MINUTES OF THE REGULAR MEETING OF
THE BOARD OF COMMISSIONERS OF
GALVESTON COUNTY EMERGENCY SERVICES DISTRICT NO. 2

A regular meeting of the Board of Commissioners of Galveston County Emergency Services District No. 2 ("District") was called for at 12:00 p.m. on December 14, 2022, at the Crystal Beach fire station, located at 930 Noble Carl Road, Crystal Beach, Texas 77650, pursuant to notice duly posted and published according to law.

At approximately 12:00 p.m., the regular meeting was called to order. The roll was called of the duly constituted officers and members of the Board, to wit:

Kate Newberry	President
John Lee, Jr.	Vice President
Greg Fountain	Secretary
George Strong	Treasurer
Larry Flanagan	Assistant Treasurer

All of said Board members were present, thus constituting a quorum. Also present were Doug Saunders, District Manager; Georgia Osten, District Administrative Assistant; David Sticker, the District's accountant; Joshua Heinz of Benckenstein & Oxford, LLP, attorneys for the District; and, the individuals listed on the attendance log attached hereto as **Exhibit A**.

Upon establishing that a quorum was present, President Newberry directed the Board to Agenda Item No. 3, at which time the Board members and others in attendance said the U.S. and Texas pledges of allegiance.

Then, under Agenda Item No. 4 for public comments, Frank Demarco introduced a local homeowner and his dog, who thanked the District EMS for saving the dog's life during a recent house fire event. Mr. Demarco recognized the medics involved (Gene Riviera / Mark Forey) and presented them with achievement awards.

President Newberry then directed the Board to Agenda Item No. 5, at which time Treasurer Strong made a motion to approve and authorize the following consent agenda matters, which was seconded by Vice President Lee and unanimously approved by the Board members present:

a. Minutes of the November 16, 2022 Regular Meeting;

b. Payment of District Bills and Accounts (**Exhibit B**)[1]; and,

c. VFDs' Monthly Expense Reimbursements (**Exhibit C**)[2].

Next, the Board was directed to Agenda Item No. 6, at which time Treasurer Strong reviewed the regular Treasurer's Report, which is attached hereto as **Exhibit D**[3].

Being as there were no matters to address under Agenda Item No. 7, the Board moved along to Agenda Item No. 8, at which time Mr. Saunders reviewed and discussed with the Board the proposed new lease agreement for the Port Bolivar EMS station (1315 Choctaw...1/1/2023-12/31/2023, $1,150/month), a copy of which is attached hereto as **Exhibit E**. After discussing the proposed new lease terms, Treasurer Strong made a motion to approve the new lease subject to striking the provision regarding notice of individuals staying at property. The motion was seconded by President Newberry and unanimously approved by the Board members present.

The Board then moved along to Agenda Item No. 9, at which time Mr. Saunders and the Board members reviewed and discussed the VFD evaluation process/form, a copy of which is

[1] Check Nos. 3263-3273 and 3275-3297, plus the direct deposit and other payroll expenses. It was also noted that Check Nos. 3254 and 3274 had been voided.

[2] Port Bolivar VFD - $2,594.73 (November 2022); High Island VFD - $1,870.32 (November 2022); and, Crystal Beach VFD - $0.00 (November 2022).

[3] Texas First Bank operating checking account (xx6680) - $443,081.51 as of 11/30/2022 and $570,505.31 as of 12/14/2022; Texas First Bank savings account (xx9804) - $2,489.98 as of 11/30/2022 and $2,490.39 as of 12/14/2022; Texas First Bank EMS billing checking account (xx7569) - $494,305.96 as of 11/30/2022 and $508,864.76 as of 12/14/2022; TexSTAR investment pool general fund account (xxxxxx1110) - $210,930.21 as of 11/30/2022 and 12/14/2022; TexSTAR investment pool capital fund account (xxxxxx1890) - $407,303.24 as of 11/30/2022 and 12/14/2022; and, TexSTAR investment pool emergency fund account (xxxxxx4140) - $1,033,033.11 as of 11/30/2022 and 12/14/2022.

attached hereto as **Exhibit F**. The VFD evaluations are scheduled to begin in January 2023. Upon motion by Secretary Fountain and seconded by Treasurer Strong, the Board members present approved the VFD evaluation form as proposed.

President Newberry then directed the Board's attention to Agenda Item No. 10, at which time Frank Demarco reviewed with the Board his monthly EMS Operations Report, a copy of which is attached hereto as **Exhibit G**.

Thereafter, the Board was directed to Agenda Item No. 11, at which time Mr. Saunders reviewed with the Board his monthly Manager's Report, a copy of which is attached hereto as **Exhibit H**.

The Board then moved along to Agenda Item No. 12, at which time Mr. Sticker reviewed with the Board the District's various financial reports copies of which are attached hereto as **Exhibit I**. Mr. Sticker also advised that he plans on retiring soon and will help the District with the process of retaining a new accountant before he leaves.

Next, President Newberry directed the Board to Agenda Item No. 13, at which time Mr. Heinz advised that the Galveston County Commissioners Court has not yet reappointed the District's Commissioners who have terms expiring and end of year (President Newberry and Secretary Fountain). Mr. Heinz also advised that after the new year, he will submit the District's Special Purpose District Annual Report and publish the District's administrative office address.

Being as there were no other matters to come before the Board under Agenda Item No. 14, the regular meeting was adjourned at approximately 12:50 p.m.

Kate Newberry, President

Date: 1-18-2023

ATTEST:

Greg Fountain, Secretary

Date: 01-18-2023

Exhibit A

GALVESTON COUNTY ESD 2
MEETING SIGN-IN SHEET

Meeting Type: Regular	Date: 12.14.22
Guest Name	**Do you wish to speak at the meeting?**
Leanne Comeaux	No
Malcolm Comeaux	NO
Brenda Flanagan	NO
Maria Mitchell	NO
Ruthann Broussard	Yes
Frank DeMARCO	Yes
MARK Fong	N
JEAN C. RIVERA	N
Robert [illegible]	NO
Colin Jackson	NO
Joey Mather	NO
REAGEN ISBELL	NO
A. Roche	NO
[illegible]	NO - YES

Exhibit B

Galveston County Emergency Services No. 2
Check Detail
November 16 through December 31, 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check		**11/18/2022**			**6680 · Checking Tex...**		**-240.86**
					42640 · Payroll Services	-240.86	240.86
TOTAL						-240.86	240.86
Check		**11/23/2022**			**6680 · Checking Tex...**		**-268.15**
					42630 · Salary & Hour...	-268.15	268.15
TOTAL						-268.15	268.15
Check		**11/29/2022**			**6680 · Checking Tex...**		**-89.00**
					46020 · Port B - Utilities	-89.00	89.00
TOTAL						-89.00	89.00
Check		**11/30/2022**			**6680 · Checking Tex...**		**-1,000.10**
					42650 · Employee Me...	-1,000.10	1,000.10
TOTAL						-1,000.10	1,000.10
Check		**11/30/2022**			**6680 · Checking Tex...**		**-15,906.04**
					42650 · Employee Me...	-15,906.04	15,906.04
TOTAL						-15,906.04	15,906.04
Check	**3226**	**11/16/2022**	**Galveston Central A...**		**6680 · Checking Tex...**		**-2,533.98**
					2930 · County Apprais...	-2,533.98	2,533.98
TOTAL						-2,533.98	2,533.98
Check	**3227**	**11/16/2022**	**Municipal Emergenc...**		**6680 · Checking Tex...**		**-1,850.65**
					3010 · Crystal Beach ...	-925.33	925.33
					3030 · Port Bolivar VFD	-925.32	925.32
TOTAL						-1,850.65	1,850.65
Check	**3228**	**11/16/2022**	**D and H Bolivar Rent...**		**6680 · Checking Tex...**		**-3,488.31**
					46020 · Port B - Utilities	-338.31	338.31
					46010 · Port B - Rent	-3,150.00	3,150.00
TOTAL						-3,488.31	3,488.31
Check	**3229**	**11/16/2022**	**NAEMT**		**6680 · Checking Tex...**		**-615.00**
					44500 · Training	-615.00	615.00
TOTAL						-615.00	615.00
Check	**3230**	**11/16/2022**	**Verizon**		**6680 · Checking Tex...**		**-534.84**
					42820 · Telephone & ...	-534.84	534.84
TOTAL						-534.84	534.84
Check	**3231**	**11/16/2022**	**HCTRA**		**6680 · Checking Tex...**		**-4.75**
					42510 · Mileage reimb...	-4.75	4.75
TOTAL						-4.75	4.75
Check	**3232**	**11/16/2022**	**ULINE**		**6680 · Checking Tex...**		**-191.18**

Galveston County Emergency Services No. 2
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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					42310 · Office Supplies	-191.18	191.18
TOTAL						-191.18	191.18
Check	**3233**	**11/16/2022**	**David Sticker**		**6680 · Checking Tex...**		**-812.50**
					2010 · Accountant Fees	-812.50	812.50
TOTAL						-812.50	812.50
Check	**3234**	**11/16/2022**	**Joshua C. Heinz**		**6680 · Checking Tex...**		**-1,000.00**
					2200 · Legal Fees	-1,000.00	1,000.00
TOTAL						-1,000.00	1,000.00
Check	**3235**	**11/16/2022**	**Winnie Dodge**		**6680 · Checking Tex...**		**-741.13**
					44900 · Vehicle Maint....	-741.13	741.13
TOTAL						-741.13	741.13
Check	**3236**	**11/16/2022**	**Port Bolivar VFD**		**6680 · Checking Tex...**		**-989.19**
					3030 · Port Bolivar VFD	-989.19	989.19
TOTAL						-989.19	989.19
Check	**3237**	**11/16/2022**	**High Island VFD**		**6680 · Checking Tex...**		**-2,657.16**
					3020 · High Island VFD	-2,657.16	2,657.16
TOTAL						-2,657.16	2,657.16
Check	**3238**	**11/16/2022**	**Crystal Beach VFD**		**6680 · Checking Tex...**		**-2,451.97**
					3010 · Crystal Beach ...	-2,451.97	2,451.97
TOTAL						-2,451.97	2,451.97
Check	**3239**	**11/16/2022**	**Tough Outlet**		**6680 · Checking Tex...**		**-11,125.80**
					42110 · Support & Sof...	-11,125.80	11,125.80
TOTAL						-11,125.80	11,125.80
Check	**3240**	**11/16/2022**	**Modica Bros**		**6680 · Checking Tex...**		**-32.00**
					44900 · Vehicle Maint....	-32.00	32.00
TOTAL						-32.00	32.00
Check	**3241**	**11/16/2022**	**Southern Tire Mart**		**6680 · Checking Tex...**		**-675.38**
					44900 · Vehicle Maint....	-675.38	675.38
TOTAL						-675.38	675.38
Check	**3242**	**11/16/2022**	**Herrera's Emergency...**		**6680 · Checking Tex...**		**-491.00**
					44900 · Vehicle Maint....	-491.00	491.00
TOTAL						-491.00	491.00
Check	**3243**	**11/16/2022**	**Galveston County A...**		**6680 · Checking Tex...**		**-3,451.39**
					44200 · Fuel	-3,451.39	3,451.39
TOTAL						-3,451.39	3,451.39

Galveston County Emergency Services No. 2
Check Detail
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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	**3244**	**11/16/2022**	**Stericycle**		**6680 · Checking Tex...**		**-216.28**
					42330 · Medical Suppl...	-216.28	216.28
TOTAL						-216.28	216.28
Check	**3245**	**11/16/2022**	**TNT Wrecker Service**		**6680 · Checking Tex...**		**-862.00**
					44900 · Vehicle Maint....	-862.00	862.00
TOTAL						-862.00	862.00
Check	**3246**	**11/16/2022**	**The Standard**		**6680 · Checking Tex...**		**-201.35**
					42650 · Employee Me...	-201.35	201.35
TOTAL						-201.35	201.35
Check	**3247**	**11/16/2022**	**Kent Alan Harkey M...**		**6680 · Checking Tex...**		**-1,500.00**
					42250 · Medical Direct...	-1,500.00	1,500.00
TOTAL						-1,500.00	1,500.00
Check	**3248**	**11/16/2022**	**Undine TX Environm...**		**6680 · Checking Tex...**		**-224.44**
					2840 · CB Sewer/Wat...	-224.44	224.44
TOTAL						-224.44	224.44
Check	**3251**	**11/16/2022**	**Coastal Welding**		**6680 · Checking Tex...**		**-440.94**
					44210 · Oxygen	-440.94	440.94
TOTAL						-440.94	440.94
Check	**3252**	**11/16/2022**	**O'Reilly Automotive, ...**		**6680 · Checking Tex...**		**-858.10**
					44900 · Vehicle Maint....	-858.10	858.10
TOTAL						-858.10	858.10
Check	**3253**	**11/16/2022**	**Cop Stop**		**6680 · Checking Tex...**		**-925.00**
					44800 · Uniforms	-925.00	925.00
TOTAL	3254 - VOIDED					-925.00	925.00
Check	**3255**	**11/16/2022**	**Yates Auto & Truck ...**		**6680 · Checking Tex...**		**-2,522.75**
					44900 · Vehicle Maint....	-2,522.75	2,522.75
TOTAL						-2,522.75	2,522.75
Check	**3256**	**11/16/2022**	**GCM, The Big Store**		**6680 · Checking Tex...**		**-573.63**
					44200 · Fuel	-55.93	55.93
					44900 · Vehicle Maint....	-65.97	65.97
					42310 · Office Supplies	-451.73	451.73
TOTAL						-573.63	573.63
Check	**3257**	**11/16/2022**	**Southern Tire Mart**		**6680 · Checking Tex...**		**-385.00**
					4050 · FD Equipment ...	-385.00	385.00
TOTAL						-385.00	385.00
Check	**3258**	**11/16/2022**	**Classic Ford**		**6680 · Checking Tex...**		**-666.63**

Galveston County Emergency Services No. 2
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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					44900 · Vehicle Maint....	-666.63	666.63
TOTAL						-666.63	666.63
Check	**3259**	**11/16/2022**	**Bound Tree**		**6680 · Checking Tex...**		**-9,800.23**
					42330 · Medical Suppl...	-9,800.23	9,800.23
TOTAL						-9,800.23	9,800.23
Check	**3260**	**11/16/2022**	**Verizon**		**6680 · Checking Tex...**		**-1,070.49**
					42820 · Telephone & ...	-1,070.49	1,070.49
TOTAL						-1,070.49	1,070.49
Check	**3261**	**11/16/2022**	**Visa**		**6680 · Checking Tex...**		**-1,293.60**
					42310 · Office Supplies	-567.31	567.31
					44900 · Vehicle Maint....	-162.08	162.08
					42740 · Good of the D...	-87.03	87.03
					42720 · License & Per...	-9.25	9.25
					42820 · Telephone & ...	-303.88	303.88
					44800 · Uniforms	-164.05	164.05
TOTAL						-1,293.60	1,293.60
Check	**3262**	**11/16/2022**	**Visa**		**6680 · Checking Tex...**		**-4,739.50**
					2110 · Website Suppo...	-72.23	72.23
					42110 · Support & Sof...	-97.14	97.14
					42310 · Office Supplies	-281.89	281.89
					44800 · Uniforms	-449.90	449.90
					4050 · FD Equipment ...	-2,031.91	2,031.91
					44900 · Vehicle Maint....	-352.26	352.26
					42820 · Telephone & ...	-370.84	370.84
					2710 · Conferences	-633.94	633.94
					44000 · Firefighting/E...	-313.13	313.13
					42740 · Good of the D...	-136.26	136.26
TOTAL						-4,739.50	4,739.50
Check	**3263**	**12/02/2022**	**Strayhorn Trucking**		**6680 · Checking Tex...**		**-925.00**
					42210 · Professional ...	-925.00	925.00
TOTAL						-925.00	925.00
Check	**3264**	**12/14/2022**	**Joshua C. Heinz**		**6680 · Checking Tex...**		**-1,000.00**
					2200 · Legal Fees	-1,000.00	1,000.00
TOTAL						-1,000.00	1,000.00
Check	**3265**	**12/14/2022**	**David Sticker**		**6680 · Checking Tex...**		**-1,031.25**
					2010 · Accountant Fees	-1,031.25	1,031.25
TOTAL						-1,031.25	1,031.25
Check	**3266**	**12/14/2022**	**Port Bolivar VFD**		**6680 · Checking Tex...**		**-2,594.73**
					3030 · Port Bolivar VFD	-2,594.73	2,594.73
TOTAL						-2,594.73	2,594.73
Check	**3267**	**12/14/2022**	**High Island VFD**		**6680 · Checking Tex...**		**-1,870.32**
					3020 · High Island VFD	-1,870.32	1,870.32
TOTAL						-1,870.32	1,870.32

Galveston County Emergency Services No. 2
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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	**3268**	**12/14/2022**	**SAFE-D**		**6680 · Checking Tex...**		**-1,100.00**
					2710 · Conferences	-1,100.00	1,100.00
TOTAL						-1,100.00	1,100.00
Check	**3269**	**12/14/2022**	**The Standard**		**6680 · Checking Tex...**		**-366.75**
					42650 · Employee Me...	-366.75	366.75
TOTAL						-366.75	366.75
Check	**3270**	**12/14/2022**	**Sieben Equipment S...**		**6680 · Checking Tex...**		**-3,321.45**
					4050 · FD Equipment ...	-3,321.45	3,321.45
TOTAL						-3,321.45	3,321.45
Check	**3271**	**12/14/2022**	**Kent Alan Harkey M...**		**6680 · Checking Tex...**		**-1,500.00**
					42250 · Medical Direct...	-1,500.00	1,500.00
TOTAL						-1,500.00	1,500.00
Check	**3272**	**12/14/2022**	**FedEx Office**		**6680 · Checking Tex...**		**-976.41**
					42310 · Office Supplies	-976.41	976.41
TOTAL						-976.41	976.41
Check	**3273**	**12/14/2022**	**Stericycle**		**6680 · Checking Tex...**		**-216.28**
3274 - VOIDED					42330 · Medical Suppl...	-216.28	216.28
TOTAL						-216.28	216.28
Check	**3275**	**12/14/2022**	**Verizon Connect**		**6680 · Checking Tex...**		**-97.14**
					42820 · Telephone & ...	-97.14	97.14
TOTAL						-97.14	97.14
Check	**3276**	**12/14/2022**	**Southern Tire Mart**		**6680 · Checking Tex...**		**-3,759.48**
					44900 · Vehicle Maint....	-3,759.48	3,759.48
TOTAL						-3,759.48	3,759.48
Check	**3277**	**12/14/2022**	**Clutch**		**6680 · Checking Tex...**		**-750.00**
					2320 · Office Equipment	-750.00	750.00
TOTAL						-750.00	750.00
Check	**3278**	**12/14/2022**	**GCM, The Big Store**		**6680 · Checking Tex...**		**-299.10**
					44200 · Fuel	-299.10	299.10
TOTAL						-299.10	299.10
Check	**3279**	**12/14/2022**	**D and H Bolivar Rent...**		**6680 · Checking Tex...**		**-290.00**
					46020 · Port B - Utilities	-290.00	290.00
TOTAL						-290.00	290.00
Check	**3280**	**12/14/2022**	**Christopher's Speed...**		**6680 · Checking Tex...**		**-115.00**
					44900 · Vehicle Maint....	-115.00	115.00

Galveston County Emergency Services No. 2
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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
TOTAL						-115.00	115.00
Check	**3281**	**12/14/2022**	**Sieben Equipment S...**		**6680 · Checking Tex...**		**-3,361.06**
					4050 · FD Equipment ...	-3,361.06	3,361.06
TOTAL						-3,361.06	3,361.06
Check	**3282**	**12/14/2022**	**Stratton Inc.-Napa - ...**		**6680 · Checking Tex...**		**-292.22**
					44050 · Equipment M...	-292.22	292.22
TOTAL						-292.22	292.22
Check	**3283**	**12/14/2022**	**Yates Auto & Truck ...**		**6680 · Checking Tex...**		**-1,094.75**
					44900 · Vehicle Maint....	-1,094.75	1,094.75
TOTAL						-1,094.75	1,094.75
Check	**3284**	**12/14/2022**	**Baptist Health Traini...**		**6680 · Checking Tex...**		**-10.00**
					44500 · Training	-10.00	10.00
TOTAL						-10.00	10.00
Check	**3285**	**12/14/2022**	**Cop Stop**		**6680 · Checking Tex...**		**-85.00**
					44800 · Uniforms	-85.00	85.00
TOTAL						-85.00	85.00
Check	**3286**	**12/14/2022**	**Coastal Welding**		**6680 · Checking Tex...**		**-364.94**
					44210 · Oxygen	-364.94	364.94
TOTAL						-364.94	364.94
Check	**3287**	**12/14/2022**	**Visa**		**6680 · Checking Tex...**		**-655.31**
					42310 · Office Supplies	-234.42	234.42
					42820 · Telephone & ...	-212.82	212.82
					2840 · CB Sewer/Wat...	-197.50	197.50
					2210 · Professional F...	-10.57	10.57
TOTAL						-655.31	655.31
Check	**3288**	**12/14/2022**	**Clutch**		**6680 · Checking Tex...**		**-667.73**
					2320 · Office Equipment	-667.73	667.73
TOTAL						-667.73	667.73
Check	**3289**	**12/13/2022**	**HdL Companies**		**6680 · Checking Tex...**		**-3,600.00**
					2210 · Professional F...	-3,600.00	3,600.00
TOTAL						-3,600.00	3,600.00
Check	**3290**	**12/14/2022**	**Galveston County A...**		**6680 · Checking Tex...**		**-3,607.45**
					44200 · Fuel	-3,607.45	3,607.45
TOTAL						-3,607.45	3,607.45
Check	**3291**	**12/14/2022**	**Xtreme Education**		**6680 · Checking Tex...**		**-3,000.00**
					44500 · Training	-3,000.00	3,000.00
TOTAL						-3,000.00	3,000.00

Galveston County Emergency Services No. 2
Check Detail
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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	**3292**	**12/14/2022**	**O'Reilly Automotive, ...**		**6680 · Checking Tex...**		**-231.71**
					44900 · Vehicle Maint....	-231.71	231.71
TOTAL						-231.71	231.71
Check	**3293**	**12/14/2022**	**Verizon**		**6680 · Checking Tex...**		**-273.40**
					42820 · Telephone & ...	-273.40	273.40
TOTAL						-273.40	273.40
Check	**3294**	**12/14/2022**	**GCM, The Big Store**		**6680 · Checking Tex...**		**-426.48**
					42310 · Office Supplies	-120.72	120.72
					44000 · Firefighting/E...	-305.76	305.76
TOTAL						-426.48	426.48
Check	**3295**	**12/14/2022**	**Bound Tree**		**6680 · Checking Tex...**		**-9,404.69**
					42330 · Medical Suppl...	-9,404.69	9,404.69
TOTAL						-9,404.69	9,404.69
Check	**3296**	**12/14/2022**	**Siddons-Martin**		**6680 · Checking Tex...**		**-1,211.80**
					44900 · Vehicle Maint....	-1,211.80	1,211.80
TOTAL						-1,211.80	1,211.80
Check	**3297**	**12/14/2022**	**Visa**		**6680 · Checking Tex...**		**-5,310.53**
					42310 · Office Supplies	-687.61	687.61
					42310 · Office Supplies	68.10	-68.10
					2110 · Website Suppo...	-180.18	180.18
					42320 · Office Equipm...	-1,122.33	1,122.33
					42820 · Telephone & ...	-370.84	370.84
					44200 · Fuel	-45.01	45.01
					44800 · Uniforms	-551.19	551.19
					2840 · CB Sewer/Wat...	-197.50	197.50
					2710 · Conferences	-1,426.00	1,426.00
					2710 · Conferences	154.00	-154.00
					44000 · Firefighting/E...	-331.94	331.94
					2320 · Office Equipment	-572.23	572.23
					42310 · Office Supplies	-47.80	47.80
TOTAL						-5,310.53	5,310.53

Exhibit C

Port Bolivar Volunteer Fire Department

PO Box 675 Port Bolivar, Texas 77650 1806 Broadway
Ph: 409-684-1984 Fax: 409-684-1003 pbvfd@att.net

Date: 12/03/2022
Attention: ESD #2 Board

Port Bolivar Volunteer Fire Department is requesting from the ESD#@ Board, reimbursement for our November 2022 bills totaling $2,594.73

Company	Description	Cost	Paid By	Code
AT&T	Internet/Phone	$144.98	CK #1533	2820
Entergy	Inside Lights	$341.36	CK #1536	2830
Entergy	Outside Lights	$141.10	CK #1537	2830
Penn. Residential	Trash	$242.50	CK #1535	2840
Frontier Pest Control	Pest Control	$00.00	CK #	4700
Sun Coast Resources, Inc	#2 ULSD Fuel	$1319.01	CK #1538	4200
Industrial Material Corp.	Galv Nipple for Brush Truck #2	4.10	CASH	4050
Industrial Material Corp.	Galv Nipple for Brush Truck #2	21.78	CASH	4050
Gulf Coast Market	2 truck Batteries	379.90	Debit Card	4050

Port Bolivar Volunteer Fire Department

PO Box 675 Port Bolivar, Texas 77650 1806 Broadway
Ph: 409-684-1984 Fax: 409-684-1003 pbvfd@att.net

Certification of Expense Request
FY 2022-2023

Acting in my capacity as Treasurer, on behalf of the **Port Bolivar Volunteer Fire Department,** we certify that the following expense reimbursement request of $2,594.73 for the month of November 2022 bills is true and correct to the best of our knowledge and has been procured in accordance with state and federal guidelines governing expenditures of public funds and has been authorized for submission to the Galveston County Emergency Services District #2 by the **Port Bolivar Volunteer Fire Department Board of Directors.**

Printed Name: John B. Williams, Treasurer

Signature: _____ Date: 12/03/2022

Printed Name: William Weeks, President

Signature: _____ Date: 12-3-22

PORT BOLIVAR VFD 2022-2023

November '22

	BUDGET YTD	ACTUAL Prior Month November '22	ACTUAL Current YTD	Total Variance	Budget
2000 - Auditing Fees				$ -	$ -
2100 - Bookkeeping	$ 500.00			$ -	$ 500.00
2110 - Support & Software	$ 500.00			$ -	$ 500.00
2200 - Legal Fees				$ -	$ -
2210 - Professional Fees Other				$ -	$ -
2310 - Office Supplies	$ 500.00			$ -	$ 500.00
2320 - Office Equipment	$ 500.00	$ 71.97		$ 71.97	$ 428.03
2340 - Cleaning Supplies	$ 500.00			$ -	$ 500.00
2410 - Insurance - Accident & Sickness	$ 6,500.00			$ -	$ 6,500.00
2420 - Insurance - Bldg, Equip, & Gen Liab				$ -	$ -
2430 - Insurance - Auto/Boat				$ -	$ -
2440 - Insurance Workers Comp				$ -	$ -
2500 - Travel	$ 650.00			$ -	$ 650.00
2510 - Mileage reimbursements/tolls				$ -	$ -
2550 - Fire Prevention	$ 2,500.00			$ -	$ 2,500.00
2700 - Dues & Subscriptions	$ 600.00			$ -	$ 600.00
2710 - Safe D				$ -	$ -
2720 - License & Permits				$ -	$ -
2730 - Public Relations				$ -	$ -
2740 - Good of the Department				$ -	$ -
2750 - Billing Service Fees				$ -	$ -
2810 - Bldg Rent				$ -	$ -
2820 - Telephone & Communications	$ 5,500.00	$ 156.59	$ 144.98	$ 301.57	$ 5,198.43
2830 - Electricity	$ 3,750.00	$ 417.66	$ 482.46	$ 900.12	$ 2,849.88
2840 -Water/Garbage	$ 3,000.00	$ 242.50	$ 242.50	$ 485.00	$ 2,515.00
2850 - Propane	$ 500.00			$ -	$ 500.00
2860 - Janitorial/Yard Service				$ -	$ -
2870 - Alarm Service	$ 1,000.00			$ -	$ 1,000.00
2900 - General & Administrative				$ -	$ -
3100 - Uncategorized				$ -	$ -
4000 - Firefighting / EMS Equipment	$ 10,000.00			$ -	$ 10,000.00
4050 - Equipment Maintenance	$ 5,000.00		$ 405.78	$ 405.78	$ 4,594.22
4100 - Equipment Repair	$ 3,500.00	$ 10.47		$ 10.47	$ 3,489.53
4200 - Fuel	$ 4,500.00		$ 1,319.01	$ 1,319.01	$ 3,180.99
4210 - Testing	$ 3,500.00				$ 3,500.00
4300 - Radio Usage	$ 3,500.00			$ -	$ 3,500.00
4350 - Radio Repair	$ 1,000.00			$ -	$ 1,000.00
4400 - General & Administrative				$ -	$ -
4500 - Training	$ 7,500.00			$ -	$ 7,500.00
4600 - Medical Exams	$ 500.00			$ -	$ 500.00
4610 - Background Checks	$ 500.00			$ -	$ 500.00
4700 - Building Maintenance	$ 600.00	$ 90.00		$ 90.00	$ 510.00
4800 - Uniforms	$ 3,000.00			$ -	$ 3,000.00
4900 - Vehicle Maint. & Repair	$ 2,500.00			$ -	$ 2,500.00
5000 - Command Vehicle				$ -	$ -
5010 - Rescue/Medical				$ -	$ -
5020 - Fire Fighting				$ -	$ -
5030 - Boat				$ -	$ -
5040 - Building				$ -	$ -
5050 - Other				$ -	$ -
BUDGET ADJ				$ -	$ -
	$ 72,100.00	$ 989.19	$ 2,594.73	$ 3,583.92	$ 68,516.08

INVOICE

High Island Volunteer Fire Rescue
P.O. Box 144
High Island, Texas 77623

DATE DECEMBER 2, 2022
INVOICE # 2022-11

TO **Galveston County ESD #2**
930 Nobel Carl Dr
Crystal Beach, TX 77650

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
		Due on receipt	

LINE ITEM	DESCRIPTION	UNIT PRICE	LINE TOTAL
2820	Fastwyre Broadband – EFT – Station phones/fax/internet	265.38 ✓	265.38
2830	Entergy - #3042 - Electrical Fire Station	466.97 ✓	732.35
2840	Peninsula Residential Service # 3041 - Dumpster	197.50 ✓	929.85
2700	Texas First Bank – EFT-Positive Pay Sept.	53.09 ✓	982.94
4000	JS Sales - #3040 – Coat repair	681.10 ✓	1,664.04
4000	JS Sales – 3043 – Name tag	80.60 ✓	1,744.64
2820	Dish – EFT – Station Cable	125.68 ✓	1,870.32

TOTAL 1,870.32

Make all checks payable to High Island Volunteer Fire Rescue
Thank you for your business!

HIGH ISLAND

Volunteer Fire/Rescue

P.O. Box 144, 2041 7th Street
High Island, Texas 77623
Phone (409) 286-5811 Fax (409) 286-5424

December 2, 2022

Galveston County ESD # 2
PO Box 1709
Crystal Beach, Texas 77650

Ref: Certification of expense reimbursement request

I, Terrie Riley, acting in my capacity as Treasurer, on behalf of High Island Volunteer Fire Rescue, Inc. do certify that the expense reimbursement request that is submitted for the amount of $ 1,870.32 is true and correct to the best of my knowledge and has been processed in accordance with State and Federal guidelines governing expenditures of public funds and has been authorized for submission to the Galveston County ESD # 2 by the High Island Volunteer Fire Rescue Inc. Board of Directors.

Terrie Riley
Signature

12/2/22
Date

High Island VFD 2022-2023
November 2022 Expenses

	BUDGET	ACTUAL			Budget Variance
		Prior Month YTD	Current Month November	Total YTD	
2000 - Auditing Fees				$ -	$ -
2100 - Bookkeeping	$ 1,000.00			$ -	$ 1,000.00
2110 - Support & Software				$ -	$ -
2200 Legal Fees				$ -	$ -
2310 - Office Supplies				$ -	$ -
2320 - Office Equipment				$ -	$ -
2410 - Insurance - Accident & Sickness				$ -	$ -
2420 - Insurance - Bldg, Equip, & Gen Liab				$ -	$ -
2430 - Insurance - Auto/Boat				$ -	$ -
2440 - Insurance Workers Comp				$ -	$ -
2500 - Travel				$ -	$ -
2550 - Fire Prevention				$ -	$ -
2700 - Dues & Subscriptions	$ 750.00	$ 47.20	$ 53.09	$ 100.29	$ 649.71
2710 - Safe D				$ -	$ -
2720 - License & Permits	$ 150.00			$ -	$ 150.00
2730 - Public Relations				$ -	$ -
2740 - Good of the Department				$ -	$ -
2750 - Billing Service Fees				$ -	$ -
2810 - Bldg Rent				$ -	$ -
2820 - Telephone & Communications	$ 5,500.00	$ 378.07	$ 391.06	$ 769.13	$ 4,730.87
2830 - Electricity	$ 6,500.00	$ 598.74	$ 466.97	$ 1,065.71	$ 5,434.29
2840 -Water/Garbage	$ 2,000.00	$ 197.50	$ 197.50	$ 395.00	$ 1,605.00
2850 - Propane				$ -	$ -
2860 - Janitorial/Yard Service	$ 1,200.00			$ -	$ 1,200.00
2870 - Alarm Service				$ -	$ -
2900 - General & Administrative				$ -	$ -
3100 - Uncategorized				$ -	$ -
4000 - Firefighting / EMS Equipment	$ 18,500.00	$ 792.83	$ 761.70	$ 1,554.53	$ 16,945.47
4050 - Equipment Maintenance	$ 5,500.00			$ -	$ 5,500.00
4100 - Equipment Repair	$ 2,500.00			$ -	$ 2,500.00
4200 - Fuel	$ 4,000.00	$ 167.29		$ 167.29	$ 3,832.71
4210 - Testing	$ 3,000.00				
4300 - Radio Usage	$ 2,200.00			$ -	$ 2,200.00
4350 - Radio Repair	$ 2,500.00			$ -	$ 2,500.00
4400 - General & Administrative	$ 780.00			$ -	$ 780.00
4500 - Training	$ 2,500.00			$ -	$ 2,500.00
4600 - Medical Exams				$ -	$ -
4700 - Building Maintenance	$ 4,000.00	$ 475.53		$ 475.53	$ 3,524.47
4800 - Uniforms	$ 2,500.00			$ -	$ 2,500.00
4900 - Vehicle Maint. & Repair	$ 10,000.00			$ -	$ 10,000.00
5000 - Command Vehicle				$ -	$ -
5010 - Rescue/Medical				$ -	$ -
5020 - Fire Fighting				$ -	$ -
5030 - Boat (EMS Capital)					$ -
5040 - Building				$ -	$ -
5050 - Other				$ -	$ -
	$ 75,080.00		**$ 1,870.32**	$ 4,527.48	$ 67,552.52

Exhibit D

Galveston County Emergency Services District No. 2
14-Dec-22

	11/30/2022 Balance	12/14/2022 Balance
Texas First Bank		
Operating/Checking (xxxx6680)	$ 443,081.51	$ 570,505.31
Savings (Acct. No. xxx9804)	$ 2,489.98	$ 2,490.39
EMS Billing (Acct. No. xxxx7569)	$ 494,305.96	$ 508,864.76
	$939,877.45	**$1,081,860.46**
TexSTAR (Investment Co-Op)		
General Fund (Acct. No. xxxxxx1110)	$210,930.21	$210,930.21
Capital Fund (Acct. No. xxxxxx1890)	$407,303.24	$407,303.24
Emergency Fund (Acct. No. xxxxxx4140)	$1,033,033.11	$1,033,033.11
	$1,651,266.56	**$1,651,266.56**
TOTALS	**$2,591,144.01**	**$2,733,127.02**

George Strong
Treasurer, GCESD2

12-14-22
Date

Exhibit E

Lease

1. Parties. This Lease Contract ("Lease") is between you, **Galveston County Emergency District 2** ("Lessee") and us, D&H Bolivar Rentals LLC ("Lessor" and/or the "Owner"). You are renting **1315 Choctaw** in Port Bolivar, Texas 77650 ("Leased Premises/Property") solely as a private residence and for the exclusive use and occupancy by employees of Southern Broadband. The terms "you" and "your" used in this Lease refer to the Lessee listed above. The terms "we", "us", and "our" used in this Lease refer to the Landlord listed above and not to property managers or anyone else. **Neither we nor any of our representatives have made any oral promises, representations, or agreements. This lease is the entire agreement between you and us.**

2. Occupants. The Leased Premises will be occupied only by a maximum of four employees of Lessee, who Lessee has identified in writing to Lessor at least 3 days prior to occupancy-and no one else. No other or additional employees of Lessee shall occupy the Leased Premises without Lessor's prior written approval. Your right to use and occupancy includes reasonable accommodation of guests.

3. Lease Term. The initial term of the Lease begins on the **1st** day of **January** (month), **2023** (year), and ends at 11:59 p.m. the **31** day of **December** (month), **2023**(year). After that, this Lease will automatically renew month-to-month unless either party gives at least **30** days' written notice of termination or intent to move out as required by Par. 36. If the number of days isn't filled in, notice of at least 30 days is required.

4. Security Deposit. The total security deposit for all occupants is **$1150.00**, due on or before the date this Lease is signed. This amount does not include an animal deposit. Any animal deposit will be designated in an animal addendum.

5. Keys and Move-Out. You'll be given **2** key(s). Before moving out, you must give our representative advance written move-out notice as stated in Par. 36. The move-out date in your notice must be the last day of the month.

6. Rent and Charges. You will pay **$1150.00** per month for rent, in advance and without demand at P.O. Box 895 Port Bolivar Texas 77650 or 1414 7th Street Port Bolivar Texas 77650.

Prorated rent of **N/A** is due for the remainder of the 1st month. You must pay your rent on or before the 1st day of each month (due date). There is no grace period for the payment of rent, and you agree that not paying rent on or before the 1st of each month is a material breach of this Lease. Cash is not acceptable without our prior written permission. You cannot withhold or offset rent unless authorized by law. We may, at our option, require at any time that you pay all rent and other sums in one single payment by any method we specify.

Late Fees. If you don't pay rent in full by 11:59 p.m. on the **5th** day (3rd or greater) of the month, you must pay us the following initial late fee immediately and without demand in addition to the unpaid rent: **$50.00**.

In addition, for **$25.00**days until rent and late fees are paid in full, you must pay a daily late fee of **$5** per day.

You'll also pay a charge of **$25.00** for each returned check or rejected electronic payment, plus initial and daily late fees, until we receive acceptable payment. If you don't pay rent on time, you'll be in default and subject to all remedies under state law and this Lease.

Failure to pay rent by the fifth day of the month for two consecutive months or any three or more months during any consecutive twelve-month period will be grounds for termination of this Lease by the Landlord. Our acceptance of rent after the fifth day of the month in any one month, or our decision to charge and accept a late-payment penalty for payments made after the fifth day of the month, is not a waiver of our right under this Lease and does not create an obligation on our part to accept your payment or your offer to pay rent (with or without payment of the penalty) in future months if you have failed to pay rent by the fifth day of the month for two consecutive months or for three or more times during a consecutive twelve-month period. Our acceptance of rent on or after the sixth day of the month in any one month with your payment of the late-payment penalty amount for that month: a) will never be construed or considered as a waiver of our right to terminate your Lease for any cause other than your failure to pay rent on time for that one particular month; b) does not create a right on your part to pay rent with the late penalty in the future months; and c) shall not impair our right to terminate your lease after that one month as a result of your failure to pay your rent by the fifth day of the month for two consecutive months or for any three months during any consecutive twelve-month period, which may include that one particular month.

7. Utilities and Services. We'll pay up to a maximum $60 per billing cycle for water; Lessee shall pay for any amounts over and above $60 per billing cycle.

Lessee shall pay for all other utilities and services, related deposits, and any charges or fees on such utilities and services during your Lease term. See Par. 12 for other related provisions regarding utilities and services

8. Insurance. Our insurance doesn't cover the loss of or damage to your personal property. You are required to buy and maintain renter's insurance and liability insurance and name Lessor as additional insured. Renter's insurance doesn't cover

losses due to a flood. Information on renter's insurance is available from the Texas Department of Insurance.

9. Special Provisions. The following or attached special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Lease and will supersede any conflicting provisions of this printed Lease form.

_____
_____
_____
_____
_____
_____
_____

10. Unlawful Early Move-Out And Reletting Charge.

10.1 Your Responsibility. You'll be liable for a reletting charge of $800 (not to exceed 85% of the highest monthly rent during the Lease term) if you:

(A) fail to move in, or fail to give written move-out notice as required in Par. 36;

(B) move out without paying rent in full for the entire Lease term or renewal period;

(C) move out at our demand because of your default; or

(D) are judicially evicted. The reletting charge is not a cancellation fee and does not release you from your obligations under this Lease. See the next section.

10.2 Not a Release. The reletting charge is neither a Lease cancellation nor a buyout fee. It is a liquidated amount covering only part of our damages—for our time, effort, and expense in finding and processing a replacement resident. These damages are uncertain and hard to ascertain—particularly those relating to inconvenience, paperwork, advertising, showing apartments, utilities for showing, checking prospects, overhead, marketing costs, and locator-service fees. You agree that the reletting charge is a reasonable estimate of our damages and that the charge is due whether or not our reletting attempts succeed. If no amount is stipulated, you must pay our actual reletting costs as far as they can be determined. The reletting charge doesn't release you from continued liability for future or past-due rent; charges for cleaning, repairing, repainting, or dealing with unreturned keys; or other sums due.

11. Security Devices.

11.1 What We Provide. Texas Property Code secs. 92.151, 92.153, and 92.154 require, with some exceptions, that we provide at no cost to you when occupancy begins:
(A) a window latch on each window;
(B) a door viewer (peep-hole) on each exterior door;
(C) a pin lock on each sliding door;
(D) either a door-handle latch or a security bar on each sliding door;
(E) a keyless bolting device (deadbolt) on each exterior door; and
(F) either a keyed doorknob lock or a keyed deadbolt lock on one entry door.
Keyed locks will be rekeyed after the prior resident moves out. The rekeying will be done either before you move in or within 7 days after you move in, as required by law. If we fail to install or rekey security devices as required by law, you have the right to do so and deduct the reasonable cost from your next rent payment under Texas Property Code sec. 92.165(1). We may deactivate or not install keyless bolting devices on your doors if
(A) you or an occupant in the dwelling is over 55 or disabled, and
(B) the requirements of Texas Property Code sec. 92.153(e) or (f) are satisfied.

11.2 Who Pays What. We'll pay for missing security devices that are required by law. You'll pay for: (A) rekeying that you request (unless we failed to rekey after the previous resident moved out); and (B) repairs or replacements because of misuse or damage by you or your family, your occupants, or your guests. You must pay immediately after the work is done unless state law authorizes advance payment. You must also pay in advance for any additional or changed security devices you request.

12. Other Utilities and Services. If your electricity is interrupted, you must use only battery-operated lighting (no flames). You must not allow any utilities (other than cable or Internet) to be cut off or switched for any reason—including disconnection for not paying your bills—until the Lease term or renewal period ends. If you choose to get internet or cable you MUST contact lessor to arrange a time for installation. No installation can occur without lessor's observation. No holes can be drilled into the house for installation without lessor's consent.

13. Damages and Reimbursement.

13.1 Damage to the Leased Premises. You must promptly pay or reimburse us for loss, damage, consequential damages, government fines or charges, or cost of repairs or service to the Leased Premises because of a Lease or rules violation; improper use; negligence; other conduct by you, your invitees, your occupants, or your guests; or any other cause not due to our negligence or fault as allowed by law, except for damages by acts of God to the extent they couldn't be mitigated by your action or inaction.

13.2 Indemnification by You. You'll defend, indemnify and hold us harmless from all liability arising from your conduct or that of your invitees, your occupants, your guests, or our representatives who at your request perform services not contemplated in this Lease.

13.3 Damage and Wastewater Stoppage. Unless damage or wastewater stoppage is due to our negligence, we're not liable for—and you must pay for—repairs, replacements, and damage of the following kind if occurring during the Lease term or renewal period: (A) damage to doors, windows, or screens; (B) damage from windows or doors left open; and (C) damage from wastewater stoppages caused by improper objects in lines exclusively serving the Leased Premises.

13.4 No Waiver. We may require payment at any time, including advance payment to repair damage that you are liable for. Delay in demanding sums you owe is not a waiver.

14. Contractual Lien and Property Left in Apartment.

14.1 Lien Against Your Property for Rent. All property in Leased Premises (unless exempt under Texas Property Code sec. 54.042) is subject to a contractual lien to secure payment of delinquent rent (except as prohibited by Texas Government Code sec. 2306.6738, for owners supported by housing-tax-credit allocations).

14.2 Removal After We Exercise Lien for Rent. If your rent is delinquent, our representative may peacefully enter the Leased Premises, and remove and/or store all property subject to lien. All property in the Leased Premises is presumed to be yours unless proved otherwise. After the property is removed, a written notice of entry must be left in a conspicuous place in the Leased Premises--including a list of items removed, the amount of delinquent rent due, and the name, address, and phone number of the person to contact. The notice must also state that the property will be promptly returned when the delinquent rent is fully paid.

14.3 Removal After Surrender, Abandonment, or Eviction. We, or law officers, may remove or store all property remaining in the Leased Premises

or in common areas (including any vehicles you or any occupant or guest owns or uses) if you're judicially evicted or if you surrender or abandon the Leased Premises (see definitions in Par. 41).

14.4 Storage.

(A)No duty. We'll store property removed under a contractual lien. We may—but we have no duty to—store property removed after judicial eviction, surrender, or abandonment of the apartment.

(B) No liability. We're not liable for casualty, loss, damage, or theft, except for property removed under a contractual lien.

(C) Charges you pay. You must pay reasonable charges for our packing, removing, storing, and selling of any property.

(D) Our lien. We have a lien on all property removed and stored after surrender, abandonment, or judicial eviction for all sums you owe, with one exception: our lien on property listed under Texas Property Code sec. 54.042 is limited to charges for packing, removing and storing.

14.5 Redemption.

(A) Property on which we have a lien. If we've seized and stored property under a contractual lien for rent as authorized by law, you may redeem the property by paying all delinquent rent due at the time of seizure. But if notice of sale (see Par. 14.6(C)) is given before you seek redemption, you may redeem only by paying the delinquent rent plus our reasonable charges for packing, removing, and storing.

(B)Property removed after surrender, abandonment, or judicial eviction. If we've removed and stored property after surrender, abandonment, or judicial eviction, you may redeem only by paying all sums you owe, including rent, late fees, reletting charges, storage charges, damages, etc.

(C)Place and payment for return. We may return re-deemed property at the place of storage, the management office, or the Leased Premises (at our option). We may require payment by cash, money order, or certified check.

14.6 Disposition or Sale.

(A) Our options. Except for animals, we may throw away or give to a charitable organization all personal property that is:
(1) left in the Leased Premises after surrender, abandonment; or
(2) left outside more than 1 hour after writ of possession is executed, following judicial eviction.

(B) Animals. An animal removed after surrender, abandonment, or eviction may be kenneled or turned over to a local authority, humane society, or rescue organization.

(C) Sale of property. Property not thrown away or given to charity may be disposed of only by sale, which must be held no sooner than 30 days after written notice of the date, time, and place of sale is sent by both regular mail and certified mail (return receipt requested) to your last known address. The notice must itemize the amounts you owe and provide the name, address, and phone number of the person to contact about the sale, the amount owed, and your right to redeem the property. The sale may be public or private; is subject to any third-party ownership or lien claims; must be to the highest cash bidder; and may be in bulk, in batches, or item-by-item. If the proceeds from the sale are more than you owe, the excess amount must be mailed to you at your last known address within 30 days after sale.

15. Failing to Pay First Month's Rent. If you don't pay the first month's rent when or before the Lease begins, all future rent for the Lease term will be automatically accelerated without notice and become immediately due. We also may end your right of occupancy and recover damages, future rent, reletting charges, attorney's fees, court costs, and other lawful charges. Our rights, remedies and duties under Par. 10 and 32 apply to acceleration under this paragraph.

16. Rent Increases and Lease Changes. No rent increases or Lease changes are allowed before the initial Lease term ends, except for those allowed by special provisions in Par. 9, by a written addendum or amendment signed by you and us, or by reasonable changes of Leased Premises rules allowed under Par. 19. If, at least 5 days before the advance-notice deadline referred to in Par. 3, we give you written notice of rent increases or Lease changes that become effective when the Lease term or renewal period ends, this Lease will automatically continue month-to-month with the increased rent or Lease changes. The new modified Lease will begin on the date stated in the notice (without needing your signature) unless you give us written move-out notice under Par. 36. The written move-out notice under Par. 36 applies only to the end of the current Lease or renewal period.

17. Deleted.

18. Disclosure of Information. We may, but are not obligated to, share and use information related to this lease for law-enforcement, governmental, or business purposes. At our request, any utility provider may give us information about pending or actual connections or disconnections of utility service to the Leased Premises.

WHILE OCCUPYING THE LEASED PREMISES

19. Policies and Rules.

19.1 Generally. Our rules are considered part of this Lease. You, your occupants, and your guests must comply with all written rules and policies, including instructions for care of our property. We may regulate: (A) the use of patio, balcony, garage and porch; (B) the conduct of furniture movers and delivery persons. We may make reasonable changes to written rules, and those rules can become effective immediately if the rules are provided to the Leased Premises and do not change the dollar amounts on pages one and two of this lease.

19.2 Some Specifics. The Leased Premises must be kept clean. Trash must be disposed of at least weekly in appropriate receptacles in accordance with local ordinances. You will use balconies with care and will not overload them.

19.3 Limitations on Conduct. Within the Leased Premises, you, your occupants, and your guests must not use candles or kerosene lamps or heaters without our prior written approval, or cook on balconies or outside. You, your occupants, and your guests must not solicit business or contributions. Conducting any kind of business outside that of Southern Broadband LLC is prohibited—except that any lawful business conducted "at home" by computer, mail, or telephone is permissible if customers, clients, patients, or other business associates do not come to the Leased Premises for business purposes.

19.4 Exclusion of Persons. We may exclude from the Leased Premises any guests or others who, in our sole judgment, have been violating the law, violating this Lease or our rules, or disturbing other neighbors or owner representatives. We may also exclude from the Leased Premises anyone who refuses to show photo identification or refuses to identify himself or herself as an occupant, or a guest of a specific occupant.

19.5 Notice of Convictions and Registration. You must notify us within 15 days if any occupants are convicted of (A) any felony, or (B) any

misdemeanor involving a controlled substance, violence to another person, or destruction of property. You must also notify us within 15 days if any occupants register as a sex offender. Informing us of a criminal conviction or sex-offender registration doesn't waive any rights we may have against you.

19.6 Refrain from damaging. To refrain from, and cause your household members or guests to refrain from, destroying, defacing, damaging, or removing any part of the Leased Premises/Property and to refrain from and cause your household members or guests to refrain from illegal or other activity which impairs the physical or social environment of the neighborhood.

19.7 To use customary diligence in maintaining the Leased Premises/Property. Unless authorized by statute or by us in writing, you agree that you and your household members will not, and will not allow other persons, to: (1) perform any repairs, paint, wallpaper, carpet, make electrical changes, or alterations of our property; (2) place or attach signs or fences on the Leased Premises/Property; (3) install fans, heaters, air conditioners, antennas, satellite dishes, or additional phone or TV cable outlets; (4) change, add, or re-key locks; (5) deface, damage, or remove our property, including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks, and security devices; (6) keep water furniture in your dwelling unit. No holes, stickers, or contact paper are allowed inside or outside the Leased Premises/Property, but a reasonable number of small nail holes for hanging pictures on sheetrock walls are permitted. When you move in, we will supply light bulbs for fixtures we furnish, including exterior fixtures operated from inside the Property; after move-in, you must replace them at your expense with bulbs of the same type and wattage;

19.8 To notify us in advance if you and your household members plan to be away from the Leased Premises/Property for more than seven (7) consecutive days;

19.9 To take reasonable precautions to prevent fires; to refrain from storing or keeping flammable materials upon the Leased Premises/Property or storing anything in closets having gas appliances; to refrain from tampering with utilities, bringing hazardous materials into the Leased Premises/Property, or using candles or kerosene lamps;

19.10 TO PAY CHARGES FOR DAMAGES CAUSE BY FIRE OR SMOKE THAT ARE A DIRECT OR INDIRECT RESULT OF NEGLIGENCE ON THE

PART OF YOU, ANY HOUSEHOLD MEMBER, OR GUEST, AS DETERMINED BY THE FIRE DEPARTMENT, IN ACCORDANCE WITH PARAGRAPH 13. OF THIS LEASE. SUCH FIRE AND SMOKE DAMAGE CHARGES SHALL BE THE AMOUNT OF THE REPAIR/REPLACEMNT ACTUAL COSTS, OR THE DEDUCTIBLE AMOUNT ON THE LANDLORD'S FIRE INSURANCE POLICY, WHICHEVER IS LESS;

19.11 To use reasonable care to keep the Leased Premises/Property in such a condition as to ensure proper health and sanitation for you, your house hold members, and neighbors; to notify us immediately of any conditions in or about the Leased Premises/Property that are hazardous to the health and safety of you, your household members or other residents or that are in need of repair. Your failure to promptly report the need for repairs in a timely manner shall be considered a contributing cause to any further damages that occur, for which you may be charged under Paragraph 13.

19.12 To remove from the Leased Premises/Property any vehicle without valid or current registration and inspection stickers; to refrain from parking any vehicles in any right-of-way or fire lane; and to refrain from automobile maintenance and repairs on Leased Premises/Property.

19.13 To refrain from and assure that your house hold members, guests, or other persons under your control refrain from consumption of, possession of open containers of alcoholic beverages in the outside areas of the Leased Premises/Property (includes yards, steps, and porches) which may be visible from the public right-of-way;

19.14 To refrain from and ensure that members of your household, guests, or other persons under your control refrain from smoking inside the premise. This includes E Cigarettes and Vaping. If you, your household members, guest or other persons smoke outside the premise all buds will be disposed of properly;

19.15 In case of a storm the Lessee will be responsible for turning the water off at the meter before Lessee leave town or any extended stay from the premises. Any loss of water due to a Hurricane is Lessees responsibility. The water company will charge Lessee and will not provide water until the bill is paid.

19.16 Refrain from installing swimming pools, trampolines, or play structures on any area of the leased property.

20. Prohibited Conduct. Occupants and guests may not engage in the following activities:

(a) criminal conduct, regardless of whether or where arrest or conviction occurs, including but not limited to: manufacturing, delivering, or possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by law; discharging a firearm on the Leased Premises; or, except when allowed by law, displaying or possessing a gun, knife, or other weapon, or in a way that may alarm others;
(b) behaving in a loud or obnoxious manner;
(c) disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the Leased Premises;
(d) disrupting our business operations;
(e) storing anything in closets containing gas appliances;
(f) tampering with utilities or telecommunications;
(g) bringing hazardous materials into the Leased Premises;
(h) using windows for entry or exit;
(i) heating the Leased Premises with a gas-operated cooking stove or oven; or
(j) making bad-faith or false allegations against us or our agents to others.

21. Parking. We may regulate the time, manner, and place of parking all cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles. We may have any unauthorized or illegally parked vehicles towed at the owner's expense if the vehicle is inoperable, on blocks, or is on jacks. A vehicle is prohibited on the Lease Premises/Property and may be removed by the Landlord at owner's and/or Lessee's expense if the vehicle:

(a) Lacks current registration or inspection stickers, has a flat tire, is on blocks or jacks, has tires or wheels missing, is leaking fluids, disabled, damaged or otherwise inoperable; or

(b) Is parked in any portion of a yard area, or on the grass, sidewalk, patio, or other area not intended for parking; or

(c) Occupies the area between the property line and the street curb; or

(d) Belongs to a Lessee or Lessee household member who has surrendered, abandoned, or otherwise vacated the Lessee's Leased Premises, or who has been excluded from the property under Paragraph 14 of this lease; or

(e) Is an over-sized vehicle as a semi-tractor, trailer, camper, or industrial

22. Deleted

23. Deleted

24. Resident Safety and Loss.

24.1 Disclaimer. We disclaim any express or implied warranties of security. We care about your safety and that of the occupants and guests. You agree to make every effort to follow any Security Guidelines Addendum attached to this Lease. **No security system is failsafe. Even the best system can't prevent crime. Always act as if security systems don't exist since they are subject to malfunction, tampering, and human error. The best safety measures are the ones you take as a matter of common sense and habit.**

24.2 Your Duty of Due Care. You, your occupants, and your guests must exercise due care for your own and others' safety and security, especially in using smoke alarms and other detection devices, door and window locks, and other safety or security devices. Window screens are not for security or to keep people from falling out of windows.

24.3 Alarm and Detection Devices.

(A) What we'll do. We'll furnish smoke alarms or other detection devices required by law or city ordinance. We may install additional detectors not so required. We'll test them and provide working batteries when you first take possession of your apartment. Upon request, we'll provide, as required by law, a smoke alarm capable of alerting a person with a hearing-impairment disability.

(B) Your duties. You must pay for and replace batteries as needed, unless the law provides otherwise. We may replace dead or missing batteries at your expense, without prior notice to you. You must immediately report alarm or detector malfunctions to us. Neither you nor others may disable alarms or detectors. If you damage or disable the smoke alarm, or remove a battery with-out replacing it with a working battery, you may be liable to us under Texas Property Code sec. 92.2611 for $100 plus one month's rent, actual damages, and attorney's fees. You'll be liable to us and others if you fail to report malfunctions, or fail to report any loss, damage, or fines resulting from fire, smoke, or water.

24.4 Loss. Unless otherwise required by law, we're not liable to any occupant or guest for personal injury or damage, loss of personal property, or loss of business or personal income, from any cause, including fire, smoke, rain, flood, water leaks, hail, ice, snow, lightning, wind, explosions, interruption of utilities, pipe leaks, theft, vandalism, and negligent or intentional acts of occupants or guests. We have no duty to remove any ice, sleet, or snow but may remove any amount with or without notice. Unless we instruct otherwise, during freezing weather you must for 24 hours a day: (A) keep the Leased Premises heated to at least 50° Fahrenheit, (B) keep cabinet and closet doors open, and (C) drip hot- and cold-water faucets. You'll be liable for any damage to the Leased Property caused by broken water pipes due to your violating these requirements.

24.5 Crime or Emergency. Immediately dial 911 or call local medical-emergency, fire, or police personnel in case of accident, fire, smoke, suspected criminal activity, or any other emergency involving imminent harm. You should then contact our representative. None of our security measures are an express or implied warranty of security—or a guarantee against crime or of reduced risk of crime. Unless otherwise provided by law, we're not liable to you, your occupants, or your guests for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes. Even if previously provided, we're not obliged to furnish security personnel, patrols, lighting, gates, fences, or other forms of security unless required by law. We're not responsible for obtaining criminal-history checks on any occupants, guests, or contractors on the Leased Premises. If you, your occupants, or your guests are affected by a crime, you must make a written report to the appropriate local law-enforcement agency and to our representative. You must also give us the law-enforcement agency's incident-report number upon request.

25. Condition of the Premises and Alterations.

25.1 As-Is. We disclaim all implied warranties. You accept the Leased Premises, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. You'll be given an Inventory & Condition form on or before move-in. Within 48 hours after move-in, you must note on the form all defects or damage, sign the form, and return it to us. Otherwise, everything will be considered to be in a clean, safe, and good working condition.

25.2 Standards and Improvements. You must use customary diligence in maintaining the Leased Premises and not damaging or littering the Leased Premises. Unless authorized by law or by us in writing, you must not do any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise alter the Leased Premises. Unless our rules state otherwise, we'll permit a

reasonable number of small nail holes for hanging pictures on sheetrock walls and grooves of wood-paneled walls. No water furniture, washing machines, extra phone or television outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless allowed by law or we've consented in writing. You must not alter, damage, or remove our property, including alarm systems, detection devices, furniture, telephone and television wiring, screens, locks, and security devices. When you move in, we'll supply light bulbs for fixtures we furnish, including exterior fixtures operated from inside the Leased Premises; after that, you'll replace them at your expense with bulbs of the same type and wattage. Your improvements to the Leased Premises (made with or without our consent) become ours unless we agree otherwise in writing.

26. Requests, Repairs, and Malfunctions.

26.1 Written Requests Required. If you need to send a notice or request—for example, for repairs, installations, services, ownership disclosure, or security-related matters—it must be written, signed, and delivered to our designated representative in accordance with our policies (except in case of fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, crime in progress, or fair housing accommodation or modification). Our written notes on your oral request do not constitute a written request from you. Our complying with or responding to any oral request regarding security or any other matter doesn't waive the strict requirement for written notices under this Lease.

26.2 Required Notifications. You must promptly notify us in writing of water leaks, mold, electrical problems, malfunctioning lights, broken or missing locks or latches, and other conditions that pose a hazard to property, health, or safety.

26.3 Utilities. We may change or install utility lines or equipment serving the Leased Premises if the work is done reasonably without substantially increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify us immediately.

26.4 Casualty Loss and Equipment Repair. We'll act with customary diligence to make repairs and reconnections, taking into consideration when casualty-insurance proceeds are received. Unless required by statute after a casualty loss, or during equipment repair, your rent will not abate in whole or in part. Air-conditioning problems are normally not emergencies. If air-

conditioning or other equipment malfunctions, you must notify us as soon as possible on a business day.

26.5 Our Right to Terminate. If we believe that fire or catastrophic damage is substantial, or that performance of needed repairs poses a danger to you, we may terminate this Lease by giving you at least 7 days' written notice. We also have the right to terminate this Lease during the Lease term by giving you at least 30 days' written notice of termination if we are demolishing the Leased Premises or closing it and it will no longer be used for residential purposes for at least 6 months. If the Lease is so terminated, we'll refund prorated rent and all deposits, less lawful deductions. We may also remove and dispose of personal property if we believe it causes a health or safety hazard.

27. Animals.

27.1 No Animals Without Consent. No animals (including mammals, reptiles, birds, fish, rodents, amphibians, arachnids, and insects) are allowed, even temporarily, anywhere in or on the Leased Premises unless we've given written permission. If we allow an ani-mal, you must sign a separate animal addendum and, except as set forth in the addendum, pay an animal deposit. An animal deposit is considered a general security deposit. The animal addendum includes information governing animals, including assistance or service animals. We'll authorize an assistance or support animal for a disabled person without requiring an animal deposit. We may require verification of your disability and the need for such an animal. You must not feed stray or wild animals.

27.2 Violations of Animal Policies.

(A) Charges for violations. If you or any guest violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease. If you violate the animal restrictions or other animal rules, you'll pay an initial charge of **$ 100.00** per animal (not to exceed $100 per animal) and a daily charge of **10.00** per animal (not to exceed $10 per day per animal) from the date the animal was brought into your apartment until it is removed. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), you must pay for all cleaning and repair costs, including defleaing, de-odorizing, and shampooing.

(B) Removal and return of animal. We may remove an unauthorized animal by (1) leaving, in a conspicuous place in the Leased Premises, a written notice of our intent to remove the animal

within 24 hours; and (2) following the procedures of Par.28. We may keep or kennel the animal, or turn it over to a humane society, local authority or rescue organization. When keeping or kenneling an animal, we won't be liable for loss, harm, sickness, or death of the animal unless due to our negligence. You must pay for the animal's reasonable care and kenneling charges. We'll return the animal to you upon request if it has not already been turned over to a humane society, local authority or rescue organization.

28. When We May Enter. If you or any guest is present, then repairers, servicers, contractors, government representatives, lenders, appraisers, prospective tenants or buyers, insurance agents, or our representatives may peacefully enter the Leased Premises at reasonable times for reasonable business purposes. If nobody is in the Leased Premises, then any such person may enter peacefully and at reasonable times by duplicate or master key (or by breaking a window or other means when necessary) for reasonable business purposes if written notice of the entry is left in a conspicuous place in the apartment immediately after the entry. Law officers with a search or arrest warrant or those in hot pursuit may be allowed to enter. We are under no obligation to enter only when you are present, and we may, but are under no obligation to, give prior notice or make appointments.

29. Multiple Occupants/Residents. Each occupant/resident is jointly and severally liable for all Lease obligations. If you or any guest or occupant violates the Lease or rules, all residents are considered to have violated the Lease. Our requests and notices (including sale notices) to any occupant or resident constitute notice to all residents and occupants. Notices and requests from any resident or occupant constitute notice from all residents. Your notice of Lease termination may be given only by a resident. In eviction suits, each resident/occupant is considered the agent of all other residents/occupant in the Leased Premises for service of process.

30. Rental Prohibited. You agree that you won't rent, offer to rent or license all or any part of the Leased Premises to anyone else unless otherwise agreed to by us in writing. You agree that you won't accept anything of value from anyone else for the use of any part of the Leased Premises. You agree not to list any part of your Leased Premises on any lodging rental website or with any person or service that advertises dwellings for rent.

RESPONSIBILITIES OF LESSOR AND LESSEE

31. Our Responsibilities.

31.1 Generally. We'll act with customary diligence to:
(a) maintain fixtures, hot water, heating, and air conditioning equipment;

(b) substantially comply with all applicable laws regarding safety, sanitation, and fair housing; and
(c) make all reasonable repairs, subject to your obligation to pay for damages for which you're liable.

The time, manner, method and means of performing maintenance and repairs, including whether or which vendors to use, are within our sole discretion.

31.2 Your Remedies. If we violate any of the above, you may possibly terminate this Lease and exercise other remedies under Texas Property Code Sec. 92.056 by following this procedure:

(a) all rent must be current, and you must make a written request for repair or remedy of the condition—after which we'll have a reasonable time for repair or remedy;
(b) if we fail to do so, you must make a second written request for the repair or remedy (to make sure that there has been no miscommunication between us)—after which we'll have a reasonable time to repair or remedy; **and**
(c) if the repair or remedy still hasn't been accomplished within that reasonable time period, you may immediate-ly terminate this Lease by giving us a final written notice. You also may exercise other statutory remedies, including those under Texas Property Code sec. 92.0561.

31.3 Request by Mail. Instead of giving the two written requests referred to above, you may give us one request by certified mail, return receipt requested, by registered mail, or by any trackable mail or delivery method through the postal service or a private delivery service—after which we'll have a reasonable time to repair or remedy. "Reasonable time" accounts for the nature of the problem and the reasonable availability of materials, labor, and utilities. Your rent must be current when you make any request. We'll re-fund security deposits and prorated rent as required by law.

32. Default by Occupant/Resident.

32.1 Acts of Default. You'll be in default if:
(A) you don't timely pay rent or other amounts you owe;
(B) you or any guest or occupant violates this Lease, rules, or fire, safety, health, or criminal laws, regardless of whether or where arrest or conviction occurs;
(C) you abandon the Leased Premises;
(D) you give incorrect or false answers or information about an occupant;
(E) any occupant is arrested, charged, detained, convicted, or given deferred adjudication or pretrial diversion for

(1) an offense involving actual or potential physical harm to a person, or involving the manufacture or delivery of a controlled substance, marijuana, or drug paraphernalia as defined in the Texas Controlled Substances Act, or
(2) any sex-related crime, including a misdemeanor;
(F) any illegal drugs or paraphernalia are found in the Leased Premises; or
(G) you or any occupant, in bad faith, makes an invalid habitability complaint to an official or employee of a utility company or the government.

32.2 Eviction. If you default or hold over, we may end your right of occupancy by giving you at least a 24-hour written notice to vacate. Notice may be given by:
(A) regular mail;
(B) certified mail, return receipt requested;
(C) personal delivery to any resident/occupant;
(D) personal delivery at the Leased Premises to any occupant over 16 years old;
(E) affixing the notice to the inside of the Leased Premise's main entry door; or
(F) securely affixing the notice to the outside of the Leased Premises main entry door as allowed by law.
Notice by mail under (A) or (B) will be considered delivered on the earlier of actual delivery, or 3 days after the notice is deposited in the U.S. Postal Service with postage. Termination of your possession rights or a later reletting doesn't release you from liability for future rent or other Lease obligations. **After giving notice to vacate or filing an eviction suit, we may still accept rent or other sums due; the filing or acceptance doesn't waive or diminish our right of eviction or any other contractual or statutory right.** Accepting money at any time doesn't waive our right to damages, to past or future rent or other sums, or to our continuing with eviction proceedings. In an eviction, rent is owed for the full rental period and will not be prorated.

32.3 Acceleration. Unless we elect not to accelerate rent, all monthly rent for the rest of the Lease term or renewal period will be accelerated automatically without notice or demand (before or after acceleration) and will be immediately due and delinquent if, without our written consent: (A) you move out, remove property in preparing to move out, or you give oral or written notice of intent to move out before the Lease term or renewal period ends; and (B) you haven't paid all rent for the entire Lease term or renewal period. Such conduct is considered a default for which we need not give you notice. Remaining rent will also be accelerated if you're judicially evicted or move out when we demand because you've defaulted. Acceleration is subject to our mitigation obligations below.

32.4 Holdover. You or any occupant, invitee, or guest must not hold over beyond the date contained in your move-out notice or our notice to vacate (or beyond a different move-out date agreed to by the parties in writing). If a holdover occurs, then (A) holdover rent is due in advance on a daily basis and may become delinquent without notice or demand; (B) rent for the holdover period will be increased by 25% over the then-existing rent, without notice; (C) you'll be liable to us (subject to our mitigation duties) for all rent for the full term of the previously signed Lease of a new resident who can't occupy because of the holdover; and (D) at our option, we may extend the Lease term—for up to one month from the date of notice of Lease extension—by delivering written notice to you or the Leased Premises while you continue to hold over.

32.5 Other Remedies. We may report unpaid amounts to credit agencies as allowed by law. If we or our debt collector tries to collect any money you owe us, you agree that we or the debt collector may contact you by any legal means, including texting, calling your business and cell phone, and using an automated dialer. If you default, you will pay us, in addition to other sums due, any amounts stated to be rental discounts or concessions agreed to in writing. Upon your default, we have all other legal remedies, including Lease termination and statutory lockout under Texas Property Code sec. 92.0081, **except as lockouts and liens are prohibited by Texas Government Code sec. 2306.6738 for owners supported by housing-tax-credit allocations.** A prevailing party may recover reasonable attorney's fees and all other litigation costs from the non-prevailing parties, except a party may not recover attorney's fees and litigation costs in connection with a party's claims seeking person-al-injury, sentimental, exemplary or punitive damages. We may recover attorney's fees in connection with enforcing our rights under this Lease. All unpaid amounts you owe, including judgments, bear 18% interest per year from the due date, compounded annually. You must pay all collection-agency fees if you fail to pay sums due within 10 days after we mail you a letter demanding payment and stating that collection-agency fees will be added if you don't pay all sums by that deadline. You are also liable for a charge (not to exceed $150) to cover our time, cost and expense for the lawful removal of an animal or in any eviction proceeding against you, plus attorney's fees, court costs, and filing fees actually paid.

32.6 Mitigation of Damages. If you move out early, you'll be subject to Par.10 and all other remedies. We'll exercise customary diligence to relet and minimize damages. We'll credit all later rent that we actually receive from subsequent residents against your liability for past-due and future rent and other sums due.

GENERAL CLAUSES

33. Other Important Provisions.

33.1 Representatives' Authority; Waivers; Notice. Our representatives (including management personnel, employees, and agents) have no authority to waive, amend, or terminate this Lease or any part of it unless in writing, and no authority to make promises, representations, or agreements that impose security duties or other obligations on us or our representatives, unless in writing. Any dimensions and sizes provided to you relating to the Leased Premises are only approximations or estimates; actual dimensions and sizes may vary. No action or omission by us will be considered a waiver of our rights or of any subsequent violation, default, or time or place of performance. **Our choice to enforce, not enforce or delay enforcement of written-notice requirements, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstances.** Except when notice or demand is required by law, you waive any notice and demand for performance from us if you default. If anyone else has guaranteed performance of this Lease, a separate Lease Guaranty for each guarantor must be executed. Written notice to or from our managers constitutes notice to or from us. Any person giving a notice under this Lease should keep a copy or record of it. Fax or electronic signatures are binding. All notices must be signed. Notice may be given electronically **by us to you** if allowed by law. If allowed by law and in accordance with our policies, electronic notice from you to us must be addressed to the email address we provide for notice purposes.

33.2 Miscellaneous. All remedies are cumulative. Exercising one remedy won't constitute an election or waiver of other remedies. All provisions regarding our nonliability or nonduty apply to our employees, agents, and management companies. No employee, agent, or management company is personally liable for any of our contractual, statutory, or other obligations merely by virtue of acting on our behalf. This Lease binds subsequent owners. This Lease is subordinate to existing and future recorded mortgages, unless the owner's lender chooses otherwise. All Lease obligations must be performed in Galveston County. If you have insurance covering the Leased Premises or your personal belongings at the time you or we suffer or allege a loss, you agree to waive any insurance subrogation rights. All notices and documents may be in English. The term "including" in this Lease should be interpreted to mean "including but not limited to." Nothing in this Lease constitutes a waiver of our remedies for a breach under your prior lease that occurred before the lease term in Par. 3 begins.

33.3 Severability. If any provision of this Lease is invalid or unenforceable under applicable law, it won't invalidate the remainder of the Lease or change

the intent of the parties. Neither an invalid clause nor the omission of initials on any page invalidates this Lease.

34. Payments. Payment of each sum due is an independent covenant. When we receive money, other than sale proceeds under Par. 14 or water payments subject to government regulation, we may apply it at our option and without notice first to any of your unpaid obligations, then to current rent. We may do so regardless of notations on checks or money orders and regardless of when the obligations arose. All sums other than rent and late fees are due upon our demand. After the due date, we do not have to accept any payments.

35. Deleted

WHEN MOVING OUT
36. Move-Out Notice.

36.1 Requirements and Compliance. Your move-out notice doesn't release you from liability for the full term of the Lease or renewal term. You'll still be liable for the entire Lease term if you move out early except under Par. 9 or 31. **Your move-out notice must comply with each of the following:**

(a) We must receive advance written notice of your move out date. You must give notice in advance by at least the number of days required in Par. 3 or in special provisions—even if the Lease has become a month-to-month lease. Unless we require more than 30 days' notice, if you give notice on the first day of the month you intend to move out, it will suffice for move-out on the last day of that month, as long as all other requirements below are met.

(b) Your move-out notice must be in writing. An oral move-out notice will not be accepted and will not terminate your Lease.

(c) Your move-out notice must not terminate the Lease sooner than the end of the Lease term or renewal period.

(d) If we require you to give us more than 30 days' written notice to move out before the end of the Lease term, we will give you 1 written reminder not less than 5 days nor more than 90 days before your deadline for giving us your written move-out notice. If we fail to give a reminder notice, 30 days' written notice to move-out is required.

36.2 Unacceptable Notice. Your notice is not acceptable if it doesn't comply with all of the above. We recommend that you use our written move-out form to ensure that you provide all the information needed. You must get from us a

written acknowledgment of your notice. If we fail to give a reminder notice, 30 days' written notice to move out is required. If we terminate the Lease, we must give you the same advance notice—unless you are in default.

37. Move-Out Procedures. The move-out date can't be changed unless we and you both agree in writing. You won't move out before the Lease term or renewal period ends unless all rent for the entire Lease term or renewal period is paid in full. Early move-out may result in reletting charges and acceleration of future rent under Par. 10 and 32. You're prohibited by law from applying any security deposit to rent. You can't stay beyond the date you're supposed to move out. All residents, occupants and guests must surrender or abandon the Leased Premises before the 30-day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing, your forwarding address.

38. Cleaning. You must thoroughly clean the Leased Premises, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, and storage rooms. You must follow move-out cleaning instructions if they have been provided. If you don't clean adequately, you'll be liable for reasonable cleaning charges—including charges for cleaning carpets, draperies, furniture, walls, etc. that are soiled beyond normal wear (that is, wear or soiling that occurs without negligence, carelessness, accident, or abuse).

39. Move-Out Inspection. You should meet with our representative for a move-out inspection. Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or estimates by us or our representative are subject to our correction, modification, or dis-approval before final accounting or refunding.

40. Security Deposit Deductions and Other Charges. You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or damages caused by negligence, carelessness, accident, or abuse, including stickers, scratches, tears, burns, stains, or unapproved holes; replacement cost of our property that was in or attached to the Leased Premises and is missing; replacing dead or missing alarm or detection-device batteries at any time; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone, Internet, television services, or rental items (if you so request or have moved out); unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized security devices or alarm systems; agreed reletting charges; packing, removing, or storing property removed or stored under Par. 14; removing illegally parked vehicles; false security-alarm charges unless due to our negligence; animal-related charges under Par. 6 and 27; government fees or fines against us for violation (by you, your occupants, or your guests) of local ordinances relating to alarms and detection devices, false alarms, recycling, or other matters; late-payment and returned-check charges; and other sums due under this Lease. You'll be liable to us for: (A) charges for replacing any keys and access

devices referenced in Par. 5 if you don't return them all on or before your actual move-out date; (B) accelerated rent if you've violated Par. 32; and (C) a reletting fee if you've violated Par. 10. We may also deduct from your security deposit our reasonable costs incurred in rekeying security devices required by law if you vacate the apartment in breach of this Lease.

41. Deposit Return, Surrender, and Abandonment.

41.1 Your Deposit. We'll mail you your security-deposit refund (less lawful deductions) and an itemized accounting of any deductions, no later than 30 days after surrender or abandonment, unless laws provide otherwise.

41.2 Surrender. You have **surrendered** the Leased Premises when: (A) the move-out date has passed and no one is living in the Leased Premises in our reasonable judgment; or (B) Leased Premises keys and access devices listed in Par. 5 have been turned in to us—whichever happens first.

41.3 Abandonment. You have **abandoned** the apartment when all of the following have occurred: (A) everyone ap-pears to have moved out in our reasonable judgment; (B) clothes, furniture, and personal belongings have been substantially removed in our reasonable judgment; (C) you've been in default for nonpayment of rent for 5 consecutive days, or water, gas, or electric service for the Leased Premises not connected in our name has been terminated or transferred; and (D) you've not responded for 2 days to our notice left on the inside of the main entry door stating that we consider the Leased Premises abandoned.

41.4 The Ending of Your Rights. Surrender, abandonment, or judicial eviction ends your right of possession for all purposes and gives us the immediate right to clean up, make repairs in, and relet the Leased Premises; determine any security-deposit deductions; and remove property left in the Leased Premises. Surrender, abandonment, and judicial eviction affect your rights to property left in the Leased Premises (Par. 14), but don't affect our mitigation obligations.

42. Attachments. We will provide you with a copy of the Lease as required by statute. This may be in paper format, in an electronic format if you request it, or by e-mail if we have communicated by e-mail about this Lease. Our rules and policies, if any, will be attached to the Lease and given to you at signing. When an Inventory and Condition form is completed, both you and we should retain a copy. The items checked below are attached to and become a part of this Lease and are binding even if not initialed or signed.

____ Additional Special Provisions.

____Leased Premises Rules and Policies

____Lease Contract Guaranty

____Move-Out Cleaning Instructions

____Liability Insurance Addendum

____Repair or Service Request form.

43. EMERGENCY CONTACT. At the time of signing of this Lease, Lessee identifies the following as a contact person in case of an emergency if we are unable to contact the Lessee:

Doug Saunders
Cell:409 781-1245
Work: 409 684-2016
Email:dougsaunders@gcesd2.org

Executed this _____ day of _____ 2020.

Lessor:

_____

Lessee:

_____

Exhibit F

Galveston County
Emergency Services District #2

930 Noble Carl Drive
P.O Box 1575
Crystal Beach, TX 77650

409-684-2005
Website: GCESD2.org

PERFORMANCE APPRAISAL FORM
Port Bolivar Volunteer Fire Department

Chief:	**President**
Appraisal Period:	**Appraisal Prepared by:**

I. Evaluation Rating

Ratings		
5	**Consistently Exceeds Expectations (CEE):**	Job Performance easily exceeds job requirements. Performance approaches the best possible attainment.
4	**Exceeds Expectations (EE):**	Accomplishments are above expected level or essential requirements.
3	**Meets Expectations (ME):**	Meets established standards in a satisfactory and adequate manner. Performance requires a normal degree of supervision.
2	**Below Expectation (BE):**	Meets some of the established standards and expectations.
1	**Unsatisfactory (UN):**	Performance is at a level below established standards with the result that overall contribution is marginal and substandard. Performance requires a high degree of supervision.
0	**Not Applicable (NA):**	Does not apply.

A. <u>Records Management</u>: Administrative - VFD has updated Standard Operating Guidelines, By-laws and Active 501-C3 status, meeting minutes

Rating:	**CEE**	**EE**	**ME**	**BE**	**UN**	**NA**	**Rating ____**
	5	**4**	**3**	**2**	**1**	**0**	

<u>Comments:</u> _____

_____

Galveston County
Emergency Services District #2

930 Noble Carl Drive
P.O Box 1575
Crystal Beach, TX 77650

409-684-2005
Website: GCESD2.org

1) **Responses: responses, non-responses and member participation**

Rating: CEE 5 EE 4 ME 3 BE 2 UN 1 NA 0 **Rating** _____

Comments: _____

_____

2) **Emergency Reporting and are complete and up to date?**

Rating: CEE 5 EE 4 ME 3 BE 2 UN 1 NA 0 **Rating** _____

Comments: _____

_____

3) **Membership participation, certifications and activity**

Rating: CEE 5 EE 4 ME 3 BE 2 UN 1 NA 0 **Rating** _____

Comments: _____

_____

4) **Emergency Preparedness: Equipment readiness, member notification and disaster planning**

Rating: CEE 5 EE 4 ME 3 BE 2 UN 1 NA 0 **Rating** _____

Comments: _____

_____

5) **Planning: future planning, budget concerns, etc.**

Rating: CEE 5 EE 4 ME 3 BE 2 UN 1 NA 0 **Rating** _____

Comments: _____

_____

6) **Communication** – internal and external with volunteers and community – social media, emails or other?

Rating: CEE 5 EE 4 ME 3 BE 2 UN 1 NA 0 **Rating** _____

Comments: _____

_____

7) **Operational Capabilities**

Galveston County
Emergency Services District #2

930 Noble Carl Drive
P.O Box 1575
Crystal Beach, TX 77650

409-684-2005
Website: GCESD2.org

Is the organization able to meet ISO requirements, specialty hazards in their response area?

Rating:	CEE	EE	ME	BE	UN	NA	Rating _____
	5	4	3	2	1	0	

Comments:_____

_____

8) **Volunteer Development**

Does the department demonstrate ability to select, train or develop volunteers?

Rating:	CEE	EE	ME	BE	UN	NA	Rating _____
	5	4	3	2	1	0	

Comments:_____

_____

9) **Organization – leadership credentials and training**

Rating:	CEE	EE	ME	BE	UN	NA	Rating _____
	5	4	3	2	1	0	

Comments:_____

_____

10) **Recognized improvements needed and priorities established?**

Documentation of areas of concern and known hazards in the community?

Rating:	CEE	EE	ME	BE	UN	NA	Rating _____
	5	4	3	2	1	0	

Comments:_____

_____

11) **Management of Assets**

Does the department effectively and efficiently able to accommodate for response ready equipment, inventory management and equipment?

Rating:	CEE	EE	ME	BE	UN	NA	Rating _____
	5	4	3	2	1	0	

Comments:_____

_____

12). **Overall Effectiveness of the VFD**

Using the ratings for each skill, summarize how specific strengths and weaknesses contribute to the organization's success.

_____

_____

Galveston County
Emergency Services District #2

930 Noble Carl Drive
P.O Box 1575
Crystal Beach, TX 77650

409-684-2005
Website: GCESD2.org

_____

_____

Rating - _____ out of _____

Plan of improvement -_____

_____

Signatures and Approvals

Fire Chief: _____ Date _____

District Manager: _____ Date _____

Exhibit G

Galveston County ESD # 2
930 Noble Carl Dr.
Crystal Beach, Texas 77650

Monthly Board Meeting

Month: November 2022

- **Calls for service:**

90

- **Zone Breakdown:**

PB: 12
CB: 56
GC: 4
HI: 6
Out of district: 12

- **Average shoot time:**

1 minute and 18 seconds

- **Calls for service dispositions:**

Transports: 51
Refusals: 24
Cancelled: 3
Fire Department Assist: 6
Public Assist: 2
Blood Draws: 1
DOS: 2
Flights: 1
Other: 0

- **Station up-dates:**

PB: Driveway improvements
CB: No reported issues
HI: New door installation for EMS quarters

- **Unit up-dates:**

Med 20: Oil change
Total expenditures $ 115.00
Med 21:
Total expenditures $ 0.00
Med 22:
Total expenditures $ 0.00
Med 23: Timing chain cover / oil change / lube & grease job / new filters
Total expenditures $ 741.13
Med 24: Front brake re-build
Total expenditures $1,094.75
Squad 1200:
Total expenditures $0.00
Squad 21:
Total expenditures $0.00
Beach Rescue 1:
Total expenditures $0.00

- **Grand Total of Fleet expenditures: $1,950.88**

- **Employee reports:**

One employee out with a knee injury after getting out of the back of the ambulance while on a call
2 employees will require surgery due to off the job injuries one on a hand and one on a knee

- **Administrative reports:**

We just partnered with EMS 1 Academy for all our training needs. It is an on-line platform. It allows us to track training attendance, assign specific training, it also gives us the ability to print a detailed report for our Medical Director or the State on individual employee completed trainings, trainings not completed, we can also print reports should the State request training documentation on a single employee or the ESD as a whole. It gives us the ability to up-load our own training that we have. Other than the NAEMT classes and AHA classes this will allow our Medics to obtain the required training for the State and National Registry. This will not supplement additional training such as conferences, any technical training courses, NAEMT (we do these in-house) courses and AHA courses (we do these in house also).

We will be starting our new schedule effective 01/01/2023. The crew will be on a 3-month rotation between Monday/Tuesday and Wednesday/Thursday and Friday/Saturday. We decided to go to this schedule rotation in hopes to make it more desirable to come to work here. Currently when someone applies, they are told they will be on a specific set days schedule for an unknown time frame, that has proven to deter people from coming to work here based off email responses Doug has received.

- **Disciplinary reports:**

None to report

- **Total times FD dispatched with EMS:**

PB: 7
CB: 38
HI: 9

- **Total times FD responded when dispatched with EMS**

PB: 4
CB: 27
HI: 9

- **Total times FD did not respond when dispatched with EMS**

PB: 3
CB: 11
HI: 0

- **Up-coming events:**

There is a concert in Margaretville on New Year's Eve. We will be staffing the Beach unit that evening.

- **End of report:**

Frank DeMarco
Operations Supervisor / Paramedic
Galveston County ESD #2
930 Noble Carl Drive
Crystal Beach, Texas 77650
409-750-1053
frankdemarco@gcesd2.org

Exhibit H

GALVESTON COUNTY
EMERGENCY SERVICES

DISTRICT #2

District Manager

Executive Monthly Summary

December 14th, 2022

- **Audit** has commenced by Brooks and Watson. Correspondence will be sent to Commissioners. Questionnaires are in your packets to be filled out and returned to Georgia.
- **ESD Brush truck (Brush 21)** – The motor for the skid unit (pump) has been replaced by Sieben equipment in Kountze.
- **New updated Verizon fleet tracking devices** have been installed and include new features that can be accessed via apps, individual key fob tracking and offers camera integration.
- **Port Bolivar EMS station –** driveway repairs were required due to excessive rain and weight of ambulance. One load of

crushed concrete was delivered and spread and after material packs, an additional top dressing material will be added.

- **Chassis order for remounts-** At the January meeting, I will be requesting the purchase of two Dodge 4500 4x4 chassis to be used as remounts, as discussed in the budget hearings. Due to delivery time and backlog, prolonging an order can extend delivery times and will increase maintenance cost. Estimated chassis cost is $68,018.00 (HGAC)

EMS Billing

YTD-$ 355,474.00 charges

Collections - $(19,926) / $65,341 YTD

Cash per transport -$408 ($2,222 avg)

EMS Payroll /Benefits

Wages - $118,102.79

Benefits $14,615.90

Employee Updates

Two open positions due to workers comp claims (PTSD /Fall-knee injury).
One full-time employee was moved to Wed/Thursday shift to cover one of the openings on Mon/Tues, and the other position is not filled due to off-season staffing

November Fire Response

- High Island VFD – 11

.

- Port Bolivar VFD – 1

- Crystal Beach VFD- 17 hosted the Galveston County Fire Fighters Association Meeting December 1st

Galveston County ESD 2

Port Bolivar, TX

This report was generated on 12/7/2022 2:17:18 PM

Total Incidents per Personnel for Date Range

Personnel: All Personnel | Sort By: Personnel | Start Date: 01/01/2022 | End Date: 12/01/2022

PERSONNEL	COUNT	PERCENTAGE
Blashill, Dawn	16	3.17 %
Bouse, Billy	5	0.99 %
Bouse, Bobby	5	0.99 %
Bouse, Nancy	2	0.40 %
Bouse, Peggy	2	0.40 %
Cagle, Ruby	6	1.19 %
Comeaux, Curtis	12	2.38 %
Comeaux, Debbie	7	1.39 %
Comeaux, Leanne	33	6.55 %
Comeaux, Malcolm M	38	7.54 %
Comeaux, Tommy	2	0.40 %
Cruz, Paulina	7	1.39 %
Dekerlegend, Dana	1	0.20 %
Doran, Michael	2	0.40 %
Duncan, Bruce	104	20.63 %
Evans, Richard	1	0.20 %
Ewing, Chad	3	0.60 %
Forey, Mark	92	18.25 %
Forey, Mark	19	3.77 %
Holder, Michael	62	12.30 %
Isaacks Jr., Robert L	76	15.08 %
Isaacks, Austin	26	5.16 %
Lange, Denise	1	0.20 %
Lange, Michael	1	0.20 %
Loftin, April	3	0.60 %
Loftin, Richard	9	1.79 %
Looper, Gerald	15	2.98 %
Manuel, James	37	7.34 %
McClendon, Megan	32	6.35 %
Mills, Josh d	17	3.37 %
Myers, David A	2	0.40 %
Newberry , Gunner	33	6.55 %
Palmer, Jesse	6	1.19 %
Riley, Michael	8	1.59 %
Riley, Mike	71	14.09 %
Riley, Terrie	56	11.11 %
Rossler, Mike	37	7.34 %
Scheibel, Angie	1	0.20 %

PERSONNEL	COUNT	PERCENTAGE
Schelbel, Ed	9	1.79 %
Scott, Sheldon	43	8.53 %
Smith , Austin	4	0.79 %
Stanford, Damon	18	3.57 %
Stevens, Austin	1	0.20 %
Stevens, Rob	35	6.94 %
Strimple, Hoss	7	1.39 %
Tedder, Tessa	1	0.20 %
Thompson, Orbin	39	7.74 %
Turner, Rodger	12	2.38 %
Weeks, Angelaa	7	1.39 %
Weeks, William	14	2.78 %
Williams, Cathy	2	0.40 %
Williams, John	9	1.79 %
Williams, Jose	156	30.95 %
Wilson, Loretta	3	0.60 %
Wilson, Timothy	21	4.17 %
Sum of Individual Responses	1231	
Total Incidents for Date Range	504	

Exhibit I

Galveston County Emergency Services No. 2
Balance Sheet
As of November 30, 2022

	Nov 30, 22
ASSETS	
Current Assets	
Checking/Savings	
6682 - TexStar Capital	407,303.24
6682 - TexStar Emergency	1,033,033.11
6682 - TexStar Savings Account	210,930.21
6680 · Checking Texas First	434,933.54
6681 · Savings - Texas First Bank	2,489.98
6683 · Texas First - Billing Rev. Acc.	494,305.96
Total Checking/Savings	2,582,996.04
Accounts Receivable	
1100 · Grant Receivable	500.00
Total Accounts Receivable	500.00
Other Current Assets	
1110 · Property Taxes Receivable	34,113.00
1111 · Deferred Portion of Taxes Rec.	-34,113.00
1120 · Sales Tax Receivable	181,640.36
1125 · Other Assets	2,688.03
12100 · Inventory Asset	260.00
Total Other Current Assets	184,588.39
Total Current Assets	2,768,084.43
Fixed Assets	
1150 · Depreciable Assets	642,836.10
5021 · CBVFD Fire Truck	14,360.00
Total Fixed Assets	657,196.10
TOTAL ASSETS	**3,425,280.53**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
1700 · Accrued Expenses	221,089.04
24000 · Payroll Liabilities	2,249.98
Total Other Current Liabilities	223,339.02
Total Current Liabilities	223,339.02
Total Liabilities	223,339.02
Equity	
Net Investment -Capital Assets	155,335.00
32000 · General Fund Balance	3,006,231.32
Net Income	40,375.19
Total Equity	3,201,941.51
TOTAL LIABILITIES & EQUITY	**3,425,280.53**

Galveston County Emergency Services No. 2
Profit & Loss Budget vs. Actual
October through November 2022

	Oct - Nov 22	Budget	$ Over Budget	% of Budget
Income				
1000 · Property Tax Collections	109,042.52	1,300,000.00	-1,190,957.48	8.4%
1002 · Sales Tax Revenue	372,092.70	1,300,000.00	-927,907.30	28.6%
1004 · Emergency Service Billing	28,227.14	300,000.00	-271,772.86	9.4%
1020 · Interest Income - Bank	8,795.52			
Total Income	518,157.88	2,900,000.00	-2,381,842.12	17.9%
Gross Profit	518,157.88	2,900,000.00	-2,381,842.12	17.9%
Expense				
2000 · Auditing	0.00	12,000.00	-12,000.00	0.0%
2010 · Accountant Fees	1,843.75	15,000.00	-13,156.25	12.3%
2110 · Website Support/ Other Software	533.46	9,650.00	-9,116.54	5.5%
2200 · Legal Fees	2,755.32	27,000.00	-24,244.68	10.2%
2210 · Professional Fees Other	766.34	20,000.00	-19,233.66	3.8%
2300 · Office Expenses	0.00	2,000.00	-2,000.00	0.0%
2320 · Office Equipment	0.00	2,000.00	-2,000.00	0.0%
2420 · Insurance-Liability	0.00	6,000.00	-6,000.00	0.0%
2440 · Insurance - Workers Comp	0.00	5,500.00	-5,500.00	0.0%
2450 · Bond	0.00	400.00	-400.00	0.0%
2500 · Travel Expense	0.00	3,000.00	-3,000.00	0.0%
2510 · Mileage reimbursement/tolls	0.00	12,000.00	-12,000.00	0.0%
2610 · Payroll Taxes	2,053.80	14,000.00	-11,946.20	14.7%
2630 · Salary	29,198.52	178,500.00	-149,301.48	16.4%
2650 · Employee Medical/Benefits	1,406.00	9,200.00	-7,794.00	15.3%
2700 · Dues and Subscriptions	0.00	1,900.00	-1,900.00	0.0%
2710 · Conferences	754.85	3,500.00	-2,745.15	21.6%
2820 · CB Telephone & Comm	339.90	8,800.00	-8,460.10	3.9%
2830 · CB Electric	1,822.26	19,500.00	-17,677.74	9.3%
2840 · CB Sewer/Water/Garbage	396.44	5,600.00	-5,203.56	7.1%
2850 · CB Propane	0.00	950.00	-950.00	0.0%
2920 · Tax Collection Expenses	0.00	5,000.00	-5,000.00	0.0%
2930 · County Appraisal Fees (CAD)	2,533.98	10,500.00	-7,966.02	24.1%
3010 · Crystal Beach VFD	6,012.81	21,500.00	-15,487.19	28.0%
3020 · High Island VFD	15,130.69	75,080.00	-59,949.31	20.2%
3030 · Port Bolivar VFD	14,983.02	72,100.00	-57,116.98	20.8%
3040 · EMS				
42110 · Support & Software	11,222.94	10,000.00	1,222.94	112.2%
42210 · Professional Fees - Other	-307.50	5,000.00	-5,307.50	-6.2%
42250 · Medical Director Fees	3,000.00	18,000.00	-15,000.00	16.7%
42310 · Office Supplies	2,631.95	13,000.00	-10,368.05	20.2%
42320 · Office Equipment	738.00	5,000.00	-4,262.00	14.8%
42330 · Medical Supplies	14,890.73	54,000.00	-39,109.27	27.6%
42430 · Insurance - Auto/Boat	-699.30	34,000.00	-34,699.30	-2.1%
42440 · Insurance Workers Comp	0.00	45,000.00	-45,000.00	0.0%
42500 · Travel	0.00	1,000.00	-1,000.00	0.0%
42510 · Mileage reimbursement/Tolls	4.75	500.00	-495.25	1.0%
42610 · Payroll Tax Expenses	15,333.31	160,000.00	-144,666.69	9.6%
42630 · Salary & Hourly Employees	221,535.87	1,518,000.00	-1,296,464.13	14.6%
42640 · Payroll Services	963.44	9,000.00	-8,036.56	10.7%
42650 · Employee Medical/Benefits	25,651.41	190,000.00	-164,348.59	13.5%
42720 · License & Permits	9.25	3,000.00	-2,990.75	0.3%
42730 · Public Relations	0.00	500.00	-500.00	0.0%
42740 · Good of the Department	223.29	2,500.00	-2,276.71	8.9%
42820 · Telephone & Communication	2,478.74	10,000.00	-7,521.26	24.8%
44000 · Firefighting/EMS Equipment	313.13	23,000.00	-22,686.87	1.4%
44050 · Equipment Maintenance	792.98	15,000.00	-14,207.02	5.3%
44100 · Equipment Repair	0.00	10,000.00	-10,000.00	0.0%
44200 · Fuel	6,658.09	28,000.00	-21,341.91	23.8%
44210 · Oxygen	739.63	3,000.00	-2,260.37	24.7%
44300 · Radio Usage	0.00	3,000.00	-3,000.00	0.0%
44500 · Training	1,853.75	11,000.00	-9,146.25	16.9%
44600 · Medical Exams	0.00	750.00	-750.00	0.0%
44610 · Background Checks	0.00	1,000.00	-1,000.00	0.0%
44620 · Recruiting	0.00	500.00	-500.00	0.0%
44800 · Uniforms	5,296.95	12,500.00	-7,203.05	42.4%
44900 · Vehicle Maint. & Repair	9,147.85	40,000.00	-30,852.15	22.9%
46010 · Port B - Rent	3,150.00	12,600.00	-9,450.00	25.0%
46020 · Port B - Utilities	1,173.89	7,000.00	-5,826.11	16.8%
46030 · Port B - Supplies	0.00	0.00	0.00	0.0%
46040 · Port B - Fixtures & Furniture	0.00	0.00	0.00	0.0%
Total 3040 · EMS	326,803.15	2,245,850.00	-1,919,046.85	14.6%
4050 · FD Equipment Maint/Repair	10,656.17	25,000.00	-14,343.83	42.6%
4060 · Training - General	0.00	24,000.00	-24,000.00	0.0%
5010 · Rescue/Medical	52,201.83	203,150.00	-150,948.17	25.7%
5020 · Fire Fighting (PPE)	0.00	10,000.00	-10,000.00	0.0%
5022 · CB Fire Truck	0.00	64,937.64	-64,937.64	0.0%
5030 · Boat Accessories	0.00	7,500.00	-7,500.00	0.0%
5060 · Ambulances - Forecast	7,590.40	150,000.00	-142,409.60	5.1%
5061 · Ambulance Interest	0.00	1,781.33	-1,781.33	0.0%
Total Expense	477,782.69	3,272,898.97	-2,795,116.28	14.6%
Net Income	**40,375.19**	**-372,898.97**	**413,274.16**	**-10.8%**

Galveston County Emergency Services No. 2
Transactions by Account
As of November 30, 2022

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
3040 · EMS								
42630 · Salary & Hourly Employees								105,534.36
Check	11/04/2022			ADP WAGE ...		6680 · Checkin...	1,117.57	105,534.36 106,651.93
Check	11/09/2022			ADP WAGE ...		6680 · Checkin...	268.15	106,920.08
Check	11/09/2022			ADP WAGE ...		6680 · Checkin...	306.89	107,226.97
General Journal	11/10/2022	593		Gross up to 1...		2610 · Payroll ...	54,365.75	161,592.72
Check	11/23/2022			ADP WAGE ...		6680 · Checkin...	268.15	161,860.87
General Journal	11/25/2022	592		Gross up to 1...		2610 · Payroll ...	59,675.00	221,535.87
Total 42630 · Salary & Hourly Employees							116,001.51	221,535.87
Total 3040 · EMS							116,001.51	221,535.87
TOTAL							**116,001.51**	**221,535.87**

Galveston County Emergency Services No. 2
Reconciliation Detail
6680 · Checking Texas First, Period Ending 11/30/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						422,472.79
Cleared Transactions						
Checks and Payments - 56 items						
Check	09/21/2022	3191	Rook System Soluti...	X	-270.00	-270.00
Check	10/12/2022	3223	FDT Uniforms	X	-390.00	-660.00
Check	11/02/2022			X	-169.95	-829.95
Check	11/03/2022			X	-1,117.32	-1,947.27
Check	11/04/2022			X	-1,117.57	-3,064.84
Check	11/04/2022			X	-237.59	-3,302.43
Check	11/04/2022			X	-213.12	-3,515.55
Check	11/09/2022			X	-306.89	-3,822.44
Check	11/09/2022			X	-268.15	-4,090.59
Check	11/09/2022			X	-50.84	-4,141.43
Check	11/10/2022	3250	Siddons-Martin	X	-59,792.23	-63,933.66
General Journal	11/10/2022	593		X	-47,393.07	-111,326.73
General Journal	11/10/2022	593		X	-16,025.42	-127,352.15
Check	11/10/2022			X	-172.00	-127,524.15
Check	11/14/2022			X	-1,822.26	-129,346.41
Check	11/14/2022			X	-183.00	-129,529.41
Check	11/16/2022	3239	Tough Outlet	X	-11,125.80	-140,655.21
Check	11/16/2022	3259	Bound Tree	X	-9,800.23	-150,455.44
Check	11/16/2022	3262	Visa	X	-4,739.50	-155,194.94
Check	11/16/2022	3228	D and H Bolivar Ren...	X	-3,488.31	-158,683.25
Check	11/16/2022	3243	Galveston County A...	X	-3,451.39	-162,134.64
Check	11/16/2022	3237	High Island VFD	X	-2,657.16	-164,791.80
Check	11/16/2022	3226	Galveston Central A...	X	-2,533.98	-167,325.78
Check	11/16/2022	3255	Yates Auto & Truck ...	X	-2,522.75	-169,848.53
Check	11/16/2022	3238	Crystal Beach VFD	X	-2,451.97	-172,300.50
Check	11/16/2022	3227	Municipal Emergenc...	X	-1,850.65	-174,151.15
Check	11/16/2022	3247	Kent Alan Harkey M...	X	-1,500.00	-175,651.15
Check	11/16/2022	3260	Verizon	X	-1,070.49	-176,721.64
Check	11/16/2022	3234	Joshua C. Heinz	X	-1,000.00	-177,721.64
Check	11/16/2022	3236	Port Bolivar VFD	X	-989.19	-178,710.83
Check	11/16/2022	3253	Cop Stop	X	-925.00	-179,635.83
Check	11/16/2022	3245	TNT Wrecker Service	X	-862.00	-180,497.83
Check	11/16/2022	3252	O'Reilly Automotive,...	X	-858.10	-181,355.93
Check	11/16/2022	3233	David Sticker	X	-812.50	-182,168.43
Check	11/16/2022	3235	Winnie Dodge	X	-741.13	-182,909.56
Check	11/16/2022	3241	Southern Tire Mart	X	-675.38	-183,584.94
Check	11/16/2022	3258	Classic Ford	X	-666.63	-184,251.57
Check	11/16/2022	3229	NAEMT	X	-615.00	-184,866.57
Check	11/16/2022	3256	GCM, The Big Store	X	-573.63	-185,440.20
Check	11/16/2022	3230	Verizon	X	-534.84	-185,975.04
Check	11/16/2022	3242	Herrera's Emergenc...	X	-491.00	-186,466.04
Check	11/16/2022	3251	Coastal Welding	X	-440.94	-186,906.98
Check	11/16/2022	3257	Southern Tire Mart	X	-385.00	-187,291.98
Check	11/16/2022	3248	Undine TX Environm...	X	-224.44	-187,516.42
Check	11/16/2022	3244	Stericycle	X	-216.28	-187,732.70
Check	11/16/2022	3246	The Standard	X	-201.35	-187,934.05
Check	11/16/2022	3232	ULINE	X	-191.18	-188,125.23
Check	11/16/2022	3240	Modica Bros	X	-32.00	-188,157.23
Check	11/16/2022	3231	HCTRA	X	-4.75	-188,161.98
Check	11/18/2022			X	-240.86	-188,402.84
Check	11/23/2022			X	-268.15	-188,670.99
General Journal	11/25/2022	592		X	-51,544.26	-240,215.25
General Journal	11/25/2022	592		X	-17,539.84	-257,755.09
Check	11/29/2022			X	-89.00	-257,844.09
Check	11/30/2022			X	-15,906.04	-273,750.13
Check	11/30/2022			X	-1,000.10	-274,750.23
Total Checks and Payments					-274,750.23	-274,750.23
Deposits and Credits - 19 items						
Deposit	11/01/2022			X	1,718.06	1,718.06
Deposit	11/03/2022			X	3,909.04	5,627.10
Deposit	11/03/2022			X	6,392.62	12,019.72
Deposit	11/04/2022			X	55.09	12,074.81
Deposit	11/04/2022			X	9,750.32	21,825.13

Galveston County Emergency Services No. 2
Reconciliation Detail
6680 · Checking Texas First, Period Ending 11/30/2022

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	11/07/2022			X	6,710.97	28,536.10
Deposit	11/09/2022			X	7,438.87	35,974.97
Deposit	11/10/2022			X	1,639.16	37,614.13
Deposit	11/14/2022			X	8,150.61	45,764.74
Deposit	11/14/2022			X	194,434.86	240,199.60
Deposit	11/15/2022			X	4,604.78	244,804.38
Deposit	11/16/2022			X	7,136.44	251,940.82
Deposit	11/16/2022			X	12,048.56	263,989.38
Deposit	11/17/2022			X	5,587.09	269,576.47
Deposit	11/18/2022			X	6,153.43	275,729.90
Deposit	11/21/2022			X	1,921.72	277,651.62
Deposit	11/22/2022			X	10,691.26	288,342.88
Deposit	11/23/2022			X	697.22	289,040.10
Deposit	11/25/2022			X	6,318.85	295,358.95
Total Deposits and Credits					295,358.95	295,358.95
Total Cleared Transactions					20,608.72	20,608.72
Cleared Balance					20,608.72	443,081.51
Uncleared Transactions						
Checks and Payments - 2 items						
Check	10/12/2022	3220	Siddons-Martin		-6,854.37	-6,854.37
Check	11/16/2022	3261	Visa		-1,293.60	-8,147.97
Total Checks and Payments					-8,147.97	-8,147.97
Total Uncleared Transactions					-8,147.97	-8,147.97
Register Balance as of 11/30/2022					12,460.75	434,933.54
New Transactions						
Checks and Payments - 25 items						
Check	12/02/2022	3263	Strayhorn Trucking		-925.00	-925.00
Check	12/14/2022	3276	Southern Tire Mart		-3,759.48	-4,684.48
Check	12/14/2022	3281	Sieben Equipment S...		-3,361.06	-8,045.54
Check	12/14/2022	3270	Sieben Equipment S...		-3,321.45	-11,366.99
Check	12/14/2022	3266	Port Bolivar VFD		-2,594.73	-13,961.72
Check	12/14/2022	3267	High Island VFD		-1,870.32	-15,832.04
Check	12/14/2022	3271	Kent Alan Harkey M...		-1,500.00	-17,332.04
Check	12/14/2022	3268	SAFE-D		-1,100.00	-18,432.04
Check	12/14/2022	3283	Yates Auto & Truck ...		-1,094.75	-19,526.79
Check	12/14/2022	3265	David Sticker		-1,031.25	-20,558.04
Check	12/14/2022	3264	Joshua C. Heinz		-1,000.00	-21,558.04
Check	12/14/2022	3272	FedEx Office		-976.41	-22,534.45
Check	12/14/2022	3277	Clutch		-750.00	-23,284.45
Check	12/14/2022	3288	Clutch		-667.73	-23,952.18
Check	12/14/2022	3287	Visa		-655.31	-24,607.49
Check	12/14/2022	3269	The Standard		-366.75	-24,974.24
Check	12/14/2022	3286	Coastal Welding		-364.94	-25,339.18
Check	12/14/2022	3278	GCM, The Big Store		-299.10	-25,638.28
Check	12/14/2022	3282	Stratton Inc.-Napa - ...		-292.22	-25,930.50
Check	12/14/2022	3279	D and H Bolivar Ren...		-290.00	-26,220.50
Check	12/14/2022	3273	Stericycle		-216.28	-26,436.78
Check	12/14/2022	3280	Christopher's Speed...		-115.00	-26,551.78
Check	12/14/2022	3275	Verizon Connect		-97.14	-26,648.92
Check	12/14/2022	3285	Cop Stop		-85.00	-26,733.92
Check	12/14/2022	3284	Baptist Health Traini...		-10.00	-26,743.92
Total Checks and Payments					-26,743.92	-26,743.92
Total New Transactions					-26,743.92	-26,743.92
Ending Balance					**-14,283.17**	**408,189.62**

Galveston County Emergency Services No. 2
Reconciliation Summary
6680 · Checking Texas First, Period Ending 11/30/2022

	Nov 30, 22	
Beginning Balance		422,472.79
Cleared Transactions		
Checks and Payments - 56 items	-274,750.23	
Deposits and Credits - 19 items	295,358.95	
Total Cleared Transactions	20,608.72	
Cleared Balance		443,081.51
Uncleared Transactions		
Checks and Payments - 2 items	-8,147.97	
Total Uncleared Transactions	-8,147.97	
Register Balance as of 11/30/2022		434,933.54
New Transactions		
Checks and Payments - 25 items	-26,743.92	
Total New Transactions	-26,743.92	
Ending Balance		408,189.62

Galveston County Emergency Services No. 2
Trial Balance
As of November 30, 2022

	Nov 30, 22	
	Debit	Credit
6682 - TexStar Capital	406,115.35	
6682 - TexStar Emergency	1,030,020.27	
6682 - TexStar Savings Account	210,315.04	
6680 · Checking Texas First	434,933.54	
6681 · Savings - Texas First Bank	2,489.98	
6683 · Texas First - Billing Rev. Acc.	494,305.96	
1100 · Grant Receivable	500.00	
1110 · Property Taxes Receivable	34,113.00	
1111 · Deferred Portion of Taxes Rec.		34,113.00
1120 · Sales Tax Receivable	181,640.36	
1125 · Other Assets	2,688.03	
12100 · Inventory Asset	260.00	
1150 · Depreciable Assets	642,836.10	
5021 · CBVFD Fire Truck	14,360.00	
20000 · Accounts Payable	0.00	
Loan Payable - Texas Advantage	0.00	
1700 · Accrued Expenses		221,089.04
2111 · Direct Deposit Liabilities	0.00	
24000 · Payroll Liabilities		2,249.98
Net Investment -Capital Assets		155,335.00
30000 · Opening Balance Equity	0.00	
32000 · General Fund Balance		3,006,231.32
1000 · Property Tax Collections		109,042.52
1002 · Sales Tax Revenue		372,092.70
1004 · Emergency Service Billing		28,227.14
1020 · Interest Income - Bank		3,979.62
2010 · Accountant Fees	1,843.75	
2110 · Website Support/ Other Software	533.46	
2200 · Legal Fees	2,755.32	
2210 · Professional Fees Other	766.34	
2610 · Payroll Taxes	2,053.80	
2630 · Salary	29,198.52	
2650 · Employee Medical/Benefits	1,406.00	
2710 · Conferences	754.85	
2820 · CB Telephone & Comm	339.90	
2830 · CB Electric	1,822.26	
2840 · CB Sewer/Water/Garbage	396.44	
2930 · County Appraisal Fees (CAD)	2,533.98	
3010 · Crystal Beach VFD	6,012.81	
3020 · High Island VFD	15,130.69	
3030 · Port Bolivar VFD	14,983.02	
3040 · EMS:42110 · Support & Software	11,222.94	
3040 · EMS:42210 · Professional Fees - Other		307.50
3040 · EMS:42250 · Medical Director Fees	3,000.00	
3040 · EMS:42310 · Office Supplies	2,631.95	
3040 · EMS:42320 · Office Equipment	738.00	
3040 · EMS:42330 · Medical Supplies	14,890.73	
3040 · EMS:42430 · Insurance - Auto/Boat		699.30
3040 · EMS:42510 · Mileage reimbursement/Tolls	4.75	
3040 · EMS:42610 · Payroll Tax Expenses	15,333.31	
3040 · EMS:42630 · Salary & Hourly Employees	221,535.87	
3040 · EMS:42640 · Payroll Services	963.44	
3040 · EMS:42650 · Employee Medical/Benefits	25,651.41	
3040 · EMS:42720 · License & Permits	9.25	
3040 · EMS:42740 · Good of the Department	223.29	
3040 · EMS:42820 · Telephone & Communication	2,478.74	
3040 · EMS:44000 · Firefighting/EMS Equipment	313.13	
3040 · EMS:44050 · Equipment Maintenance	792.98	
3040 · EMS:44200 · Fuel	6,658.09	
3040 · EMS:44210 · Oxygen	739.63	
3040 · EMS:44500 · Training	1,853.75	
3040 · EMS:44800 · Uniforms	5,296.95	
3040 · EMS:44900 · Vehicle Maint. & Repair	9,147.85	
3040 · EMS:46010 · Port B - Rent	3,150.00	

Galveston County Emergency Services No. 2
Trial Balance
As of November 30, 2022

	Nov 30, 22	
	Debit	Credit
3040 · EMS:46020 · Port B - Utilities	1,173.89	
4050 · FD Equipment Maint/Repair	10,656.17	
5010 · Rescue/Medical	52,201.83	
5060 · Ambulances - Forecast	7,590.40	
TOTAL	3,933,367.12	3,933,367.12