Deer Park Community Development Corporation

Quarterly Report: July 1, 2025 – September 30, 2025

Meetings Conducted and Activities

7/1/25 – Deer Park Community Center construction meeting – City Staff, Durotech, BSW

7/3/25 – DAC Planning Meeting – City Staff

7/3/25 – DAC Walkthrough – City Staff, Durotech

7/7/25 – Discussion of CDC projects updates at the monthly PARC meeting – City staff, PARC

7/8/25 – DAC A/V Training – City staff, Datavox, Durotech

7/9/25 – DAC Lighting Review – City Staff, Durotech, GE Services

7/10/25 – DAC Planning Meeting – City Staff

7/11/25 – Internal meeting to discuss status of DPCDC projects – City Staff

7/15/25 – Deer Park Community Center construction meeting – City Staff, Durotech, BSW

7/15/25 – Dow Park Pipeline project meeting – City Staff, MHS Planning

7/22/25 – Dow Active complex Ribbon Cutting – Public Event

7/23/25 – Spencerview Bridge construction meeting – City staff, Lucas Co., CobbFendley

7/23/25 – DAC HVAC Training – City Staff, Durotech, Texas Air Systems

7/24/25 – DAC Planning Meeting – City Staff

7/26/25 – Adaptive Day at the DAC – Public Event

7/30/25 – Deer Park Community Center construction meeting – City Staff, Durotech, BSW

8/2/25 – DAC Grand Opening – Public Event

8/4/25 – Discussion of CDC projects updates at the monthly PARC meeting – City staff, PARC

8/11/25 – Spencerview Bridge construction meeting – City staff, Lucas Co., CobbFendley

8/12/25 – Deer Park Community Center construction meeting – City Staff, Durotech, BSW

8/13/25 – Internal meeting to discuss status of DPCDC projects – City Staff

8/14/25 – Pickleball Courts progress meeting – City Staff, TF Harper

8/15/25 – DAC Floor Maintenance training – City Staff, Durotech, NHS Sports Flooring

8/26/25 – Deer Park Community Center construction meeting – City Staff, Durotech, BSW

8/28/25 – DAC Punch list walk through – City Staff, Durotech, BSW Architects

9/8/25 – Discussion of CDC projects updates at the monthly PARC meeting – City staff, PARC

9/10/25 – Internal meeting to discuss status of DPCDC projects – City Staff

9/11/25 – DAC Design Presentation – BSW Architects, City Staff, East Region Park professionals

9/25/25 – DAC Staff customer Service training – City Staff

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 (12/31/24) = $425,919.06
  2Q (03/31/25) = $1,250,797.10
  3Q (06/30/25) = $1,306,510.52
  4Q (09/30/25) = $1,287,843.26

  Total Fiscal YTD = $4,271,069.94

- Investment Revenue:

  1Q (12/31/24) = $11,989.35
  2Q (03/31/25) = $10,457.55
  3Q (06/30/25) = $37,482.30
  4Q (09/30/25) = $49,747.59

  Total Fiscal YTD = $109,676.79

Total Fiscal YTD Revenues as of 09/30/25: $4,380,746.73 (preliminary and unaudited)

Expenditures:

- Audit Fee:

  1Q (12/31/24) = $0.00
  2Q (03/31/25) = $0.00
  3Q (06/30/25) = $2,000.00
  4Q (09/30/25) = $0.00

  Total Fiscal YTD = $2,000.00

- Postage:

1Q (12/31/24) = $0.69
2Q (03/31/25) = $0.00
3Q (06/30/25) = $0.00
4Q (09/30/25) = $0.00

Total Fiscal YTD = $0.69

- Grounds:

1Q (12/31/24) = $0.00
2Q (03/31/25) = $0.00
3Q (06/30/25) = $18,402.00
4Q (09/30/25) = $230,715.00

Total Fiscal YTD = $249,117.00

- Operating Transfers:

1Q (12/31/24) = $0.00
2Q (03/31/25) = $1,886,356.63
3Q (06/30/25) = $0.00
4Q (09/30/25) = $709,888.38

Total Fiscal YTD = $2,596,245.01

- Capital Expenditures:

1Q (12/31/24) = $402,199.99
2Q (03/31/25) = $222,074.11
3Q (06/30/25) = $518,754.75
4Q (09/30/25) = $276,126.46

Total Fiscal YTD = $1,419,155.32

- Miscellaneous Operating Expenditures:

1Q (12/31/24) = $0.00
2Q (03/31/25) = $265,181.70
3Q (06/30/25) = $0.00
4Q (09/30/25) = $0.00

Total Fiscal YTD = $265,181.70

Total Fiscal YTD Expenditures as of 09/30/25: $4,531,699.71 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 09/30/25: $0.00 (preliminary and unaudited)

Expenditures:

- Improvements:

1Q (12/31/24) = $199.98
2Q (03/31/25) = $0.00
3Q (06/30/25) = $51,250.00
4Q (09/30/25) = $0.00

Total Fiscal YTD = $51,449.98

- Consulting Engineer Fee:

1Q (12/31/24) = $5,533.90
2Q (03/31/25) = $3,037.62
3Q (06/30/25) = $1,959.30
4Q (09/30/25) = $1,331.40

Total Fiscal YTD = $11,862.22

Total Fiscal YTD Expenditures as of 09/30/25: $63,312.20 (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 (12/31/24) = $130,083.44
2Q (03/31/25) = $72,783.26
3Q (06/30/25) = $39,820.34
4Q (09/30/25) = $49,858.28

Total Fiscal YTD = $310,443.48

Total Fiscal YTD Revenues as of 09/30/25: $310,443.49 (preliminary and unaudited)

Expenditures:

- Buildings:

  1Q (12/31/24) =$2,607,900.42
  2Q (03/31/25) =$455,509.42
  3Q (06/30/25) = $483,338.39
  4Q (09/30/25) = $2,283.37

  Total Fiscal YTD = $3,549,031.60

- Consulting Engineer Fee:

  1Q (12/31/24) =$6,962.50
  2Q (03/31/25) =$16,041.88
  3Q (06/30/25) = $9,618.76
  4Q (09/30/25) = $0.00

  Total Fiscal YTD = $32,623.14

- Consulting Architect Fee:

  1Q (12/31/24) =$69,241.93
  2Q (03/31/25) =$77,484.44
  3Q (06/30/25) = $34,153.97
  4Q (09/30/25) = $138,510.58

  Total Fiscal YTD = $319,390.92

- Small Tools and Minor Equipment:

  1Q (12/31/24) =$0.00
  2Q (03/31/25) =$0.00
  3Q (06/30/25) = $84,654.41
  4Q (09/30/25) = $0.00

  Total Fiscal YTD = $84.654.41

- Machinery and Equipment:

  1Q (12/31/24) =$0.00
  2Q (03/31/25) =$0.00
  3Q (06/30/25) = $225,399.50
  4Q (09/30/25) = $0.00

Total Fiscal YTD = $225,399.50

- Other Bond Related Fees:

1Q (12/31/24) =$0.00
2Q (03/31/25) =$825.00
3Q (06/30/25) = $0.00
4Q (09/30/25) = $0.00

Total Fiscal YTD = $825.00

Total Fiscal YTD Expenditures as of 09/30/25: $4,211,924.57 (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 (12/31/24) =$197,553.59
2Q (03/31/25) =$166,347.01
3Q (06/30/25) = $103,590.36
4Q (09/30/25) = $57,645.41

Total Fiscal YTD = $525,136.57

Total Fiscal YTD Revenues as of 09/30/25: $525,136.57(preliminary and unaudited)

Expenditures:

- Small Tools and Minor Equipment:

1Q (12/31/24) =$0.00
2Q (03/31/25) =$0.00
3Q (06/30/25) = $143,656.91
4Q (09/30/25) = $345,228.47

Total Fiscal YTD = $488,885.38

- Computer Equipment:

1Q (12/31/24) =$0.00
2Q (03/31/25) =$0.00
3Q (06/30/25) = $4,695.96

4Q (09/30/25) = $14,163.95

Total Fiscal YTD = $18,859.91

- Buildings:

1Q (12/31/24) =$0.00
2Q (03/31/25) =$7,838,718.23
3Q (06/30/25) = $3,610,740.90
4Q (09/30/25) = $1,868,352.60

Total Fiscal YTD = $13,317,811.73

- Machinery & Equipment:

1Q (12/31/24) =$0.00
2Q (03/31/25) =$0.00
3Q (06/30/25) = $27,219.71
4Q (09/30/25) = $0.00

Total Fiscal YTD = $27,219.71

- Other Bond Related Fees:

1Q (12/31/24) =$0.00
2Q (03/31/25) =$325.00
3Q (06/30/25) = $0.00
4Q (09/30/25) = $0.00

Total Fiscal YTD = $325.00

Total Fiscal YTD Expenditures as of 09/30/25: $13,853,101.73 (preliminary and unaudited)