NOTICE OF MEETING OF COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

Notice is hereby given that a Regular Meeting of the Copperas Cove Economic Development Corporation will be held on **February 25, 2026**, at **12:00 p.m.** at the Copperas Cove Economic Development Corporation's office located at **207 S 3rd St, Suite 200, Copperas Cove, Texas 76522** during this time the following subjects will be discussed.

A. CALL TO ORDER BOARD MEETING

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. ANNOUNCEMENTS

E. CITIZENS FORUM

At this time, citizens will be allowed to speak on any matter other than personnel matters, matters under litigation, or matters on the regular agenda, for a length of time not to exceed five minutes per person. Thirty minutes total has been allotted for this section.

F. CONSENT AGENDA

All matters listed under this item are considered to be routine by the EDC Board of Directors and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.

1. **Consideration and action on approval of minutes for the Regular Meeting held on January 28, 2026.** Amy Williams, Administrative Assistant.

G. PUBLIC HEARINGS

H. ACTION ITEMS

1. **Consideration and action on approving the Profit and Loss report for the months of October and December 2025**.
   Fred Welch, Executive Director, Copperas Cove EDC.
2. **Consideration and action on approving the Quarterly Investment Report December 31, 2025.**
   Fred Welch, Executive Director, Copperas Cove EDC.
3. **Consideration and action on approving the Fiscal Year 2024-2025 Annual Financial Report (Audit).**
   Fred Welch, Executive Director, Copperas Cove EDC.

I. REPORTS FROM STAFF, OUTSIDE ENTITIES, ADVISORY COMMITTEES AND BOARDS EXECUTIVE SESSION

1. **Executive Director's Report.**
   Fred Welch, Executive Director, Copperas Cove EDC.

2. **Assistant Executive Director's Report.**
   Sean Stevens, Assistant Executive Director, Copperas Cove EDC.

3. **Marketing Director's Report.**
   Sheena Tanner, Marketing Director, Copperas Cove EDC.

4. **Small Business Support Director's Report.**
   Anne Seneca, Small Business Support Director, Copperas Cove EDC.

5. **Workforce Development Specialist's Report.**
   Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC.

J. EXECUTIVE SESSIONS

The Board of Directors may convene into Executive Session on any matter related to any of the above agenda items, as allowed under Chapter 551, Texas Government Code.

1. **Pursuant to section 551.072, Texas Government Code** – The Copperas Cove Economic Development Corporation Board will go into executive session to deliberate the purchase, exchange, lease, or value of real property.
   EDC Professional Office Building.

2. **Pursuant to 551.087 of the Texas Government Code**, the Copperas Cove Economic Development Corporation Board will meet in Executive Session to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect to locate, stay, or expand in the Narrows Business and Technology Park.
   Project Hometown Hero

K. RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ANY ITEM POSTED AND LEGALLY DISCUSSED IN EXECUTIVE SESSION.

L. ITEMS FOR FUTURE AGENDAS

M. ADJOURN

The Board of Directors reserves the right to adjourn into Executive Session at any time regarding any issue on this agenda for which it is legally permissible.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the Copperas Cove Economic Development Corporation was posted at **5 p.m., Thursday, February 19, 2026.**

_____

Fred H. Welch
Executive Director
Copperas Cove EDC

Economic Development Corporation **F.1.**

Meeting Date: February 25, 2026

Contact: Amy Williams, Administrative Assistant, Copperas Cove EDC

Subject:

Consideration and action on approval of minutes for the Regular Meeting held on January 28, 2026.
Amy Williams, Administrative Assistant, Copperas Cove EDC

Attachments:

Regular Meeting Minutes – January 28, 2026.

COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION
Meeting Minutes from January 28, 2026

A. CALL TO ORDER

Chairman Bradi Diaz called the Regular Meeting of the Copperas Cove Economic Development Corporation to order at 12:02 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Secretary, Fred Chavez, lead the Invocation and Pledge of Allegiance.

C. ROLL CALL

Roll call led by Amy Williams, Administrative Assistant

Present:

Bradi Diaz, Chairman

JC Stubbs, Vice Chairman

David McPhail, Treasurer

Fred Chavez, Secretary

Dale Treadway, City Council Liaison

Barbara Boulware-Wells, Legal Counsel

Fred Welch, Executive Director

Sean Stevens, Assistant Executive Director

Sheena Tanner, Marketing Director

Anne Seneca, Small Business Support Director

Amy Williams, Administrative Assistant

Absent:

Anthony Martinez, Director

Brittany Sanders, Workforce Development Specialist

D. ANNOUNCEMENTS

CCEDC Executive Director, Fred Welch, shared Dale Treadway is now the City Council Liaison for the CCEDC Board.

E. CITIZENS FORUM

At this time, citizens will be allowed matters other than personnel matters, matters under litigation, or matters on the regular agenda, for a length of time not to exceed five minutes per person. Thirty minutes total has been allotted for this section.

No citizens wished to speak during the allotted time.

F. CONSENT AGENDA - All matters listed under this item are considered to be routine by the EDC Board of Directors and will be enacted by one motion. There will not be a separate discussion of this item. If discussion is desired, that item will be removed from the consent agenda and considered separately.

1. Consideration and action on approval of minutes for the Meeting held on September 24, 2025**.** Amy Williams, Administrative Assistant, Copperas Cove EDC.

Motion: *Secretary Fred Chavez*
Second: *Vice Chairman JC Stubbs*
Vote: *Motion carried unanimously.*

G. PUBLIC HEARINGS

H. ACTION ITEMS

1. Consideration and action on approving the Profit and Loss report for the month of November. 2025. Fred Welch, Executive Director, Copperas Cove EDC.

Motion: *Secretary Fred Chavez*
Second: *Treasurer David McPhail*
Vote: *Motion carried unanimously.*

2. Consideration and action on amending the Fiscal Year 25-26 Operating Budget: for CCEDC. Fred Welch, Executive Director, Copperas Cove EDC.

The board reviewed a proposed amendment to the FY 25–26 Operating Budget to accommodate the recent addition of a full-time position. The adjustment includes approximately $17,850 in salary and benefits needed for the remainder of the fiscal year. The recommendation presented was to reallocate these funds from the Workforce Achievement Grant line item, which currently has $50,000 budgeted. This reallocation would leave an estimated $32,000 remaining in that account. It was noted that because the adjustment is under $50,000, council approval is not required unless additional amendments are made.

Motion: *Secretary Fred Chavez*
Second: *Treasurer David McPhail*
Vote: *Motion carried unanimously.*

3. Consideration and action on authorizing a Performance Agreement between CCEDC and Copperas Cove Chamber of Commerce for purpose of assistance in renovation to the former chamber building into a training center/entrepreneurial center. Fred Welch, Executive Director, Copperas Cove EDC.

The board received an overview of the Chamber of Commerce's plan to renovate its former facility on Robertson Avenue for use as a training center and entrepreneurial workspace. The Chamber's estimated project cost is approximately $15,000, consisting of a $10,000 renovation quote and $5,000 for insurance. The Chamber is fundraising to cover a portion of the project.
It was noted that the project qualifies for assistance under the Development Corporation Act as a training facility not affiliated with a community or technical college.
Executive Director Fred Welch recommended that the EDC provide up to $5,000 in support from

the Incentives Fund and stated a draft agreement has been submitted to legal counsel, and the project will require a Chapter 380 agreement.
During discussion, board members requested clarification on the structure and terms of the agreement. Mr. Welch explained that, because the project is a training facility rather than a job-creation project, the agreement would follow the format used for reimbursable grants rather than job-based performance metrics. The $5,000 contribution would be structured as a reimbursement, requiring submission of invoices or vouchers prior to payment. Mr. Welch confirmed that these reimbursement requirements will be incorporated into the agreement language.
Authorization was requested for EDC staff to develop the reimbursement-based 380 Agreement consistent with the terms discussed and to return the completed agreement to the board for approval at the next meeting.

Motion: *Secretary Fred Chavez*
Second: *Treasurer David McPhail*
Vote: *Motion carried unanimously.*

4. Discussions and update on MRB Architects on design and costing for the proposed EDC office building on Patriot Circle. Fred Welch, Executive Director, Copperas Cove EDC.

MRB Group presented the initial concept package, including building elevations, floor plan, and site plan. MRB reported that coordination with Graystone Construction has provided preliminary cost validation and that the current concept is tracking within 3–5% of the target GMP at this early stage of design.
MRB noted that the final geotechnical report and updated utility coordination have clarified two previously uncertain cost areas. Graystone confirmed they have completed forward and backward budget reviews and are engaging trade partners to refine estimates while maintaining alignment with the established budget.
The MRB Group stated that their comprehensive contract requires written authorization to proceed from schematic design into design development. They indicated they are prepared to continue once the EDC provides the required authorization.
Staff confirmed that no board action was needed at this meeting and that a special meeting could be scheduled if formal written authorization is required.

5. Discuss and take possible action on amendment to the 380 incentive agreement with Tractor Supply Company **– Sean Stevens, Assistant Executive Director.**

Assistant Executive Director, Sean Stevens provided an overview of the existing performance agreement with Tractor Supply Company. Under current terms, Tractor Supply is required to provide proof of a $4 million capital investment on or before January 31, 2026, reflecting investment made by December 31, 2025. The agreement also schedules the first of two incentive payments for February 1, 2026.
Sean reported that Tractor Supply is scheduled to open on February 14, 2026, with a Chamber of Commerce ribbon cutting planned for February 21, 2026. To align the agreement with the updated project timeline, the EDC recommended adjusting the date by which proof of investment must be provided, as well as the date of the first incentive payment.
The board discussed whether a separate future action would be required once the amendment is drafted. Legal Counsel noted that the board may authorize staff to prepare the amendment and proceed without bringing it back for additional approval, subject to the board's discretion.
A motion was made to approve Item H-5 and to amend the incentive agreement with Tractor Supply Company by revising the date of the first incentive payment to March 1, 2026, contingent upon Tractor Supply obtaining a certificate of occupancy and opening as scheduled on February 14 and providing the required proof of investment. Staff was instructed to prepare the corresponding amendment reflecting these changes.

Motion: *Vice Chairman, JC Stubbs*
Second: *Secretary Fred Chavez*
Vote: *Motion carried unanimously.*

I. EDC REPORTS FROM STAFF, OUTSIDE ENTITIES, ADVISORY COMMITTEES, AND BOARDS

- Executive Director's Report. **Fred Welch, Executive Director, Copperas Cove EDC.**
    - *Fort Hood Land Exchange Authority-no changes to report.*
    - *Update on Patriot Circle Office Building and next steps.*
    - *Update on Constitution Dr. drainage and design work.*
    - *Update on Mashburn Dr. infrastructure*
    - *Community Events*
    - *Open Projects-EDA Grant*
        - *February 12 is the final presentation for Ft. Hood Rail Study*
        - *TX Dot working on I14 on February 16*
        - *DCIP grant for SH9*
        - *Hometown Heroes-awaiting award of contract*
    - *Development Activity*
        - *Looking for grants to assist downtown*
        - *Grants for operation of Business Resource Center with Chamber*
        - *TIP strategies assisting with EDC and City marketing communications strategy*
        - *Working on possible TIRZ across the City*
    - *Upcoming*
        - *ADC conference in Washington DC (Fred)*
        - *MD&M trade show in California (Sean)*
        - *ICSC retail conference Mid-February (Fred, Sean, Anne)*
        - *TEDC conference in El Paso at the end of February (Sean and Anne attending)*
    - *Recently named Rotary President*

- Assistant Executive Director's Report. **Sean Stevens, Assistant Executive Director, Copperas Cove EDC.**
    - *Update on Business Improvement Grant*
    - *Governor's Small Business Summit-Copperas Cove was selected will be held July 23*
    - *Team Texas membership upgraded to Bronze*
    - *Grand Central Texas (GCT) Team is planning familiarization tours of membership communities, first tour in Belton on February 20.*
    - *Upcoming travel:*
        - *MD&M West Trade Show with Team Texas and Oncor, Anaheim CA, Feb 2-6*
        - *ICSC Red River, San Antonio, Feb 17-19*
        - *TEDC Winter Conference, Feb 24-27*

- Marketing Director's Report. **Sheena Tanner, Marketing Director, Copperas Cove EDC.**
    - *Website numbers*
    - *Event counts*
    - *Current Projects*
        - *ISCS Marketing assets*
        - *Spring Entrepreneurial Academy Campaign*
        - *Target Industries' landing page with EDSuite*
        - *End of Year report*

        - *Ad creation for 2 Site Selection Issues: March and The Texas Guide*
        - *Potential video series with local influencer*
        - *Governor's Small Business Summit Campaign*
        - *Sponsored the Cove Film Festival happening in March*
    - *Social Media interactions update*
        - *Facebook numbers grew*
        - *LinkedIn numbers grew*

- Small Business Support Directors Report. **Anne Seneca, Small Business Support Director, Copperas Cove EDC.**
        - *Upcoming travel*
            - *ICSC Red River San Antonio, Feb 17-19*
            - *TEDC Winter Conference in El Paso, Feb 24-26*
            - *2nd Semester of OUEDI in New Orleans in April*
        - *BRE*
            - *Spring Entrepreneurial Academy will be March 10-April 14*
            - *One on One meeting updates*
            - *Entrepreneurial Hub/Business Center partnership update*
            - *Business Visit plans*

- Workforce Development Specialist's Report. **Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC.**

        - *Working with local workforce*
        - *Promoting a $5,000 scholarship through Rotary.*
        - *Continuing to work with CCISD on PTECH and CTE internship programs*

J. ITEM FOR FUTURE AGENDAS.

- *October financials*

K. EXECUTIVE SESSION

The Board of Directors may convene into Executive Session on any matter related to any of the above agenda items, as allowed under Chapter 551, Texas Government Code.

No action was taken.

L. ADJOURN

Chairman Bradi Diaz adjourned the meeting at 12:53 p.m.

ATTEST:

Amy Williams, Administrative Assistant	Fred Chavez, Secretary of the Board

Economic Development Corporation **H.1.**
Meeting Date: February 25, 2026
Contact: Fred Welch, Executive Director, Copperas Cove EDC

Subject:
Consideration and action on approving the Profit and Loss report for the months of October and December 2025. **Fred Welch, Executive Director, Copperas Cove EDC.**

Description/Information:
The Profit and Loss reports for October and December 2025 have been prepared by Donkbuilt Service Exchange "Donkbuilt" as per the agreement between the CCEDC and Donkbuilt. The reports are attached for review by the Board.

Financial Impact:
See attached.

Action/Recommendation:
EDC staff recommends the Board of Directors approve the Profit and Loss reports for October and December 2025 as presented by Fred Welch.

Attachments:

October Financials:
Profit and Loss
Profit and Loss Budget vs Actual
Cadence Bank Reconciliation Detail
Tex Pool Reconciliation Detail

December Financials:
Profit and Loss
Profit and Loss Budget vs Actual
Cadence Bank Reconciliation Detail
Tex Pool Reconciliation Detail

Copperas Cove Economic Development Corporation
Profit & Loss
October 2025

	Oct 25
Ordinary Income/Expense	
Income	
Revenues	
Sales Tax Income	214,610.56
Interest Income	25,029.18
Total Revenues	239,639.74
Total Income	239,639.74
Expense	
EXPENDITURES	
EDC ADMINISTRATION	
PERSONNEL	
00-1150 · Phone Reimbursement	400.00
00-1100 · Car Allowance	500.00
00-1000 · Staff Salary	37,943.94
00-1200 · Longevity	48.02
00-1500 · FICA Tax	2,440.08
00-1600 · Employee Insurance	2,674.84
00-1800 · Retirement	5,147.46
00-1901 · Other Personnel Expenses	1,067.15
Total PERSONNEL	50,221.49
SUPPLIES AND MATERIALS	
00-2030 · Office Supplies	648.87
00-2040 Printing Costs	98.44
00-2200 · Postage/Shipping	78.00
Total SUPPLIES AND MATERIALS	825.31
REPAIRS AND MAINTENANCE	
00-4100 · Repairs & Maint. - Bldg	39.99
00-4400 · Repairs & Maint. - Equipment	240.00
Total REPAIRS AND MAINTENANCE	279.99
CONTRACTUAL SERVICES	
00-6012 · Consulting Fees (Legal)	2,625.00
00-6000 · Bank Analysis Fees	0.00
00-6200 · Communication - Internet (Spec)	612.38
00-6350 · Rental of Property	2,702.49
00-6400 · Dues and Subscriptions	1,825.00
00-6401 · Subscriptions	759.55
00-6550 · Contract Labor	262.80
00-6600 · Professional Development	1,452.34
00-6800 · Professional Services	700.00
00-6900 · Utilities	858.42
Total CONTRACTUAL SERVICES	11,797.98
DESIGNATED EXPENSES	
00-7000 · Insurance Expense	1,085.00
00-1998 · Board Related Expenses	114.18
00-1999 · Public Relations	210.69

Copperas Cove Economic Development Corporation
Profit & Loss
October 2025

	Oct 25
Total DESIGNATED EXPENSES	1,409.87
Total EDC ADMINISTRATION	64,534.64
DEBT SERVICES	
10-9326 · 2012 Sales Tax Bond Note Int	2,236.23
Total DEBT SERVICES	2,236.23
EDC NON-DEPARTMENTAL	
CONTRACTUAL SERVICES	
90-6550 · Contract Labor	2,250.00
90-6610 · Business Attraction	6,361.46
90-6800 · Professional Services	19,121.25
Total CONTRACTUAL SERVICES	27,732.71
90-9000 · ENTREPRENEUR CENTER	
90-9002 · Operations	54.95
90-9003 · Employee Appreciation	35.91
Total 90-9000 · ENTREPRENEUR CENTER	90.86
90-9100 · BUSINESS RETENTION	
90-9103 · Retention	749.97
90-6611 · Facade Grant	1,603.18
Total 90-9100 · BUSINESS RETENTION	2,353.15
Total EDC NON-DEPARTMENTAL	30,176.72
OTHER EXPENDITURES	
90-8600 · CAPITAL OUTLAY	
90-8602 · Land Exchange	10,000.00
90-9605 · Infrastructure	15,792.50
90-8607 · Narrows Phase II Expansion	2,736.48
90-9606 · Patriot Circle Office Building	9,720.00
Total 90-8600 · CAPITAL OUTLAY	38,248.98
Total OTHER EXPENDITURES	38,248.98
Total EXPENDITURES	135,196.57
Total Expense	135,196.57
Net Ordinary Income	104,443.17
Net Income	**104,443.17**

11:51 AM
02/19/26
Accrual Basis

Copperas Cove Economic Development Corporation
Profit & Loss Budget vs. Actual
October through December 2025

	Oct 25	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Revenues				
Sales Tax Income	214,610.56	97,249.18	117,361.38	220.68%
Interest Income	25,029.18	18,333.35	6,695.83	136.52%
Total Revenues	239,639.74	115,582.53	124,057.21	207.33%
Other Income	0.00	0.00	0.00	0.0%
Total Income	239,639.74	115,582.53	124,057.21	207.33%
Expense				
EXPENDITURES				
EDC ADMINISTRATION				
PERSONNEL				
00-1150 · Phone Reimbursement	400.00	400.00	0.00	100.0%
00-1100 · Car Allowance	500.00	500.00	0.00	100.0%
00-1000 · Staff Salary	37,943.94	33,517.90	4,426.04	113.21%
00-1200 · Longevity	48.02	91.80	-43.78	52.31%
00-1500 · FICA Tax	2,440.08	2,736.37	-296.29	89.17%
00-1600 · Employee Insurance	2,674.84	2,514.33	160.51	106.38%
00-1700 · Worker's Comp Insurance	0.00	87.50	-87.50	0.0%
00-1800 · Retirement	5,147.46	4,837.85	309.61	106.4%
00-1901 · Other Personnel Expenses	1,067.15	122.50	944.65	871.14%
Total PERSONNEL	50,221.49	44,808.25	5,413.24	112.08%
SUPPLIES AND MATERIALS				
00-2030 · Office Supplies	648.87	333.35	315.52	194.65%
00-2040 Printing Costs	98.44	25.00	73.44	393.76%
00-2200 · Postage/Shipping	78.00	25.00	53.00	312.0%
00-2300 · Minor Tools	0.00	0.00	0.00	0.0%
00-2820 · Furniture and Fixtures	0.00	0.00	0.00	0.0%
00-2842 · Minor Equipment/Electronics	0.00	416.65	-416.65	0.0%
00-2844 · Minor Equipment - Software	0.00	0.00	0.00	0.0%
Total SUPPLIES AND MATERIALS	825.31	800.00	25.31	103.16%
REPAIRS AND MAINTENANCE				
00-4100 · Repairs & Maint. - Bldg	39.99	208.35	-168.36	19.19%
00-4200 · Repairs & Maint. - Facility	0.00	1,083.35	-1,083.35	0.0%
00-4400 · Repairs & Maint. - Equipment	240.00	166.65	73.35	144.01%
Total REPAIRS AND MAINTENANCE	279.99	1,458.35	-1,178.36	19.2%
CONTRACTUAL SERVICES				
00-6012 · Consulting Fees (Legal)	2,625.00	416.65	2,208.35	630.03%
00-6000 · Bank Analysis Fees	0.00	41.65	-41.65	0.0%
00-6100 · Advertising	0.00	0.00	0.00	0.0%
00-6200 · Communication - Internet (Spec)	612.38	250.00	362.38	244.95%
00-6201 · Phone Services - Brightspeed	0.00	250.00	-250.00	0.0%
00-6202 · Network Upgrade	0.00	0.00	0.00	0.0%
00-6300 · Rental of Equip / Copier Lease	0.00	291.65	-291.65	0.0%
00-6350 · Rental of Property	2,702.49	2,750.00	-47.51	98.27%

Copperas Cove Economic Development Corporation
Profit & Loss Budget vs. Actual
October through December 2025

	Oct 25	Budget	$ Over Budget	% of Budget
00-6400 · Dues and Subscriptions	1,825.00	1,429.15	395.85	127.7%
00-6401 · Subscriptions	759.55	50.00	709.55	1,519.1%
00-6402 · Software Licenses	0.00	3,041.90	-3,041.90	0.0%
00-6550 · Contract Labor	262.80	658.35	-395.55	39.92%
00-6551 · IT Services (Cybersecurity/HD)	0.00	250.00	-250.00	0.0%
00-6600 · Professional Development	1,452.34	3,596.45	-2,144.11	40.38%
00-6800 · Professional Services	700.00	750.00	-50.00	93.33%
00-6810 · Provided City Services	0.00	0.00	0.00	0.0%
00-6900 · Utilities	858.42	833.35	25.07	103.01%
Total CONTRACTUAL SERVICES	11,797.98	14,609.15	-2,811.17	80.76%
DESIGNATED EXPENSES				
00-7000 · Insurance Expense	1,085.00	483.35	601.65	224.48%
00-1997 · Public Hearing/Legal Ads	0.00	41.65	-41.65	0.0%
00-1998 · Board Related Expenses	114.18	500.00	-385.82	22.84%
00-1999 · Public Relations	210.69	500.00	-289.31	42.14%
Total DESIGNATED EXPENSES	1,409.87	1,525.00	-115.13	92.45%
Total EDC ADMINISTRATION	64,534.64	63,200.75	1,333.89	102.11%
DEBT SERVICES				
10-9226 · 2012 Sales Tax Bond Principal	0.00	9,583.35	-9,583.35	0.0%
10-9326 · 2012 Sales Tax Bond Note Int	2,236.23	2,701.15	-464.92	82.79%
Reliever Route Commit Principal	0.00	0.00	0.00	0.0%
10-8506 · Reliever Route Commit Interest	0.00	0.00	0.00	0.0%
Total DEBT SERVICES	2,236.23	12,284.50	-10,048.27	18.2%
EDC NON-DEPARTMENTAL				
CONTRACTUAL SERVICES				
90-6400 · Dues and Subscriptions	0.00	0.00	0.00	0.0%
90-6100 · Advertising	0.00	583.35	-583.35	0.0%
90-6550 · Contract Labor	2,250.00	0.00	2,250.00	100.0%
90-6610 · Business Attraction	6,361.46	2,083.35	4,278.11	305.35%
90-6800 · Professional Services	19,121.25	8,333.35	10,787.90	229.46%
Total CONTRACTUAL SERVICES	27,732.71	11,000.05	16,732.66	252.11%
90-9000 · ENTREPRENEUR CENTER				
90-9001 · Start Up	0.00	0.00	0.00	0.0%
90-9002 · Operations	54.95	41.65	13.30	131.93%
90-9003 · Employee Appreciation	35.91	41.65	-5.74	86.22%
90-9004 · Meals	0.00	125.00	-125.00	0.0%
90-9005 · SOS Reporting	0.00	16.65	-16.65	0.0%
90-9000 · ENTREPRENEUR CENTER - Other	0.00	1,000.00	-1,000.00	0.0%
Total 90-9000 · ENTREPRENEUR CENTER	90.86	1,224.95	-1,134.09	7.42%
90-9100 · BUSINESS RETENTION				
90-9101 · Flyers / Design	0.00	0.00	0.00	0.0%
90-9102 · Workshops	0.00	0.00	0.00	0.0%
90-9103 · Retention	749.97	708.35	41.62	105.88%
90-9104 · Travel	0.00	0.00	0.00	0.0%
90-9105 · Visits	0.00	0.00	0.00	0.0%

Copperas Cove Economic Development Corporation
Profit & Loss Budget vs. Actual
October through December 2025

	Oct 25	Budget	$ Over Budget	% of Budget
90-9106 · Workforce Development Training	0.00	0.00	0.00	0.0%
90-9107 · Workforce Development Events	0.00	250.00	-250.00	0.0%
90-9108 · Workforce Achievement Grant	0.00	4,166.65	-4,166.65	0.0%
90-9109 · Other Incentives	0.00	2,083.35	-2,083.35	0.0%
90-6611 · Facade Grant	1,603.18	2,083.35	-480.17	76.95%
90-9100 · BUSINESS RETENTION - Other	0.00	0.00	0.00	0.0%
Total 90-9100 · BUSINESS RETENTION	2,353.15	9,291.70	-6,938.55	25.33%
Total EDC NON-DEPARTMENTAL	30,176.72	21,516.70	8,660.02	140.25%
OTHER EXPENDITURES				
90-8600 · CAPITAL OUTLAY				
90-8601 · Constitution	0.00	0.00	0.00	0.0%
90-8602 · Land Exchange	10,000.00	0.00	10,000.00	100.0%
90-8603 · Gas Lines to Narrows	0.00	0.00	0.00	0.0%
90-8604 · Sidewalk	0.00	0.00	0.00	0.0%
90-9605 · Infrastructure	15,792.50	41,666.65	-25,874.15	37.9%
90-8606 · Downtown Redevelopment	0.00	0.00	0.00	0.0%
90-8607 · Narrows Phase II Expansion	2,736.48	166,666.65	-163,930.17	1.64%
90-9606 · Patriot Circle Office Building	9,720.00	83,333.35	-73,613.35	11.66%
90-8600 · CAPITAL OUTLAY - Other	0.00	0.00	0.00	0.0%
Total 90-8600 · CAPITAL OUTLAY	38,248.98	291,666.65	-253,417.67	13.11%
Total OTHER EXPENDITURES	38,248.98	291,666.65	-253,417.67	13.11%
Total EXPENDITURES	135,196.57	388,668.60	-253,472.03	34.79%
Total Expense	135,196.57	388,668.60	-253,472.03	34.79%
Net Ordinary Income	104,443.17	-273,086.07	377,529.24	-38.25%
Net Income	**104,443.17**	**-273,086.07**	**377,529.24**	**-38.25%**

Copperas Cove Economic Development Corporation
Reconciliation Detail
Cash- Cadence Bank, Period Ending 10/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						655,197.77
Cleared Transactions						
Checks and Payments - 49 items						
Check	08/12/2025	3710	Quill LLC	X	-270.00	-270.00
Check	08/12/2025	3714	Sheena M Tanner	X	-55.00	-325.00
Check	09/09/2025	3739	GIS Planning Inc	X	-7,960.00	-8,285.00
Check	09/09/2025	3731	Texas A&M Universi...	X	-500.00	-8,785.00
General Journal	10/01/2025	100	McMullin Properties	X	-2,702.49	-11,487.49
General Journal	10/02/2025	103	TIB The Independen...	X	-7,883.69	-19,371.18
General Journal	10/02/2025	106	Inhouse Systems	X	-39.99	-19,411.17
Check	10/06/2025	3761	Calderon Economic ...	X	-15,000.00	-34,411.17
Check	10/06/2025	3760	Avanti Planning Inc.	X	-10,000.00	-44,411.17
Check	10/06/2025	3768	MRB Group	X	-9,720.00	-54,131.17
Liability Check	10/06/2025	ACH	City of Copperas Co...	X	-6,922.85	-61,054.02
Check	10/06/2025	3767	Clark Associates, P...	X	-3,687.50	-64,741.52
Check	10/06/2025	3747	Texas First Rentals	X	-1,096.36	-65,837.88
Check	10/06/2025	3764	City of Copperas Cove	X	-1,055.72	-66,893.60
Check	10/06/2025	3750	DonkBuilt Service E...	X	-700.00	-67,593.60
Check	10/06/2025	3758	Philadelphia Insuran...	X	-568.00	-68,161.60
Check	10/06/2025	3753	Top Notch Lawn Care	X	-400.00	-68,561.60
Check	10/06/2025	3746	Kevin Hale	X	-300.00	-68,861.60
Check	10/06/2025	3766	Centex Technologies	X	-240.00	-69,101.60
Check	10/06/2025	3745	Kevin Hale	X	-210.00	-69,311.60
Check	10/06/2025	3748	Quill LLC	X	-179.96	-69,491.56
Check	10/06/2025	3751	Killeen Pest Control	X	-75.00	-69,566.56
Paycheck	10/10/2025	ACH	Frederick H Welch	X	-4,371.30	-73,937.86
Paycheck	10/10/2025	ACH	Sean Renzo Stevens	X	-2,521.95	-76,459.81
Paycheck	10/10/2025	ACH	Sheena M Tanner	X	-1,546.76	-78,006.57
Paycheck	10/10/2025	ACH	Brittany P Sanders	X	-1,526.54	-79,533.11
Paycheck	10/10/2025	ACH	Anne R Seneca	X	-1,363.29	-80,896.40
Paycheck	10/10/2025	ACH	Gracie Lynn Lara	X	-762.15	-81,658.55
General Journal	10/10/2025	104	BancorpSouth	X	-100.85	-81,759.40
Liability Check	10/14/2025	EFTPS	US Treasury	X	-3,948.22	-85,707.62
General Journal	10/17/2025	99	NRG Energy	X	-436.14	-86,143.76
General Journal	10/17/2025	96	Spectrum Business	X	-291.54	-86,435.30
General Journal	10/20/2025	97	Iron Mountain	X	-269.27	-86,704.57
General Journal	10/20/2025	99	NRG Energy	X	-12.20	-86,716.77
General Journal	10/20/2025	99	NRG Energy	X	-10.47	-86,727.24
General Journal	10/20/2025	99	NRG Energy	X	-7.76	-86,735.00
Paycheck	10/24/2025	3782	Frederick H Welch	X	-4,214.13	-90,949.13
Paycheck	10/24/2025	3784	Sean Renzo Stevens	X	-2,604.64	-93,553.77
Check	10/24/2025	3787	Top Notch Lawn Care	X	-2,250.00	-95,803.77
Paycheck	10/24/2025	3781	Brittany P Sanders	X	-1,502.36	-97,306.13
Paycheck	10/24/2025	3785	Sheena M Tanner	X	-1,453.11	-98,759.24
Paycheck	10/24/2025	3780	Anne R Seneca	X	-1,265.05	-100,024.29
Paycheck	10/24/2025	3779	Amy L Williams	X	-415.75	-100,440.04
Paycheck	10/24/2025	3791	Gracie Lynn Lara	X	-399.58	-100,839.62
Check	10/24/2025	3784	Renaissance Syste...	X	-320.84	-101,160.46
Liability Check	10/28/2025	EFTPS	US Treasury	X	-3,950.94	-105,111.40
General Journal	10/30/2025	105	TIB The Independen...	X	-8,133.61	-113,245.01
General Journal	10/31/2025	99	NRG Energy	X	-6.74	-113,251.75
General Journal	10/31/2025	99	NRG Energy	X	-4.98	-113,256.73
Total Checks and Payments					-113,256.73	-113,256.73
Deposits and Credits - 9 items						
General Journal	10/01/2025	98		X	108,183.36	108,183.36
Check	10/06/2025	3744	Crystal Owens	X	0.00	108,183.36
General Journal	10/07/2025	99		X	86.20	108,269.56
General Journal	10/10/2025	100	Texas Economic De...	X	675.00	108,944.56
General Journal	10/14/2025	101		X	100.85	109,045.41
General Journal	10/30/2025	102	Danville Boyle Coun...	X	1,042.66	110,088.07
General Journal	10/30/2025	103		X	106,427.20	216,515.27
Paycheck	10/31/2025	ACH	Sean Renzo Stevens	X	0.00	216,515.27
General Journal	10/31/2025	104		X	1,836.16	218,351.43
Total Deposits and Credits					218,351.43	218,351.43

Copperas Cove Economic Development Corporation
Reconciliation Detail
Cash- Cadence Bank, Period Ending 10/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Total Cleared Transactions					105,094.70	105,094.70
Cleared Balance					105,094.70	760,292.47
Uncleared Transactions						
Checks and Payments - 33 items						
Check	10/06/2025	3752	Knight Law Firm		-1,837.50	-1,837.50
Check	10/06/2025	3759	City of Copperas Cove		-1,680.76	-3,518.26
Check	10/06/2025	3762	RE-Simplifi		-1,050.00	-4,568.26
Check	10/06/2025	3757	Texas Economic De...		-600.00	-5,168.26
Check	10/06/2025	3756	Texas Economic De...		-600.00	-5,768.26
Check	10/06/2025	3763	Jani-King of Austin		-397.00	-6,165.26
Check	10/06/2025	3765	Renaissance Syste...		-320.84	-6,486.10
Check	10/06/2025	3749	Joseph Jamrosz Ole...		-300.00	-6,786.10
Check	10/06/2025	3754	Copperas Cove Lea...		-205.00	-6,991.10
Check	10/06/2025	3755	Jeremy Gonzales		-80.00	-7,071.10
Check	10/16/2025	3769	Crystal Owens		-175.00	-7,246.10
Check	10/21/2025	3777	Knight Law Firm		-2,677.50	-9,923.60
Check	10/21/2025	3772	Knight Law Firm		-1,680.00	-11,603.60
Check	10/21/2025	3771	DonkBuilt Service E...		-700.00	-12,303.60
Check	10/21/2025	3774	Killeen Daily Herald		-269.00	-12,572.60
Check	10/21/2025	3776	Quill LLC		-179.96	-12,752.56
Check	10/21/2025	3773	Hill Country Publishing		-145.50	-12,898.06
Check	10/21/2025	3775	Quill LLC		-19.68	-12,917.74
Liability Check	10/22/2025	3778	City of Copperas Co...		-5,714.18	-18,631.92
Check	10/24/2025	3786	Clark Associates, P...		-12,105.00	-30,736.92
Check	10/24/2025	3781	EDSuite		-4,121.25	-34,858.17
Check	10/24/2025	3788	Main Street Mercanti...		-1,603.18	-36,461.35
Check	10/24/2025	3782	International Econo...		-1,125.00	-37,586.35
Check	10/24/2025	3779	Texas Economic De...		-600.00	-38,186.35
Check	10/24/2025	3783	Texas Mutual Insura...		-517.00	-38,703.35
Check	10/24/2025	3785	City of Copperas Co...		-127.70	-38,831.05
Check	10/24/2025	3780	Rotary Club of Copp...		-100.00	-38,931.05
Paycheck	10/31/2025	3790	Sheena M Tanner		-682.00	-39,613.05
Paycheck	10/31/2025	ACH	Anne R Seneca		-147.30	-39,760.35
Paycheck	10/31/2025	ACH	Sheena M Tanner		-76.52	-39,836.87
Paycheck	10/31/2025	ACH	Frederick H Welch		-62.68	-39,899.55
Paycheck	10/31/2025	ACH	Brittany P Sanders		-43.64	-39,943.19
Liability Check	10/31/2025	TWC	TWC		-6.28	-39,949.47
Total Checks and Payments					-39,949.47	-39,949.47
Total Uncleared Transactions					-39,949.47	-39,949.47
Register Balance as of 10/31/2025					65,145.23	720,343.00
New Transactions						
Checks and Payments - 20 items						
Check	11/05/2025	3801	Calderon Economic ...		-11,333.00	-11,333.00
Check	11/05/2025	3795	MRB Group		-8,640.00	-19,973.00
Check	11/05/2025	3797	Commercial Industri...		-1,000.00	-20,973.00
Check	11/05/2025	3794	Gessner Engineering		-587.50	-21,560.50
Check	11/05/2025	3796	Crazy Cactus Lawn ...		-400.00	-21,960.50
Check	11/05/2025	3798	Jani-King of Austin		-397.00	-22,357.50
Check	11/05/2025	3802	Centex Technologies		-240.00	-22,597.50
Check	11/05/2025	3793	Copperas Cove Lea...		-205.00	-22,802.50
Check	11/05/2025	3799	Copperas Cove Lea...		-101.26	-22,903.76
Check	11/05/2025	3800	Justin K. Carothers		-28.17	-22,931.93
Liability Check	11/06/2025	3791	City of Copperas Co...		-5,713.14	-28,645.07
Liability Check	11/06/2025	3792	United Way		-50.00	-28,695.07
Paycheck	11/07/2025	ACH	Frederick H Welch		-4,304.89	-32,999.96
Paycheck	11/07/2025	ACH	Sean Renzo Stevens		-2,476.06	-35,476.02
Paycheck	11/07/2025	ACH	Sheena M Tanner		-1,550.51	-37,026.53
Paycheck	11/07/2025	ACH	Brittany P Sanders		-1,544.60	-38,571.13
Paycheck	11/07/2025	ACH	Anne R Seneca		-1,537.02	-40,108.15
Paycheck	11/07/2025	ACH	Amy L Williams		-1,063.87	-41,172.02
Liability Check	11/10/2025	EFTPS	US Treasury		-4,212.34	-45,384.36
Liability Check	11/11/2025	EFTPS	US Treasury		-125.66	-45,510.02

Copperas Cove Economic Development Corporation
Reconciliation Detail
Cash- Cadence Bank, Period Ending 10/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Total Checks and Payments					-45,510.02	-45,510.02
Total New Transactions					-45,510.02	-45,510.02
Ending Balance					**19,635.21**	**674,832.98**

Copperas Cove Economic Development Corporation
Reconciliation Detail
TEXPOOL ACCOUNT, Period Ending 10/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						6,593,247.74
Cleared Transactions						
Deposits and Credits - 1 item						
General Journal	10/31/2025	92		X	23,193.02	23,193.02
Total Deposits and Credits					23,193.02	23,193.02
Total Cleared Transactions					23,193.02	23,193.02
Cleared Balance					23,193.02	6,616,440.76
Register Balance as of 10/31/2025					23,193.02	6,616,440.76
Ending Balance					**23,193.02**	**6,616,440.76**

Copperas Cove Economic Development Corporation
Profit & Loss
December 2025

	Dec 25
Ordinary Income/Expense	
Income	
Revenues	
Sales Tax Income	105,769.41
Interest Income	45,119.87
Total Revenues	150,889.28
Total Income	150,889.28
Expense	
EXPENDITURES	
EDC ADMINISTRATION	
PERSONNEL	
00-1150 · Phone Reimbursement	400.00
00-1100 · Car Allowance	500.00
00-1000 · Staff Salary	38,406.57
00-1200 · Longevity	51.70
00-1500 · FICA Tax	2,524.44
00-1600 · Employee Insurance	2,674.84
00-1800 · Retirement	5,199.95
00-1901 · Other Personnel Expenses	446.18
Total PERSONNEL	50,203.68
SUPPLIES AND MATERIALS	
00-2030 · Office Supplies	364.80
00-2200 · Postage/Shipping	156.00
Total SUPPLIES AND MATERIALS	520.80
REPAIRS AND MAINTENANCE	
00-4100 · Repairs & Maint. - Bldg	114.99
00-4200 · Repairs & Maint. - Facility	80.00
00-4400 · Repairs & Maint. - Equipment	907.26
Total REPAIRS AND MAINTENANCE	1,102.25
CONTRACTUAL SERVICES	
00-6200 · Communication - Internet (Spec)	618.18
00-6350 · Rental of Property	2,702.49
00-6400 · Dues and Subscriptions	9,145.00
00-6401 · Subscriptions	9,772.64
00-6402 · Software Licenses	815.84
00-6550 · Contract Labor	502.80
00-6600 · Professional Development	1,818.84
00-6800 · Professional Services	700.00
Total CONTRACTUAL SERVICES	26,075.79
DESIGNATED EXPENSES	
00-7000 · Insurance Expense	673.40
00-1998 · Board Related Expenses	2,205.95
00-1999 · Public Relations	808.02
Total DESIGNATED EXPENSES	3,687.37
Total EDC ADMINISTRATION	81,589.89

Copperas Cove Economic Development Corporation
Profit & Loss
December 2025

	Dec 25
DEBT SERVICES	
10-9326 · 2012 Sales Tax Bond Note Int	2,090.79
Total DEBT SERVICES	2,090.79
EDC NON-DEPARTMENTAL	
CONTRACTUAL SERVICES	
90-6550 · Contract Labor	400.00
90-6610 · Business Attraction	3,680.47
Total CONTRACTUAL SERVICES	4,080.47
90-9000 · ENTREPRENEUR CENTER	
90-9003 · Employee Appreciation	150.82
90-9004 · Meals	175.36
Total 90-9000 · ENTREPRENEUR CENTER	326.18
90-9100 · BUSINESS RETENTION	
90-9103 · Retention	1,046.73
Total 90-9100 · BUSINESS RETENTION	1,046.73
Total EDC NON-DEPARTMENTAL	5,453.38
OTHER EXPENDITURES	
90-8600 · CAPITAL OUTLAY	
90-9605 · Infrastructure	2,085.00
90-9606 · Patriot Circle Office Building	29,730.00
Total 90-8600 · CAPITAL OUTLAY	31,815.00
Total OTHER EXPENDITURES	31,815.00
Total EXPENDITURES	120,949.06
Total Expense	120,949.06
Net Ordinary Income	29,940.22
Net Income	**29,940.22**

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Accrual Basis

Copperas Cove Economic Development Corporation
Profit & Loss Budget vs. Actual
October through December 2025

	Dec 25	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Revenues				
Sales Tax Income	105,769.41	97,249.18	8,520.23	108.76%
Interest Income	45,119.87	18,333.33	26,786.54	246.11%
Total Revenues	150,889.28	115,582.51	35,306.77	130.55%
Other Income	0.00	0.00	0.00	0.0%
Total Income	150,889.28	115,582.51	35,306.77	130.55%
Expense				
EXPENDITURES				
EDC ADMINISTRATION				
PERSONNEL				
00-1150 · Phone Reimbursement	400.00	400.00	0.00	100.0%
00-1100 · Car Allowance	500.00	500.00	0.00	100.0%
00-1000 · Staff Salary	38,406.57	33,517.92	4,888.65	114.59%
00-1200 · Longevity	51.70	91.88	-40.18	56.27%
00-1500 · FICA Tax	2,524.44	2,736.39	-211.95	92.25%
00-1600 · Employee Insurance	2,674.84	2,514.31	160.53	106.39%
00-1700 · Worker's Comp Insurance	0.00	87.50	-87.50	0.0%
00-1800 · Retirement	5,199.95	4,837.88	362.07	107.48%
00-1901 · Other Personnel Expenses	446.18	122.50	323.68	364.23%
Total PERSONNEL	50,203.68	44,808.38	5,395.30	112.04%
SUPPLIES AND MATERIALS				
00-2030 · Office Supplies	364.80	333.33	31.47	109.44%
00-2040 Printing Costs	0.00	25.00	-25.00	0.0%
00-2200 · Postage/Shipping	156.00	25.00	131.00	624.0%
00-2300 · Minor Tools	0.00	0.00	0.00	0.0%
00-2820 · Furniture and Fixtures	0.00	0.00	0.00	0.0%
00-2842 · Minor Equipment/Electronics	0.00	416.67	-416.67	0.0%
00-2844 · Minor Equipment - Software	0.00	0.00	0.00	0.0%
Total SUPPLIES AND MATERIALS	520.80	800.00	-279.20	65.1%
REPAIRS AND MAINTENANCE				
00-4100 · Repairs & Maint. - Bldg	114.99	208.33	-93.34	55.2%
00-4200 · Repairs & Maint. - Facility	80.00	1,083.33	-1,003.33	7.39%
00-4400 · Repairs & Maint. - Equipment	907.26	166.67	740.59	544.35%
Total REPAIRS AND MAINTENANCE	1,102.25	1,458.33	-356.08	75.58%
CONTRACTUAL SERVICES				
00-6012 · Consulting Fees (Legal)	0.00	416.67	-416.67	0.0%
00-6000 · Bank Analysis Fees	0.00	41.67	-41.67	0.0%
00-6100 · Advertising	0.00	0.00	0.00	0.0%
00-6200 · Communication - Internet (Spec)	618.18	250.00	368.18	247.27%
00-6201 · Phone Services - Brightspeed	0.00	250.00	-250.00	0.0%
00-6202 · Network Upgrade	0.00	0.00	0.00	0.0%
00-6300 · Rental of Equip / Copier Lease	0.00	291.67	-291.67	0.0%
00-6350 · Rental of Property	2,702.49	2,750.00	-47.51	98.27%

Copperas Cove Economic Development Corporation
Profit & Loss Budget vs. Actual
October through December 2025

	Dec 25	Budget	$ Over Budget	% of Budget
00-6400 · Dues and Subscriptions	9,145.00	1,429.17	7,715.83	639.88%
00-6401 · Subscriptions	9,772.64	50.00	9,722.64	19,545.28%
00-6402 · Software Licenses	815.84	3,041.89	-2,226.05	26.82%
00-6550 · Contract Labor	502.80	658.33	-155.53	76.38%
00-6551 · IT Services (Cybersecurity/HD)	0.00	250.00	-250.00	0.0%
00-6600 · Professional Development	1,818.84	3,596.45	-1,777.61	50.57%
00-6800 · Professional Services	700.00	750.00	-50.00	93.33%
00-6810 · Provided City Services	0.00	0.00	0.00	0.0%
00-6900 · Utilities	0.00	833.33	-833.33	0.0%
Total CONTRACTUAL SERVICES	26,075.79	14,609.18	11,466.61	178.49%
DESIGNATED EXPENSES				
00-7000 · Insurance Expense	673.40	483.33	190.07	139.33%
00-1997 · Public Hearing/Legal Ads	0.00	41.67	-41.67	0.0%
00-1998 · Board Related Expenses	2,205.95	500.00	1,705.95	441.19%
00-1999 · Public Relations	808.02	500.00	308.02	161.6%
Total DESIGNATED EXPENSES	3,687.37	1,525.00	2,162.37	241.8%
Total EDC ADMINISTRATION	81,589.89	63,200.89	18,389.00	129.1%
DEBT SERVICES				
10-9226 · 2012 Sales Tax Bond Principal	0.00	9,583.33	-9,583.33	0.0%
10-9326 · 2012 Sales Tax Bond Note Int	2,090.79	2,701.17	-610.38	77.4%
Reliever Route Commit Principal	0.00	0.00	0.00	0.0%
10-8506 · Reliever Route Commit Interest	0.00	0.00	0.00	0.0%
Total DEBT SERVICES	2,090.79	12,284.50	-10,193.71	17.02%
EDC NON-DEPARTMENTAL				
CONTRACTUAL SERVICES				
90-6400 · Dues and Subscriptions	0.00	0.00	0.00	0.0%
90-6100 · Advertising	0.00	583.33	-583.33	0.0%
90-6550 · Contract Labor	400.00	0.00	400.00	100.0%
90-6610 · Business Attraction	3,680.47	2,083.33	1,597.14	176.66%
90-6800 · Professional Services	0.00	8,333.33	-8,333.33	0.0%
Total CONTRACTUAL SERVICES	4,080.47	10,999.99	-6,919.52	37.1%
90-9000 · ENTREPRENEUR CENTER				
90-9001 · Start Up	0.00	0.00	0.00	0.0%
90-9002 · Operations	0.00	41.67	-41.67	0.0%
90-9003 · Employee Appreciation	150.82	41.67	109.15	361.94%
90-9004 · Meals	175.36	125.00	50.36	140.29%
90-9005 · SOS Reporting	0.00	16.67	-16.67	0.0%
90-9000 · ENTREPRENEUR CENTER - Other	0.00	1,000.00	-1,000.00	0.0%
Total 90-9000 · ENTREPRENEUR CENTER	326.18	1,225.01	-898.83	26.63%
90-9100 · BUSINESS RETENTION				
90-9101 · Flyers / Design	0.00	0.00	0.00	0.0%
90-9102 · Workshops	0.00	0.00	0.00	0.0%
90-9103 · Retention	1,046.73	708.33	338.40	147.77%
90-9104 · Travel	0.00	0.00	0.00	0.0%
90-9105 · Visits	0.00	0.00	0.00	0.0%

Copperas Cove Economic Development Corporation
Profit & Loss Budget vs. Actual
October through December 2025

	Dec 25	Budget	$ Over Budget	% of Budget
90-9106 · Workforce Development Training	0.00	0.00	0.00	0.0%
90-9107 · Workforce Development Events	0.00	250.00	-250.00	0.0%
90-9108 · Workforce Achievement Grant	0.00	4,166.67	-4,166.67	0.0%
90-9109 · Other Incentives	0.00	2,083.33	-2,083.33	0.0%
90-6611 · Facade Grant	0.00	2,083.33	-2,083.33	0.0%
90-9100 · BUSINESS RETENTION - Other	0.00	0.00	0.00	0.0%
Total 90-9100 · BUSINESS RETENTION	1,046.73	9,291.66	-8,244.93	11.27%
Total EDC NON-DEPARTMENTAL	5,453.38	21,516.66	-16,063.28	25.35%
OTHER EXPENDITURES				
90-8600 · CAPITAL OUTLAY				
90-8601 · Constitution	0.00	0.00	0.00	0.0%
90-8602 · Land Exchange	0.00	0.00	0.00	0.0%
90-8603 · Gas Lines to Narrows	0.00	0.00	0.00	0.0%
90-8604 · Sidewalk	0.00	0.00	0.00	0.0%
90-9605 · Infrastructure	2,085.00	41,666.67	-39,581.67	5.0%
90-8606 · Downtown Redevelopment	0.00	0.00	0.00	0.0%
90-8607 · Narrows Phase II Expansion	0.00	166,666.67	-166,666.67	0.0%
90-9606 · Patriot Circle Office Building	29,730.00	83,333.33	-53,603.33	35.68%
90-8600 · CAPITAL OUTLAY - Other	0.00	0.00	0.00	0.0%
Total 90-8600 · CAPITAL OUTLAY	31,815.00	291,666.67	-259,851.67	10.91%
Total OTHER EXPENDITURES	31,815.00	291,666.67	-259,851.67	10.91%
Total EXPENDITURES	120,949.06	388,668.72	-267,719.66	31.12%
Total Expense	120,949.06	388,668.72	-267,719.66	31.12%
Net Ordinary Income	29,940.22	-273,086.21	303,026.43	-10.96%
Net Income	**29,940.22**	**-273,086.21**	**303,026.43**	**-10.96%**

Economic Development Corporation **H.2.**

Meeting Date: February 25, 2026

Contact: Fred Welch, Executive Director, Copperas Cove EDC

Subject:
Consideration and action on approving Resolution #EDC 2026-04 accepting the Quarterly Investment Report as presented for the quarter ending December 31, 2025, per the Investment Policy. **Fred Welch, Executive Director, Copperas Cove EDC**

Description/Information:
The Public Funds Investment Act of Chapter 2256, Texas Government Code, requires investment management reports to be accepted by the Board. The Copperas Cove Economic Development Corporation's Investment Policy requires that the Investment Officer report a detailed listing of all purchases, sales, and payments, and a description of each security held as well as management summary information.

Financial Impact:
See the attached Quarterly Investment Report for the month ending December 31, 2025.

Action/Recommendation:
EDC staff recommends the Board approve Resolution #EDC-2026-04, accepting the Quarterly Investment Report as presented for the quarter ending December 31, 2025, per the Investment Policy

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Attachments:

Resolution #EDC-2026-04
Quarterly Investment Report

Copperas Cove Economic Development Corporation
Profit & Loss
October through December 2025

	Oct - Dec 25
Ordinary Income/Expense	
Income	
Revenues	
Sales Tax Income	440,420.63
Interest Income	71,981.07
Total Revenues	512,401.70
Total Income	512,401.70
Expense	
EXPENDITURES	
EDC ADMINISTRATION	
PERSONNEL	
00-1150 · Phone Reimbursement	1,200.00
00-1100 · Car Allowance	1,500.00
00-1000 · Staff Salary	113,585.15
00-1200 · Longevity	151.42
00-1500 · FICA Tax	7,475.27
00-1600 · Employee Insurance	8,024.52
00-1800 · Retirement	15,547.39
00-1901 · Other Personnel Expenses	2,343.53
Total PERSONNEL	149,827.28
SUPPLIES AND MATERIALS	
00-2030 · Office Supplies	1,407.43
00-2040 Printing Costs	98.44
00-2200 · Postage/Shipping	267.40
00-2842 · Minor Equipment/Electronics	920.11
Total SUPPLIES AND MATERIALS	2,693.38
REPAIRS AND MAINTENANCE	
00-4100 · Repairs & Maint. - Bldg	1,128.97
00-4200 · Repairs & Maint. - Facility	9,788.35
00-4400 · Repairs & Maint. - Equipment	1,387.26
Total REPAIRS AND MAINTENANCE	12,304.58
CONTRACTUAL SERVICES	
00-6012 · Consulting Fees (Legal)	2,625.00
00-6000 · Bank Analysis Fees	225.00
00-6200 · Communication - Internet (Spec)	1,848.74
00-6350 · Rental of Property	8,107.47
00-6400 · Dues and Subscriptions	12,170.00
00-6401 · Subscriptions	11,277.55
00-6402 · Software Licenses	1,865.84
00-6550 · Contract Labor	1,028.40
00-6600 · Professional Development	8,073.13
00-6800 · Professional Services	2,100.00
00-6900 · Utilities	1,506.46
Total CONTRACTUAL SERVICES	50,827.59
DESIGNATED EXPENSES	

Copperas Cove Economic Development Corporation
Profit & Loss
October through December 2025

	Oct - Dec 25
00-7000 · Insurance Expense	2,372.40
00-1998 · Board Related Expenses	2,735.63
00-1999 · Public Relations	1,063.71
Total DESIGNATED EXPENSES	6,171.74
Total EDC ADMINISTRATION	221,824.57
DEBT SERVICES	
10-9326 · 2012 Sales Tax Bond Note Int	6,417.81
Total DEBT SERVICES	6,417.81
EDC NON-DEPARTMENTAL	
CONTRACTUAL SERVICES	
90-6550 · Contract Labor	3,050.00
90-6610 · Business Attraction	10,756.16
90-6800 · Professional Services	30,454.25
Total CONTRACTUAL SERVICES	44,260.41
90-9000 · ENTREPRENEUR CENTER	
90-9002 · Operations	54.95
90-9003 · Employee Appreciation	282.09
90-9004 · Meals	329.50
Total 90-9000 · ENTREPRENEUR CENTER	666.54
90-9100 · BUSINESS RETENTION	
90-9103 · Retention	2,922.83
90-6611 · Facade Grant	1,603.18
Total 90-9100 · BUSINESS RETENTION	4,526.01
Total EDC NON-DEPARTMENTAL	49,452.96
OTHER EXPENDITURES	
90-8600 · CAPITAL OUTLAY	
90-8602 · Land Exchange	10,000.00
90-9605 · Infrastructure	19,962.50
90-8607 · Narrows Phase II Expansion	2,764.65
90-9606 · Patriot Circle Office Building	49,778.76
Total 90-8600 · CAPITAL OUTLAY	82,505.91
Total OTHER EXPENDITURES	82,505.91
Total EXPENDITURES	360,201.25
Total Expense	360,201.25
Net Ordinary Income	152,200.45
Net Income	**152,200.45**

RESOLUTION NO. EDC 2026-04
A RESOLUTION OF THE COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION, APPROVING THE INVESTMENT REPORT FOR THE QUARTER ENDING DECEMBER 31, 2025.

WHEREAS, Chapter 2256 of the Texas Government Code, commonly known as the "Public Funds Investment Act," requires the Investment Officer of the City to present s written report of investment transactions for all Economic Development Corporation's accounts covered for the preceding reporting period to the Board of Directors; and

WHEREAS, this reporting is authorized by the Public Funds Investment Act; and

WHEREAS, the Public Funds Investment Act requires the Quarterly Investment Report be presented to the Board of Directors; and

WHEREAS, the attached Quarterly Investment Report complies with the Public Funds Investment Act.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE BOARD OF DIRECTORS OF THE COPPERAS COVE ECONOMIC CORPORATION:

Section 1.

That the Copperas Cove Economic Development Corporation has complied with the requirements of the Public Funds Investment Act, and the Quarterly Investment Report for the quarter ending September 30, 2025, attached hereto as "Exhibit A," is hereby approved as the quarterly investment report for the quarter ending December 2025 of the Corporation effective February 25, 2026.

PASSED, APPROVED, AND ADOPTED on this 25th of February 2026 at a regular meeting of the Economic Development Corporation which meeting was held in compliance with the Open Meetings Act, *Tex. Gov't Code*, §551.001, et. seq. at which meeting a quorum was present and voting.

ATTEST:

_____ _____

Fred Welch, Executive Director David McPhail, Treasurer

APPROVED AS TO FORM:

_____

Knight Law Firm
Copperas Cove Economic Development Corporation Attorney

Economic Development Corporation **H.3.**

Meeting Date: February 25, 2026

Contact: Fred Welch, Executive Director, Copperas Cove EDC

Subject:
Consideration and action on approving the Fiscal Year 2024-2025 Annual Financial Report (Audit).
Fred Welch, Executive Director, Copperas Cove EDC

Description/Information:
Per Texas Local Government Code §103.001, a municipality shall have its records and accounts audited annually and shall have an annual financial statement prepared based on the audit.
The accounting firm Pattillo, Brown, and Hill was selected on August 2, 2022, by the City Council to perform the annual audit in compliance with U.S. Generally Accepted Accounting Principles and in accordance with Government Auditing Standards for the City and Economic Development Corporation (EDC). This is the fourth year that Pattillo has performed the financial audit for the Corporation.

Financial Impact:
TBD

Action/Recommendation:
The CCEDC Staff recommends the Board of Directors approve the Fiscal Year 2024-2025 Annual Financial Report.

Attachments:

Annual Financial Report for Fiscal Year 2024-2025

Economic Development Corporation **I.1.**
Meeting Date: February 25, 2026
Contact: Fred Welch, Executive Director, Copperas Cove EDC

UPDATE

1. Executive Director's Report**. Fred Welch, Executive Director, Copperas Cove EDC**

Economic Development Corporation **I.2.**
Meeting Date: February 25, 2026
Contact: Sean Stevens, Assistant Executive Director, Copperas Cove EDC

UPDATE

2. Assistant Executive Director's Report. **Sean Stevens, Copperas Cove EDC**

Economic Development Corporation **I.3.**
Meeting Date: February 25, 2026
Contact: Sheena Tanner, Marketing Director, Copperas Cove EDC

UPDATE

3. Marketing Director's Report. **Sheena Tanner, Copperas Cove EDC**

Economic Development Corporation **I.4.**
Meeting Date: February 25, 2026
Contact: Anne Seneca, Small Business Support Director, Copperas Cove EDC

UPDATE

4. Small Business Support Director's Report. **Anne Seneca, Copperas Cove EDC**

Economic Development Corporation **I.5**
Meeting Date: February 25, 2026
Contact: Brittany Sanders, Workforce Specialist, Copperas Cove EDC

UPDATE

5. Workforce Development Specialist's Report. **Brittany Sanders, Copperas Cove EDC**