




Note 5377375 - CORICK PROPERTIES LLC

	Relationship	Date of Birth	Phone Number	Tax Identification
 CORICK PROPERTIES LLC  346 STONE PARK NEW BRAUNFELS TX 78130	 Owner/Signer		*****	EIN **-*****

Additional Relationships
 Tax Name: CORICK PROPERTIES LLC
 See Mailing Information

Summary

Principal Balance:	\$190,596.05	Interest Method:	[7] 365/360 P&I Separate
Interest Balance:	\$506.91	Current Payment Due Date:	Mar 30, 2024
Net Payoff:	\$191,102.96	Current Payment Due Amount:	\$10.00
Maximum Credit:	\$1,052,115.00	Current Interest Payment Due Date:	Aug 30, 2023
Maximum Credit Code:	Non-Revolving	Current Interest Payment Due Amount:	\$0.00
Current Available Credit:	\$861,518.95	Date Last Payment:	Jul 31, 2023
Current Other Escrow Balance:	\$0.00	Amount Last Payment:	\$933.55
Current Late Charge Balance:	\$0.00	Current Days Past Due:	
Current Other Escrow Interest Balance:	\$0.00	Total Amount Past Due:	\$0.00
Book Balance:	\$190,596.05	Payment Frequency:	Maturity
Total Collateral Value:	\$2,600,000.00	Regular Payment Amount:	\$10.00
LTV:	40.46%	Current Rate Over:	6.000000
Payments Scheduled:	1	One Day's Interest:	\$31,7660
Payments Billed:		Current Yield:	6.083333
Payments Made:		Original Note Amount:	\$0.00
Times Extended:		Original Note Date:	Dec 30, 2022
Times Renewed:	0	Maturity Date:	Mar 30, 2024
Times Past Due 1-29 Days:		Contract Date:	Dec 30, 2022
Times Past Due 30-59 Days:		Months To Maturity:	7.5
Times Past Due 60-89 Days:		Date Accrued Through:	Aug 14, 2023
Times Past Due 90+ Days:		Date Last Transaction Activity:	Jul 31, 2023
		Date Principal Paid To:	Dec 30, 2022
		Date Interest Paid To:	Jul 30, 2023
		Date Last Change:	Jul 06, 2023
		Date Last Updated:	Aug 14, 2023

Construction Resource Management, LLC

13300 Old Blanco Rd
Suite 307
San Antonio TX 78216

Invoice

Date	Invoice #
8/10/2023	133365

Bill To
Schertz Bank & Trust 519 Main Street Schertz, TX 78154

Project
22231143 Corick Auto Group San Marcos

Description	Amount
Construction Monitoring	375.00
Total	\$375.00

Please make checks payable to Construction Resource Management

PAID 8/16/23
JH

Schertz Bank & Trust

LOAN SYSTEM - DEBIT TRANSACTION FORM

ACCOUNT NAME *CORRICK PROPERTIES LLC*

DATE *8/16/23*

PREPARED BY *Arlon*

AMOUNT

375.00

TRAN CODE

305

LOAN DEBIT TRANSACTIONS

304 - PRINCIPAL ADVANCE

305 - ADVANCE

ACCOUNT NUMBER

5377375

⑆51012000⑆

SCHERTZ BANK & TRUST
 PG. BOX 800
 SCHERTZ, TEXAS 76154-0800

LOAN REMITTANCE CHECK

NO. **007959**

DATE **08/16/2023**

AMOUNT
375.00

PAY TO THE ORDER OF **CONSTRUCTION RESOURCE MANAGEMENT**

LN # **5377375**
 INV# **133365**
 DC/ahp

Katharina Monk
 AUTHORIZED SIGNATURE

⑆007959⑆ ⑆14916103⑆ ⑆21107000⑆ 500



CONSTRUCTION RESOURCE MANAGEMENT, LLC
Construction Consultants
 13300 Old Blanco Road, Suite 307
 San Antonio, Texas 78216

Lender	Project	Contractor
Schertz Bank	San Marcos Auto Center 2510 Hunter Rd San Marcos, TX	CR&T Builders Inc Application: 6 Period To: 07/31/23

Financial Snapshot			
	CRM Records	GC's Request	
Original Contract Sum:	\$ 1,709,493.03	\$ 1,709,493.03	
Net Previous Change Orders:	\$ 45,555.00	\$ 45,555.00	
Net Current Change Orders:	\$ 54,459.00	\$ 54,459.00	
Contract Sum to Date:	\$ 1,809,507.03	\$ 1,809,507.03	
Total Completed to Date:	\$ 1,155,785.35	\$ 1,155,785.35	
Retainage:	\$ 57,789.27	\$ 57,991.77	
Total Earned Less Retainage:	\$ 1,097,996.08	\$ 1,097,793.58	
Less Previous Certificates for Payment:	\$ 907,284.68	\$ 907,284.68	
Current Payment:	\$ 190,711.40	\$ 190,711.40	
Balance to Finish Including Retainage:	\$ 667,633.45	\$ 711,713.45	

Recommended Items to be Addressed Prior to Funding
 A fully signed and notarized copy of the pay application needs to be submitted
 All lender required lien waivers need to be submitted

Overall Completion
 Contractors Estimated Percent Complete: 63.87%
 Consultants Estimated Work in Place: 65.14%
Consultant's estimate of work in place does not include stored materials or deposits until they have been incorporated in to construction
 The work in place is generally in line with the contractors estimate.
 Expected Progress To Date: 49%
 Actual Progress To Date: 65%

Lien Waivers Received					
Contractor	Waiver Type	Date	Amount Released	Scope	Notarized

Recommendation
 We recommend funding the requested amount upon the lender's receipt of all required documentation and with regards to the above recommendations

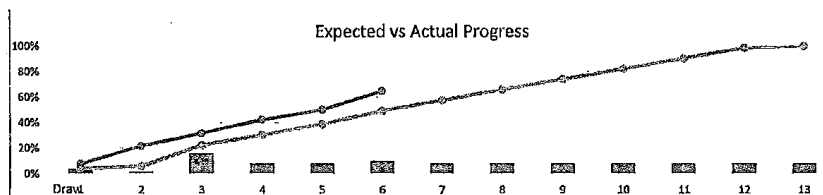
This report is intended for the sole use by the lender with whom our services have been contracted. Any recommendations made are based on the review of the submitted documentation and the observable site conditions at the time of our inspection and are strictly the opinions of CRM. Approval of any payment does not infer quality or code compliance nor should it substitute for owner approval of the work. Except where noted in this report, it is assumed all documentation has been reviewed and approved by the owner, architect, or representative acting on behalf of the owner. This report is to be considered in its entirety.

Project Description:
 Construction of an automobile workshop center.

Overall Work Completed:

Site Construction	Site cleared and graded. Electrical, sewer and water site work appears to be in place. Detention pond is in place.
Building Envelope/ Exterior Finishes	building slab is poured. Office building exterior is mostly complete. Shop building, steel is erected.
Mechanical/ Electrical/ Plumbing	In slab and wall ins completed
Interior Finishes	
Misc/ Special Construction	Detention pond is excavated and partial driveways and curbs are poured. Concrete retaining wall is erected.

Materials Stored On Site:



(note: monthly estimate of scheduled percent complete based on normalized completion averaged over the contract time)

Project Schedule:
 The estimated time for completion within 365 days from the date of commencement. There have been 0 change order days to date.
 Construction is estimated to have commenced 02/01/2023
 The estimated date of completion is 02/01/2024
 Construction appears to be on schedule

Outstanding Issues:



Line/Item/Variance			
Description of Work	Contractors Estimate	CRM Estimate	Comments
Permits/Fees/Testing	100%	0%	100%
SWPPP	39%	0%	39%
Surveys	82%	0%	82%
Utility Bills	5%	0%	5%
Portable Latrine	51%	0%	51%
Interior Cleaning	0%	0%	0%
Trash Removal	56%	0%	56%
Rent-a-Fence	86%	0%	86%
Excavation	91%	0%	91%
Site Utilities	100%	0%	100%
Landscaping	0%	0%	0%
Monolithic Foundation	90%	0%	90%
Concrete Waterproofing	0%	0%	0%
Concrete Floor Sealer & RamBoard	0%	0%	0%
Metal Building	59%	0%	59%
Metal Railing	0%	0%	0%
Dumpster Enclosure, Gates, & Bollards	0%	0%	0%
Metal Roofing	77%	37%	40% Unsure, roof is on office but not on shop building
Framing Material	65%	0%	65%
Framing Labor	62%	30%	92%
Spray Foam Insulation	0%	0%	0%
Gutters	0%	0%	0%
Windows	100%	0%	100%
Interior Doors	0%	0%	0%
Storefront Doors	63%	0%	63%
Drywall - hang, tape, float & texture	0%	0%	0%
Interior Trim	0%	0%	0%
Interior Trim - Material	0%	0%	0%
Painting	10%	0%	10%
FRP on Walls	0%	0%	0%



Line Item Variance			
Description of Work	Contractors Estimate	CRM Estimate	Comments
Cabinetry	0%	0%	0%
Countertops	0%	0%	0%
Wall Tile, Mop Sink, and Shower	0%	0%	0%
Hardware	0%	0%	0%
HVAC	31%	0%	31%
Big Ass Fan	0%	0%	0%
Plumbing	97%	-27%	70% Plumbing is roughed in
Electrical	32%	0%	32%
Low Voltage	41%	0%	41%
CR&T - Labor Overhead	47%	18%	65%
CR&T - Management Fee	100%	35%	65% Item is typically drawn in line with the estimated total project.
US Assure Builders RiskPolicy	100%	0%	100%
Rockcrete USA	100%	0%	100%



Percentage Complete Inspection Report													
Project: San Marcos Auto Center 2510 Hunter Rd San Marcos, TX			Owner: Corick Auto Center 3800 N Hwy 123 San Marcos, TX			Contractor: CR&T Builders Inc 18085 Hwy 123 Ste 101 San Marcos, TX							
Application #: 6 Application Date: 8/8/2023			Period To: 7/31/2023 Inspection Date: 8/8/2023										
A	B	C	D	E	G		H	I	J	K	L	M	
Item No.	Description of Work	Original Scheduled Value	Time/Item Transfer	Adjusted Scheduled Value	From Previous Work	In This Request	Materials Stored To Date	Total Completed To Date	% Complete To Date	Balance to Finish	Retention	CR% Complete	
1	Permits/Fees/Testing	\$ 13,000.00	\$ 3,529.00	\$ 16,529.00	\$ 13,000.00	\$ 3,529.00		\$ 16,529.00	100%	\$ -	\$ 826.45	100%	
2	SWPPP	\$ 9,000.00		\$ 9,000.00	\$ 2,726.94	\$ 600.00		\$ 3,526.94	39%	\$ 5,473.06	\$ 176.35	39%	
3	Surveys	\$ 7,500.00		\$ 7,500.00	\$ 6,166.75			\$ 6,166.75	82%	\$ 1,333.25	\$ 308.34	82%	
4	Utility Bills	\$ 3,000.00		\$ 3,000.00	\$ 64.08	\$ 78.92		\$ 143.00	5%	\$ 2,857.00	\$ 7.15	5%	
5	Portable Latrine	\$ 2,700.00		\$ 2,700.00	\$ 1,164.26	\$ 207.31		\$ 1,371.57	51%	\$ 1,328.43	\$ 68.58	51%	
6	Interior Cleaning	\$ 5,760.00		\$ 5,760.00	\$ -	\$ -		\$ -	0%	\$ 5,760.00	\$ -	0%	
7	Trash Removal	\$ 9,600.00		\$ 9,600.00	\$ 3,098.43	\$ 1,417.50		\$ 5,415.93	56%	\$ 4,184.07	\$ 270.80	56%	
8	Rent-a-Fence	\$ 8,000.00		\$ 8,000.00	\$ 8,895.40	\$ -		\$ 8,895.40	86%	\$ 1,134.60	\$ 343.27	86%	
9	Excavation	\$ 243,400.00		\$ 243,400.00	\$ 222,229.48	\$ -		\$ 222,229.48	91%	\$ 21,170.52	\$ 11,111.47	91%	
10	Site Utilities	\$ 39,900.00		\$ 39,900.00	\$ 39,900.00	\$ -		\$ 39,900.00	100%	\$ -	\$ 1,995.00	100%	
11	Landscaping	\$ 72,000.00		\$ 72,000.00	\$ -	\$ -		\$ -	0%	\$ 72,000.00	\$ -	0%	
12	Monolithic Foundation	\$ 411,210.00	\$ 43,155.00	\$ 454,365.00	\$ 407,765.00	\$ -		\$ 407,765.00	90%	\$ 48,600.00	\$ 20,388.25	90%	
13	Concrete Waterproofing	\$ 4,500.00		\$ 4,500.00	\$ -	\$ -		\$ -	0%	\$ 4,500.00	\$ -	0%	
14	Concrete Floor Sealer & RamBoard	\$ 8,500.00		\$ 8,500.00	\$ -	\$ -		\$ -	0%	\$ 8,500.00	\$ -	0%	
15	Metal Building	\$ 135,000.00		\$ 135,000.00	\$ -	\$ 79,000.00		\$ 79,000.00	59%	\$ 59,000.00	\$ 3,950.00	59%	
16	Metal Railing	\$ 2,200.00		\$ 2,200.00	\$ -	\$ -		\$ -	0%	\$ 2,200.00	\$ -	0%	
17	Dumpster Enclosure, Gates, & Bollards	\$ 5,200.00		\$ 5,200.00	\$ -	\$ -		\$ -	0%	\$ 5,200.00	\$ -	0%	
18	Metal Roofing	\$ 14,905.00		\$ 14,905.00	\$ -	\$ 11,440.00		\$ 11,440.00	77%	\$ 3,465.00	\$ 572.00	77%	
19	Framing Material	\$ 50,500.00		\$ 50,500.00	\$ 27,107.26	\$ 5,638.68		\$ 32,745.94	65%	\$ 17,754.06	\$ 1,637.30	65%	
20	Framing Labor	\$ 40,200.00		\$ 40,200.00	\$ 20,000.00	\$ 5,000.00		\$ 25,000.00	62%	\$ 15,200.00	\$ 1,250.00	62%	
21	Spray Foam Insulation	\$ 11,750.00		\$ 11,750.00	\$ -	\$ -		\$ -	0%	\$ 11,750.00	\$ -	0%	
22	Gutters	\$ 3,500.00		\$ 3,500.00	\$ -	\$ -		\$ -	0%	\$ 3,500.00	\$ -	0%	
23	Windows	\$ 4,575.72		\$ 4,575.72	\$ 4,575.72	\$ -		\$ 4,575.72	100%	\$ -	\$ 228.79	100%	
24	Interior Doors	\$ 13,708.74		\$ 13,708.74	\$ -	\$ -		\$ -	0%	\$ 13,708.74	\$ -	0%	
25	Storefront Doors	\$ 10,000.00		\$ 10,000.00	\$ -	\$ 6,267.00		\$ 6,267.00	63%	\$ 3,733.00	\$ 313.35	63%	
26	Drywall - hang, tape, float & texture	\$ 19,500.00		\$ 19,500.00	\$ -	\$ -		\$ -	0%	\$ 19,500.00	\$ -	0%	
27	Interior Trim	\$ 5,680.00		\$ 5,680.00	\$ -	\$ -		\$ -	0%	\$ 5,680.00	\$ -	0%	
28	Interior Trim - Material	\$ 5,000.00		\$ 5,000.00	\$ -	\$ -		\$ -	0%	\$ 5,000.00	\$ -	0%	
29	Painting	\$ 40,284.87		\$ 40,284.87	\$ -	\$ 4,050.00		\$ 4,050.00	10%	\$ 36,234.87	\$ 202.50	10%	
30	FRP on Walls	\$ 3,000.00		\$ 3,000.00	\$ -	\$ -		\$ -	0%	\$ 3,000.00	\$ -	0%	
Change Orders Total		\$ 1,201,074.33	\$ 46,684.00	\$ 1,247,758.33	\$ 756,563.32	\$ 117,428.41	\$ -	\$ 872,991.73	69.96%	\$ 374,766.60	\$ 43,649.59	70.58%	



Item No.	Description of Work	Original Scheduled Value	Line Item Transfer	Updated Scheduled Value	From Previous		Materials Stored To Date	Total Completed To Date	Per Cent Completed To Date	Balance to Finish	Retainage	CR&T Est. % Completed
					From Previous Work	This Request						
31	Cabinetry	\$ 9,500.00		\$ 9,500.00	\$ -			\$ -	0%	\$ 9,500.00	\$ -	0%
32	Countertops	\$ 8,800.00		\$ 8,800.00	\$ -			\$ -	0%	\$ 8,800.00	\$ -	0%
33	Wall Tile, Mop Sink, and Shower	\$ 4,750.00		\$ 4,750.00	\$ -			\$ -	0%	\$ 4,750.00	\$ -	0%
34	Hardware	\$ 3,000.00		\$ 3,000.00	\$ -			\$ -	0%	\$ 3,000.00	\$ -	0%
35	HVAC	\$ 27,000.00	\$ 5,375.00	\$ 32,375.00	\$ -	\$ 10,000.00		\$ 10,000.00	31%	\$ 22,375.00	\$ 500.00	31%
36	Big Ass Fan	\$ 9,000.00		\$ 9,000.00	\$ -			\$ -	0%	\$ 9,000.00	\$ -	0%
37	Plumbing	\$ 43,473.20		\$ 43,473.20	\$ 27,868.70	\$ 14,289.00		\$ 41,957.70	97%	\$ 1,516.50	\$ 2,097.89	70%
38	Electrical	\$ 104,980.00		\$ 104,980.00	\$ 5,570.00	\$ 28,440.00		\$ 34,010.00	32%	\$ 70,970.00	\$ 1,700.50	32%
39	Low Voltage	\$ 15,000.00		\$ 15,000.00	\$ 850.00	\$ 5,455.80		\$ 6,105.80	41%	\$ 8,894.20	\$ 305.29	41%
40	CR&T - Labor Overhead	\$ 185,185.08		\$ 185,185.08	\$ 83,464.06	\$ 23,458.14		\$ 86,922.20	47%	\$ 98,272.88	\$ 4,348.11	55%
41	CR&T - Management Fee	\$ 99,720.42		\$ 99,720.42	\$ 99,720.42	\$ 99,720.42		\$ 99,720.42	100%	\$ -	\$ 4,988.02	100%
42	US Assure Builders Risk Policy	\$ -	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ -		\$ 2,400.00	100%	\$ -	\$ 120.00	100%
43	Rockcrete USA	\$ -	\$ 1,677.50	\$ 1,677.50	\$ -	\$ 1,677.50		\$ 1,677.50	100%	\$ -	\$ 83.88	100%
44												
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60												
Totals		\$ 1,709,493.03	\$ 56,136.50	\$ 1,765,629.53	\$ 955,036.50	\$ 200,748.85	\$ -	\$ 1,155,785.35	65%	\$ 609,844.18	\$ 57,789.27	65%

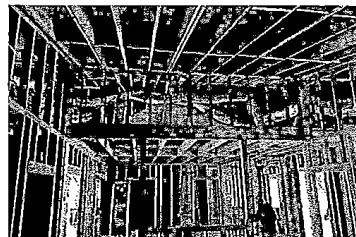
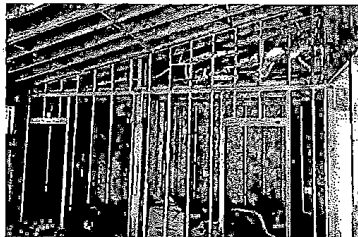
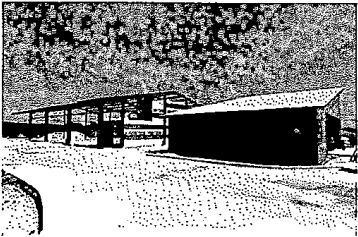
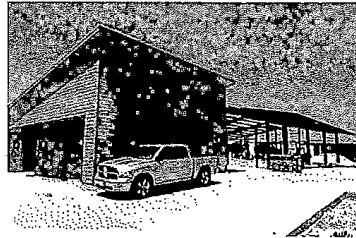
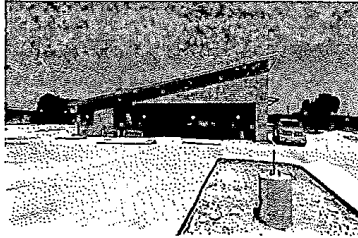


Progress Pictures

Corick Auto

Project: San Marcos Auto Center
2510 Hunter Road
San Marcos, TX

Lender: Schertz Bank



Progress Pictures

Corick Auto

Project: San Marcos Auto Center
2510 Hunter Road
San Marcos, TX

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