	207.32
08 Mar 08:50		A big CONGRATULATI Go		8	0	0	4	2	58	0	206.90
11 Mar 07:01		How old were you the l... Go		7	5	1	6	0	93	0	204.30
22 Mar 10:01		In honor of Women's Hi... Go		10	2	0	4	0	80	0	200.00
21 Mar 09:01		Everybody knows this a... Go		0	4	0	9	0	70	0	185.71

01 Mar - 31 Mar



Published		Text		Reactions	Comments	Shares	Clicks	Link clicks	Reach	Video views	Engagement
18 Mar 13:08		 Check out this article... Go		1	0	1	13	8	94	0	159.57
15 Mar 11:01		 This month's Business ... Go		7	0	0	0	0	50	0	140.00
30 Mar 17:30		 Perfect time to visit ... Go		5	0	0	1	0	55	0	109.09
28 Mar 10:01		 It's Women's History M... Go		2	0	0	3	0	47	0	106.38
24 Mar 12:01		 Who loves to change up... Go		5	0	0	3	0	79	0	101.27
29 Mar 15:17		 The Animal Defense Lea... Go		5	0	3	3	0	141	0	78.01
08 Mar 09:01		 In honor of Internatio... Go		3	0	0	1	0	52	0	76.92
22 Mar 08:41		 Summer 2022 Tennis Cam... Go		2	0	0	2	0	52	0	76.92
17 Mar 08:09		 Are you ready to chang... Go		0	0	1	5	0	80	0	75.00
24 Mar 08:37		 Windcrest's newest bus... Go		60	9	9	99	0	2598	0	68.13
17 Mar 10:01		 Are you feeling lucky ... Go		0	0	0	2	0	31	0	64.52

01 Mar - 31 Mar



Community growth



265

+14.72%

Followers

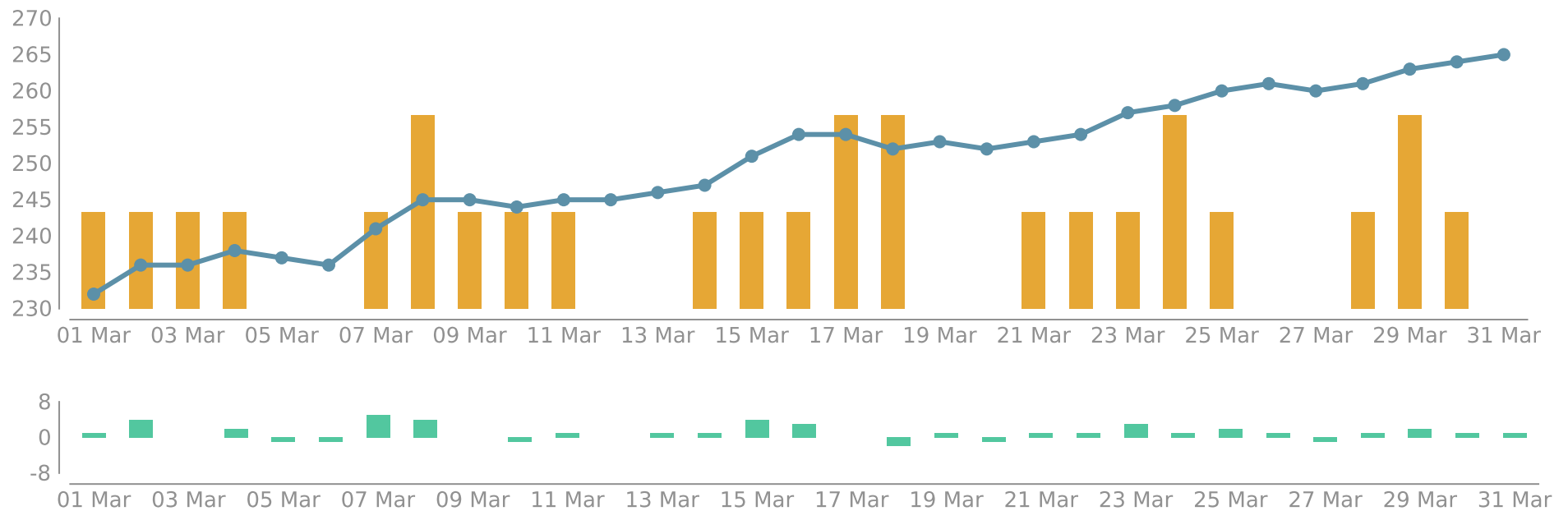
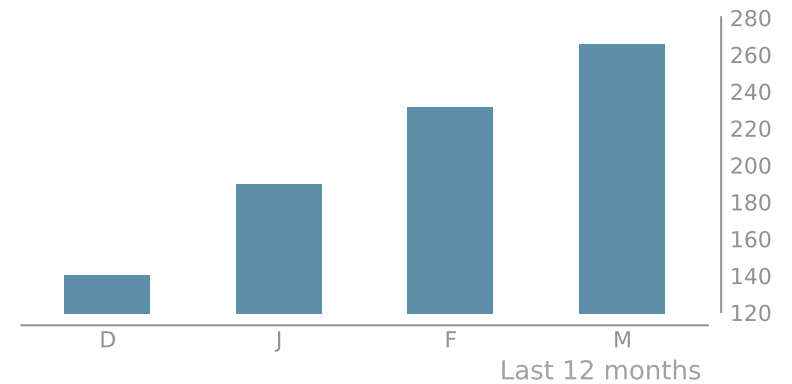
34

Growth

27

+35%

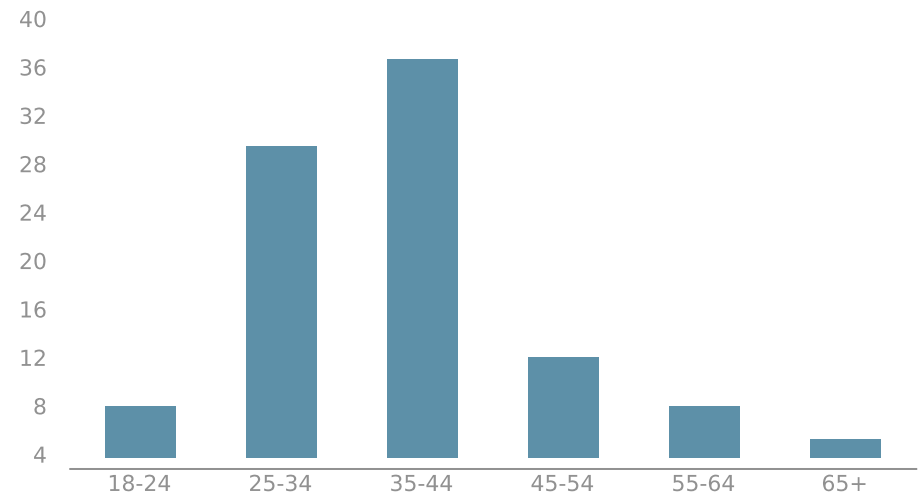
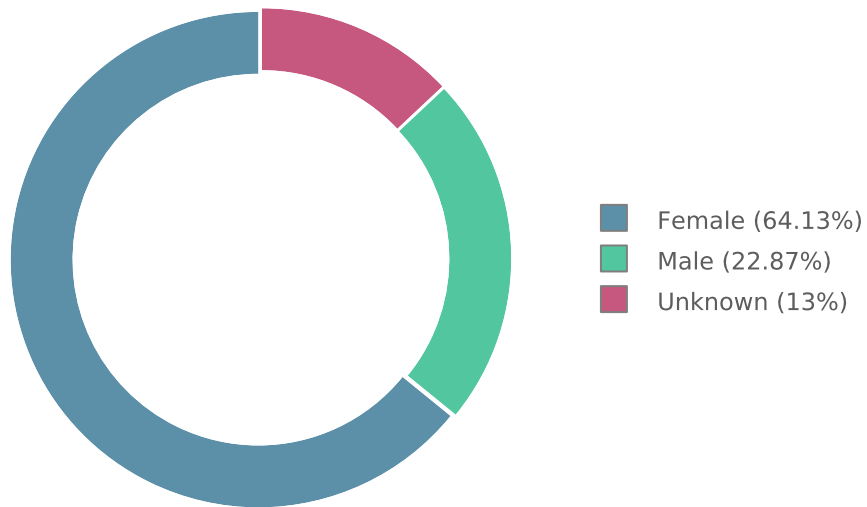
Posts



01 Mar - 31 Mar



Demographics: gender and age



Ages

01 Mar - 31 Mar



Demographics: countries and cities



Top 10 countries

United States	92.83%
Nigeria	1.79%
India	0.90%
Australia	0.45%
Brazil	0.45%
Canada	0.45%
Colombia	0.45%
Germany	0.45%
Gabon	0.45%
Philippines	0.45%

Top 10 cities

San Antonio, Texas	55.16%
Windcrest, Texas	14.80%
Seguin, Texas	1.79%
Austin, Texas	1.35%
Cibolo, Texas	1.35%
Converse, Texas	1.35%
New Braunfels, Texas	1.35%
Selma, Texas	1.35%
Alamo Heights, Texas	0.90%
Atascosa, Texas	0.90%

01 Mar - 31 Mar



Average reach per day



25.58K

+96.2%

Impressions

689.94

+95.85%

Average reach
per day

394

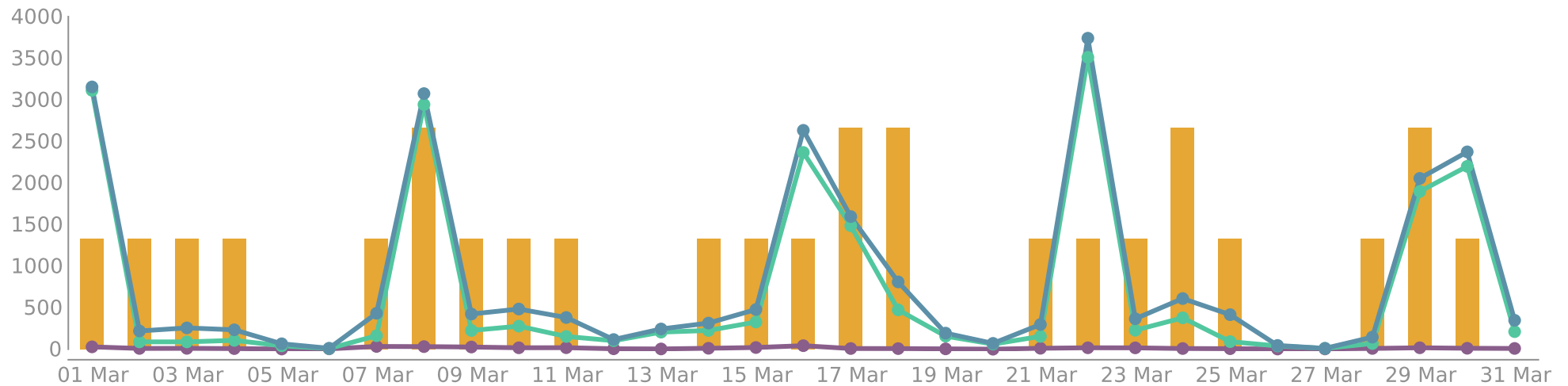
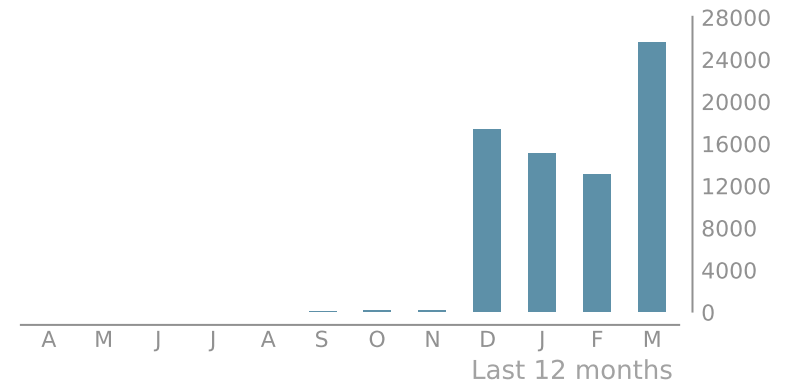
+16.22%

Profile views

27

+35%

Posts



01 Mar - 31 Mar



Posts



142.01

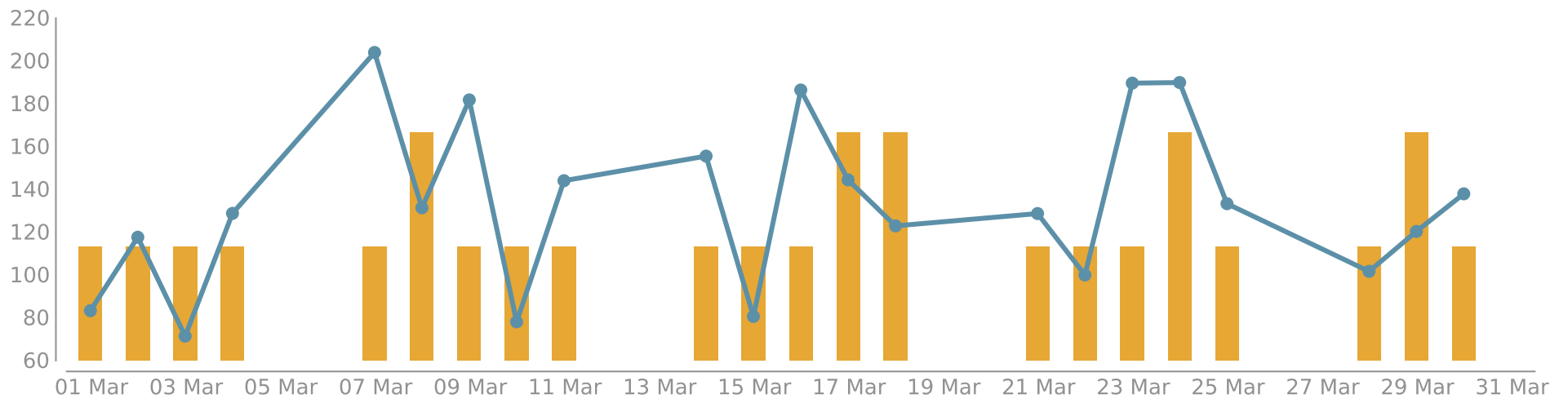
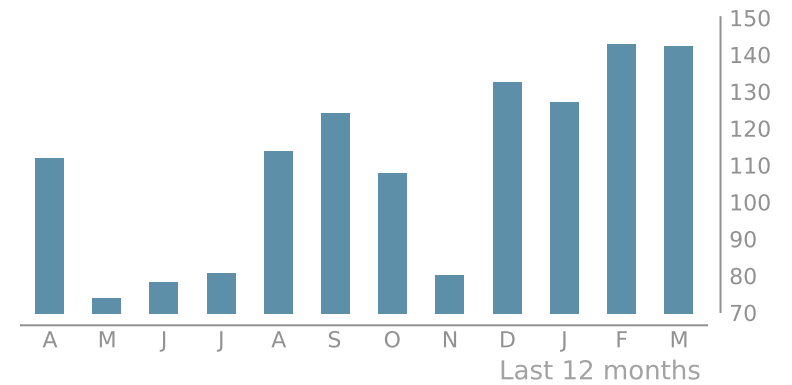
-0.45%

Engagement

27

+35%

Posts



01 Mar - 31 Mar



Interactions



231

+22.87%

Likes

56

+229.41%

Comments

2

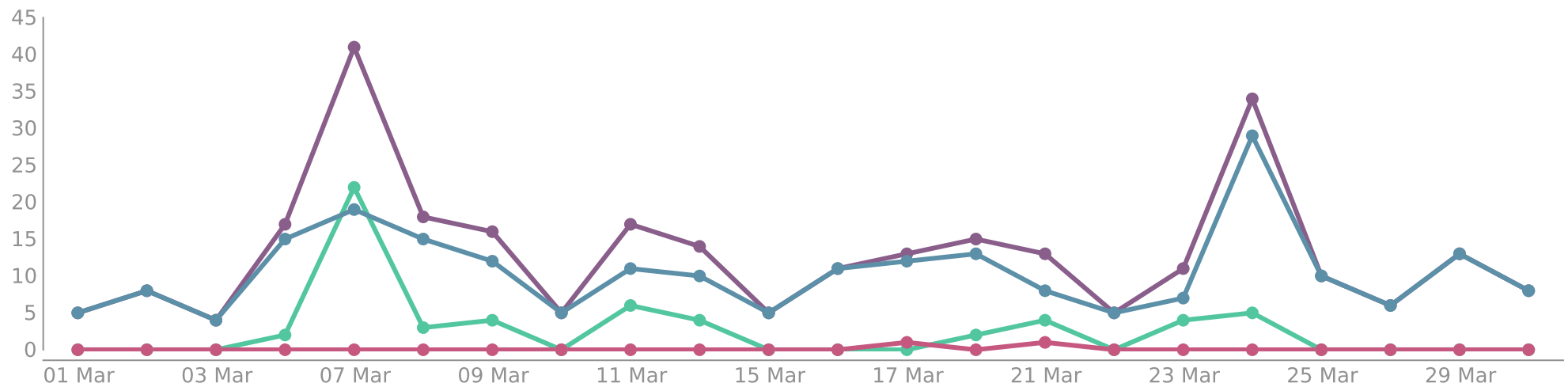
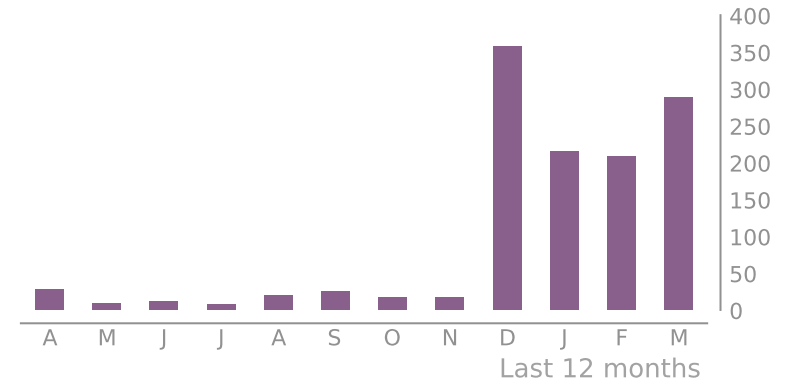
-33.33%

Saved

289

+38.94%

Interactions



01 Mar - 31 Mar



Ranking of posts



Showing 20 posts sorted by engagement.

Published		Text		Impressions	Likes	Saved	Comments	Reach	Engagement
24 Mar 2022 08:37		Windcrest's newest business, ON THE GRIND ...	Go	63	18	0	3	58	362.07
07 Mar 2022 11:01		Giveaway closed: Attention Spring Breakers...	Go	224	19	0	22	201	203.98
23 Mar 2022 11:01		Circle K or Quicktrip?? Which one are you ...	Go	64	7	0	4	58	189.66
16 Mar 2022 10:01		Spring weather means one thing: GOLF! Who ...	Go	66	11	0	0	59	186.44
09 Mar 2022 11:01		What are your plans for spring break? Head...	Go	101	12	0	4	88	181.82
17 Mar 2022 08:12		Are you ready to change the way you feel a...	Go	48	7	1	0	47	170.21
08 Mar 2022 09:58		A big Congratulations goes out to Pollo As...	Go	86	11	0	2	77	168.83
18 Mar 2022 13:09		Check out this article featuring WEDC Boar...	Go	78	9	0	2	69	159.42
14 Mar 2022 14:57		Happy Pi Day! What's your favorite pie fro...	Go	100	10	0	4	90	155.56

01 Mar - 31 Mar



Published		Text		Impressions	Likes	Saved	Comments	Reach	Engagement
11 Mar 2022 09:30		 How old were you the last time you skated ...	Go	134	11	0	6	118	144.07
30 Mar 2022 14:01		 Who's going to Windcrest's Fiesta Especial...	Go	63	8	0	0	58	137.93
25 Mar 2022 10:01		 Do you know where Johnny Cash met his first...	Go	83	10	0	0	75	133.33
04 Mar 2022 10:01		 It's Employee Appreciation Day! Thank you ...	Go	144	15	0	2	132	128.79
21 Mar 2022 08:01		 Everybody knows this answer... right? ...	Go	112	8	1	4	101	128.71
29 Mar 2022 15:17		 The Animal Defense League invites you to j...	Go	53	6	0	0	48	125.00
02 Mar 2022 10:01		 Where are the best places to grab fish in ...	Go	73	8	0	0	68	117.65
29 Mar 2022 09:01		 Lingerie Line is a family-owned health bou...	Go	63	7	0	0	60	116.67
17 Mar 2022 09:01		 Are you feeling lucky today? Does every tr...	Go	46	5	0	0	43	116.28
24 Mar 2022 09:01		 Who loves to change up their hair? You hav...	Go	135	11	0	2	121	107.44
28 Mar 2022 09:01		 It's Women's History Month! Did you know t...	Go	63	6	0	0	59	101.69

01 Mar - 31 Mar



Ranking of hashtags



Showing 16 sorted by number of impressions.

	Number Of Posts	Impressions	Likes	Comments
#sanantonio	22	87	8	2
#sanantonioblogger	22	87	8	2
#sanantoniobusiness	22	87	8	2
#sanantioniotexas	22	87	8	2
#sanantioniotx	22	87	8	2
#texas	22	87	8	2
#texascountry	22	87	8	2
#texasliving	22	87	8	2
#texasstyle	22	87	8	2
#visittexas	22	87	8	2

01 Mar - 31 Mar



	Number Of Posts	Impressions	Likes	Comments
#windcrest	22	87	8	2
#windcresttexas	22	87	8	2
#windcresttx	22	87	8	2
#47	1	86	11	2
#7	1	86	11	2
#windcrestwin	1	86	11	2

01 Mar - 31 Mar



Stories



2,097

+27.4%

Impressions

26.7

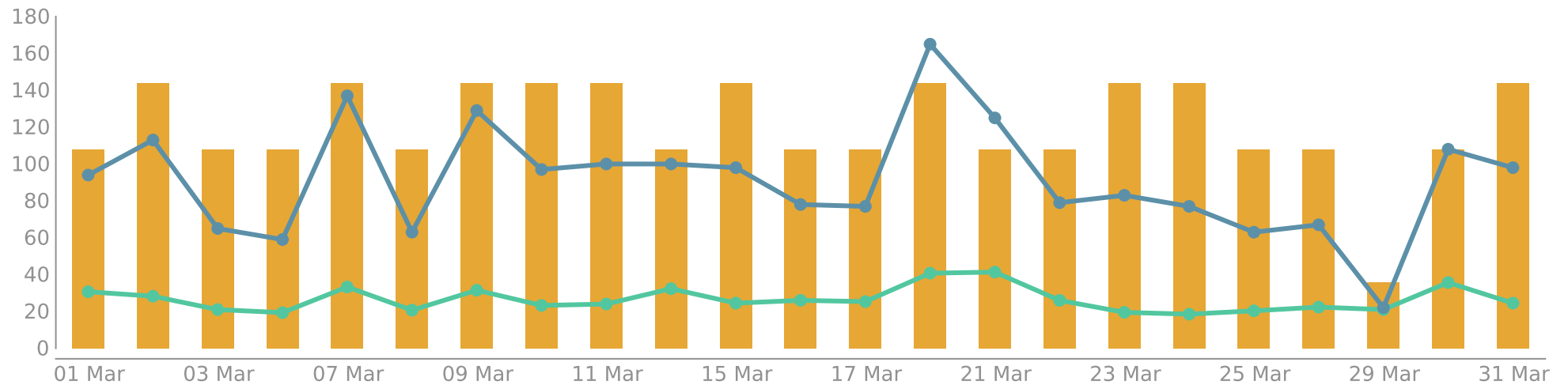
+5.03%

Avg reach per
Story

77

+20.31%

Stories



01 Mar - 31 Mar



Ranking of stories



Showing 20 sorted by number of impressions.

		Published	Impressions	Reach	Replies	Tap Back	Tap Forward	Exits
	#windcrest #windcresttx #windcresttexas #sanantonioblogger #sanantoniobusines...	Mar 18, 2022 8:11 AM	49	48	0	2	26	6
	#windcrest #windcresttx #windcresttexas #sanantonioblogger #sanantoniobusines...	Mar 21, 2022 5:55 AM	47	46	0	2	33	6
	#windcrest #windcresttx #windcresttexas #sanantonioblogger #sanantoniobusines...	Mar 18, 2022 8:14 AM	46	46	0	0	31	3
		Mar 30, 2022 9:35 AM	42	41	0	0	29	4
	#windcrest #windcresttx #windcresttexas #sanantonioblogger #sanantoniobusines...	Mar 7, 2022 6:08 AM	41	40	0	0	32	3
		Mar 21, 2022 5:57 AM	41	41	0	3	29	2

01 Mar - 31 Mar



		Published	Impressions	Reach	Replies	Tap Back	Tap Forward	Exits
		Mar 18, 2022 12:31 PM	38	37	0	0	27	4
		Mar 21, 2022 5:58 AM	37	37	0	1	25	6
	#windcrest #windcresttx #windcresttexas #sanantonioblogger #sanantoniobusines...	Mar 7, 2022 6:11 AM	36	35	0	4	26	3
	#windcrest #windcresttx #windcresttexas #sanantonioblogger #sanantoniobusines...	Mar 9, 2022 8:04 AM	36	35	0	2	31	2
	#windcrest #windcresttx #windcresttexas #sanantonioblogger #sanantoniobusines...	Mar 9, 2022 8:05 AM	35	35	0	3	29	3
	#windcrest #windcresttx #windcresttexas #sanantonioblogger #sanantoniobusines...	Mar 14, 2022 7:50 AM	35	34	0	0	23	4
	#windcrest #windcresttx #windcresttexas #sanantonioblogger #sanantoniobusines...	Mar 14, 2022 4:06 PM	35	33	0	1	27	4
	#windcrest #windcresttx #windcresttexas #sanantonioblogger #sanantoniobusines...	Mar 30, 2022 9:40 AM	34	34	1	4	26	2

01 Mar - 31 Mar





#windcrest #windcresttx #windcresttexas
#sanantonioblogger #sanantoniobusines...

Published	Impressions	Reach	Replies	Tap Back	Tap Forward	Exits
Mar 9, 2022 8:06 AM	33	33	0	4	25	7

Mar 7, 2022 6:22 AM	32	31	0	1	23	5
---------------------------	----	----	---	---	----	---



Windcrest has made national news!

Mar 18, 2022 12:33 PM	32	32	1	1	27	3
-----------------------------	----	----	---	---	----	---



Mar 30, 2022 9:41 AM	32	32	0	3	24	3
----------------------------	----	----	---	---	----	---



#windcrest #windcresttx #windcresttexas
#sanantonioblogger #sanantoniobusines...

Mar 31, 2022 7:01 AM	31	31	0	0	21	2
----------------------------	----	----	---	---	----	---



#windcrest #windcresttx #windcresttexas
#sanantonioblogger #sanantoniobusines...

Mar 2, 2022 7:09 AM	30	30	0	2	18	3
---------------------------	----	----	---	---	----	---

01 Mar - 31 Mar



Views



Windcrestedc

9,308

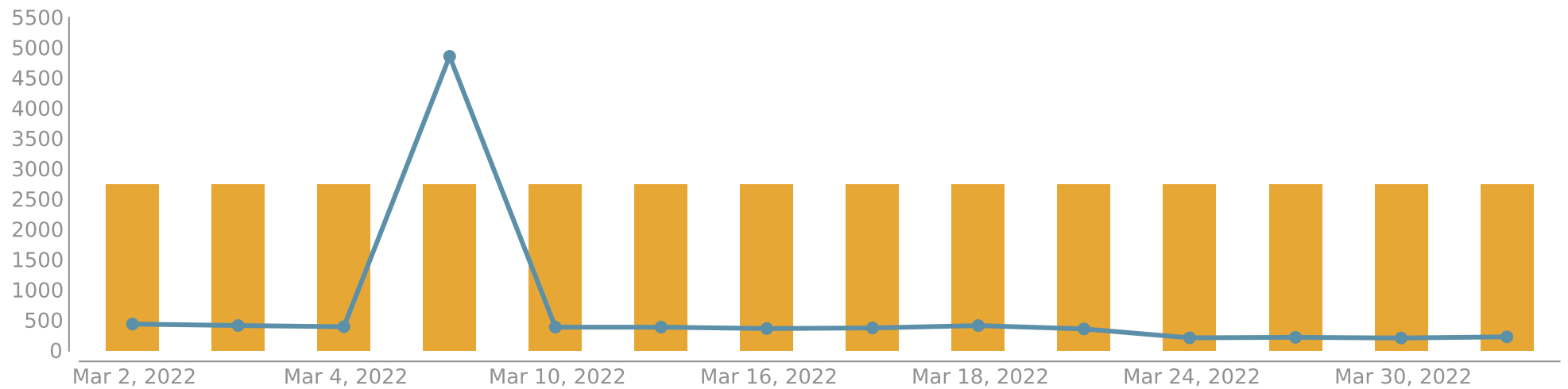
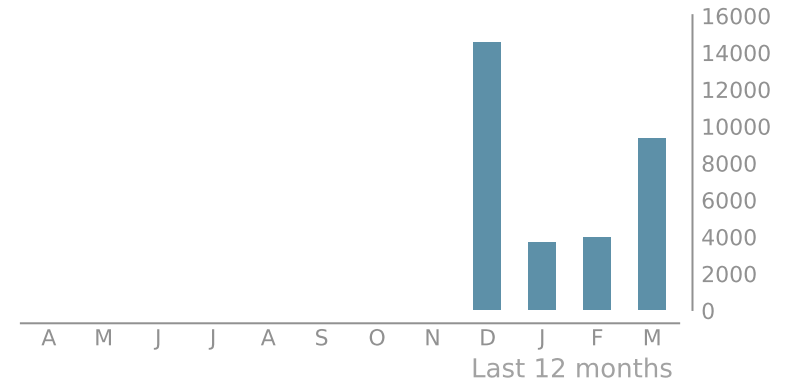
+137.57%

Views

14

+16.67%

Videos



01 Mar - 31 Mar



Interactions



Windcrestedc

138

+294.29%

Interactions

113

+253.12%

Likes

23

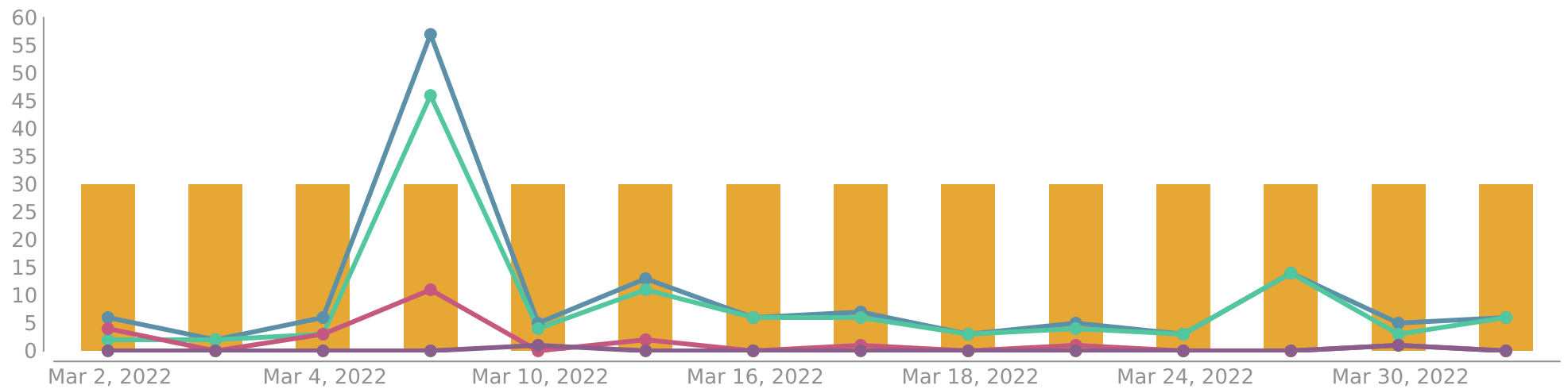
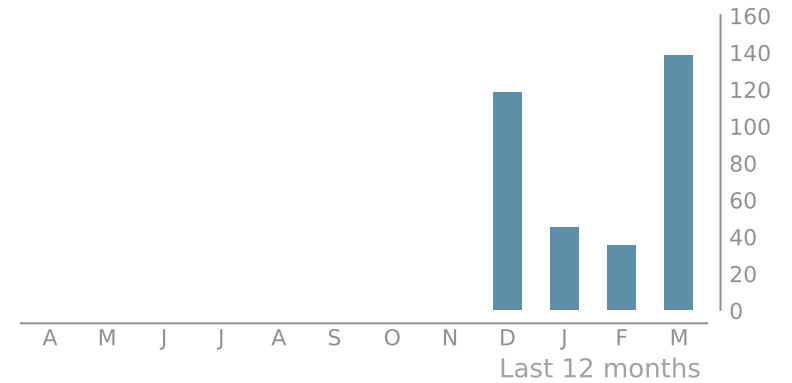
+2200%

Comments

2

+0%

Shares



01 Mar - 31 Mar



Ranking of videos



Showing 15 posts sorted by Views

Published		Text		Views	Likes	Comments	Shares	Duration
Mar 8, 2022 8:35 PM		The answer is in the video #windcrest #windcr...	Go	4,862	46	11	0	0m6s
Mar 1, 2022 9:29 PM		@windcrestedc What will the new business be? Di...	Go	442	2	4	0	0m8s
Mar 2, 2022 9:40 PM		What a year it was #windcrest #windcresttexas...	Go	418	2	0	0	0m7s
Mar 17, 2022 8:18 PM		Tell them we sent you #windcrest #smallbusi...	Go	417	3	0	0	0m13s
Mar 3, 2022 9:28 PM		What is this place and have you been here? #...	Go	398	3	3	0	0m7s
Mar 10, 2022 8:39 PM		Everyday that they're open, duh #windcrest #t...	Go	391	11	2	0	0m10s

01 Mar - 31 Mar



Published		Text		Views	Likes	Comments	Shares	Duration
Mar 9, 2022 8:30 PM		Melendez is definitely a favorite! #windcre...	Go	391	4	0	1	0m8s
Mar 16, 2022 8:34 PM		This is only a preview, we have plenty of place...	Go	378	6	1	0	0m9s
Mar 15, 2022 7:34 PM		#duet with @spurs We are right next door to gre...	Go	368	6	0	0	0m9s
Mar 22, 2022 7:23 PM		Not quite a diner #windcrest #sanantoniotx #e...	Go	362	4	1	0	0m8s
Mar 30, 2022 8:10 PM		On The Grind Coffee is now open!! #windcrest #t...	Go	231	6	0	0	0m14s
Mar 24, 2022 7:14 PM		Get ready for Fiesta next weekend! #windcrest...	Go	223	14	0	0	0m17s
Mar 23, 2022 8:09 PM		Come see how bright we can be #windcrest #tex...	Go	215	3	0	0	0m9s
Mar 29, 2022 8:06 PM		They have a drive thru so you'll never have to ...	Go	212	3	1	1	0m13s

01 Mar - 31 Mar



Published

Text

Views

Likes

Comments

Shares

Duration

Mar 31, 2022
9:45 PM



One of the best places around #windcrest #texas...

[Go](#)

87

1

0

0

0m10s

01 Mar - 31 Mar

