



**NOTICE OF
REGULAR MEETING OF THE ECONOMIC DEVELOPMENT CORPORATION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
THURSDAY, OCTOBER 16, 2025, 6:00 PM**

AGENDA

Call to Order

Roll Call

Pledge of Allegiance to the U.S. And Texas Flags

Invocation

Items of Community Interest

Pursuant to Texas Government Code Section 551.0415 the Economic Development Corporation may report on the following: expressions of thanks, congratulations, or condolence; an honorary or salutary recognition of an individual; a reminder about an upcoming event organized or sponsored by the governing body; and announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

Public Comment

This item allows the public an opportunity to address the Economic Development Corporation on both agenda and non-agenda items. To comply with the provisions of the Open Meetings Act, the EDC cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the board. Comments will be limited to three minutes total for any and all items being presented. Public Comment is for information only. No charges and/or complaints will be heard against any elected official, board member, the Town, or employee of the Town that are prohibited by law.

Consent Agenda

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Economic Development Corporation.

- [1.](#) August 2025 Meeting Minutes
- [2.](#) August 2025 Financials

[3.](#) September 2025 Financials

[4.](#) Monthly Performance Data

Executive Session

The Economic Development Corporation will convene into executive session pursuant to Texas Government Code Section 551 of the Texas Government Code in accordance with the authority contained in:

5. Section 551.087 to deliberate the offer of a financial or other incentive to a business prospect. Project G.
6. Section 551.087 to deliberate the offer of a financial or other incentive to a business prospect. Project I.

Reconvene into Open Session

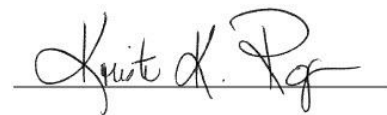
7. Discussion and possible action regarding matters discussed in executive session.

Adjournment

The Economic Development Corporation reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at 940-497-2528 or by fax 940-497-3531 so that appropriate arrangements can be made.

I, Kristi Rogers, Town Secretary, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on October 9, 2025 at 11:45 a.m.

A handwritten signature in black ink, appearing to read "Kristi Rogers", is written over a horizontal line.

Kristi Rogers, Town Secretary
Town of Hickory Creek

**SPECIAL MEETING OF THE ECONOMIC DEVELOPMENT CORPORATION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
THURSDAY, AUGUST 28, 2025**

MINUTES

Call to Order

Vice President May called the meeting to order at 6:00 p.m.

Roll Call

The following directors were present:

Vice President Sugene May

Treasurer Lynn Clark

Director Brett Kulesza

Director Chris Gordon

Director Stuart Birdseye

Director Paul Kenney

The following directors were absent:

Secretary Nancy Koket

Also in attendance:

John Smith, Executive Director of Economic Development

Kristi Rogers, Town Secretary

Pledge of Allegiance to the U.S. And Texas Flags

Vice President May led the Pledge of Allegiance to the U.S. and Texas Flags.

Invocation

Director Gordon gave the invocation.

Items of Community Interest

The "9/11 Walk of Remembrance" will be held on September 7, 2025 at 6:30 p.m.

The Arts and Culture Board will host Hickory Creek's First Stage Event on October 18, 2025 from 6:00 p.m. to 8:00 p.m. to celebrate the grand opening of the amphitheater.

Public Comment

There were no speakers for public comment.

Consent Agenda

1. June 2025 Meeting Minutes
2. June 2025 Financials

Hickory Creek Economic Development Corporation

August 28, 2025

Page 2

3. July 2025 Financials
4. Monthly Performance Data

Motion made by Treasurer Clark to approve consent agenda items 1-4 as presented,
Seconded by Director Kenney.

Voting Yea: Vice President May, Treasurer Clark, Director Kulesza, Director Gordon,
Director Birdseye, Director Kenney. Motion passed unanimously.

Regular Agenda

5. Conduct a public hearing and consider and act on resolution authorizing the executive director of the Hickory Creek Economic Development Corporation to execute any and all documents necessary to acquire Block 1, Lot 5 of the International House of Pancakes Addition.

Vice President May called the public hearing to order at 6:07 p.m. With no one wishing to speak, Vice President May closed the public hearing at 6:07 p.m.

Motion made by Treasurer Clark to approve a resolution authorizing the Executive Director of the Hickory Creek Economic Development Corporation to execute any and all documents necessary to acquire Block 1, Lot 5 of the International House of Pancakes Addition, Seconded by Director Birdseye.

Voting Yea: Vice President May, Treasurer Clark, Director Kulesza, Director Gordon,
Director Birdseye, Director Kenney. Motion passed unanimously.

6. Conduct a public hearing and consider and act on the following project: a performance agreement with Town of Hickory Creek to convey approximately 5.033-acres of land (Property ID's No. 173653, 288424, 308381, and 308394) and provide financial assistance in the amount of \$2,000,000.00, to be used for outdoor recreational facilities. Motion passed unanimously.

Voting Yea: Vice President May called the public hearing to order at 6:16 p.m. With no one wishing to speak, Vice President May closed the public hearing at 6:16 p.m.

Motion made by Director Gordon to approve a performance agreement with Town of Hickory Creek to convey approximately 5.033-acres of land and provide financial assistance in the amount of \$2,000,000.00, to be used for outdoor recreational facilities, Seconded by Director Kenney.

Voting Yea: Vice President May, Treasurer Clark, Director Kulesza, Director Gordon,
Director Birdseye, Director Kenney. Motion passed unanimously.

Executive Session

The Economic Development Corporation convened into executive session at 6:19 p.m. pursuant to Texas Government Code Chapter 551 of the Texas Government Code in accordance with the authority contained in:

Hickory Creek Economic Development Corporation

August 28, 2025

Page 3

7. Section 551.087 to deliberate the offer of a financial or other incentive to a business prospect. Project G.

Reconvene into Open Session

The Economic Development Corporation reconvened into open session at 6:52 p.m.

8. Discussion and possible action regarding matters discussed in executive session.

Motion made by Director Gordon to direct the Economic Development Corporation Director to take action as discussed in executive session, Seconded by Director Kulesza. Voting Yea: Vice President May, Treasurer Clark, Director Kulesza, Director Gordon, Director Birdseye, Director Kenney. Motion passed unanimously.

Adjournment

Motion made by Treasurer Clark to adjourn the meeting, Seconded by Director Kenney. Voting Yea: Vice President May, Treasurer Clark, Director Kulesza, Director Gordon, Director Birdseye, Director Kenney. Motion passed unanimously.

The meeting did then stand adjourned at 6:53 p.m.

APPROVED:

Sugene May, Vice President
Hickory Creek Economic Development Corporation

ATTEST:

Lynn Clark, Treasurer
Hickory Creek Economic Development Corporation

2:29 PM

10/08/25

Accrual Basis

Hickory Creek Economic Development Corporation

Balance Sheet

As of August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Ciera-Economic Development	10,188.50
Logic Economic Development	3,465,017.54
Total Checking/Savings	3,475,206.04
Total Current Assets	3,475,206.04
Fixed Assets	
1070 Ronald Reagan Avenue	875,000.00
SWC of IH-35E and Ventana Drive	755,323.87
Total Fixed Assets	1,630,323.87
TOTAL ASSETS	5,105,529.91
LIABILITIES & EQUITY	
Equity	
Retained Earnings	4,638,308.64
Net Income	467,221.27
Total Equity	5,105,529.91
TOTAL LIABILITIES & EQUITY	5,105,529.91

2:26 PM

Hickory Creek Economic Development Corporation

10/08/25

Budget vs. Actual

Accrual Basis

October 2024 through August 2025

	Oct '24 - Aug 25	Budget
Ordinary Income/Expense		
Income		
3002 Sales Tax Collections	325,631.77	333,375.00
3004 Logic Interest	133,740.06	31,000.00
3006 Reserve Funds	0.00	1,696,975.00
3008 Mineral Royalties	10.94	0.00
3010 Responsive ED Lease	13,750.00	15,000.00
Total Income	473,132.77	2,076,350.00
Expense		
Debt Service		
5002 Infrastructure Improvement	0.00	0.00
5004 Land Acquisitions	0.00	0.00
Total Debt Service	0.00	0.00
Expense		
4002 Administrative	0.00	19,200.00
4004 Attorney	311.50	7,500.00
4006 Audit	2,250.00	2,250.00
4008 Bank Service Charges	0.00	100.00
4010 Dues & Subscriptions	0.00	500.00
4012 Engineering	0.00	0.00
4014 Marketing	1,250.00	34,500.00
4018 Park Improvements	0.00	2,000,000.00
4022 Professional Service	0.00	4,000.00
4024 Public Notices/Advertising	0.00	300.00
4028 Training	450.00	1,500.00
4030 Travel Expense	0.00	1,500.00
4032 Infrastructure Improvement	0.00	0.00
4034 Land Holding Cost	0.00	2,000.00
4036 Land Acquisitions	1,650.00	3,000.00
4038 Incentives	0.00	0.00
Total Expense	5,911.50	2,076,350.00
Total Expense	5,911.50	2,076,350.00
Net Ordinary Income	467,221.27	0.00
Net Income	467,221.27	0.00

Budget vs. Actual

October 2024 through August 2025

	<u>Oct 24</u>	<u>Nov 24</u>	<u>Dec 24</u>	<u>Jan 25</u>
Ordinary Income/Expense				
Income				
3002 Sales Tax Collections	25,808.02	32,447.68	26,714.73	27,726.33
3004 Logic Interest	12,681.21	12,096.90	12,313.69	12,069.01
3006 Reserve Funds	0.00	0.00	0.00	0.00
3008 Mineral Royalties	10.94	0.00	0.00	0.00
3010 Responsive ED Lease	1,250.00	1,250.00	1,250.00	1,250.00
Total Income	<u>39,750.17</u>	<u>45,794.58</u>	<u>40,278.42</u>	<u>41,045.34</u>
Expense				
Debt Service				
5002 Infrastructure Improvement	0.00	0.00	0.00	0.00
5004 Land Acquisitions	0.00	0.00	0.00	0.00
Total Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Expense				
4002 Administrative	0.00	0.00	0.00	0.00
4004 Attorney	0.00	0.00	100.00	0.00
4006 Audit	0.00	0.00	0.00	2,250.00
4008 Bank Service Charges	0.00	0.00	0.00	0.00
4010 Dues & Subscriptions	0.00	0.00	0.00	0.00
4012 Engineering	0.00	0.00	0.00	0.00
4014 Marketing	0.00	0.00	0.00	0.00
4018 Park Improvements	0.00	0.00	0.00	0.00
4022 Professional Service	0.00	0.00	0.00	0.00
4024 Public Notices/Advertising	0.00	0.00	0.00	0.00
4028 Training	0.00	0.00	0.00	0.00
4030 Travel Expense	0.00	0.00	0.00	0.00
4032 Infrastructure Improvement	0.00	0.00	0.00	0.00
4034 Land Holding Cost	0.00	0.00	0.00	0.00
4036 Land Acquisitions	0.00	0.00	0.00	0.00
4038 Incentives	0.00	0.00	0.00	0.00
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>	<u>2,250.00</u>
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>	<u>2,250.00</u>
Net Ordinary Income	<u>39,750.17</u>	<u>45,794.58</u>	<u>40,178.42</u>	<u>38,795.34</u>
Net Income	<u><u>39,750.17</u></u>	<u><u>45,794.58</u></u>	<u><u>40,178.42</u></u>	<u><u>38,795.34</u></u>

Budget vs. Actual

October 2024 through August 2025

	Feb 25	Mar 25	Apr 25	May 25
Ordinary Income/Expense				
Income				
3002 Sales Tax Collections	38,238.45	23,238.46	22,300.91	32,726.97
3004 Logic Interest	10,916.28	12,188.63	11,874.28	12,235.02
3006 Reserve Funds	0.00	0.00	0.00	0.00
3008 Mineral Royalties	0.00	0.00	0.00	0.00
3010 Responsive ED Lease	2,500.00	0.00	1,250.00	1,250.00
Total Income	<u>51,654.73</u>	<u>35,427.09</u>	<u>35,425.19</u>	<u>46,211.99</u>
Expense				
Debt Service				
5002 Infrastructure Improvement	0.00	0.00	0.00	0.00
5004 Land Acquisitions	0.00	0.00	0.00	0.00
Total Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Expense				
4002 Administrative	0.00	0.00	0.00	0.00
4004 Attorney	0.00	0.00	0.00	0.00
4006 Audit	0.00	0.00	0.00	0.00
4008 Bank Service Charges	0.00	0.00	0.00	0.00
4010 Dues & Subscriptions	0.00	0.00	0.00	0.00
4012 Engineering	0.00	0.00	0.00	0.00
4014 Marketing	0.00	0.00	0.00	0.00
4018 Park Improvements	0.00	0.00	0.00	0.00
4022 Professional Service	0.00	0.00	0.00	0.00
4024 Public Notices/Advertising	0.00	0.00	0.00	0.00
4028 Training	0.00	0.00	0.00	0.00
4030 Travel Expense	0.00	0.00	0.00	0.00
4032 Infrastructure Improvement	0.00	0.00	0.00	0.00
4034 Land Holding Cost	0.00	0.00	0.00	0.00
4036 Land Acquisitions	0.00	0.00	0.00	0.00
4038 Incentives	0.00	0.00	0.00	0.00
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Ordinary Income	<u>51,654.73</u>	<u>35,427.09</u>	<u>35,425.19</u>	<u>46,211.99</u>
Net Income	<u><u>51,654.73</u></u>	<u><u>35,427.09</u></u>	<u><u>35,425.19</u></u>	<u><u>46,211.99</u></u>

Budget vs. Actual

October 2024 through August 2025

	<u>Jun 25</u>	<u>Jul 25</u>	<u>Aug 25</u>
Ordinary Income/Expense			
Income			
3002 Sales Tax Collections	27,822.71	33,393.18	35,214.33
3004 Logic Interest	11,900.48	12,669.07	12,795.49
3006 Reserve Funds	0.00	0.00	0.00
3008 Mineral Royalties	0.00	0.00	0.00
3010 Responsive ED Lease	1,250.00	1,250.00	1,250.00
Total Income	<u>40,973.19</u>	<u>47,312.25</u>	<u>49,259.82</u>
Expense			
Debt Service			
5002 Infrastructure Improvement	0.00	0.00	0.00
5004 Land Acquisitions	0.00	0.00	0.00
Total Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Expense			
4002 Administrative	0.00	0.00	0.00
4004 Attorney	117.50	0.00	94.00
4006 Audit	0.00	0.00	0.00
4008 Bank Service Charges	0.00	0.00	0.00
4010 Dues & Subscriptions	0.00	0.00	0.00
4012 Engineering	0.00	0.00	0.00
4014 Marketing	0.00	0.00	1,250.00
4018 Park Improvements	0.00	0.00	0.00
4022 Professional Service	0.00	0.00	0.00
4024 Public Notices/Advertising	0.00	0.00	0.00
4028 Training	450.00	0.00	0.00
4030 Travel Expense	0.00	0.00	0.00
4032 Infrastructure Improvement	0.00	0.00	0.00
4034 Land Holding Cost	0.00	0.00	0.00
4036 Land Acquisitions	0.00	0.00	1,650.00
4038 Incentives	0.00	0.00	0.00
Total Expense	<u>567.50</u>	<u>0.00</u>	<u>2,994.00</u>
Total Expense	<u>567.50</u>	<u>0.00</u>	<u>2,994.00</u>
Net Ordinary Income	<u>40,405.69</u>	<u>47,312.25</u>	<u>46,265.82</u>
Net Income	<u><u>40,405.69</u></u>	<u><u>47,312.25</u></u>	<u><u>46,265.82</u></u>

Budget vs. Actual

October 2024 through August 2025

	TOTAL	
	Oct '24 - Sep 25	Budget
Ordinary Income/Expense		
Income		
3002 Sales Tax Collections	325,631.77	333,375.00
3004 Logic Interest	133,740.06	31,000.00
3006 Reserve Funds	0.00	1,696,975.00
3008 Mineral Royalties	10.94	0.00
3010 Responsive ED Lease	13,750.00	15,000.00
Total Income	473,132.77	2,076,350.00
Expense		
Debt Service		
5002 Infrastructure Improvement	0.00	0.00
5004 Land Acquisitions	0.00	0.00
Total Debt Service	0.00	0.00
Expense		
4002 Administrative	0.00	19,200.00
4004 Attorney	311.50	7,500.00
4006 Audit	2,250.00	2,250.00
4008 Bank Service Charges	0.00	100.00
4010 Dues & Subscriptions	0.00	500.00
4012 Engineering	0.00	0.00
4014 Marketing	1,250.00	34,500.00
4018 Park Improvements	0.00	2,000,000.00
4022 Professional Service	0.00	4,000.00
4024 Public Notices/Advertising	0.00	300.00
4028 Training	450.00	1,500.00
4030 Travel Expense	0.00	1,500.00
4032 Infrastructure Improvement	0.00	0.00
4034 Land Holding Cost	0.00	2,000.00
4036 Land Acquisitions	1,650.00	3,000.00
4038 Incentives	0.00	0.00
Total Expense	5,911.50	2,076,350.00
Total Expense	5,911.50	2,076,350.00
Net Ordinary Income	467,221.27	0.00
Net Income	467,221.27	0.00

2:31 PM

10/08/25

Accrual Basis

Hickory Creek Economic Development Corporation

August 2025 Detail

Type	Date	Num	Name	Amount
Ordinary Income/Expense				
Income				
3002 Sales Tax Collections				
Deposit	08/18/2025		Deposit	35,214.33
Total 3002 Sales Tax Collections				35,214.33
3004 Logic Interest				
Deposit	08/29/2025		Deposit	12,795.49
Total 3004 Logic Interest				12,795.49
3010 Responsive ED Lease				
Deposit	08/01/2025		Deposit	1,250.00
Total 3010 Responsive ED Lease				1,250.00
Total Income				49,259.82
Expense				
Expense				
4004 Attorney				
Check	08/25/2025	2995	Brown & Hofmeister,...	94.00
Total 4004 Attorney				94.00
4014 Marketing				
Check	08/15/2025		Lake Cities Chambe...	1,250.00
Total 4014 Marketing				1,250.00
4036 Land Acquisitions				
Check	08/19/2025	2993	Freedom Title	1,650.00
Total 4036 Land Acquisitions				1,650.00
Total Expense				2,994.00
Total Expense				2,994.00
Net Ordinary Income				46,265.82
Net Income				46,265.82



HICKORY CREEK ECONOMIC DEVELOP CORP
ATTN KRISTI K ROGERS
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 0638012001

ACCOUNT NAME: GENERAL FUND

STATEMENT PERIOD: 08/01/2025 - 08/31/2025

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 4.3944%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 51 DAYS AND THE NET ASSET VALUE FOR 8/29/25 WAS 0.999887.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			3,417,007.72
08/22/2025	ACH DEPOSIT	6183445	35,214.33	3,452,222.05
08/29/2025	MONTHLY POSTING	9999888	12,795.49	3,465,017.54
	ENDING BALANCE			3,465,017.54

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	3,417,007.72
TOTAL DEPOSITS	35,214.33
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	12,795.49
ENDING BALANCE	3,465,017.54
AVERAGE BALANCE	3,428,367.18

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
GENERAL FUND	247,072.28	0.00	96,648.26



PO BOX 540
GRAHAM TX 76450

Statement Ending 08/31/2025

>000200 6020754 0001 92428 10Z

HICKORY CREEK ECONOMIC
4 B SALES TAX
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

Managing Your Accounts

- Customer Support (940) 549-2040
- Online www.cierabank.com
- Mailing Address P.O. Box 540
Graham, TX 76450
- Voice Banking (855) 482-6897



Summary of Accounts

Account Type	Account Number	Ending Balance
Ciera Small Business	XXXXXXXX3119	\$10,282.50

Ciera Small Business - XXXXXXXX3119

Account Summary

Date	Description	Amount
08/01/2025	Beginning Balance	\$11,932.50
	2 Credit(s) This Period	\$36,464.33
	3 Debit(s) This Period	\$38,114.33
08/31/2025	Ending Balance	\$10,282.50

Ciera Bank Privacy Notice is available on www.cierabank.com

Electronic Credits

Date	Description	Amount
08/01/2025	ACH Deposit RESPONSIVEED2333 AP INV	\$1,250.00
08/18/2025	ACH Deposit TOWN OF HICKORY SENDER	\$35,214.33

Electronic Debits

Date	Description	Amount
08/15/2025	ACH Payment LAKE CITIES CHAM SALE	\$1,250.00
08/22/2025	ACH Payment 3880 - LOCAL GOV INVESTMENT 0003880	\$35,214.33

Checks Cleared

Check Nbr	Date	Amount
2993	08/20/2025	\$1,650.00

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
08/01/2025	\$13,182.50	08/18/2025	\$47,146.83	08/22/2025	\$10,282.50
08/15/2025	\$11,932.50	08/20/2025	\$45,496.83		

0000/1000 144000 000400 0001/0002

2:29 PM

10/08/25

Accrual Basis

Hickory Creek Economic Development Corporation

Balance Sheet

As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Ciera-Economic Development	11,250.20
Logic Economic Development	3,486,863.34
Total Checking/Savings	3,498,113.54
Total Current Assets	3,498,113.54
Fixed Assets	
1070 Ronald Reagan Avenue	875,000.00
SWC of IH-35E and Ventana Drive	755,323.87
Total Fixed Assets	1,630,323.87
TOTAL ASSETS	5,128,437.41
LIABILITIES & EQUITY	
Equity	
Retained Earnings	4,638,308.64
Net Income	490,128.77
Total Equity	5,128,437.41
TOTAL LIABILITIES & EQUITY	5,128,437.41

2:28 PM

Hickory Creek Economic Development Corporation

10/08/25

Budget vs. Actual

Accrual Basis

October 2024 through September 2025

	Oct '24 - Sep 25	Budget
Ordinary Income/Expense		
Income		
3002 Sales Tax Collections	355,650.62	333,375.00
3004 Logic Interest	146,082.71	31,000.00
3006 Reserve Funds	0.00	1,696,975.00
3008 Mineral Royalties	10.94	0.00
3010 Responsive ED Lease	15,000.00	15,000.00
Total Income	516,744.27	2,076,350.00
Expense		
Debt Service		
5002 Infrastructure Improvement	0.00	0.00
5004 Land Acquisitions	0.00	0.00
Total Debt Service	0.00	0.00
Expense		
4002 Administrative	19,200.00	19,200.00
4004 Attorney	1,815.50	7,500.00
4006 Audit	2,250.00	2,250.00
4008 Bank Service Charges	0.00	100.00
4010 Dues & Subscriptions	0.00	500.00
4012 Engineering	0.00	0.00
4014 Marketing	1,250.00	34,500.00
4018 Park Improvements	0.00	2,000,000.00
4022 Professional Service	0.00	4,000.00
4024 Public Notices/Advertising	0.00	300.00
4028 Training	450.00	1,500.00
4030 Travel Expense	0.00	1,500.00
4032 Infrastructure Improvement	0.00	0.00
4034 Land Holding Cost	0.00	2,000.00
4036 Land Acquisitions	1,650.00	3,000.00
4038 Incentives	0.00	0.00
Total Expense	26,615.50	2,076,350.00
Total Expense	26,615.50	2,076,350.00
Net Ordinary Income	490,128.77	0.00
Net Income	490,128.77	0.00

Budget vs. Actual

October 2024 through September 2025

	<u>Oct 24</u>	<u>Nov 24</u>	<u>Dec 24</u>	<u>Jan 25</u>
Ordinary Income/Expense				
Income				
3002 Sales Tax Collections	25,808.02	32,447.68	26,714.73	27,726.33
3004 Logic Interest	12,681.21	12,096.90	12,313.69	12,069.01
3006 Reserve Funds	0.00	0.00	0.00	0.00
3008 Mineral Royalties	10.94	0.00	0.00	0.00
3010 Responsive ED Lease	1,250.00	1,250.00	1,250.00	1,250.00
Total Income	<u>39,750.17</u>	<u>45,794.58</u>	<u>40,278.42</u>	<u>41,045.34</u>
Expense				
Debt Service				
5002 Infrastructure Improvement	0.00	0.00	0.00	0.00
5004 Land Acquisitions	0.00	0.00	0.00	0.00
Total Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Expense				
4002 Administrative	0.00	0.00	0.00	0.00
4004 Attorney	0.00	0.00	100.00	0.00
4006 Audit	0.00	0.00	0.00	2,250.00
4008 Bank Service Charges	0.00	0.00	0.00	0.00
4010 Dues & Subscriptions	0.00	0.00	0.00	0.00
4012 Engineering	0.00	0.00	0.00	0.00
4014 Marketing	0.00	0.00	0.00	0.00
4018 Park Improvements	0.00	0.00	0.00	0.00
4022 Professional Service	0.00	0.00	0.00	0.00
4024 Public Notices/Advertising	0.00	0.00	0.00	0.00
4028 Training	0.00	0.00	0.00	0.00
4030 Travel Expense	0.00	0.00	0.00	0.00
4032 Infrastructure Improvement	0.00	0.00	0.00	0.00
4034 Land Holding Cost	0.00	0.00	0.00	0.00
4036 Land Acquisitions	0.00	0.00	0.00	0.00
4038 Incentives	0.00	0.00	0.00	0.00
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>	<u>2,250.00</u>
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>	<u>2,250.00</u>
Net Ordinary Income	<u>39,750.17</u>	<u>45,794.58</u>	<u>40,178.42</u>	<u>38,795.34</u>
Net Income	<u><u>39,750.17</u></u>	<u><u>45,794.58</u></u>	<u><u>40,178.42</u></u>	<u><u>38,795.34</u></u>

Budget vs. Actual

October 2024 through September 2025

	Feb 25	Mar 25	Apr 25	May 25
Ordinary Income/Expense				
Income				
3002 Sales Tax Collections	38,238.45	23,238.46	22,300.91	32,726.97
3004 Logic Interest	10,916.28	12,188.63	11,874.28	12,235.02
3006 Reserve Funds	0.00	0.00	0.00	0.00
3008 Mineral Royalties	0.00	0.00	0.00	0.00
3010 Responsive ED Lease	2,500.00	0.00	1,250.00	1,250.00
Total Income	<u>51,654.73</u>	<u>35,427.09</u>	<u>35,425.19</u>	<u>46,211.99</u>
Expense				
Debt Service				
5002 Infrastructure Improvement	0.00	0.00	0.00	0.00
5004 Land Acquisitions	0.00	0.00	0.00	0.00
Total Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Expense				
4002 Administrative	0.00	0.00	0.00	0.00
4004 Attorney	0.00	0.00	0.00	0.00
4006 Audit	0.00	0.00	0.00	0.00
4008 Bank Service Charges	0.00	0.00	0.00	0.00
4010 Dues & Subscriptions	0.00	0.00	0.00	0.00
4012 Engineering	0.00	0.00	0.00	0.00
4014 Marketing	0.00	0.00	0.00	0.00
4018 Park Improvements	0.00	0.00	0.00	0.00
4022 Professional Service	0.00	0.00	0.00	0.00
4024 Public Notices/Advertising	0.00	0.00	0.00	0.00
4028 Training	0.00	0.00	0.00	0.00
4030 Travel Expense	0.00	0.00	0.00	0.00
4032 Infrastructure Improvement	0.00	0.00	0.00	0.00
4034 Land Holding Cost	0.00	0.00	0.00	0.00
4036 Land Acquisitions	0.00	0.00	0.00	0.00
4038 Incentives	0.00	0.00	0.00	0.00
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Ordinary Income	<u>51,654.73</u>	<u>35,427.09</u>	<u>35,425.19</u>	<u>46,211.99</u>
Net Income	<u><u>51,654.73</u></u>	<u><u>35,427.09</u></u>	<u><u>35,425.19</u></u>	<u><u>46,211.99</u></u>

Budget vs. Actual

October 2024 through September 2025

	<u>Jun 25</u>	<u>Jul 25</u>	<u>Aug 25</u>	<u>Sep 25</u>
Ordinary Income/Expense				
Income				
3002 Sales Tax Collections	27,822.71	33,393.18	35,214.33	30,018.85
3004 Logic Interest	11,900.48	12,669.07	12,795.49	12,342.65
3006 Reserve Funds	0.00	0.00	0.00	0.00
3008 Mineral Royalties	0.00	0.00	0.00	0.00
3010 Responsive ED Lease	1,250.00	1,250.00	1,250.00	1,250.00
Total Income	<u>40,973.19</u>	<u>47,312.25</u>	<u>49,259.82</u>	<u>43,611.50</u>
Expense				
Debt Service				
5002 Infrastructure Improvement	0.00	0.00	0.00	0.00
5004 Land Acquisitions	0.00	0.00	0.00	0.00
Total Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Expense				
4002 Administrative	0.00	0.00	0.00	19,200.00
4004 Attorney	117.50	0.00	94.00	1,504.00
4006 Audit	0.00	0.00	0.00	0.00
4008 Bank Service Charges	0.00	0.00	0.00	0.00
4010 Dues & Subscriptions	0.00	0.00	0.00	0.00
4012 Engineering	0.00	0.00	0.00	0.00
4014 Marketing	0.00	0.00	1,250.00	0.00
4018 Park Improvements	0.00	0.00	0.00	0.00
4022 Professional Service	0.00	0.00	0.00	0.00
4024 Public Notices/Advertising	0.00	0.00	0.00	0.00
4028 Training	450.00	0.00	0.00	0.00
4030 Travel Expense	0.00	0.00	0.00	0.00
4032 Infrastructure Improvement	0.00	0.00	0.00	0.00
4034 Land Holding Cost	0.00	0.00	0.00	0.00
4036 Land Acquisitions	0.00	0.00	1,650.00	0.00
4038 Incentives	0.00	0.00	0.00	0.00
Total Expense	<u>567.50</u>	<u>0.00</u>	<u>2,994.00</u>	<u>20,704.00</u>
Total Expense	<u>567.50</u>	<u>0.00</u>	<u>2,994.00</u>	<u>20,704.00</u>
Net Ordinary Income	<u>40,405.69</u>	<u>47,312.25</u>	<u>46,265.82</u>	<u>22,907.50</u>
Net Income	<u><u>40,405.69</u></u>	<u><u>47,312.25</u></u>	<u><u>46,265.82</u></u>	<u><u>22,907.50</u></u>

Budget vs. Actual

October 2024 through September 2025

	TOTAL	
	Oct '24 - Sep 25	Budget
Ordinary Income/Expense		
Income		
3002 Sales Tax Collections	355,650.62	333,375.00
3004 Logic Interest	146,082.71	31,000.00
3006 Reserve Funds	0.00	1,696,975.00
3008 Mineral Royalties	10.94	0.00
3010 Responsive ED Lease	15,000.00	15,000.00
Total Income	516,744.27	2,076,350.00
Expense		
Debt Service		
5002 Infrastructure Improvement	0.00	0.00
5004 Land Acquisitions	0.00	0.00
Total Debt Service	0.00	0.00
Expense		
4002 Administrative	19,200.00	19,200.00
4004 Attorney	1,815.50	7,500.00
4006 Audit	2,250.00	2,250.00
4008 Bank Service Charges	0.00	100.00
4010 Dues & Subscriptions	0.00	500.00
4012 Engineering	0.00	0.00
4014 Marketing	1,250.00	34,500.00
4018 Park Improvements	0.00	2,000,000.00
4022 Professional Service	0.00	4,000.00
4024 Public Notices/Advertising	0.00	300.00
4028 Training	450.00	1,500.00
4030 Travel Expense	0.00	1,500.00
4032 Infrastructure Improvement	0.00	0.00
4034 Land Holding Cost	0.00	2,000.00
4036 Land Acquistions	1,650.00	3,000.00
4038 Incentives	0.00	0.00
Total Expense	26,615.50	2,076,350.00
Total Expense	26,615.50	2,076,350.00
Net Ordinary Income	490,128.77	0.00
Net Income	490,128.77	0.00

2:31 PM

10/08/25

Accrual Basis

Hickory Creek Economic Development Corporation

September 2025 Detail

Type	Date	Num	Name	Amount
Ordinary Income/Expense				
Income				
3002 Sales Tax Collections				
Deposit	09/18/2025		Deposit	30,018.85
Total 3002 Sales Tax Collections				30,018.85
3004 Logic Interest				
Deposit	09/30/2025		Deposit	12,342.65
Total 3004 Logic Interest				12,342.65
3010 Responsive ED Lease				
Deposit	09/03/2025		Deposit	1,250.00
Total 3010 Responsive ED Lease				1,250.00
Total Income				43,611.50
Expense				
Expense				
4002 Administrative				
Check	09/18/2025	3001	Town of Hickory Creek	19,200.00
Total 4002 Administrative				19,200.00
4004 Attorney				
Check	09/18/2025	3000	Brown & Hofmeister,...	1,504.00
Total 4004 Attorney				1,504.00
Total Expense				20,704.00
Total Expense				20,704.00
Net Ordinary Income				22,907.50
Net Income				22,907.50



HICKORY CREEK ECONOMIC DEVELOP CORP
ATTN KRISTI K ROGERS
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 0638012001

ACCOUNT NAME: GENERAL FUND

STATEMENT PERIOD: 09/01/2025 - 09/30/2025

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 4.3317%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 54 DAYS AND THE NET ASSET VALUE FOR 9/30/25 WAS 1.000264.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			3,465,017.54
09/23/2025	ACH DEPOSIT	6185074	9,503.15	3,474,520.69
09/30/2025	MONTHLY POSTING	9999888	12,342.65	3,486,863.34
	ENDING BALANCE			3,486,863.34

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	3,465,017.54
TOTAL DEPOSITS	9,503.15
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	12,342.65
ENDING BALANCE	3,486,863.34
AVERAGE BALANCE	3,467,551.71

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
GENERAL FUND	256,575.43	0.00	108,990.91



PO BOX 540
GRAHAM TX 76450

Statement Ending 09/30/2025

>000205 7002758 0001 92428 10Z

01216145
Q302

HICKORY CREEK ECONOMIC
4 B SALES TAX
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

Managing Your Accounts

- Customer Support (940) 549-2040
- Online www.cierabank.com
- Mailing Address P.O. Box 540
Graham, TX 76450
- Voice Banking (855) 482-6897



Summary of Accounts

Account Type	Account Number	Ending Balance
Ciera Small Business	XXXXXXXXX3119	\$11,250.20

Ciera Small Business - XXXXXXXXXX3119

Account Summary

Date	Description	Amount
09/01/2025	Beginning Balance	\$10,282.50
	2 Credit(s) This Period	\$31,268.85
	4 Debit(s) This Period	\$30,301.15
09/30/2025	Ending Balance	\$11,250.20

Ciera Bank Privacy Notice is available on www.cierabank.com

Electronic Credits

Date	Description	Amount
09/03/2025	ACH Deposit RESPONSIVEED2333 AP INV	\$1,250.00
09/18/2025	ACH Deposit TOWN OF HICKORY SENDER	\$30,018.85

Electronic Debits

Date	Description	Amount
09/23/2025	ACH Payment 3880 - LOCAL GOV INVESTMENT 0003880	\$9,503.15

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
2995	09/02/2025	\$94.00	3000*	09/23/2025	\$1,504.00	3001	09/26/2025	\$19,200.00

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
09/01/2025	\$10,282.50	09/03/2025	\$11,438.50	09/23/2025	\$30,450.20
09/02/2025	\$10,188.50	09/18/2025	\$41,457.35	09/26/2025	\$11,250.20

Hickory Creek
October 2024 - September 2025 Sales Tax Tracker

Month	Net Payment This Period	Comparable Payment Prior Year	% change		Payment YTD	Prior Year Payment YTD	% Change
Oct-24	\$206,464.15	\$197,390.81	4.60%		\$206,464.15	\$197,390.81	4.60%
Nov-24	\$259,581.41	\$248,080.31	4.64%		\$466,045.56	\$445,471.12	4.62%
Dec-24	\$213,717.80	\$200,747.04	6.46%		\$679,763.36	\$646,218.16	5.19%
Jan-25	\$221,810.67	\$191,884.17	15.60%		\$901,574.03	\$838,102.33	7.57%
Feb-25	\$305,907.60	\$263,462.68	16.11%		\$1,207,481.63	\$1,101,565.01	9.62%
Mar-25	\$185,907.64	\$183,851.02	1.12%		\$1,393,389.27	\$1,285,416.03	8.40%
Apr-25	\$178,407.27	\$181,531.58	-1.72%		\$1,571,796.54	\$1,466,947.61	7.15%
May-25	\$261,815.79	\$243,080.47	7.71%		\$1,833,612.33	\$1,710,028.08	7.23%
Jun-25	\$222,581.67	\$189,358.21	17.55%		\$2,056,194.00	\$1,899,386.29	8.26%
Jul-25	\$267,145.42	\$207,668.44	28.64%		\$2,323,339.42	\$2,107,054.73	10.26%
Aug-25	\$281,714.61	\$230,135.55	22.41%		\$2,605,054.03	\$2,337,190.28	11.46%
Sep-25	\$240,150.79	\$202,985.92	18.31%		\$2,845,204.82	\$2,540,176.20	12.01%