

HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

HDRC CASE NO: 2019-539
ADDRESS: 209 MADISON ST
LEGAL DESCRIPTION: NCB 740 BLK 3 LOT 13 & SW 25.075FT OF 12
ZONING: RM-4, HE, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Greabner-Giles House
APPLICANT: Elisa Madrid
OWNER: Samuel & Elisa Madrid
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: September 11, 2019
60-DAY REVIEW: November 10, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 209 Madison.

APPLICABLE CITATIONS:

Sec. 35-618. - Tax Exemption Qualifications.

- (a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:
 - (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
 - (1) State the legal description of the property proposed for certification;
 - (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
 - (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
 - (4) Include a statement of costs for the restoration or rehabilitation work;
 - (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
 - (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
 - (7) Include a detailed statement of the proposed use for the property; and
 - (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

- (d) Certification.

- (1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the

historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

- (2) **Tax Assessor-Collector Approval.** Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.
- (e) **Verification of Completion.** Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.
- (f) **Historic Preservation Tax Exemptions.**
 - (1) **Historic Preservation Tax Exemption for Residences in Need of Substantial Repair.** In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:
 - A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.
 - B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.
- (g) **Eligibility.**
 - (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The applicant is requesting Historic Tax Certification for 209 Madison located in the King William Historic District. Historic Tax Verification is also being heard for this property at the October 2, 2019, HDRC hearing.
- b. **SCOPE OF APPROVED WORK** - A number of rehabilitative scopes of work have been approved including: fence and brick repair, rear accessory replacement, landscaping, balcony enclosure, paint, window replacement, roof replacement, and foundation repair. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical, plumbing, and mechanical improvements, and interior finishes.
- c. **TIMELINE OF COMPLETION** - The project began in November 2016, and was completed by September 2019.
- d. **ITEMIZED LIST OF COST** - The applicant submitted an itemized list of costs that meets the threshold to be eligible for Historic Tax Certification.
- e. **CERTIFICATION REQUIREMENT** - The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer

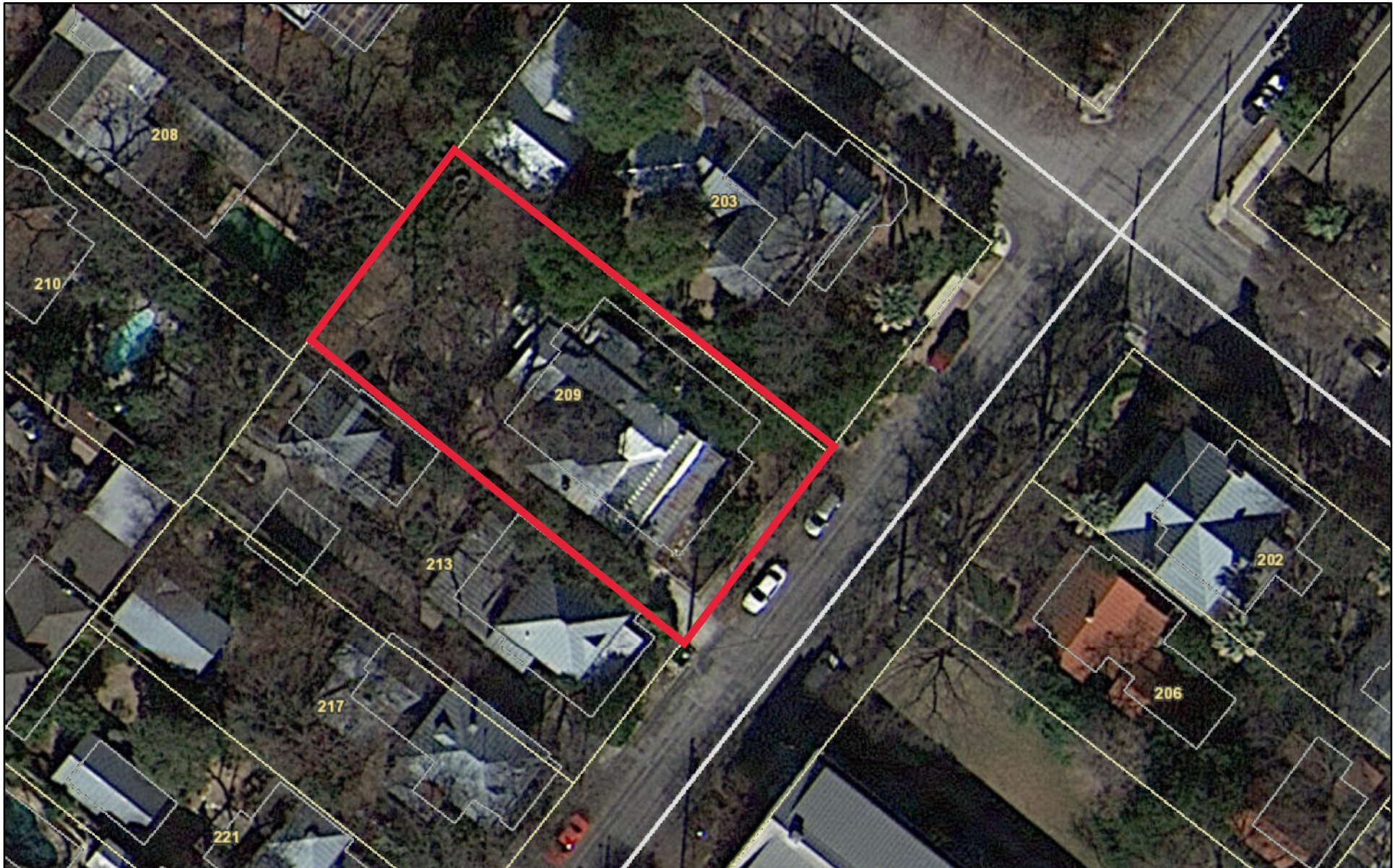
including photographs, an itemized list of costs, and a timeline for completion.

- f. TAX INCENTIVE PERIOD - Approval of Tax Verification by the HDRC in 2019 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2020.

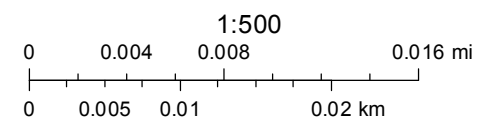
RECOMMENDATION:

Staff recommends approval of Historic Tax Certification based on the findings b through f.

209 Madison



September 24, 2019





San Antonio Art
League and Museum

Francis Bogside

Goodyear Auto Service

Sartor House Historical
King William...

Villa Finale
Visitor's Center

209 Madison

Alamo Area Metropolitan
Planning Organization

Rosario's

Fisher Heck Architects

Law Offices of Maloney

Brackenridge House
Bed and Breakfast

A Yellow Rose
Bed and Breakfast

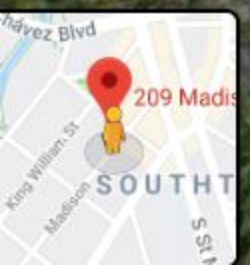
King William Lofts

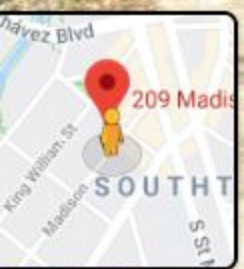
Google

Map



209 Madison





209 MADISON - BEFORE & AFTER



Front of House Before



Front of House After



Carport Before



Carport After



Kitchen Before



Kitchen After

209 MADISON - BEFORE & AFTER



Patio Before



Patio After



Fireplace 1 Before



Fireplace 1 After



Fireplace 2 Before



Fireplace 2 After



 **FOR LEASE**
CALL
SANDY
(210) 540-1533



 **FOR LEASE**
CALL
SANDY
(210) 540-1533



FOR LEASE
CALL
LANDLORD

209

209

Hacienda Propiedades, LP
Madison 209

Date	Name	Memo	Total
09/13/2016	Chicago Title	Earnest Money- 209 Madison	10,000.00
09/16/2016	David Mitchell	209 Madison- Appraisal	400.00
09/29/2016	Chicago Title	House Purchase- 209 Madison	78,764.37
10/14/2016	Guillermo Urano	209 Madison Foundation	3,000.00
10/21/2016	Guillermo Urano	209 Madison Foundation	3,000.00
10/25/2016	Guillermo Urano	209 Madison Foundation	2,000.00
10/28/2016	CPS Energy	209 Madison #1- 300-3578-172	12.72
10/28/2016	Guillermo Urano	209 Madison Foundation	5,000.00
11/01/2016	Seguro Assets, LLC	Account number: 5408 - 209 Madison	4,422.65
11/11/2016	Guillermo Urano	209 Madison Foundation	5,000.00
11/18/2016	Guillermo Urano	209 Madison Foundation	2,500.00
11/23/2016	CPS Energy	209 Madison #1- 300-3578-172	47.75
12/01/2016	Seguro Assets, LLC	Account number: 5408 - 209 Madison	4,422.65
12/02/2016	Teodoro Mendez Solis	Repairs- 209 Madison	200.00
12/02/2016	San Antonio Water System	209 Madison- 000990492-0348705-0002	103.52
12/02/2016	Guillermo Urano	209 Madison Foundation	2,500.00
12/09/2016	Teodoro Mendez Solis	Repairs- 209 Madison	75.00
12/09/2016	Guillermo Urano	209 Madison Foundation	2,000.00
12/16/2016	Guillermo Urano	209 Madison Foundation	2,000.00
12/23/2016	CPS Energy	209 Madison - 300-3578-172	45.90
01/01/2017	Seguro Assets, LLC	Account number: 5408 - 209 Madison	4,422.65
01/05/2017	San Antonio Water System	209 Madison- 000990492-0348705-0002	89.17
01/06/2017	Guillermo Urano	209 Madison Foundation	1,850.00
01/13/2017	Teodoro Mendez Solis	Repairs- 209 Madison	250.00

01/27/2017	CPS Energy	209 Madison #1- 300-3578-172	43.53
02/01/2017	Seguro Assets, LLC	Account number: 5408 - 209 Madison	4,422.65
02/03/2017	San Antonio Water System	209 Madison- 00090492-0348705-0002	89.17
02/24/2017	CPS Energy	209 Madison #1- 300-3578-172	38.87
02/24/2017	San Antonio Water System	209 Madison- 000990492-0348705-0002	71.87
03/01/2017	Seguro Assets, LLC	Account number: 5408 - 209 Madison	4,422.65
03/03/2017	MIGUEL CASTRO	209 Madison- Front Deck	300.00
03/03/2017	MIGUEL CASTRO	209 Madison- Front Deck	900.00
03/24/2017	Teodoro Mendez Solis	Repairs-207 Madison	75.00
03/24/2017	CPS Energy	209 Madison #1- 300-3578-172	47.50
04/01/2017	Seguro Assets, LLC	Account number: 5408 - 209 Madison	4,581.74
04/07/2017	Teodoro Mendez Solis	Repairs	75.00
04/27/2017	San Antonio Water System	209 Madison- 000990492-0348705-0002	71.87
04/27/2017	CPS Energy	209 Madison #1- 300-3578-172	45.47
05/01/2017	Seguro Assets, LLC	Account number: 5408 - 209 Madison	4,581.74
06/01/2017	Seguro Assets, LLC	Account number: 5408 - 209 Madison	4,581.74
06/02/2017	Teodoro Mendez Solis	Repairs- 209 Madison	75.00
06/02/2017	San Antonio Water System	209 Madison- 000990492-0348705-0002	71.87
06/02/2017	CPS Energy	209 Madison- 300-3578-172	42.50
06/23/2017	CPS Energy	209 Madison - 300-3578-172	40.19
06/30/2017	San Antonio Water System	209 Madison- 000990492-0348705-0002	71.87
07/01/2017	Seguro Assets, LLC	Account number: 5408 - 209 Madison	4,581.74
07/28/2017	Material	Material	6,000.00
07/28/2017	Jose Obed Rodriguez	209 Madison - scaffolds	425.21
07/28/2017	Sally Garcia	Repairs - 209 Madison	1,438.97
07/28/2017	San Antonio Water System	209 Madison - 000990492-0348705-0002	71.87
08/01/2017	Seguro Assets, LLC	Account number: 5408 - 209 Madison	4,581.74

08/04/2017	Sally Garcia	Repairs - 209 Madison	1,400.00
08/11/2017	Sally Garcia	Repairs - 209 Madison	1,400.00
08/11/2017	CPS Energy	209 Madison #1- 300-3578-172	38.28
08/11/2017	Joel Disposal	209 Madison- Trash Disposal (rent dumpster)	1,000.00
08/11/2017	Gerardo Javier Martinez	209 Madison- Labor (7 days)	560.00
08/11/2017	Material	Material	1,000.00
08/11/2017	Seguro Assets, LLC	Account number: 5408 - 209 Madison	50,000.00
08/18/2017	Gerardo Javier Martinez	209 Madison- Labor (5 days)	400.00
08/18/2017	Sally Garcia	Repairs - 209 Madison	1,300.00
08/24/2017	San Antonio Water System	209 Madison- 000990492-0348705-0002	48.13
08/25/2017	Joel Disposal	209 Madison- Trash Disposal (rent dumpster)	500.00
08/25/2017	Sally Garcia	Repairs - 209 Madison	1,400.00
08/25/2017	Material	Material	1,500.00
08/25/2017	CPS Energy	209 Madison #1- 300-3578-172	76.44
08/25/2017	Gerardo Javier Martinez	209 Madison- Labor (5 days)	400.00
09/01/2017	Seguro Assets, LLC	Account number: 5408 - 209 Madison	4,581.74
09/01/2017	Sally Garcia	Repairs - 209 Madison	1,300.00
09/01/2017	Daniel Gorena DBA Danny's Plumbing	Repairs- 209 Madison	1,500.00
09/01/2017	Daniel Gorena DBA Danny's Plumbing	Repairs- 209 Madison	1,500.00
09/01/2017	Daniel Gorena DBA Danny's Plumbing	Repairs- 209 Madison	1,500.00
09/01/2017	Daniel Gorena DBA Danny's Plumbing	Repairs- 209 Madison	1,300.00
09/01/2017	Francisco Garza	209 Madison- A/C	1,000.00
09/01/2017	Francisco Garza	209 Madison- A/C	500.00
09/01/2017	Francisco Garza	209 Madison- A/C	1,500.00
09/01/2017	Francisco Garza	VOID: 209 Madison- A/C	0.00
09/01/2017	Material	Material	1,200.00
09/01/2017	Gerardo Javier Martinez	209 Madison- Labor (5 days)	400.00

09/08/2017	Sally Garcia	Repairs - 209 Madison	1,120.00
09/11/2017		Deposit	
09/15/2017	Sally Garcia	Repairs - 209 Madison	1,400.00
09/15/2017	Joel Disposal	209 Madison- Trash Disposal (rent dumpster)	500.00
09/22/2017	Sally Garcia	Repairs - 209 Madison	1,400.00
09/22/2017	Sherwin Williams	Sherwin Williams	2,000.00
09/29/2017	CPS Energy	209 Madison #1- 300-3578-172 due by 10-4-17	37.84
09/29/2017	San Antonio Water System	000990492-0348705-0002 209 Madison due by 10-6-17	46.65
09/29/2017	Sally Garcia	Repairs - 209 Madison	1,400.00
10/01/2017	Seguro Assets, LLC	Account number: 5408 - 209 Madison	4,581.74
10/05/2017	Sherwin Williams	Sherwin Williams	1,000.00
10/06/2017	Angel Reyna	Electrical- 209 Madison	1,000.00
10/06/2017	Angel Reyna	Electrical- 209 Madison	1,000.00
10/06/2017	Angel Reyna	Electrical- 209 Madison	1,000.00
10/06/2017	Angel Reyna	Electrical- 209 Madison	800.00
10/06/2017	Joel Disposal	209 Madison- Trash Disposal (rent dumpster)	500.00
10/06/2017	Sally Garcia	Repairs - 209 Madison	1,400.00
10/20/2017	Sally Garcia	Repairs - 209 Madison	1,400.00
10/20/2017	Andres Olmos	Repairs- 209 Madison	300.00
10/26/2017	Sherwin Williams	Sherwin Williams	1,000.00
10/27/2017	Sally Garcia	Repairs - 209 Madison	1,400.00
10/27/2017	CPS Energy	209 Madison- 300-3578-172 due by 11-2-17	37.23
10/27/2017	San Antonio Water System	000990492-0348705-0002 209 Madison due by 11-6-17	48.54
11/01/2017	Seguro Assets, LLC	Account number: 5408 - 209 Madison - PRINCIPAL PAYMENT	4,581.74
11/01/2017	Seguro Assets, LLC	Account number: 5408 - 209 Madison	4,581.74
11/02/2017	Material	Material	1,500.00
11/03/2017	Sally Garcia	Repairs - 209 Madison	1,400.00

11/10/2017	Sally Garcia	Repairs - 209 Madison	1,400.00
11/15/2017	Pink Moca	Interior Design- 209 Madison	800.00
11/17/2017	Sally Garcia	Repairs - 209 Madison	1,300.00
11/17/2017	CPS Energy	209 Madison- 300-3578-172	38.28
11/21/2017	Sally Garcia	Repairs - 209 Madison	790.00
12/01/2017	Jesus Israel Espinoza	209 Madison - fire place refinish	1,575.00
12/01/2017	Sally Garcia	Repairs - 209 Madison	1,400.00
12/01/2017	Alejandro Martinez	Repair- 209 Madison materials	500.00
12/01/2017	Alejandro Martinez	Repair- 209 Madison	1,000.00
12/01/2017	Alejandro Martinez	Repair- 209 Madison	1,000.00
12/01/2017	San Antonio Water System	209 Madison - 000990492-0348705-0002	47.06
12/01/2017	Seguro Assets, LLC	Account number: 5408 - 209 Madison	4,581.74
12/08/2017	Joel Disposal	209 Madison- Trash Disposal (rent dumpster)	410.00
12/08/2017	Angel Reyna	Electrical repairs	1,400.00
12/08/2017	Daniel Gorena DBA Danny's Plumbing	Plumbing Repairs	900.00
12/08/2017	Sally Garcia	Repairs - 209 Madison	1,400.00
12/15/2017	Pink Moca	Interior Design- 209 Madison	800.00
12/15/2017	Sally Garcia	Repairs - 209 Madison	1,400.00
12/15/2017	Material	Material	2,500.00
12/15/2017	Material	Material	2,500.00
12/22/2017	Sally Garcia	Repairs - 209 Madison	1,400.00
12/22/2017	CPS Energy	209 Madison - 300-3578-172	37.36
12/22/2017	San Antonio Water System	209 Madison - 000990492-0348705-0002	48.54
01/01/2018	Seguro Assets, LLC	Account number: 5408 - 209 Madison	4,581.74
01/05/2018	Angel Reyna	Electrical Repairs	450.00
01/05/2018	Francisco Garza	209 Madison- A/C	500.00
01/05/2018	Francisco Garza	209 Madison- A/C	1,000.00

01/12/2018	Sally Garcia	Repairs - 209 Madison	1,400.00
01/12/2018	Material	Material	1,500.00
01/18/2018	Jose Obed Rodriguez	Office Expenses- Mini Splits	645.00
01/18/2018	Sally Garcia	Repairs - 209 Madison	820.00
01/26/2018	Anderson Davila	Repairs- 209 Madison	600.00
01/26/2018	Nabor Martinez	Repairs- 209 Madison	2,000.00
01/26/2018	Sally Garcia	Repairs - 209 Madison	900.00
01/26/2018	CPS Energy	209 Madison- 300-3578-172	37.30
02/01/2018	Seguro Assets, LLC	Account number: 5408 - 209 Madison	4,581.74
02/02/2018	Nabor Martinez	Repairs- 209 Madison	1,600.00
02/02/2018	Joel Disposal	209 Madison- Trash Disposal (rent dumpster)	410.00
02/02/2018	Anderson Davila	Repairs- 209 Madison	480.00
02/02/2018	Uribe's Landscaping and Services	Repairs- 209 Madison	75.00
02/02/2018	Arturo Ladinos	Repairs- 209 Madison	1,300.00
02/02/2018	San Antonio Water System	209 Madison- 000990492-0348705-0002	47.08
02/02/2018	Material	Material	1,500.00
02/02/2018	Material	Material	1,500.00
02/02/2018	Sally Garcia	Repairs - 209 Madison	900.00
02/08/2018	Material	Material	1,500.00
02/09/2018	Alonso Gonzalez	Windows- 209 Madison	1,000.00
02/09/2018	Sally Garcia	Repairs - 209 Madison	900.00
02/09/2018	Nabor Martinez	Repairs- 209 Madison	3,000.00
02/09/2018	Anderson Davila	Repairs- 209 Madison	600.00
02/14/2018		Outgoing Wire - Seguro Assets LLC	257,812.86
02/16/2018	Anderson Davila	Repairs- 209 Madison	480.00
02/16/2018	Sally Garcia	Repairs - 209 Madison	900.00
02/19/2018	PR Center	209 Madison- Material	3,000.00

02/23/2018	Anderson Davila	Repairs- 209 Madison	600.00
02/23/2018	Sally Garcia	Repairs - 209 Madison	900.00
02/23/2018	Alonso Gonzalez	VOID: Windows- 209 Madison	0.00
02/23/2018	San Antonio Water System	209 Madison- 000990492-0348705-0002	54.33
03/01/2018	Material	Material	2,500.00
03/02/2018	Nabor Martinez	Repairs- 209 Madison	1,500.00
03/02/2018	Nabor Martinez	Repairs- 209 Madison	1,500.00
03/02/2018	Sally Garcia	VOID: Repairs	0.00
03/02/2018	Anderson Davila	Repairs- 209 Madison	600.00
03/02/2018	CPS Energy	209 Madison- 300-3578-172	39.56
03/02/2018	Sally Garcia	Repairs - 209 Madison	900.00
03/08/2018	Material	Material	2,500.00
03/09/2018	Osman Montenegro	Repairs- 209 Madison	500.00
03/09/2018	Sally Garcia	Repairs - 209 Madison	900.00
03/09/2018	Nabor Martinez	Repairs- 209 Madison	1,600.00
03/09/2018	Imperial Flooring Distributors	Flooring- 209 Madison	5,985.76
03/09/2018	Joel Disposal	209 Madison- Trash Disposal (rent dumpster)	410.00
03/16/2018	Osman Montenegro	Repairs- 209 Madison	600.00
03/16/2018	Sally Garcia	Repairs - 209 Madison	900.00
03/20/2018	PR Center	209 Madison- Material	4,900.00
03/22/2018	San Antonio Water System	209 Madison- 000990492-0348705-0002	51.21
03/23/2018	Sabino Martinez	Repairs - 209 Madison	1,653.33
03/23/2018	CPS Energy	209 Madison- 300-3578-172	38.84
03/30/2018	Sally Garcia	Repair	900.00
03/30/2018	Sabino Martinez	Repairs -209 Madison	1,656.33
03/30/2018	Osman Montenegro	Repairs- 209 Madison	600.00
04/05/2018	Material	Material	2,000.00

04/06/2018	Joel Disposal	209 Madison- Trash Disposal (rent dumpster)	500.00
04/06/2018	Sabino Martinez	Repairs -209 Madison	1,650.34
04/06/2018	Nabor Martinez	Repairs- 209 Madison	1,500.00
04/06/2018	Sally Garcia	Repair	720.00
04/12/2018	Material	Material	2,000.00
04/13/2018	Victor Mellado Mirror Designs	Repairs- 209 Madison	2,482.50
04/13/2018	Sabino Martinez	Repairs	300.00
04/13/2018	Sally Garcia	Repair	900.00
04/13/2018	Osman Montenegro	Repairs- 209 Madison	600.00
04/13/2018	Nabor Martinez	Repairs- 209 Madison	1,500.00
04/20/2018	Osman Montenegro	Repairs- 209 Madison	600.00
04/20/2018	Sally Garcia	Repair	900.00
04/20/2018	Nabor Martinez	Repairs- 209 Madison	1,500.00
04/20/2018	Nabor Martinez	Material- 209 Madison	126.00
04/26/2018	Sally Garcia	Repair- 209 Madison	720.00
04/26/2018	Angel Miramontes	209 Madison	400.00
04/26/2018	CPS Energy	209 Madison- 300-3578-172 due by 5-2-18	39.89
04/26/2018	San Antonio Water System	209 Madison- 000990492-0348705-0002 due by 5-4-18	51.21
05/02/2018	Floor & Decor	Repairs- 209 Madison	567.88
05/03/2018	Chase Credit Card - Obed	Account#: 0815	2,500.00
05/04/2018	Sally Garcia	Repair- 209 Madison	900.00
05/04/2018	Victor Mellado Mirror Designs	Repairs- 209 Madison	2,482.50
05/04/2018	Nabor Martinez	Repairs- 209 Madison	900.00
05/04/2018	Alejandro Martinez	Repair- 209 Madison	3,185.00
05/11/2018	Sally Garcia	Repair- 209 Madison	900.00
05/11/2018	Angel Reyna	Electrical Repairs- 209 Madison	660.00
05/17/2018	Chase Credit Card - Obed	Account#: 0815	1,000.00

05/18/2018	Victor Mellado	Repairs	485.00
05/18/2018	Frank Movers	Repairs- 209 Madison	125.00
05/18/2018	Francisco Garza	209 Madison- A/C	1,000.00
05/24/2018	Chase- Obed	Account#: 0815	2,500.00
05/24/2018	Teodoro Mendez Solis	Repairs- 209 Madison	1,000.00
05/25/2018	Nabor Martinez	Repairs- 209 Madison	700.00
05/25/2018	CPS Energy	209 Madison- 300-3578-172	94.08
05/31/2018	Material	Material	2,500.00
05/31/2018	San Antonio Water System	209 Madison- 000990492-0348705-0002	52.77
06/01/2018	PR Center	209 Madison- Material	121.10
06/01/2018	Alejandro Martinez	Repair- 209 Madison	1,485.00
06/01/2018	PR Center	209 Madison- Material & cabinets	623.48
06/08/2018	Nabor Martinez	Repairs- 209 Madison	1,050.00
06/15/2018	Sabino Martinez	Repairs- 206 Malone	750.00
06/15/2018	Teodoro Mendez Solis	VOID: Repairs- 209 Madison	0.00
06/15/2018	Jose Gonzalez	209 Madison- New Roof	9,500.00
06/15/2018	Teodoro Mendez Solis	Repairs- 209 Madison	1,125.00
06/21/2018	Doortex	Repairs- 209 Madison / balusters	861.24
06/22/2018	Victor Mellado	209 Madison- repairs	655.00
06/22/2018	Doortex	Repairs- 209 Madison Barn door	1,142.04
06/22/2018	Doortex	Repairs- 209 Madison Barn door	1,142.04
06/22/2018	Doortex	Repairs- 209 Madison / balusters	1,291.86
06/22/2018	San Antonio Water System	209 Madison- 000990492-0348705-0002 due by 6-5-18	49.65
06/29/2018	Javier Robles	Repairs- 209 Madison	380.00
07/06/2018	Jose Gonzalez	209 Madison- New Roof	4,500.00
07/06/2018	Nabor Martinez	Repairs- 209 Madison	2,150.00
07/06/2018	Nabor Martinez	Flooring- 209 Madison	450.00

07/06/2018	David Gomez	209 Madison- paint outside	2,000.00
07/06/2018	David Gomez	209 Madison- paint outside	2,000.00
07/06/2018	David Gomez	209 Madison- paint outside	2,500.00
07/06/2018	Raquel Villarreal	209 Madison- expense	525.00
07/12/2018	CPS Energy	209 Madison- 300-3578-172	182.96
07/13/2018	Jose Gonzalez	209 Madison- New Roof	4,500.00
07/13/2018	Angel Reyna	209 Madison	1,833.33
07/20/2018	Teodoro Mendez Solis	Repairs	1,150.00
07/20/2018	Angel Reyna	Electrical Work- 209 Madison	1,833.33
07/20/2018	Nabor Martinez	Flooring- 209 Madison	1,400.00
07/20/2018	Nabor Martinez	Flooring- 209 Madison	750.00
07/20/2018	San Antonio Water System	209 Madison- 000990492-0348705-0002	51.21
07/20/2018	CPS Energy	209 Madison- 300-3578-172	187.37
07/27/2018	Elvira Santamaria	Repairs- 209 Madison	1,400.00
08/02/2018	Nabor Martinez	Repairs- 209 Madison	1,500.00
08/02/2018	Jose Gonzalez	209 Madison- Roof	3,900.00
08/09/2018	Nabor Martinez	Repairs- 209 Madison	2,000.00
08/10/2018	Angel Reyna	Electrical Work- 209 Madison	1,833.34
08/16/2018	Raquel Villarreal	209 Madison- expense	400.00
08/23/2018	CPS Energy	209 Madison- 300-3578-172	203.90
08/23/2018	San Antonio Water System	209 Madison- 000990492-0348705-0002	51.21
09/06/2018	Foremost Lloyds of Texas	209 Madison / 381-0091493546-03	750.64
09/07/2018	Teodoro Mendez Solis	Yard Service	350.00
09/27/2018	San Antonio Water System	209 Madison- 000990492-0348705-0002	49.65
09/27/2018	CPS Energy	209 Madison- 300-357-8172	150.91
10/19/2018	Texas Home Check	Engineer Plans- 209 Madison	1,500.00
11/02/2018	Foremost Lloyds of Texas	209 Madison / 381-0091493546-03	455.00

11/28/2018	Albert Uresti, MPA, PPC	Property Taxes 2018- Half Payments	6,811.59
12/06/2018	Nabor Martinez	Repairs- 209 Madison	2,500.00
12/06/2018	Nabor Martinez	Repairs- 209 Madison	2,500.00
12/06/2018	Nabor Martinez	Repairs- 209 Madison	2,500.00
12/06/2018	San Antonio Water System	209 Madison- 000990492-0348705-0002	518.68
12/06/2018	CPS Energy	209 Madison #1- 300-3578-172	48.46
12/07/2018	Foremost Lloyds of Texas	209 Madison / 381-0091493546-03	454.92
12/21/2018	CPS Energy	209 Madison- 300-3578-172	49.85
12/21/2018	San Antonio Water System	209 Madison- 000990492-0348705-0002	49.85
01/07/2019	Foremost Lloyds of Texas	209 Madison / 381-0091493546-03	454.92
01/18/2019	Teodoro Mendez Solis	Repairs	800.00
01/24/2019	Lopez Concrete	209 Madison - repairs	10,000.00
01/24/2019	Lopez Concrete	209 Madison - repairs	5,180.00
02/01/2019	CPS Energy	209 Madison #1- 3003-578-172	51.29
02/01/2019	San Antonio Water System	209 Madison- 000990492-0348705-0002	49.85
02/01/2019	Daniel Gorena - Lender	VOID: mortgage payment	0.00
02/07/2019	Foremost Lloyds of Texas	209 Madison- 381-0091493546-03	454.92
02/07/2019	Nabor Martinez	VOID: Repairs- 209 Madison	0.00
02/07/2019	Nabor Martinez	VOID: Repairs- 209 Madison	0.00
02/07/2019	Nabor Martinez	Repairs- 209 Madison	2,500.00
02/08/2019	Nabor Martinez	Repairs- 209 Madison	1,800.00
02/15/2019	Nabor Martinez	Repairs-209 Madison	3,000.00
02/21/2019	Daniel Gorena - Lender	mortgage payment	116.66
02/21/2019	San Antonio Water System	209 Madison	51.27
02/21/2019	CPS Energy	209 Madison	50.82
02/22/2019	Joseph L. Peterson Law Offices	Legal Fees	75.00
02/22/2019	Nabor Martinez	Repairs-209 Madison	1,500.00

02/22/2019	PR Center	209 Madison- rental box truck	300.00
02/28/2019	Fast Steel	209 Madison- roof repair	2,192.06
02/28/2019	Josue Segundo Reyes	Repairs- 209 Madison	1,000.00
03/01/2019	Nabor Martinez	Repairs-209 Madison	500.00
03/01/2019	Daniel Gorena - Lender	mortgage payment	116.66
03/08/2019	Nabor Martinez	Repairs-209 Madison	1,200.00
03/08/2019	Foremost Lloyds of Texas	209 Madison- 381-0091493546-03	454.92
03/15/2019	Angel Reyna	Electrical Work	2,150.00
03/15/2019	Josue Segundo Reyes	Repairs- 209 Madison	1,000.00
03/22/2019	Josue Segundo Reyes	Repairs- 209 Madison	1,000.00
03/22/2019	Angel Reyna	Electrical Work	2,150.00
03/29/2019	Nabor Martinez	Repairs-209 Madison	1,600.00
03/29/2019	Alejandro Martinez	VOID: Repair- 209 Madison	0.00
03/29/2019	Alejandro Martinez	VOID: Repair- 209 Madison	0.00
03/29/2019	Josue Segundo Reyes	Repairs-209 Madison	1,000.00
03/29/2019	Material	Material	130.34
03/29/2019	Alejandro Flores	Repairs - 209 Madison	2,000.00
03/29/2019	Alejandro Flores	Repairs - 209 Madison	1,447.13
04/01/2019	Daniel Gorena - Lender	mortgage payment	116.66
04/05/2019	Material	Material	2,500.00
04/05/2019	Foremost Lloyds of Texas	209 Madison- 381-0091493546-03	454.92
04/12/2019	Josue Segundo Reyes	Repairs-209 Madison	950.00
04/12/2019	Nabor Martinez	Repairs-209 Madison	735.83
04/12/2019	Material	Material	2,000.00
04/19/2019	Material	Material	2,000.00
04/19/2019	David Gomez	209 Madison- Repairs 209 Madison	2,800.00
04/19/2019	Enrique Moncada	Repairs-209 Madison	1,500.00

04/19/2019	Vantage Bank	Appraisal Fee-209 Madison	475.00
04/19/2019	San Antonio Water System	Utilities-209 Madison 000990492-0348705-0002	55.51
04/26/2019	Sergio Edgar Rea	Carpet Cleaning and Floor Care	358.00
04/26/2019	Enrique Moncada	Repairs-209 Madison	900.00
05/01/2019	Daniel Gorena - Lender	mortgage payment	116.66
05/03/2019	Foremost Lloyds of Texas	209 Madison- 381-0091493546-03	454.92
05/03/2019	Doortex	Repairs- 209 Madison / Garage Windows	2,533.05
05/03/2019	Enrique Moncada	Repairs-209 Madison	500.00
05/24/2019	La-Z-Boy Home Furnishings	Office Expense-209 Madison	2,520.40
05/24/2019	Josue Segundo Reyes	Repairs	45.00
05/31/2019	Angel Reyna	Electrical Work	950.00
06/01/2019	Daniel Gorena - Lender	mortgage payment	116.66
06/07/2019	Foremost Lloyds of Texas	Insurance-209 Madison/381-0091493546-03	454.92
06/21/2019	Albert Uresti, MPA, PPC	Property Taxes 2018- 2nd Half Payments	6,806.59
06/21/2019	Josue Segundo Reyes	Landscaping Services	45.00
06/28/2019	San Antonio Water System	Utilities-209 Madison 000990492 0348705 0002	51.27
07/01/2019	Daniel Gorena - Lender	mortgage payment	116.66
07/12/2019	Josue Segundo Reyes	Landscaping Services	45.00
07/12/2019	Daniel Gorena DBA Danny's Plumbing	Plumbing Repairs	400.00
07/12/2019	Sandra Butcher	Commission- 209 Madison	1,975.00
07/19/2019	CPS Energy	Utilities-209 Madison 300 3578 172	131.00
07/26/2019	San Antonio Water System	Utilities-209 Madison 000990492 0348705 0002	52.87
08/01/2019	Daniel Gorena - Lender	mortgage payment	116.66
08/02/2019	Jose Clemente Martinez	Repairs-209 Madison	500.00
08/02/2019	Phyllis Browning Company	Attn: Melanie Wilson	300.00
08/02/2019	Foremost Lloyds of Texas	Insurance-209 Madison 381-5002547269-01	2,423.11
TOTAL			<u>837,670.58</u>