



**NOTICE OF
SPECIAL MEETING OF THE ECONOMIC DEVELOPMENT CORPORATION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
THURSDAY, AUGUST 28, 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.](#) June 2025 Meeting Minutes
- [2.](#) June 2025 Financials

- [3.](#) July 2025 Financials
- [4.](#) Monthly Performance Data

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.
- 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.

Executive Session

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

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

Reconvene into Open Session

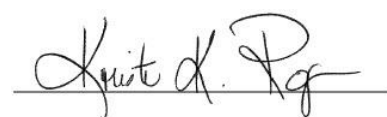
- 8. Discussion and possible action regarding matters discussed in executive session.

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, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on August 21, 2025 at 10:00 a.m.



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
TUESDAY, JUNE 17, 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 Paul Kenney

The following directors were absent:

Secretary Nancy Koket
Director Stuart Birdseye

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

Treasurer Lynn Clark gave the invocation.

Items of Community Interest

Brett Kulesza is the newest member of the Hickory Creek Economic Development Corporation. Future ribbon cuttings will be held for the Amphitheater, Harbor Lane Road and the Dog Park. The Lake Cities 4th of July event will be held on Saturday, June 28, 2025.

Public Comment

There were no speakers for public comment.

Consent Agenda

1. February 2025 Meeting Minutes
2. February 2025 Financials
3. March 2025 Financials
4. April 2025 Financials

Hickory Creek Economic Development Corporation
June 17, 2025
Page 2

5. May 2025 Financials
6. Monthly Performance Data

Motion made by Treasurer Clark to approve consent agenda items 1-6, Seconded by Director Kenney.

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

Regular Agenda

7. Consider and act on the proposed 2025-2026 EDC Budget.

Treasurer Clark provided an overview of the 2025-2026 Budget.

Motion made by Treasurer Clark to approve the proposed 2025-2026 EDC Budget, Seconded by Director Gordon.

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

8. Consider and act on allocating marketing funds to promote local businesses in Hickory Creek.

Motion made by Director Gordon to allocate marketing funds to promote local businesses and town events in the amount of \$34,500.00, Seconded by Director Kenney.

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

The meeting did then stand adjourned at 6:47 p.m.

APPROVED:

Sugene May, Vice President
Hickory Creek Economic Development Corporation

ATTEST:

Lynn Clark, Treasurer
Hickory Creek Economic Development Corporation

3:22 PM

08/12/25

Accrual Basis

Hickory Creek Economic Development Corporation

Balance Sheet

As of June 30, 2025

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Ciera-Economic Development	10,682.50
Logic Economic Development	3,370,945.47
Total Checking/Savings	3,381,627.97
Total Current Assets	3,381,627.97
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	5,011,951.84
LIABILITIES & EQUITY	
Equity	
Retained Earnings	4,638,308.64
Net Income	373,643.20
Total Equity	5,011,951.84
TOTAL LIABILITIES & EQUITY	5,011,951.84

3:21 PM

Hickory Creek Economic Development Corporation

08/12/25

Budget vs. Actual

Accrual Basis

October 2024 through June 2025

	Oct '24 - Jun 25	Budget
Ordinary Income/Expense		
Income		
3002 Sales Tax Collections	257,024.26	333,375.00
3004 Logic Interest	108,275.50	31,000.00
3006 Reserve Funds	0.00	1,696,975.00
3008 Mineral Royalties	10.94	0.00
3010 Responsive ED Lease	11,250.00	15,000.00
Total Income	376,560.70	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	217.50	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	0.00	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	0.00	3,000.00
4038 Incentives	0.00	0.00
Total Expense	2,917.50	2,076,350.00
Total Expense	2,917.50	2,076,350.00
Net Ordinary Income	373,643.20	0.00
Net Income	373,643.20	0.00

Hickory Creek Economic Development Corporation

Budget vs. Actual

October 2024 through June 2025

	Oct 24	Nov 24	Dec 24	Jan 25
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 June 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 June 2025

	TOTAL		
	Jun 25	Oct '24 - Jun 25	Budget
Ordinary Income/Expense			
Income			
3002 Sales Tax Collections	27,822.71	257,024.26	333,375.00
3004 Logic Interest	11,900.48	108,275.50	31,000.00
3006 Reserve Funds	0.00	0.00	1,696,975.00
3008 Mineral Royalties	0.00	10.94	0.00
3010 Responsive ED Lease	1,250.00	11,250.00	15,000.00
Total Income	40,973.19	376,560.70	2,076,350.00
Expense			
Debt Service			
5002 Infrastructure Improvement	0.00	0.00	0.00
5004 Land Acquisitions	0.00	0.00	0.00
Total Debt Service	0.00	0.00	0.00
Expense			
4002 Administrative	0.00	0.00	19,200.00
4004 Attorney	117.50	217.50	7,500.00
4006 Audit	0.00	2,250.00	2,250.00
4008 Bank Service Charges	0.00	0.00	100.00
4010 Dues & Subscriptions	0.00	0.00	500.00
4012 Engineering	0.00	0.00	0.00
4014 Marketing	0.00	0.00	34,500.00
4018 Park Improvements	0.00	0.00	2,000,000.00
4022 Professional Service	0.00	0.00	4,000.00
4024 Public Notices/Advertising	0.00	0.00	300.00
4028 Training	450.00	450.00	1,500.00
4030 Travel Expense	0.00	0.00	1,500.00
4032 Infrastructure Improvement	0.00	0.00	0.00
4034 Land Holding Cost	0.00	0.00	2,000.00
4036 Land Acquisitions	0.00	0.00	3,000.00
4038 Incentives	0.00	0.00	0.00
Total Expense	567.50	2,917.50	2,076,350.00
Total Expense	567.50	2,917.50	2,076,350.00
Net Ordinary Income	40,405.69	373,643.20	0.00
Net Income	40,405.69	373,643.20	0.00

3:25 PM

Hickory Creek Economic Development Corporation

June 2025 Detail

08/12/25

Accrual Basis

Type	Date	Num	Name	Amount
Ordinary Income/Expense				
Income				
3002 Sales Tax Collections				
Deposit	06/26/2025		Deposit	27,822.71
Total 3002 Sales Tax Collections				27,822.71
3004 Logic Interest				
Deposit	06/30/2025		Deposit	11,900.48
Total 3004 Logic Interest				11,900.48
3010 Responsive ED Lease				
Deposit	06/02/2025			1,250.00
Total 3010 Responsive ED Lease				1,250.00
Total Income				40,973.19
Expense				
Expense				
4004 Attorney				
Check	06/23/2025	2987	Brown & Hofmeister, ...	117.50
Total 4004 Attorney				117.50
4028 Training				
Check	06/23/2025	2988	Texas Economic Dev...	450.00
Total 4028 Training				450.00
Total Expense				567.50
Total Expense				567.50
Net Ordinary Income				40,405.69
Net Income				40,405.69



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: 06/01/2025 - 06/30/2025

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 4.4108%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 53 DAYS AND THE NET ASSET VALUE FOR 6/30/25 WAS 1.000043.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			3,269,783.46
06/25/2025	ACH DEPOSIT	6181292	61,438.82	3,331,222.28
06/30/2025	ACH DEPOSIT	6181293	27,822.71	3,359,044.99
06/30/2025	MONTHLY POSTING	9999888	11,900.48	3,370,945.47
	ENDING BALANCE			3,370,945.47

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	3,269,783.46
TOTAL DEPOSITS	89,261.53
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	11,900.48
ENDING BALANCE	3,370,945.47
AVERAGE BALANCE	3,282,998.65

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
GENERAL FUND	178,464.77	0.00	71,183.70

3:23 PM

08/12/25

Accrual Basis

Hickory Creek Economic Development Corporation

Balance Sheet

As of July 31, 2025

	Jul 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Ciera-Economic Development	11,932.50
Logic Economic Development	3,417,007.72
Total Checking/Savings	3,428,940.22
Total Current Assets	3,428,940.22
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	5,059,264.09
LIABILITIES & EQUITY	
Equity	
Retained Earnings	4,638,308.64
Net Income	420,955.45
Total Equity	5,059,264.09
TOTAL LIABILITIES & EQUITY	5,059,264.09

3:22 PM

Hickory Creek Economic Development Corporation

08/12/25

Budget vs. Actual

Accrual Basis

October 2024 through July 2025

	Oct '24 - Jul 25	Budget
Ordinary Income/Expense		
Income		
3002 Sales Tax Collections	290,417.44	333,375.00
3004 Logic Interest	120,944.57	31,000.00
3006 Reserve Funds	0.00	1,696,975.00
3008 Mineral Royalties	10.94	0.00
3010 Responsive ED Lease	12,500.00	15,000.00
Total Income	423,872.95	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	217.50	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	0.00	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	0.00	3,000.00
4038 Incentives	0.00	0.00
Total Expense	2,917.50	2,076,350.00
Total Expense	2,917.50	2,076,350.00
Net Ordinary Income	420,955.45	0.00
Net Income	420,955.45	0.00

Budget vs. Actual

October 2024 through July 2025

	<u>Oct 24</u>	<u>Nov 24</u>	<u>Dec 24</u>
Ordinary Income/Expense			
Income			
3002 Sales Tax Collections	25,808.02	32,447.68	26,714.73
3004 Logic Interest	12,681.21	12,096.90	12,313.69
3006 Reserve Funds	0.00	0.00	0.00
3008 Mineral Royalties	10.94	0.00	0.00
3010 Responsive ED Lease	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>
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	0.00	0.00	100.00
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	0.00
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	0.00	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	0.00
4038 Incentives	0.00	0.00	0.00
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>
Net Ordinary Income	<u>39,750.17</u>	<u>45,794.58</u>	<u>40,178.42</u>
Net Income	<u><u>39,750.17</u></u>	<u><u>45,794.58</u></u>	<u><u>40,178.42</u></u>

Budget vs. Actual

October 2024 through July 2025

	<u>Jan 25</u>	<u>Feb 25</u>	<u>Mar 25</u>
Ordinary Income/Expense			
Income			
3002 Sales Tax Collections	27,726.33	38,238.45	23,238.46
3004 Logic Interest	12,069.01	10,916.28	12,188.63
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	2,500.00	0.00
Total Income	<u>41,045.34</u>	<u>51,654.73</u>	<u>35,427.09</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	0.00	0.00	0.00
4006 Audit	2,250.00	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	0.00
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	0.00	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	0.00
4038 Incentives	0.00	0.00	0.00
Total Expense	<u>2,250.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expense	<u>2,250.00</u>	<u>0.00</u>	<u>0.00</u>
Net Ordinary Income	<u>38,795.34</u>	<u>51,654.73</u>	<u>35,427.09</u>
Net Income	<u><u>38,795.34</u></u>	<u><u>51,654.73</u></u>	<u><u>35,427.09</u></u>

Budget vs. Actual

October 2024 through July 2025

	<u>Apr 25</u>	<u>May 25</u>	<u>Jun 25</u>
Ordinary Income/Expense			
Income			
3002 Sales Tax Collections	22,300.91	32,726.97	27,822.71
3004 Logic Interest	11,874.28	12,235.02	11,900.48
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>35,425.19</u>	<u>46,211.99</u>	<u>40,973.19</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	0.00	0.00	117.50
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	0.00
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	0.00	0.00	450.00
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	0.00
4038 Incentives	0.00	0.00	0.00
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>567.50</u>
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>567.50</u>
Net Ordinary Income	<u>35,425.19</u>	<u>46,211.99</u>	<u>40,405.69</u>
Net Income	<u><u>35,425.19</u></u>	<u><u>46,211.99</u></u>	<u><u>40,405.69</u></u>

Hickory Creek Economic Development Corporation

Budget vs. Actual

October 2024 through July 2025

	TOTAL		
	Jul 25	Oct '24 - Jul 25	Budget
Ordinary Income/Expense			
Income			
3002 Sales Tax Collections	33,393.18	290,417.44	333,375.00
3004 Logic Interest	12,669.07	120,944.57	31,000.00
3006 Reserve Funds	0.00	0.00	1,696,975.00
3008 Mineral Royalties	0.00	10.94	0.00
3010 Responsive ED Lease	1,250.00	12,500.00	15,000.00
Total Income	47,312.25	423,872.95	2,076,350.00
Expense			
Debt Service			
5002 Infrastructure Improvement	0.00	0.00	0.00
5004 Land Acquisitions	0.00	0.00	0.00
Total Debt Service	0.00	0.00	0.00
Expense			
4002 Administrative	0.00	0.00	19,200.00
4004 Attorney	0.00	217.50	7,500.00
4006 Audit	0.00	2,250.00	2,250.00
4008 Bank Service Charges	0.00	0.00	100.00
4010 Dues & Subscriptions	0.00	0.00	500.00
4012 Engineering	0.00	0.00	0.00
4014 Marketing	0.00	0.00	34,500.00
4018 Park Improvements	0.00	0.00	2,000,000.00
4022 Professional Service	0.00	0.00	4,000.00
4024 Public Notices/Advertising	0.00	0.00	300.00
4028 Training	0.00	450.00	1,500.00
4030 Travel Expense	0.00	0.00	1,500.00
4032 Infrastructure Improvement	0.00	0.00	0.00
4034 Land Holding Cost	0.00	0.00	2,000.00
4036 Land Acquisitions	0.00	0.00	3,000.00
4038 Incentives	0.00	0.00	0.00
Total Expense	0.00	2,917.50	2,076,350.00
Total Expense	0.00	2,917.50	2,076,350.00
Net Ordinary Income	47,312.25	420,955.45	0.00
Net Income	47,312.25	420,955.45	0.00

Hickory Creek Economic Development Corporation
July 2025 Detail

Type	Date	Num	Name	Amount
Ordinary Income/Expense				
Income				
3002 Sales Tax Collections				
Deposit	07/17/2025			33,393.18
Total 3002 Sales Tax Collections				33,393.18
3004 Logic Interest				
Deposit	07/31/2025		Deposit	12,669.07
Total 3004 Logic Interest				12,669.07
3010 Responsive ED Lease				
Deposit	07/01/2025			1,250.00
Total 3010 Responsive ED Lease				1,250.00
Total Income				47,312.25
Net Ordinary Income				47,312.25
Net Income				47,312.25



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: 07/01/2025 - 07/31/2025

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 4.4097%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 49 DAYS AND THE NET ASSET VALUE FOR 7/31/25 WAS 0.999915.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			3,370,945.47
07/21/2025	ACH DEPOSIT	6182137	33,393.18	3,404,338.65
07/31/2025	MONTHLY POSTING	9999888	12,669.07	3,417,007.72
	ENDING BALANCE			3,417,007.72

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	3,370,945.47
TOTAL DEPOSITS	33,393.18
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	12,669.07
ENDING BALANCE	3,417,007.72
AVERAGE BALANCE	3,382,794.66

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
GENERAL FUND	211,857.95	0.00	83,852.77



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							
Sep-25							

**HICKORY CREEK ECONOMIC DEVELOPMENT CORPORATION
RESOLUTION NO. 2025-0828-_____**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE HICKORY CREEK ECONOMIC DEVELOPMENT CORPORATION, A TYPE B ECONOMIC DEVELOPMENT CORPORATION AND A TEXAS NON-PROFIT CORPORATION, AUTHORIZING THE EXECUTIVE DIRECTOR OF THE HICKORY CREEK ECONOMIC DEVELOPMENT CORPORATION TO EXECUTE THE COMMERCIAL CONTRACT – UNIMPROVED PROPERTY, ATTACHED HERETO AS EXHIBIT “A” ANY AND ALL DOCUMENTS NECESSARY TO ACQUIRE BLOCK 1, LOT 5 OF THE INTERNATIONAL HOUSE OF PANCAKES ADDITION, AN ADDITION TO THE TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the Board of Directors of the Hickory Creek Economic Development Corporation, a Type B economic development corporation, desires to authorize the President and/or Executive Director of the Hickory Creek Economic Development Corporation to execute the Commercial Contract – Unimproved Property, a copy of which is attached hereto as *Exhibit A*, and any and all documents necessary to acquire Block 1, Lot 5 of the International House of Pancakes Addition, an addition to the Town of Hickory Creek, Denton County, Texas, on the terms as described in said real estate sales contract.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HICKORY CREEK ECONOMIC DEVELOPMENT CORPORATION:

Section 1. FINDINGS INCORPORATED

That the foregoing recitals are hereby found to be true and correct findings of the Board of Directors of the Hickory Creek Economic Development Corporation, and are fully incorporated into the body of this Resolution.

Section 2. AUTHORIZING THE ACQUISITION OF REAL PROPERTY

That the Board of Directors of the Hickory Creek Economic Development Corporation do hereby authorize the President and/or Executive Director of the Hickory Creek Economic Development Corporation to execute the Commercial Contract – Unimproved Property, a copy of which is attached hereto as *Exhibit A*, and any and all documents necessary to acquire Block 1, Lot 5 of the International House of Pancakes Addition, an addition to the Town of Hickory Creek, Denton County, Texas, on the terms as described in said real estate sales contract.

Section 3. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the Board of Directors that the phrases, clauses, sentences, paragraphs and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution, since the same would have been enacted by the Board of Directors without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. EFFECTIVE DATE

That this Resolution shall become effective immediately upon its passage.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Hickory Creek Economic Development Corporation, on this the 28st day of August, 2025.

APPROVED:

Sugene May, Vice President
Hickory Creek Economic Development Corporation

ATTEST:

Lynn Clark, Treasurer
Hickory Creek Economic Development Corporation

Exhibit A

[Commercial Contract – Unimproved Property]