

Deer Park Community Development Corporation

Quarterly Report: October 1, 2025 – December 31, 2025

Meetings Conducted and Activities

10/02/25 – Deer Park Community Center pool lockers meeting – City Staff, Durotech, BSW

10/02/25 – Adult Sports Complex kickoff meeting – MHS Planning, City Staff

10/06/25 – Discussion of CDC projects updates at the monthly PARC meeting – City staff, PARC

10/08/25 – Internal meeting to discuss status of DPCDC projects – City Staff

10/15/25 – Spencerview Bridge construction meeting – City staff, Lucas Co., CobbFendley

11/03/25 – Discussion of CDC projects updates at the monthly PARC meeting – City staff, PARC

11/11/25 – Pickleball court concrete walkthrough – City Staff, TF Harper

11/12/25 – Pickleball courts project meeting – City Staff, TF Harper

11/12/25 – Internal meeting to discuss status of DPCDC projects – City Staff

11/20/25 – Dow Park Pipeline 60% Review – City Staff, MHS Planning

12/01/25 –Discussion of CDC projects updates at the monthly PARC meeting – City staff, PARC

12/02/25 – Spencerview Bridge / Glenwood Park Ribbon Cutting – Public Event

12/10/25 – Internal meeting to discuss status of DPCDC projects – City Staff

12/16/25 – Dow Park Pipeline Progress Meeting – City Staff, MHS Planning

12/16/25 – Adult sports Complex Progress Meeting – City Staff, MHS Planning

12/18/25 – Spencerview Bridge Substantial Completion Walkthrough – City Staff, Lucas Co., CobbFendley

12/19/25 – DAC fire alarm Training – City Staff, Firetron, Durotech

Financial

Debt Issued To-Date

- In an agreement between the City of Deer Park and the DPCDC, the City agreed to issue and sell certificates and the DPCDC agreed to make payments to the City in amounts sufficient to pay the principal of and interest on the certificates
- On May 9, 2015, the voters approved a dedicated 0.50% sales and use tax for the following projects, the costs of which were enumerated in the Proposition in an amount not exceed

\$20,000,000 for the construction, renovation, acquisition, equipment and improvement of the projects, exclusive of the costs of financing. The funding for the \$18,000,000 of debt and \$2,000,000 of pay-as-you-go financing was approved for the following: Dow Park Pavilion, Hike and Bike Trail Development, Maxwell Center Expansion and Parking Lot, Girls Softball Renovations at Youth Sports Complex, Deer Park Baseball Development and Renovation, Soccer Field Development, and Community Center and Gym Renovation and Expansion.

- \$9,450,000 Certificates of Obligation, Series 2016 issued February 16, 2016 through a private placement to Wells Fargo Bank via a competitive bidding process
- \$2,700,000 Certificates of Obligation, Series 2017 issued February 14, 2017 through a private placement to First National Bank Texas via a competitive bidding process
- \$5,850,000 authorized for the Community Center Expansion/Renovation will not be issued as the scope and cost of the necessary construction projects exceeds this amount.
- On May 1, 2021 the voters approved continuation of the dedicated 0.50% sales and use tax for the additional purchase of land, buildings, equipment, facilities, and improvements (including the operating and maintenance costs thereof) for the purpose of amateur sports, children's sports, athletic, entertainment and public park purposes and events, as well as any related infrastructure and improvements that enhance the same.
 - \$21,925,000 Certificates of Obligation, Series 2021 issued September 14, 2021 via a negotiated sale to provide the initial (partial) funding for the Community and Recreation Centers' construction projects, including the outdoor swimming pool bath-house replacement.
 - \$14,710,000 Certificates of Obligation, Series 2022 issued November 15, 2022 via a negotiated sale to provide the final (partial) funding for the Community and Recreation Centers' construction projects, including the outdoor swimming pool bath-house replacement.

Deer Park Community Development Corporation (Fund 850)

This fund records the sales tax revenues, operating expenditures, including bond issuance costs, and debt service payments.

Revenues:

- Sales & Use Tax Revenues:

1Q (12/31/25) = \$465,845.72

Total Fiscal YTD = \$465,845.72

- Investment Revenue:

1Q (12/31/25) = \$45,654.85

Total Fiscal YTD = \$45,654.85

Total Fiscal YTD Revenues as of 12/31/25: \$511,500.57 (preliminary and unaudited)

Expenditures:

- Capital Expenditures:

1Q (12/31/25) = \$187,649.56

Total Fiscal YTD = \$187,649.56

Total Fiscal YTD Expenditures as of 12/31/25: \$187,649.56 preliminary and unaudited

Bond Fund – Certificates of Obligation (Fund 307)

This fund records the bond proceeds of the \$9,450,000 Certificates of Obligation, Series 2016 and the \$2,700,000 Certificates of Obligation, Series 2017 and all related capital project expenditures, including pay-as-you-go funding.

Revenues:

- N/A

Total Fiscal YTD = \$0.00

Total Fiscal YTD Revenues as of 12/31/25: \$0.00 (preliminary and unaudited)

Expenditures:

- Consulting Engineer Fee:

1Q (12/31/25) = \$5,707.80

Total Fiscal YTD = \$5,707.80

Total Fiscal YTD Expenditures as of 12/31/25: \$5,707.80 (preliminary and unaudited)

* Pay-As-You Go Funded Projects; funding will be transferred from the DPCDC (Fund 850)

Bond Fund – Certificates of Obligation (Fund 308)

This fund records the bond proceeds of the \$21,925,000 Certificates of Obligation, Series 2021 and all related capital project expenditures.

Revenues:

- Investment Revenue:

1Q (12/31/25) = \$44,986.79

Total Fiscal YTD = \$44,986.79

Total Fiscal YTD Revenues as of 12/31/25: \$44,986.79 (preliminary and unaudited)

Expenditures:

- Buildings:

1Q (12/31/25) = \$14,700.00

Total Fiscal YTD = \$14,700.00

- Consulting Architect Fee:

1Q (12/31/25) = \$25,272.09

Total Fiscal YTD = \$25,272.09

Total Fiscal YTD Expenditures as of 12/31/25: \$39,972.09 (preliminary and unaudited)

Bond Fund – Certificates of Obligation (Fund 311)

This fund records the bond proceeds of the \$14,710,000 Certificates of Obligation, Series 2022 and all related capital project expenditures.

Revenues:

- Investment Revenue:

1Q (12/31/25) = \$40,323.03

Total Fiscal YTD = \$40,323.03

Total Fiscal YTD Revenues as of 12/31/25: \$40,323.03 (preliminary and unaudited)

Expenditures:

- Buildings:

1Q (12/31/25) = \$11,534.00

Total Fiscal YTD = \$11,534.00

Total Fiscal YTD Expenditures as of 12/31/25: \$11,534.00 (preliminary and unaudited)