

Construction Resource Management, LLC

13300 Old Blanco Rd
Suite 307
San Antonio TX 78216

Invoice

Date	Invoice #
3/29/2023	132398

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

Project
22231143 Corick Auto Group San Marcos

Description	Amount
Construction Monitoring	375.00

Please make checks payable to Construction Resource Management

Total \$375.00

pd 4.3.23

Schertz Bank & Trust

LOAN SYSTEM - DEBIT TRANSACTION FORM

ACCOUNT NAME *Comick Properties*
PREPARED BY *gc*

DATE *4/23*

AMOUNT *375.00*

TRAN CODE *305*

LOAN DEBIT TRANSACTIONS


304 - PRINCIPAL ADVANCE

305 - ADVANCE

ACCOUNT NUMBER

5377374

⑆51012000⑆

 SCHERTZ BANK & TRUST PO BOX 200 SCHERTZ, TEXAS 76154-0200	LOAN REMITTANCE CHECK	NO. 007872
	DATE <i>4/3/2023</i>	AMOUNT ***375.00**
PAY TO THE ORDER OF <i>Construction Resource Management LLC</i>		
Ln <i>5377374</i> Invoice # <i>132398</i> DC/er	THE SUM IS \$375.00 DOLLARS	<i>Katherine Nowak</i> AUTHORIZED SIGNATURE

⑆007872⑆ ⑆114916103⑆ ⑆21107000⑆ 500

Note 5377374 - 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:	\$714,454.38	Interest Method:	[6] 365/360 Payments P&I
Interest Balance:	\$4,491.99	Current Payment Due Date:	Mar 30, 2023
Net Payoff:	\$972,057.59	Current Payment Due Amount:	\$3,976.00
Maximum Credit:	\$1,315,150.00	Date Last Payment:	Mar 03, 2023
Maximum Credit Code:	Non-Revolving	Amount Last Payment:	\$2,899.26
Current Available Credit:	\$347,584.40	Current Days Past Due:	2
Current Other Escrow Balance:	\$0.00	Total Amount Due:	\$3,976.00
Current Late Charge Balance:	\$0.00	Total Amount Past Due:	\$10.00
Current Other Escrow Interest Balance:	\$0.00	Payment Frequency:	Monthly
Book Balance:	\$714,454.38	Regular Payment Amount:	\$3,976.00
Total Collateral Value:	\$2,600,000.00	Current Rate Over:	6.500000
LTV:	50.58%	One Day's Interest:	\$128.9987
Payments Scheduled:	312	Current Yield:	6.590277
Payments Billed:	3	Original Note Amount:	\$0.00
Payments Made:	2	Original Note Date:	Dec 30, 2022
Times Extended:		Maturity Date:	Dec 30, 2048
Times Renewed:	0	Contract Date:	Dec 30, 2022
Times Past Due 1-29 Days:	1	Months To Maturity:	309.0
Times Past Due 30-59 Days:		Date Accrued Through:	Apr 02, 2023
Times Past Due 60-89 Days:		Date Last Transaction Activity:	Mar 31, 2023
Times Past Due 90+ Days:		Date Principal Paid To:	Feb 28, 2023
		Date Interest Paid To:	Feb 27, 2023
		Date Last Change:	Apr 03, 2023
		Date Last Updated:	Mar 31, 2023



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: 2 Period To: 02/23/23

Financial Snapshot			
	CRM Records	GC's Request	
Original Contract Sum:	\$ 1,709,493.03	\$ 1,709,493.03	
Net Previous Change Orders:	\$ -	\$ -	
Net Current Change Orders:			
Contract Sum to Date:	\$ 1,709,493.03	\$ 1,709,493.03	
Total Completed to Date:	\$ 421,879.74	\$ 421,879.74	
Retainage:	\$ 21,093.99	\$ 21,093.99	
Total Earned Less Retainage:	\$ 400,785.75	\$ 400,785.75	
Less Previous Certificates for Payment:	\$ 147,674.53	\$ 147,674.53	
Current Payment:	\$ 253,111.22	\$ 253,111.22	
Balance to Finish Including Retainage:	\$ 1,308,707.28	\$ 1,308,707.28	

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: 24.68%
 Consultants Estimated Work in Place: 21.78%
Consultant's estimate of work in place does not include stored materials or deposits until they have been incorporated in to construction
 Work in place is generally in line, there is a variance due to material purchases.
 Expected Progress To Date: 6%
 Actual Progress To Date: 22%

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

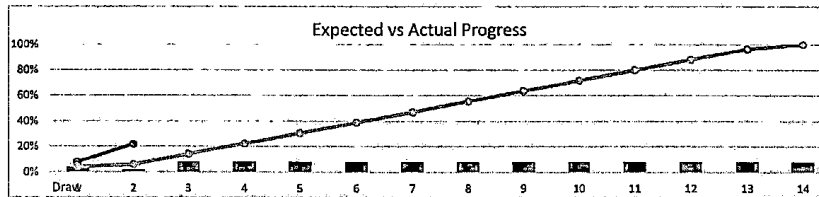
This report is intended for the sole use by the lender with whom our services have been contracted. Any recommendations made are based on the review of the submitted documentation and the observable site conditions at the time of our inspection and are strictly the opinions of CRM. Approval of any payment 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
Building Envelope/ Exterior Finishes	building slab is poured
Mechanical/ Electrical/ Plumbing	in slab plumbing rough in completed
Interior Finishes	
Misc/ Special Construction	Detention pond is excavated

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	15%		0%		15%
Surveys	46%		0%		46%
Utility Bills	5%		0%		5%
Portable Latrine	14%		0%		14%
Interior Cleaning	0%		0%		0%
Trash Removal	0%		0%		0%
Rent-a-Fence	86%		0%		86%
Excavation	81%		0%		81%
Site Utilities	0%		0%		0%
Landscaping	0%		0%		0%
Monolithic Foundation	25%		0%		25%
Concrete Waterproofing	0%		0%		0%
Concrete Floor Sealer & RamBoard	0%		0%		0%
Metal Building	0%		0%		0%
Metal Railing	0%		0%		0%
Dumpster Enclosure, Gates, & Bollards	0%		0%		0%
Metal Roofing	0%		0%		0%
Framing Material	0%		0%		0%
Framing Labor	0%		0%		0%
Spray Foam Insulation	0%		0%		0%
Gutters	0%		0%		0%
Windows	100%		-100%		0% For materials purchase, backup submitted
Interior Doors	0%		0%		0%
Storefront Doors	0%		0%		0%
Drywall - hang, tape, float & texture	0%		0%		0%
Interior Trim	0%		0%		0%
Interior Trim - Material	0%		0%		0%
Painting	0%		0%		0%
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	0%	0%	0%	
Big Ass Fan	0%	0%	0%	
Plumbing	51%	0%	51%	for rough in
Electrical	0%	0%	0%	
Low Voltage	0%	0%	0%	
CR&T - Labor Overhead	0%	0%	0%	
CR&T - Management Fee	71%	-46%	25%	Item is typically drawn in line with the estimated total project.



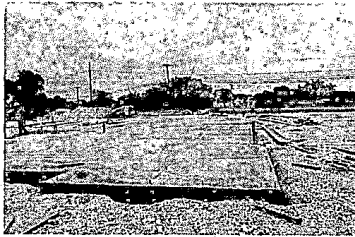
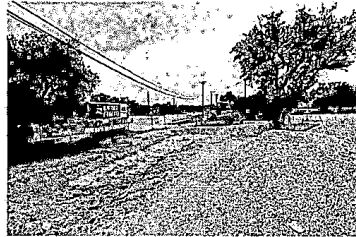
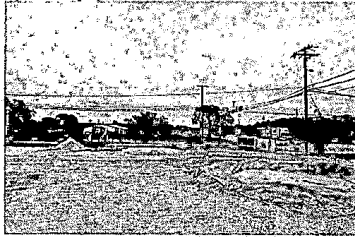
Percentage Complete Inspection Report									
Project:		San Marcos Auto Center		Owner:		Cody Auto Center		Contractor:	
San Marcos Auto Center 1000 S. San Marcos Blvd San Marcos, TX		San Marcos Auto Center 22292023 52292023		Cody Auto Center 22292023 52292023		CR&T Builders Inc 1000 S. San Marcos Blvd San Marcos, TX		CR&T Builders Inc 1000 S. San Marcos Blvd San Marcos, TX	
Item	Description	Application #	Application Date	Inspection Date	Permit Fee	Inspection Fee	Contractor Fee	Contractor %	Contractor Total
1	Permit/Fees/Testing				\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	100%	\$ 13,000.00
2	SWPPP				\$ 9,000.00	\$ 975.00	\$ 400.00	15%	\$ 7,625.00
3	Surveys				\$ 7,500.00	\$ -	\$ 3,450.00	46%	\$ 4,050.00
4	Utility Bills				\$ 3,000.00	\$ 168.59	\$ -	5%	\$ 2,841.41
5	Portable Latrine				\$ 2,700.00	\$ -	\$ 371.31	14%	\$ 2,328.69
6	Interior Cleaning				\$ 5,760.00	\$ -	\$ -	0%	\$ 5,760.00
7	Trash Removal				\$ 9,600.00	\$ -	\$ -	0%	\$ 9,600.00
8	Permit-Fence				\$ 8,000.00	\$ 6,885.40	\$ -	86%	\$ 1,114.60
9	Excavation				\$ 243,400.00	\$ 108,540.00	\$ 88,540.00	81%	\$ 46,320.00
10	Site Utilities				\$ 39,800.00	\$ -	\$ -	0%	\$ 39,800.00
11	Landscaping				\$ 72,000.00	\$ -	\$ -	0%	\$ 72,000.00
12	Monolithic Foundation				\$ 411,210.00	\$ -	\$ 102,015.00	25%	\$ 309,195.00
13	Concrete Floor Slab & Form Board				\$ 4,800.00	\$ -	\$ -	0%	\$ 4,800.00
14	Concrete Floor Slab & Form Board				\$ 6,800.00	\$ -	\$ -	0%	\$ 6,800.00
15	Weld Building				\$ 150,000.00	\$ -	\$ -	0%	\$ 150,000.00
16	Weld Building				\$ 2,000.00	\$ -	\$ -	0%	\$ 2,000.00
17	Drainage				\$ 4,200.00	\$ -	\$ -	0%	\$ 4,200.00
18	Drainage Enclosure, Gates, & Bolts				\$ 14,900.00	\$ -	\$ -	0%	\$ 14,900.00
19	Metal Roofing				\$ 59,500.00	\$ -	\$ -	0%	\$ 59,500.00
20	Framing Material				\$ 40,200.00	\$ -	\$ -	0%	\$ 40,200.00
21	Framing Labor				\$ 11,750.00	\$ -	\$ -	0%	\$ 11,750.00
22	Spray Foam Insulation				\$ 3,500.00	\$ -	\$ -	0%	\$ 3,500.00
23	Gutters				\$ 4,575.72	\$ -	\$ 4,575.72	100%	\$ -
24	Windows				\$ 13,708.74	\$ -	\$ 13,708.74	0%	\$ 13,708.74
25	Interior Doors				\$ 10,000.00	\$ -	\$ -	0%	\$ 10,000.00
26	Secretion Doors				\$ 18,500.00	\$ -	\$ -	0%	\$ 18,500.00
27	Drywall - hang, tape, float & texture				\$ 5,680.00	\$ -	\$ -	0%	\$ 5,680.00
28	Interior Trim				\$ 5,000.00	\$ -	\$ -	0%	\$ 5,000.00
29	Interior Trim - Material				\$ 40,284.87	\$ -	\$ -	0%	\$ 40,284.87
30	Painting				\$ 3,000.00	\$ -	\$ -	0%	\$ 3,000.00
30	FRP on Walls				\$ 3,000.00	\$ -	\$ -	0%	\$ 3,000.00
Total					\$ 4,201,074.33	\$ 129,538.99	\$ 189,852.03	27.38%	\$ 872,183.31
Total					\$ 4,201,074.33	\$ 129,538.99	\$ 189,852.03	27.38%	\$ 872,183.31



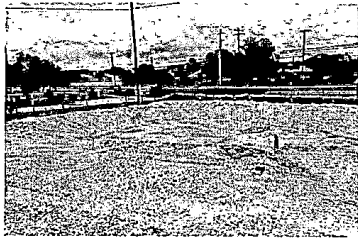
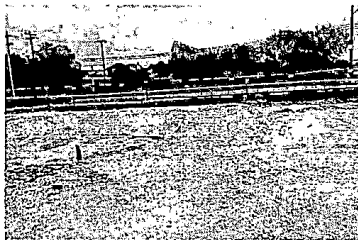
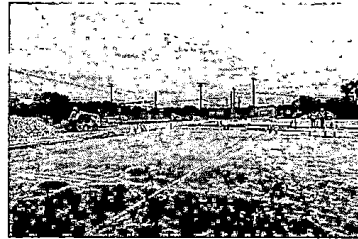
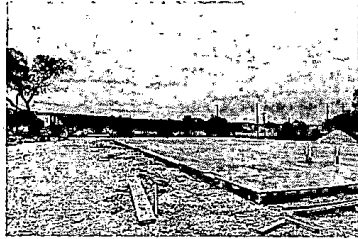


A	B	C	D	E	F	G	H	I	J	K	L	M
Item No.	Description of Work	Scheduled Value	Transfer	Updated	From Previous	Work Completed	Materials	Costs	Per Cent	Balance to Finish	Estimate	Complete
31	Cabinetry	\$ 9,500.00		\$ 9,500.00					0%	\$ 9,500.00		
32	Countertops	\$ 6,800.00		\$ 6,800.00					0%	\$ 6,800.00		
33	Wall Tile, Mop Sink, and Shower	\$ 4,750.00		\$ 4,750.00					0%	\$ 4,750.00		
34	Hardware	\$ 3,000.00		\$ 3,000.00					0%	\$ 3,000.00		
35	HVAC	\$ 27,000.00		\$ 27,000.00					0%	\$ 27,000.00		
36	Big Ass Fan	\$ 9,000.00		\$ 9,000.00					0%	\$ 9,000.00		
37	Plumbing	\$ 43,473.20		\$ 43,473.20		\$ 22,039.70			51%	\$ 21,433.50	\$ 1,101.99	
38	Electrical	\$ 104,980.00		\$ 104,980.00					0%	\$ 104,980.00		
39	Low Voltage	\$ 15,000.00		\$ 15,000.00					0%	\$ 15,000.00		
40	CR&T - Labor Overhead	\$ 185,195.08		\$ 185,195.08		\$ 695.75			0%	\$ 184,559.33	\$ 31.79	
41	CR&T - Management Fee	\$ 99,720.42		\$ 99,720.42		\$ 25,907.88	\$ 44,405.39		71%	\$ 29,407.15	\$ 3,515.66	
42												
43												
44												
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56												
57												
58												
59												
60												
		\$ 1,709,493.03		\$ 1,709,493.03		\$ 155,446.87	\$ 266,432.87			\$ 1,287,613.29	\$ 21,093.99	
									26%	\$ 421,879.74		

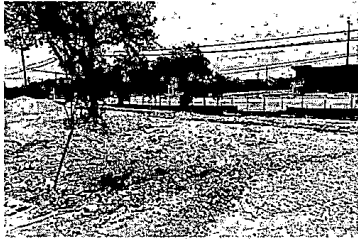
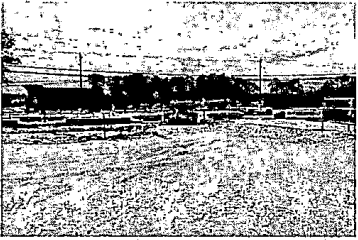
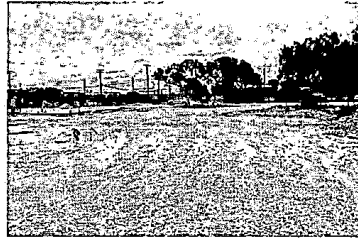
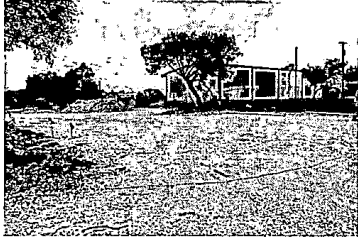
Progress Pictures	March 29, 2023
Project: San Marcos Auto Center 2510 Hunter Road San Marcos, TX	Lender: Schertz Bank



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Progress Pictures	March 29, 2023
Project: San Marcos Auto Center 2510 Hunter Road San Marcos, TX	Lender: Schertz Bank



Elaine Rutkowski

From: David Case
Sent: Monday, April 3, 2023 1:20 PM
To: Draws
Subject: 3 Draws - SBA Loan - Customer 1305275 - CORICK AUTO GROUP LLC
Attachments: Complete_with_DocuSign_AIA_Draw_Form_253111.pdf; CRT Wiring Instructions.pdf; Complete_with_DocuSign_Draw_Form_375_Inspect....pdf; Complete_with_DocuSign_Draw_Form_3976_Intere.pdf

Please let me know if I should submit multiple request at one time in a different way to be less confusing or less work.

Documents Attached

- 1st Draw:
 - AIA Draw Package for GC disbursement
 - Wiring Instructions Attached for GC, please don't contact borrower to verify wiring instructions.
 - If need, contact the person below to verify wiring instructions if needed.
 - Lynnette Hough-Ruiz
 - CR&T Builders, Inc.
 - 512-396-1703
 - Enclosed: Form Survey, Lien Waiver, AIA, Invoices
- Draw 2:
 - Inspection invoice – mail check to CRM
 - Inspection Report
- Draw 3
 - Interest Payment – May apply to bank GL
 - SBA covers interest payments

David Case

Schertz Bank & Trust
2202 Hunter Rd. San Marcos, TX 78666
Direct 512-754-7401 | dcase@schertzbank.com
NMLS ID 2011229

Loan Assistant, **Sylvia Anninos** | 512-754-7401 | sanninos@schertzbank.com