



**Board of Directors  
Lake Dallas Community Development Corporation  
Regular Meeting  
City Hall, 212 Main Street, Lake Dallas, TX 75065  
February 10, 2025, at 6:00 p.m.  
Agenda**

- 1. Call to Order & Determination of Quorum**
- 2. Citizen Agenda & Public Comment:** An opportunity for citizens to address the Lake Dallas Community Development Corporation (CDC) Board on matters which are not scheduled for consideration by the CDC on this agenda. The Texas Open Meeting Act prohibits deliberation by the CDC of any subject which is not on the posted agenda; therefore, the CDC Board will not be able to discuss or take any action on items discussed during the citizen presentations. Citizen presentation will be limited to five (5) minutes per person.
- 3. Discuss and take appropriate action regarding the September 2024, October 2024 and November 2024 financials.**
- 4. Discuss and take appropriate action regarding approval of an amended elevations for remodel of 303 Alamo.**
- 5. Announcements or requests for future agenda items.**
- 6. Adjourn**

I certify that the above notice of this meeting was posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on February 6, 2025, before 4:00 PM.

*Codi Delcambre*

Codi Delcambre, City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 102 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

# Lake Dallas Community Development Corporation

Monthly Financial Reports

September 2024

**Lake Dallas Community Development Corporation  
Monthly Financial Summary  
September 2024**

This table represents the third month of the fourth quarter of operations for Fiscal Year 2024.

CDC	Original Budget	Current Month	Year to Date	YTD %
Revenues	\$504,000	\$50,539	\$1,436,876	285.09%
Expenditures	\$379,297	\$50,508	\$1,183,315	311.98%
<b>Net</b>	<b>\$124,703</b>	<b>\$ 31</b>	<b>\$ 253,561</b>	

During the third quarter of the fiscal year, the CDC participated in two real estate transactions, one being the sale of 101 S. Dallas Drive, and the other one being the sale of 303 Alamo. The combined impact of those transactions are as follows:

Real Est. Sales	Original Budget	Current Month	Year to Date	YTD %
Revenues			\$855,000	
Expenditures			\$841,046	
<b>Net</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 13,954</b>	

This table represents the third month of the fourth quarter of operations for Fiscal Year 2024, excluding the impact of real estate sales.

CDC, Excl R/E	Original Budget	Current Month	Year to Date	YTD %
Revenues	\$504,000	\$50,539	\$581,876	115.45%
Expenditures	\$379,297	\$50,508	\$342,269	90.24%
<b>Net</b>	<b>\$124,703</b>	<b>\$ 31</b>	<b>\$239,607</b>	

The year-to-date total revenues and expenditures, excluding the impact of real estate activities, for Lake Dallas Community Development Corporation are \$581,876 and \$342,269 respectively. They represent 115.45% and 90.24% of the budget.

Sales Tax Revenue for fiscal year 2024 was \$570,371. 114.07% of the budgeted sales tax was collected.

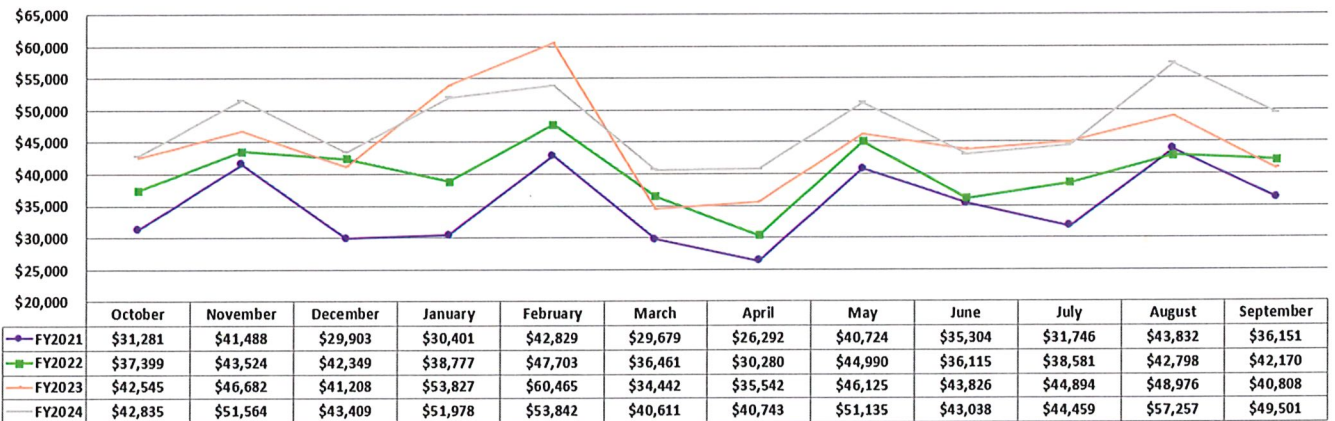
Community Development Corporation has the following cash and investments available as of September 30, 2024.

CDC Investments	\$242,356
CDC Cash at Bank	<u>\$228,029</u>
<b>Total Cash and Investments</b>	<b>\$470,385</b>

City of Lake Dallas  
 Community Development Corporation  
 Sales Tax Revenue

	FY2021	FY2022	FY2023	FY2024
October	\$ 31,281	\$ 37,399	\$ 42,545	\$ 42,835
November	\$ 41,488	\$ 43,524	\$ 46,682	\$ 51,564
December	\$ 29,903	\$ 42,349	\$ 41,208	\$ 43,409
January	\$ 30,401	\$ 38,777	\$ 53,827	\$ 51,978
February	\$ 42,829	\$ 47,703	\$ 60,465	\$ 53,842
March	\$ 29,679	\$ 36,461	\$ 34,442	\$ 40,611
April	\$ 26,292	\$ 30,280	\$ 35,542	\$ 40,743
May	\$ 40,724	\$ 44,990	\$ 46,125	\$ 51,135
June	\$ 35,304	\$ 36,115	\$ 43,826	\$ 43,038
July	\$ 31,746	\$ 38,581	\$ 44,894	\$ 44,459
August	\$ 43,832	\$ 42,798	\$ 48,976	\$ 57,257
September	\$ 36,151	\$ 42,170	\$ 40,808	\$ 49,501
<b>Total</b>	<b>\$ 419,630</b>	<b>\$ 481,147</b>	<b>\$ 539,340</b>	<b>\$ 570,371</b>

Community Development Corporation - Monthly Sales Tax



# Budget Details

Revenues and Expenditures  
by Month and Year-To-Date  
Compared to Budget



**City of Lake Dallas**  
**Statement of Revenue and Expenditures**  
 Revised Budget  
 For Community Development Corporation (11)  
 For the Fiscal Period 2024-12 Ending September 30, 2024

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>Undefined Sub-Type Revenues</b>					
11-00-42112 4B Sales Tax	\$ 0.00	\$ 49,501.16	\$ 500,000.00	\$ 570,372.15	(14.07%)
11-00-47482 Interest Income - 4B	0.00	1,037.80	4,000.00	11,502.79	(187.57%)
11-00-48475 Other Revenue	0.00	0.00	0.00	855,001.01	0.00%
<b>Total Undefined Sub-Type Revenues</b>	<b>0.00</b>	<b>50,538.96</b>	<b>504,000.00</b>	<b>1,436,875.95</b>	<b>(185.09%)</b>
<b>Total Community Development Corporation Revenues</b>	<b>\$ 0.00</b>	<b>\$ 50,538.96</b>	<b>\$ 504,000.00</b>	<b>\$ 1,436,875.95</b>	<b>(185.09%)</b>
<b>Expenditures</b>					
<b>Supplies Expenditures</b>					
11-11-52205 Advertising	\$ 0.00	\$ 0.00	\$ 1,000.00	\$ 0.00	100.00%
11-11-52206 Travel & Training	0.00	0.00	1,500.00	0.00	100.00%
<b>Total Supplies Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>100.00%</b>
<b>Contractual Services Expenditures</b>					
11-11-53301 Utilities	0.00	573.37	6,000.00	5,837.08	2.72%
11-11-53303 Accounting & Auditor	0.00	0.00	3,200.00	3,599.93	(12.50%)
11-11-53304 Legal Services	0.00	0.00	20,000.00	9,328.89	53.36%
11-11-53309 Consultants & Professionals	0.00	0.00	0.00	16,046.50	0.00%
11-11-53381 CDC Downtown BIG Grants	0.00	9,934.14	0.00	619,934.14	0.00%
<b>Total Contractual Services Expenditures</b>	<b>0.00</b>	<b>10,507.51</b>	<b>29,200.00</b>	<b>654,746.54</b>	<b>(2142.28%)</b>
<b>Maintenance Expenditures</b>					
11-11-54480 Rental Property Maintenance	0.00	0.00	4,000.00	0.00	100.00%
<b>Total Maintenance Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>4,000.00</b>	<b>0.00</b>	<b>100.00%</b>
<b>Capital Outlay Expenditures</b>					
11-11-55520 Capital Outlay-CDC Projects	0.00	0.00	30,000.00	215,000.00	(616.67%)
<b>Total Capital Outlay Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>30,000.00</b>	<b>215,000.00</b>	<b>(616.67%)</b>
<b>Transfers Expenditures</b>					
11-11-59111 Transfer to General Fund Parks & Ad	0.00	40,000.00	80,000.00	80,000.00	0.00%
11-11-59119 Transfer to Debt Service Fund	0.00	0.00	233,597.00	233,568.30	0.01%
<b>Total Transfers Expenditures</b>	<b>0.00</b>	<b>40,000.00</b>	<b>313,597.00</b>	<b>313,568.30</b>	<b>0.01%</b>
<b>Total Community Development Corporation Expendit</b>	<b>\$ 0.00</b>	<b>\$ 50,507.51</b>	<b>\$ 379,297.00</b>	<b>\$ 1,183,314.84</b>	<b>(211.98%)</b>
<b>Community Development Corporation Excess of Reven</b>	<b>\$ 0.00</b>	<b>\$ 31.45</b>	<b>\$ 124,703.00</b>	<b>\$ 253,561.11</b>	<b>(103.33%)</b>

**City of Lake Dallas**  
**Statement of Revenue and Expenditures**  
 Revised Budget

For the Fiscal Period 2024-12 Ending September 30, 2024

Account Number		Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Revenues	\$	0.00	\$ 50,538.96	\$ 504,000.00	\$ 1,436,875.95	(185.09%)
Total Expenditures	\$	0.00	\$ 50,507.51	\$ 379,297.00	\$ 1,183,314.84	(211.98%)
Total Excess of Revenues Over Expenditures	\$	0.00	\$ 31.45	\$ 124,703.00	\$ 253,561.11	(103.33%)

# Accounts Payable

Check Register

Checks Processed During Posting  
of Accounts Payable

**Accounts Payable Check Register Report - IB-Community Development Corporation-1061976**  
 For The Date Range From 10/1/2023 To 9/30/2024

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
3767	C	10/11/2023	137	Lake Cities Municipal Utility Authority	\$1,046.21	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			Sept23-CDC-LCMUA - Sept23 CDC water and sewer charges		11-11-53301	\$914.89
			Sept23-CDC-LCMUA - Sept23 CDC water and sewer charges		11-11-53301	\$97.61
			Sept23-CDC-LCMUA - Sept23 CDC water and sewer charges		11-11-53301	\$33.71
3768	C	10/11/2023	111	Nichols, Jackson, Dillard	\$1,127.53	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			47356-38.002Sept23 - EDC Legal Services - Sept23		11-11-53304	\$1,127.53
3770	C	11/13/2023	137	Lake Cities Municipal Utility Authority	\$356.03	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			Oct23-CDC-LCMUA - Oct23 - CDC - water and sewer charges		11-11-53301	\$33.17
			Oct23-CDC-LCMUA - Oct23 - CDC - water and sewer charges		11-11-53301	\$223.08
			Oct23-CDC-LCMUA - Oct23 - CDC - water and sewer charges		11-11-53301	\$99.78
3771	C	11/15/2023	111	Nichols, Jackson, Dillard	\$677.51	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			48464-38.002Oct23 - EDC Legal Services - Oct23		11-11-53304	\$677.51
3772	C	12/6/2023	137	Lake Cities Municipal Utility Authority	\$248.82	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			Nov23-CDC-LCMUA - Nov23 CDC water and sewer charges		11-11-53301	\$92.18
			Nov23-CDC-LCMUA - Nov23 CDC water and sewer charges		11-11-53301	\$33.71
			Nov23-CDC-LCMUA - Nov23 CDC water and sewer charges		11-11-53301	\$122.93
3773	C	12/14/2023	111	Nichols, Jackson, Dillard	\$1,227.51	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			4959-38.002-Nov23 - EDC Legal Services - Nov23		11-11-53304	\$1,227.51
3774	C	1/8/2024	137	Lake Cities Municipal Utility Authority	\$242.15	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			Dec23-CDC-LCMUA - Dec23 CDC water and sewer charges		11-11-53301	\$120.60
			Dec23-CDC-LCMUA - Dec23 CDC water and sewer charges		11-11-53301	\$87.84
			Dec23-CDC-LCMUA - Dec23 CDC water and sewer charges		11-11-53301	\$33.71
3775	C	2/8/2024	137	Lake Cities Municipal Utility Authority	\$253.98	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			Jan24-CDC-LCMUA - Jan24 - CDC - water and sewer charges		11-11-53301	\$36.88
			Jan24-CDC-LCMUA - Jan24 - CDC - water and sewer charges		11-11-53301	\$124.62
			Jan24-CDC-LCMUA - Jan24 - CDC - water and sewer charges		11-11-53301	\$92.48

Accounts Payable Check Register Report - IB-Community Development Corporation-1061976

For The Date Range From 10/1/2023 To 9/30/2024

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
3776	C	2/15/2024	111	Nichols, Jackson, Dillard	\$1,700.00	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			50544-38.002 - EDC Legal Services - Jan24		11-11-53304	\$1,700.00
3777	C	3/6/2024	137	Lake Cities Municipal Utility Authority	\$251.27	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			Feb24-CDC-LCMUA - Feb24 water and sewer charges CDC		11-11-53301	\$36.88
			Feb24-CDC-LCMUA - Feb24 water and sewer charges CDC		11-11-53301	\$124.62
			Feb24-CDC-LCMUA - Feb24 water and sewer charges CDC		11-11-53301	\$89.77
3778	C	3/20/2024	103	Hankins, Eastup, Deaton, Tonn, Seay & Scarborough	\$3,000.00	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			29-126834--01 - FY 2022-2023 Audit		11-11-53303	\$3,000.00
3779	C	3/20/2024	111	Nichols, Jackson, Dillard	\$778.14	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			51089 - legal services		11-11-53304	\$778.14
3780	C	4/24/2024	111	Nichols, Jackson, Dillard	\$250.00	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			51709 - legal		11-11-53304	\$250.00
3781	C	4/24/2024	445	Landmark Surveyors, LLC	\$500.00	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			10701 - 303 Alamo encorachment		11-11-53304	\$500.00
3782	C	5/2/2024	137	Lake Cities Municipal Utility Authority	\$527.39	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			30-2020-00--01 - water bill		11-11-53301	\$263.23
			30-2020-00--01 - water bill		11-11-53301	\$197.89
			30-2020-00--01 - water bill		11-11-53301	\$66.27
3783	C	5/2/2024	501	Lawn Butler	\$700.00	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			31350--01 - additional vegetation abatement at S. Lake project hammer		11-11-53301	\$500.00
			31350--01 - additional vegetation abatement at S. Lake project hammer		11-11-53301	\$200.00
3784	C	5/17/2024	111	Nichols, Jackson, Dillard	\$1,245.73	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			52124, 52126, 52125 - legal bills		11-11-53304	\$1,245.73
3785	C	5/30/2024	137	Lake Cities Municipal Utility Authority	\$527.39	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			05/04/29/2024 - Water usage May 2024		11-11-53301	\$527.39
3786	C	6/13/2024	111	Nichols, Jackson, Dillard	\$2,800.00	O
			<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>
			52579 May24 - EDC Legal Services - Jan24		11-11-53304	\$2,800.00

Accounts Payable Check Register Report - IB-Community Development Corporation-1061976

For The Date Range From 10/1/2023 To 9/30/2024

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
3787	C	6/13/2024	137	Lake Cities Municipal Utility Authority	\$272.98	O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	
		CDC 05/30/2024 - Water Sewer 04/20/2024-05/20/2024		11-11-53301	\$272.98	
3788	C	7/10/2024	137	Lake Cities Municipal Utility Authority	\$35.27	O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	
		Jun24-CDC - Jun24-CDC Water & Sewer		11-11-53301	\$3.15	
		Jun24-CDC - Jun24-CDC Water & Sewer		11-11-53301	\$32.12	
3789	C	7/10/2024	527	TXU Energy	\$159.70	O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	
		052003662714-CDC - Jun24 CDC Electricity		11-11-53301	\$159.70	
3790	C	7/29/2024	111	Nichols, Jackson, Dillard	\$150.00	O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	
		52992 - Legal 38.002 303 Alamo closing docs request		11-11-53304	\$150.00	
3791	C	8/7/2024	527	TXU Energy	\$201.43	O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	
		52003662714-CDC - Electricity CDC 06/12/24-07/11/2024		11-11-53301	\$201.43	
3792	C	8/9/2024	137	Lake Cities Municipal Utility Authority	\$121.40	O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	
		JUL24 LCMUA CDC - Jul24 Water & Sewer - City Park Hundley		11-11-53301	\$121.40	
3793	C	9/11/2024	137	Lake Cities Municipal Utility Authority	\$366.90	O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	
		AUG24 CDC Utilities - AUG24 CDC Utilities		11-11-53301	\$36.34	
		AUG24 CDC Utilities - AUG24 CDC Utilities		11-11-53301	\$249.48	
		AUG24 CDC Utilities - AUG24 CDC Utilities		11-11-53301	\$81.08	
3794	C	9/19/2024	854	Lancine Bentley	\$92.25	O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	
		Lake Dallas - Lunch with developer--reimbursement for personal credit card expenditure		11-11-53309	\$92.25	
3795	C	9/24/2024	1073	Terry Lantrip	\$9,934.14	O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	
		Sep 24-Big Grant - Downton BIG Grant Sep 24		11-11-53381	\$9,934.14	
Dec23-CDC-Electricity	E	1/30/2024	527	TXU Energy	\$154.21	O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	
		Dec23-CDC-Electricity - Dec23 Electricity Charges CDC		11-11-53301	\$154.21	
Jan24-CDC-Electricity	E	2/29/2024	527	TXU Energy	\$88.20	O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	
		Jan24-CDC-Electricity - Jan24 TXU charges CDC		11-11-53301	\$88.20	
Nov23-CDC-Electricity	E	12/28/2023	527	TXU Energy	\$171.01	O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	

**Accounts Payable Check Register Report - IB-Community Development Corporation-1061976**

For The Date Range From 10/1/2023 To 9/30/2024

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
				Nov23-CDC-Electricity - Nov23 TXU charges CDC	11-11-53301	\$171.01
Oct23-CDC-Electricity	E	11/30/2023	527	TXU Energy		\$176.96 O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	
				Oct23-CDC-Electricity - Oct23 TXU CDC charges	11-11-53301	\$176.96
Sept23-CDC-Electricity	E	10/27/2023	527	TXU Energy		\$180.85 O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	
				Sept23-CDC-Electricity - Sept23 - CDC Electricity Charges	11-11-53301	\$180.85
TXU Energy	E	6/6/2024	527	TXU Energy		\$153.49 O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	
				52003618494-1 - CDC Electric 02/12/2024-03/12/2024	11-11-53301	\$153.49
TXU Energy	E	6/13/2024	527	TXU Energy		\$101.64 O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	
				0520036457/43 - CDC Electric	11-11-53301	\$101.64
TXU Energy	E	4/24/2024	527	TXU Energy		\$153.49 O
		<b>Invoice Nbr - Description</b>		<b>GL Account</b>	<b>Amount</b>	
				52003618494-CDC - CDC Electric	11-11-53301	\$153.49
				52003618494-CDC - CDC Electric	11-11-53301	\$0.00
					<b>Cleared</b>	<b>\$0.00</b>
					<b>Outstanding</b>	<b>\$29,973.58</b>
					<b>Void</b>	<b>\$0.00</b>

# Lake Dallas Community Development Corporation

Monthly Financial Reports

**October 2024**

**Lake Dallas Community Development Corporation  
Monthly Financial Summary  
October 2024**

This table represents the first month of operations for Fiscal Year 2025.

CDC	Original Budget	Current Month	Year to Date	YTD %
Revenues	\$504,000	\$47,498	\$47,498	9.42%
Expenditures	\$433,414	\$ 655	\$ 655	1.51%
<b>Net</b>	<b>\$ 70,586</b>	<b>\$46,843</b>	<b>\$ 46,843</b>	

The year-to-date total revenues and expenditures for Lake Dallas Community Development Corporation are \$47,498 and \$655 respectively. They represent 9.42% and 1.51% of the budget.

Sales Tax Revenue for October 2024 was \$46,470. As of October 31, 2024, 9.29% of the budgeted sales tax was collected.

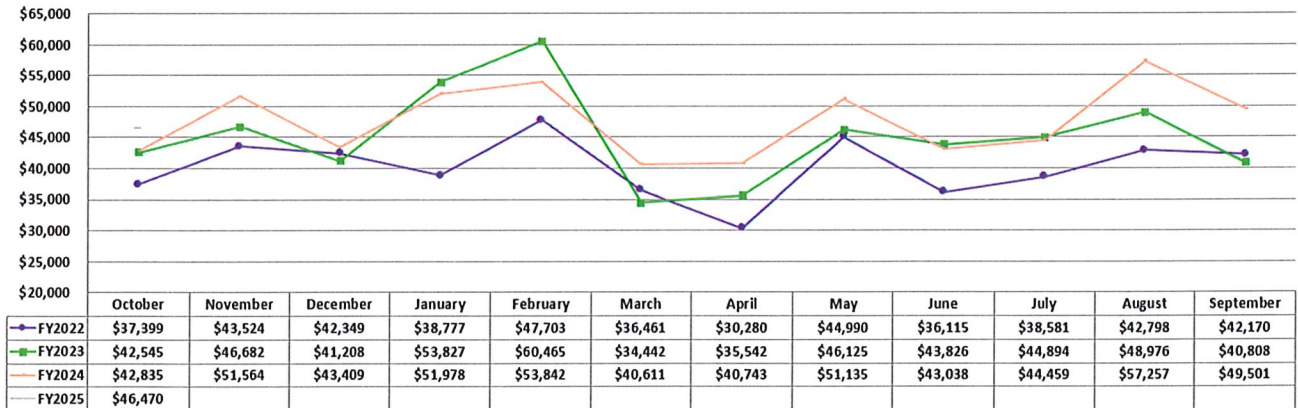
Community Development Corporation has the following cash and investments available as of October 31, 2024.

CDC Investments	\$243,383
CDC Cash at Bank	<u>\$275,815</u>
<b>Total Cash and Investments</b>	<b>\$519,198</b>

City of Lake Dallas  
 Community Development Corporation  
 Sales Tax Revenue

	FY2022	FY2023	FY2024	FY2025
October	\$ 37,399	\$ 42,545	\$ 42,835	\$ 46,470
November	\$ 43,524	\$ 46,682	\$ 51,564	
December	\$ 42,349	\$ 41,208	\$ 43,409	
January	\$ 38,777	\$ 53,827	\$ 51,978	
February	\$ 47,703	\$ 60,465	\$ 53,842	
March	\$ 36,461	\$ 34,442	\$ 40,611	
April	\$ 30,280	\$ 35,542	\$ 40,743	
May	\$ 44,990	\$ 46,125	\$ 51,135	
June	\$ 36,115	\$ 43,826	\$ 43,038	
July	\$ 38,581	\$ 44,894	\$ 44,459	
August	\$ 42,798	\$ 48,976	\$ 57,257	
September	\$ 42,170	\$ 40,808	\$ 49,501	
<b>Total</b>	<b>\$ 481,147</b>	<b>\$ 539,340</b>	<b>\$ 570,372</b>	<b>\$ 46,470</b>

Community Development Corporation - Monthly Sales Tax



# Budget Details

Revenues and Expenditures  
by Month and Year-To-Date  
Compared to Budget



**City of Lake Dallas**  
**Statement of Revenue and Expenditures**  
 Revised Budget  
 For Community Development Corporation (11)  
 For the Fiscal Period 2025-1 Ending October 31, 2024

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>Undefined Sub-Type Revenues</b>					
11-00-42112 4B Sales Tax	\$ 500,000.00	\$ 46,470.34	\$ 500,000.00	\$ 46,470.34	90.71%
11-00-47482 Interest Income - 4B	4,000.00	1,027.23	4,000.00	1,027.23	74.32%
11-00-48475 Other Revenue	0.00	0.00	0.00	0.00	0.00%
<b>Total Undefined Sub-Type Revenues</b>	<b>504,000.00</b>	<b>47,497.57</b>	<b>504,000.00</b>	<b>47,497.57</b>	<b>90.58%</b>
<b>Total Community Development Corporation Revenues</b>	<b>\$ 504,000.00</b>	<b>\$ 47,497.57</b>	<b>\$ 504,000.00</b>	<b>\$ 47,497.57</b>	<b>90.58%</b>
<b>Expenditures</b>					
<b>Supplies Expenditures</b>					
11-11-52205 Advertising	\$ 1,500.00	\$ 0.00	\$ 1,500.00	\$ 0.00	100.00%
11-11-52206 Travel & Training	2,000.00	0.00	2,000.00	0.00	100.00%
<b>Total Supplies Expenditures</b>	<b>3,500.00</b>	<b>0.00</b>	<b>3,500.00</b>	<b>0.00</b>	<b>100.00%</b>
<b>Contractual Services Expenditures</b>					
11-11-53301 Utilities	6,000.00	654.60	6,000.00	654.60	89.09%
11-11-53303 Accounting & Auditor	4,000.00	0.00	4,000.00	0.00	100.00%
11-11-53304 Legal Services	10,000.00	0.00	10,000.00	0.00	100.00%
11-11-53309 Consultants & Professionals	5,000.00	0.00	5,000.00	0.00	100.00%
11-11-53381 CDC Downtown BIG Grants	10,000.00	0.00	10,000.00	0.00	100.00%
11-11-53382 City Park Grant	50,000.00	0.00	50,000.00	0.00	100.00%
<b>Total Contractual Services Expenditures</b>	<b>85,000.00</b>	<b>654.60</b>	<b>85,000.00</b>	<b>654.60</b>	<b>99.23%</b>
<b>Maintenance Expenditures</b>					
11-11-54480 Rental Property Maintenance	0.00	0.00	0.00	0.00	0.00%
<b>Total Maintenance Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Capital Outlay Expenditures</b>					
11-11-55520 Capital Outlay-CDC Projects	30,000.00	0.00	30,000.00	0.00	100.00%
<b>Total Capital Outlay Expenditures</b>	<b>30,000.00</b>	<b>0.00</b>	<b>30,000.00</b>	<b>0.00</b>	<b>100.00%</b>
<b>Transfers Expenditures</b>					
11-11-59111 Transfer to General Fund Parks & Ad	80,000.00	0.00	80,000.00	0.00	100.00%
11-11-59119 Transfer to Debt Service Fund	234,914.00	0.00	234,914.00	0.00	100.00%
<b>Total Transfers Expenditures</b>	<b>314,914.00</b>	<b>0.00</b>	<b>314,914.00</b>	<b>0.00</b>	<b>100.00%</b>
<b>Total Community Development Corporation Expendit</b>	<b>\$ 433,414.00</b>	<b>\$ 654.60</b>	<b>\$ 433,414.00</b>	<b>\$ 654.60</b>	<b>99.85%</b>
<b>Community Development Corporation Excess of Reven</b>	<b>\$ 70,586.00</b>	<b>\$ 46,842.97</b>	<b>\$ 70,586.00</b>	<b>\$ 46,842.97</b>	<b>33.64%</b>

**City of Lake Dallas**  
**Statement of Revenue and Expenditures**  
*Revised Budget*

*For the Fiscal Period 2025-1 Ending October 31, 2024*

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Revenues	\$ 504,000.00	\$ 47,497.57	\$ 504,000.00	47,497.57	90.58%
Total Expenditures	\$ 433,414.00	\$ 654.60	\$ 433,414.00	654.60	99.85%
Total Excess of Revenues Over Expenditures	\$ 70,586.00	\$ 46,842.97	\$ 70,586.00	46,842.97	33.64%

# Accounts Payable

Check Register

Checks Processed During Posting  
of Accounts Payable



Accounts Payable Check Register Report - IB-Community Development Corporation-1061976

For The Fiscal Periods Range From 2025-1 To 2025-1

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status												
3796	C	10/3/2024	137	Lake Cities Municipal Utility Authority	\$378.93	O												
<table border="1"> <thead> <tr> <th>Invoice Nbr - Description</th> <th>GL Account</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Sep24 CDC - Water Sewer CDC Sep 24</td> <td>11-11-53301</td> <td>\$97.91</td> </tr> <tr> <td>Sep24 CDC - Water Sewer CDC Sep 24</td> <td>11-11-53301</td> <td>\$246.85</td> </tr> <tr> <td>Sep24 CDC - Water Sewer CDC Sep 24</td> <td>11-11-53301</td> <td>\$34.17</td> </tr> </tbody> </table>					Invoice Nbr - Description	GL Account	Amount	Sep24 CDC - Water Sewer CDC Sep 24	11-11-53301	\$97.91	Sep24 CDC - Water Sewer CDC Sep 24	11-11-53301	\$246.85	Sep24 CDC - Water Sewer CDC Sep 24	11-11-53301	\$34.17		
Invoice Nbr - Description	GL Account	Amount																
Sep24 CDC - Water Sewer CDC Sep 24	11-11-53301	\$97.91																
Sep24 CDC - Water Sewer CDC Sep 24	11-11-53301	\$246.85																
Sep24 CDC - Water Sewer CDC Sep 24	11-11-53301	\$34.17																
3797	C	10/10/2024	527	TXU Energy	\$194.44	O												
<table border="1"> <thead> <tr> <th>Invoice Nbr - Description</th> <th>GL Account</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>100059479722-52003706357-01 - CDC electricity utility sep4</td> <td>11-11-53301</td> <td>\$194.44</td> </tr> </tbody> </table>					Invoice Nbr - Description	GL Account	Amount	100059479722-52003706357-01 - CDC electricity utility sep4	11-11-53301	\$194.44								
Invoice Nbr - Description	GL Account	Amount																
100059479722-52003706357-01 - CDC electricity utility sep4	11-11-53301	\$194.44																

Cleared \$0.00

Outstanding \$573.37

Void \$0.00

# Lake Dallas Community Development Corporation

Monthly Financial Reports

**November 2024**

**Lake Dallas Community Development Corporation  
Monthly Financial Summary  
November 2024**

This table represents the second month of operations for Fiscal Year 2025.

CDC	Original Budget	Current Month	Year to Date	YTD %
Revenues	\$504,000	\$55,281	\$102,779	20.39%
Expenditures	\$433,414	\$ 446	\$ 1,101	2.54%
<b>Net</b>	<b>\$ 70,586</b>	<b>\$54,835</b>	<b>\$ 101,678</b>	

The year-to-date total revenues and expenditures for Lake Dallas Community Development Corporation are \$102,779 and \$1,101, respectively. They represent 20.39% and 2.54% of the budget.

Sales Tax Revenue for November 2024 was \$54,315. As of November 30, 2024, 20.16% of the budgeted sales tax was collected.

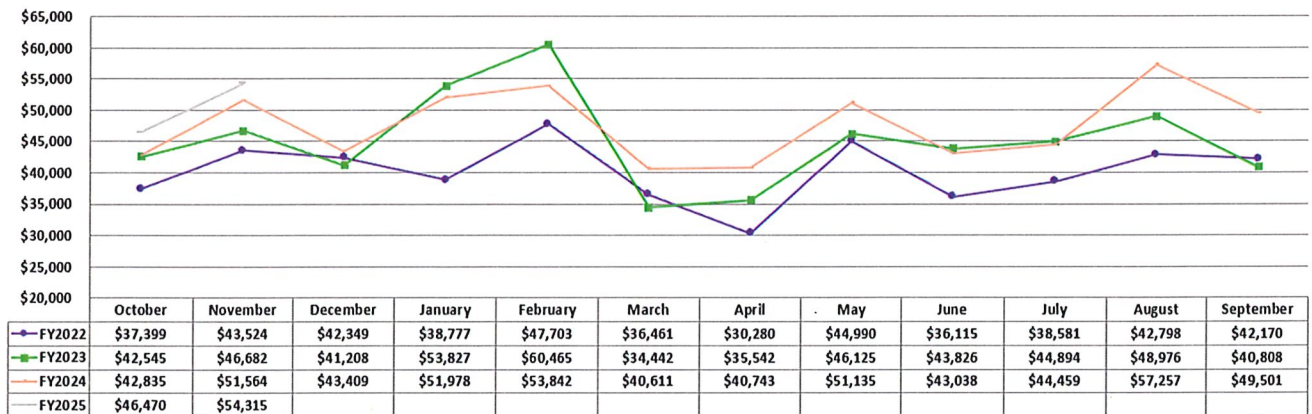
Community Development Corporation has the following cash and investments available as of November 30, 2024.

CDC Investments	\$244,349
CDC Cash at Bank	<u>\$329,476</u>
<b>Total Cash and Investments</b>	<b>\$573,825</b>

City of Lake Dallas  
 Community Development Corporation  
 Sales Tax Revenue

	FY2022	FY2023	FY2024	FY2025
October	\$ 37,399	\$ 42,545	\$ 42,835	\$ 46,470
November	\$ 43,524	\$ 46,682	\$ 51,564	\$ 54,315
December	\$ 42,349	\$ 41,208	\$ 43,409	
January	\$ 38,777	\$ 53,827	\$ 51,978	
February	\$ 47,703	\$ 60,465	\$ 53,842	
March	\$ 36,461	\$ 34,442	\$ 40,611	
April	\$ 30,280	\$ 35,542	\$ 40,743	
May	\$ 44,990	\$ 46,125	\$ 51,135	
June	\$ 36,115	\$ 43,826	\$ 43,038	
July	\$ 38,581	\$ 44,894	\$ 44,459	
August	\$ 42,798	\$ 48,976	\$ 57,257	
September	\$ 42,170	\$ 40,808	\$ 49,501	
<b>Total</b>	<b>\$ 481,147</b>	<b>\$ 539,340</b>	<b>\$ 570,372</b>	<b>\$ 100,785</b>

Community Development Corporation - Monthly Sales Tax



# Budget Details

Revenues and Expenditures  
by Month and Year-To-Date  
Compared to Budget



**City of Lake Dallas**  
**Statement of Revenue and Expenditures**  
 Revised Budget  
 For Community Development Corporation (11)  
 For the Fiscal Period 2025-2 Ending November 30, 2024

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>Undefined Sub-Type Revenues</b>					
11-00-42112 4B Sales Tax	\$ 0.00	\$ 54,315.22	\$ 500,000.00	\$ 100,785.56	79.84%
11-00-47482 Interest Income - 4B	0.00	966.15	4,000.00	1,993.38	50.17%
11-00-48475 Other Revenue	0.00	0.00	0.00	0.00	0.00%
<b>Total Undefined Sub-Type Revenues</b>	<b>0.00</b>	<b>55,281.37</b>	<b>504,000.00</b>	<b>102,778.94</b>	<b>79.61%</b>
<b>Total Community Development Corporation Revenues</b>	<b>\$ 0.00</b>	<b>\$ 55,281.37</b>	<b>\$ 504,000.00</b>	<b>\$ 102,778.94</b>	<b>79.61%</b>
<b>Expenditures</b>					
<b>Supplies Expenditures</b>					
11-11-52205 Advertising	\$ 0.00	\$ 0.00	\$ 1,500.00	\$ 0.00	100.00%
11-11-52206 Travel & Training	0.00	0.00	2,000.00	0.00	100.00%
<b>Total Supplies Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>3,500.00</b>	<b>0.00</b>	<b>100.00%</b>
<b>Contractual Services Expenditures</b>					
11-11-53301 Utilities	0.00	446.74	6,000.00	1,101.34	81.64%
11-11-53303 Accounting & Auditor	0.00	0.00	4,000.00	0.00	100.00%
11-11-53304 Legal Services	0.00	0.00	10,000.00	0.00	100.00%
11-11-53309 Consultants & Professionals	0.00	0.00	5,000.00	0.00	100.00%
11-11-53381 CDC Downtown BIG Grants	0.00	0.00	10,000.00	0.00	100.00%
11-11-53382 City Park Grant	0.00	0.00	50,000.00	0.00	100.00%
<b>Total Contractual Services Expenditures</b>	<b>0.00</b>	<b>446.74</b>	<b>85,000.00</b>	<b>1,101.34</b>	<b>98.70%</b>
<b>Maintenance Expenditures</b>					
11-11-54480 Rental Property Maintenance	0.00	0.00	0.00	0.00	0.00%
<b>Total Maintenance Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Capital Outlay Expenditures</b>					
11-11-55520 Capital Outlay-CDC Projects	0.00	0.00	30,000.00	0.00	100.00%
<b>Total Capital Outlay Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>30,000.00</b>	<b>0.00</b>	<b>100.00%</b>
<b>Transfers Expenditures</b>					
11-11-59111 Transfer to General Fund Parks & Ad	0.00	0.00	80,000.00	0.00	100.00%
11-11-59119 Transfer to Debt Service Fund	0.00	0.00	234,914.00	0.00	100.00%
<b>Total Transfers Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>314,914.00</b>	<b>0.00</b>	<b>100.00%</b>
<b>Total Community Development Corporation Expendit</b>	<b>\$ 0.00</b>	<b>\$ 446.74</b>	<b>\$ 433,414.00</b>	<b>\$ 1,101.34</b>	<b>99.75%</b>
<b>Community Development Corporation Excess of Reven</b>	<b>\$ 0.00</b>	<b>\$ 54,834.63</b>	<b>\$ 70,586.00</b>	<b>\$ 101,677.60</b>	<b>(44.05%)</b>

**City of Lake Dallas**  
**Statement of Revenue and Expenditures**  
*Revised Budget*

*For the Fiscal Period 2025-2 Ending November 30, 2024*

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Revenues	\$ 0.00	\$ 55,281.37	\$ 504,000.00	\$ 102,778.94	79.61%
Total Expenditures	\$ 0.00	\$ 446.74	\$ 433,414.00	\$ 1,101.34	99.75%
Total Excess of Revenues Over Expenditures	\$ 0.00	\$ 54,834.63	\$ 70,586.00	\$ 101,677.60	(44.05%)

# Accounts Payable

Check Register

Checks Processed During Posting  
of Accounts Payable



**Accounts Payable Check Register Report - IB-Community Development Corporation-1061976**  
 For The Fiscal Periods Range From 2025-2 To 2025-2

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status												
3798	C	11/14/2024	137	Lake Cities Municipal Utility Authority	\$292.19	O												
<table border="1"> <thead> <tr> <th>Invoice Nbr - Description</th> <th>GL Account</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Oct24 30-2020-00, 39-0370-00,3 - Utilites Water and Sewer Oct 24</td> <td>11-11-53301</td> <td>\$104.96</td> </tr> <tr> <td>Oct24 30-2020-00, 39-0370-00,3 - Utilites Water and Sewer Oct 24</td> <td>11-11-53301</td> <td>\$151.43</td> </tr> <tr> <td>Oct24 30-2020-00, 39-0370-00,3 - Utilites Water and Sewer Oct 24</td> <td>11-11-53301</td> <td>\$35.80</td> </tr> </tbody> </table>					Invoice Nbr - Description	GL Account	Amount	Oct24 30-2020-00, 39-0370-00,3 - Utilites Water and Sewer Oct 24	11-11-53301	\$104.96	Oct24 30-2020-00, 39-0370-00,3 - Utilites Water and Sewer Oct 24	11-11-53301	\$151.43	Oct24 30-2020-00, 39-0370-00,3 - Utilites Water and Sewer Oct 24	11-11-53301	\$35.80		
Invoice Nbr - Description	GL Account	Amount																
Oct24 30-2020-00, 39-0370-00,3 - Utilites Water and Sewer Oct 24	11-11-53301	\$104.96																
Oct24 30-2020-00, 39-0370-00,3 - Utilites Water and Sewer Oct 24	11-11-53301	\$151.43																
Oct24 30-2020-00, 39-0370-00,3 - Utilites Water and Sewer Oct 24	11-11-53301	\$35.80																
3799	C	11/15/2024	527	TXU Energy	\$362.41	O												
<table border="1"> <thead> <tr> <th>Invoice Nbr - Description</th> <th>GL Account</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>100059479722-5200372201 - Utilities - CDC Electricity</td> <td>11-11-53301</td> <td>\$362.41</td> </tr> </tbody> </table>					Invoice Nbr - Description	GL Account	Amount	100059479722-5200372201 - Utilities - CDC Electricity	11-11-53301	\$362.41								
Invoice Nbr - Description	GL Account	Amount																
100059479722-5200372201 - Utilities - CDC Electricity	11-11-53301	\$362.41																
					Cleared	\$0.00												
					Outstanding	\$654.60												
					Void	\$0.00												

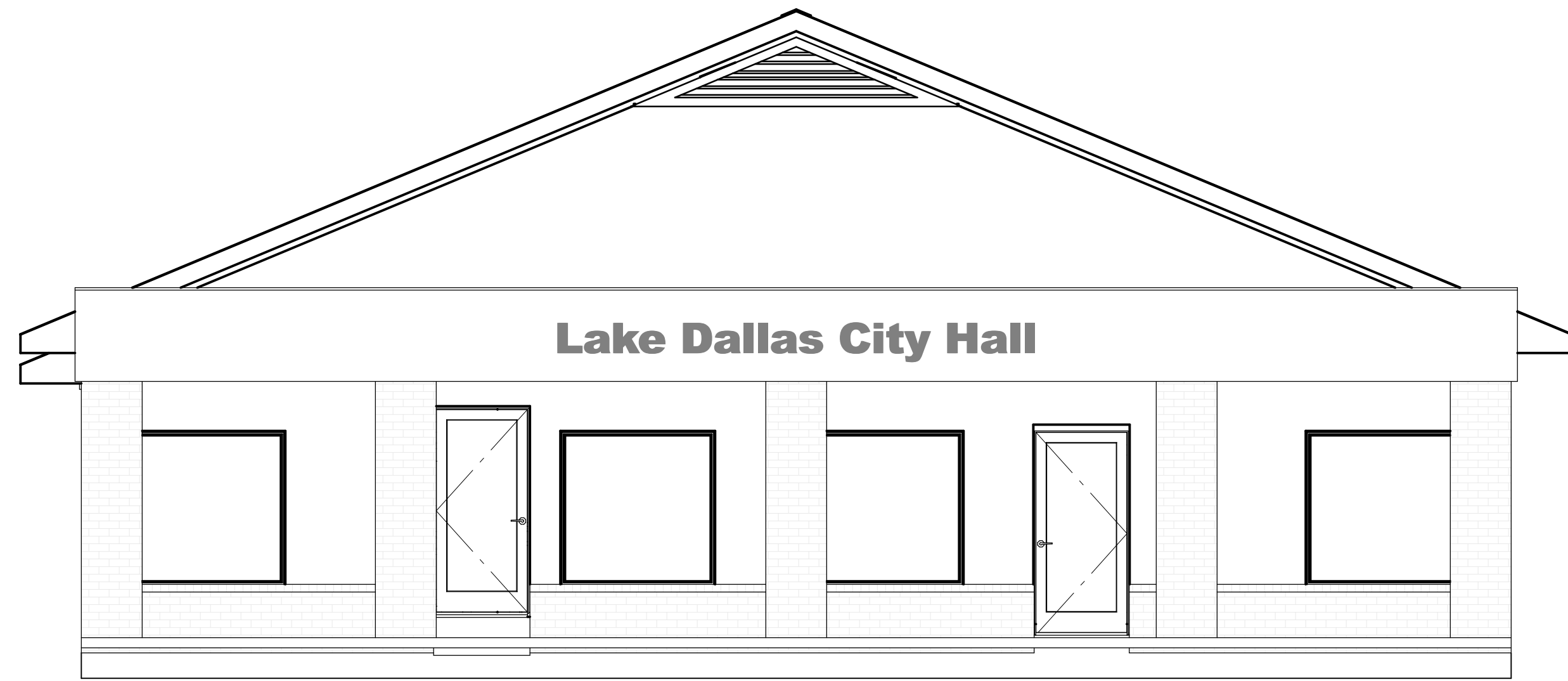


ZIP System

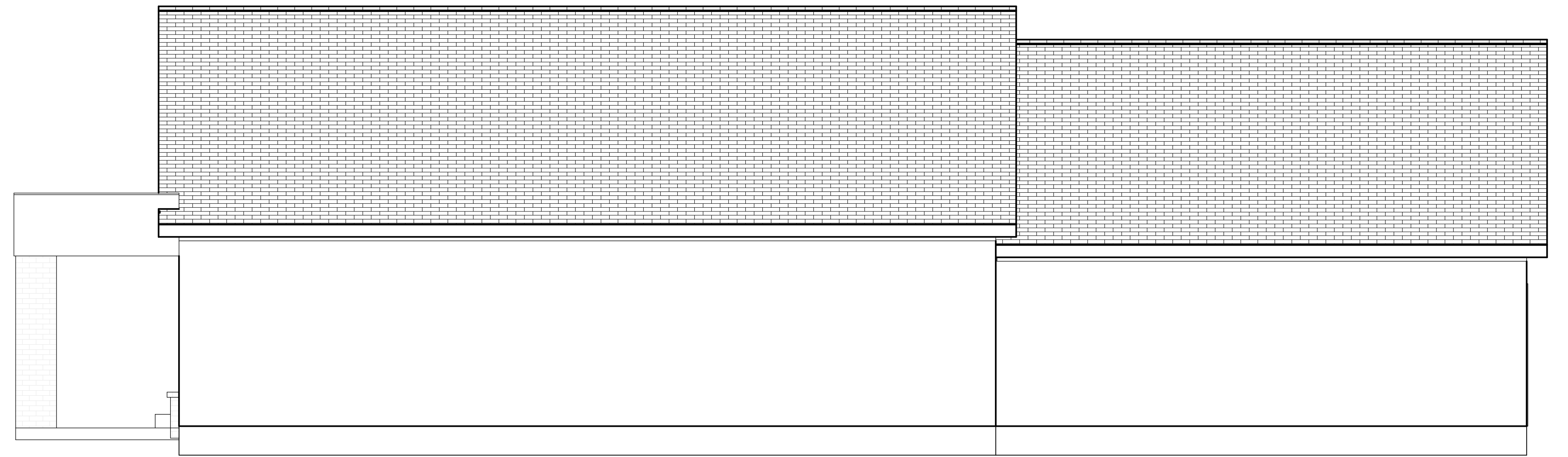
NO ALARMS  
Entrance

PLEASE OTHER DOOR

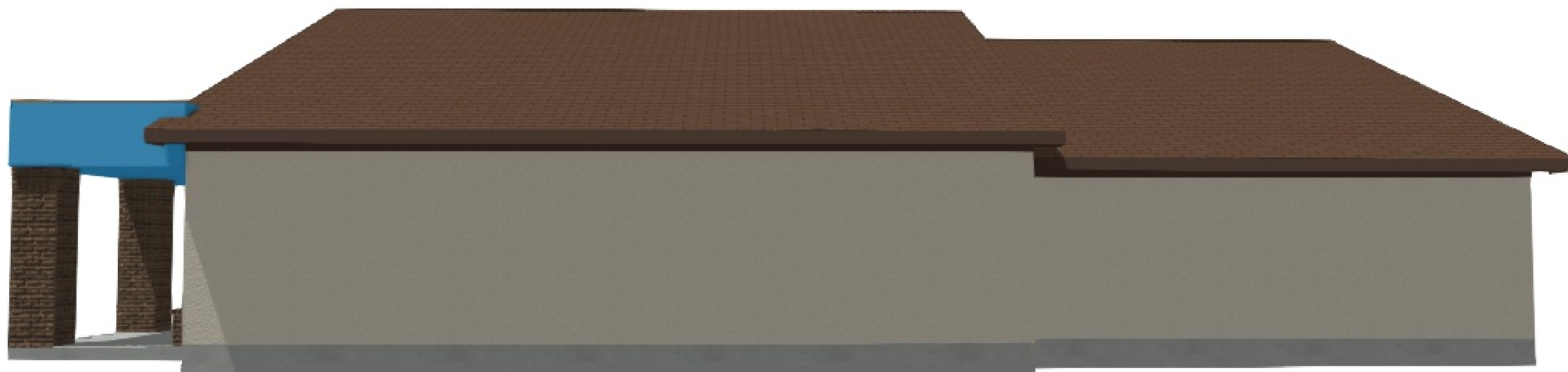




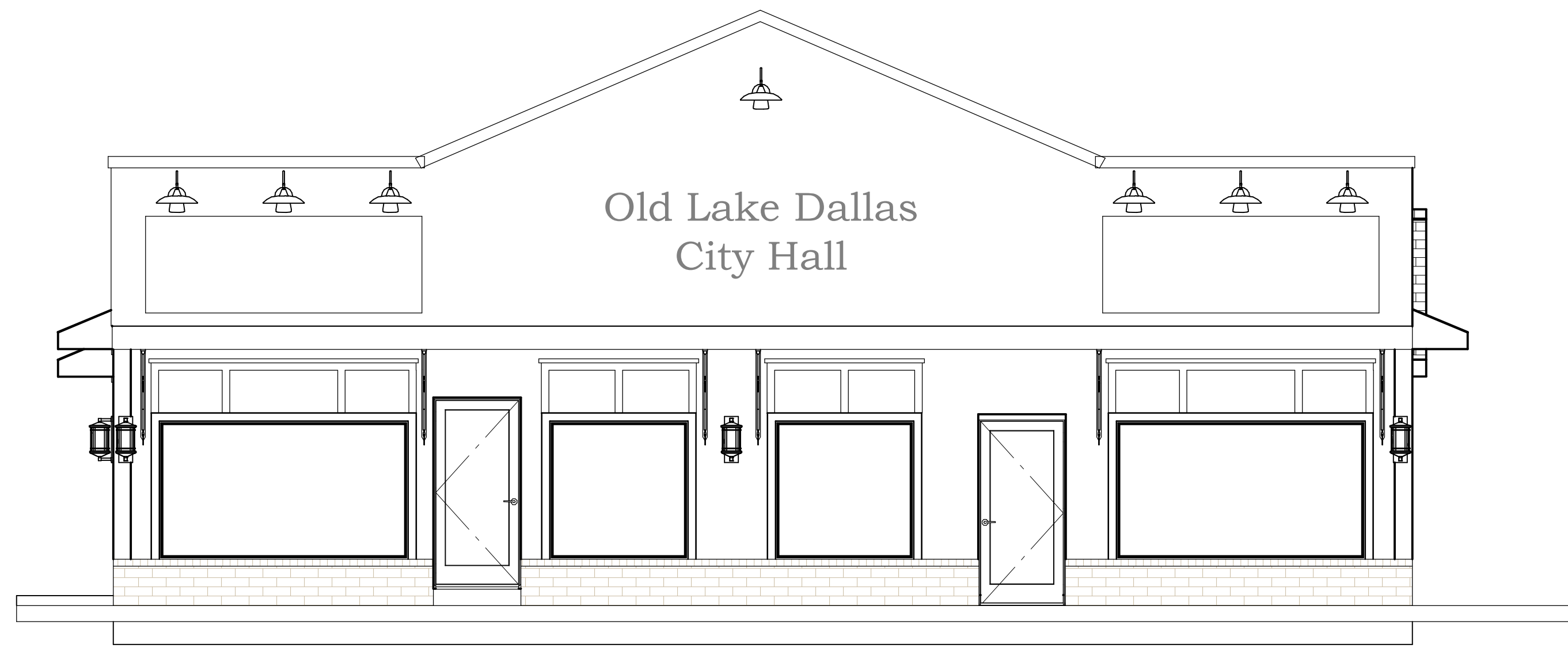
Alamo Street Front Elevation



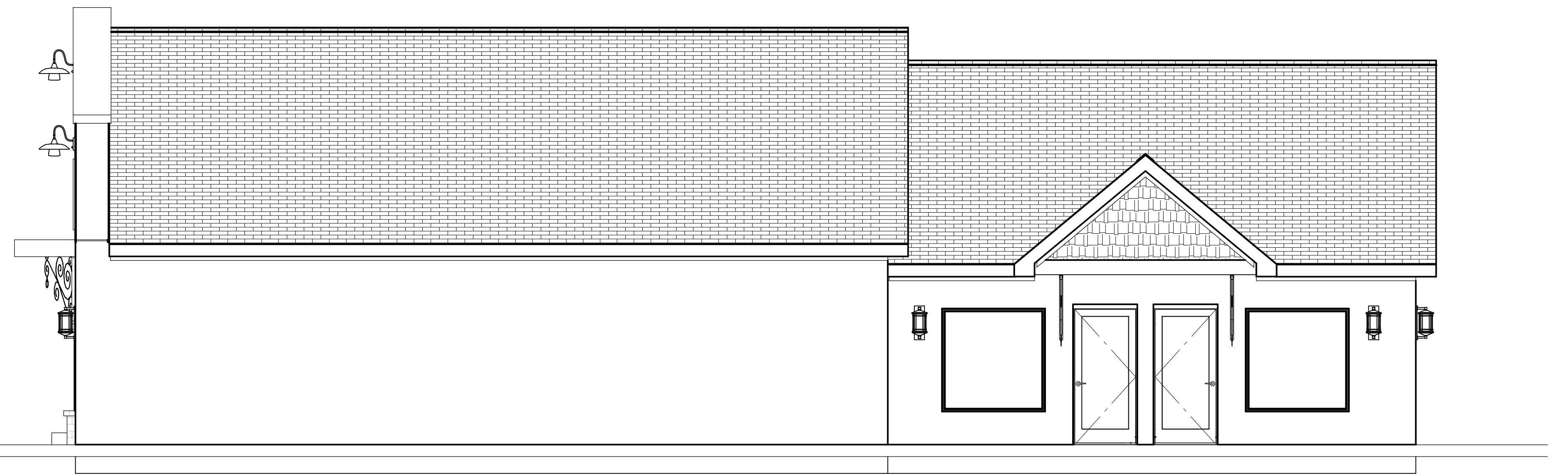
Market Street Right Elevation



Current  
As -Built



Alamo Street Front Elevation

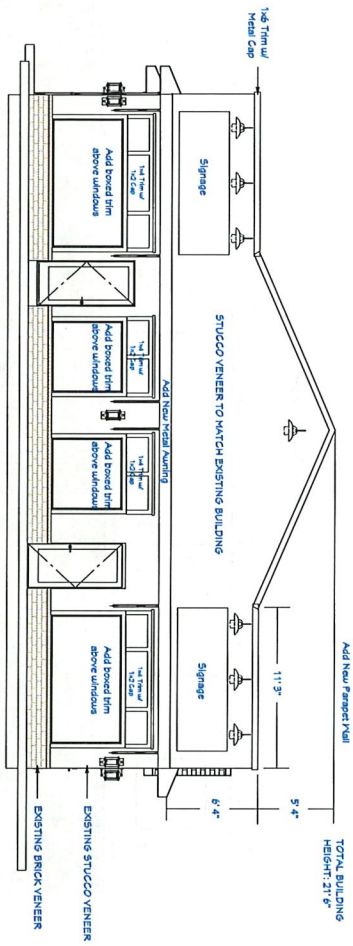


Market Street Right Elevation

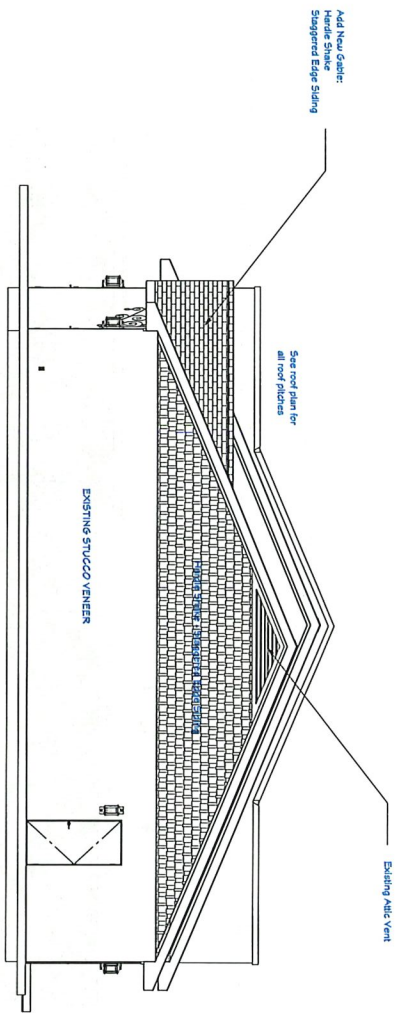


Rennovated  
Exterior

Colors, Lighting and Signage are for conceptual purposes only and may change



Front Elevation



Rear Elevation

**GENERAL NOTES:**

1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed, specify sealant type for additional specifications.
2. Provide 1/2" water proof gasket boss around all lulls and stopovers.
3. All penetrations of all items to outside of thru vent wall to damper.
4. All linear dimensions located on exterior walls originate at exterior finish.
5. All linear dimensions located on interior walls originate at centerline of interior walls.
6. All doors should be located 1/2" from each intersecting wall.
7. Verify attic access location with owner.
8. All cabinet specifications should include door opening dimensions.
9. All door opening dimensions should match manufacturer specs.

**EXTERIOR NOTES:**

1. Entire exterior to be finished unless specified otherwise.
2. Exterior paint colors to be specified by owner.

All construction must meet or exceed locally adopted building codes.

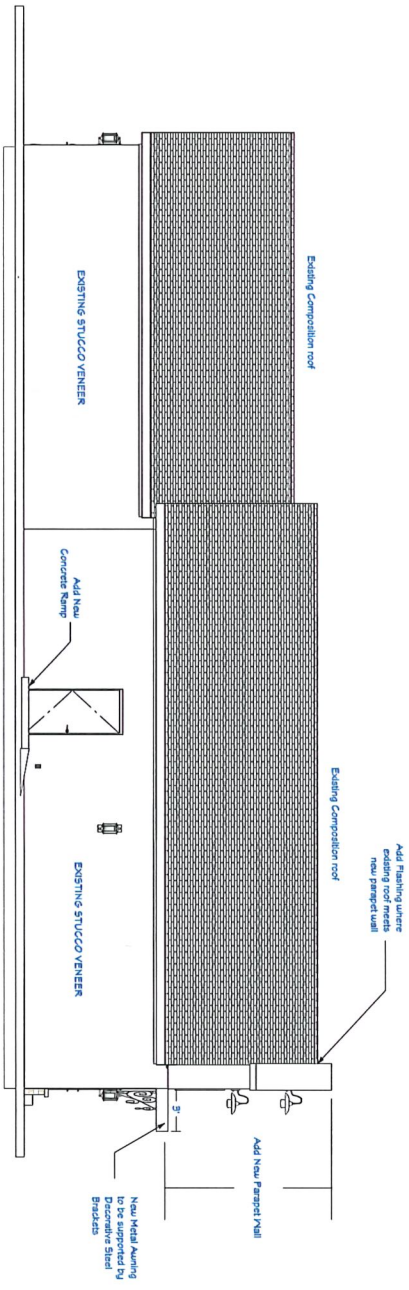
Total Sqft Footage: Approx. 3024

DRAWINGS PROVIDED BY:  
**house plan | HQ, LLC**  
 P.O. Box 1851 Lake Dallas, TX 75065-1851  
 214-477-2443 mike@houseplanhq.com

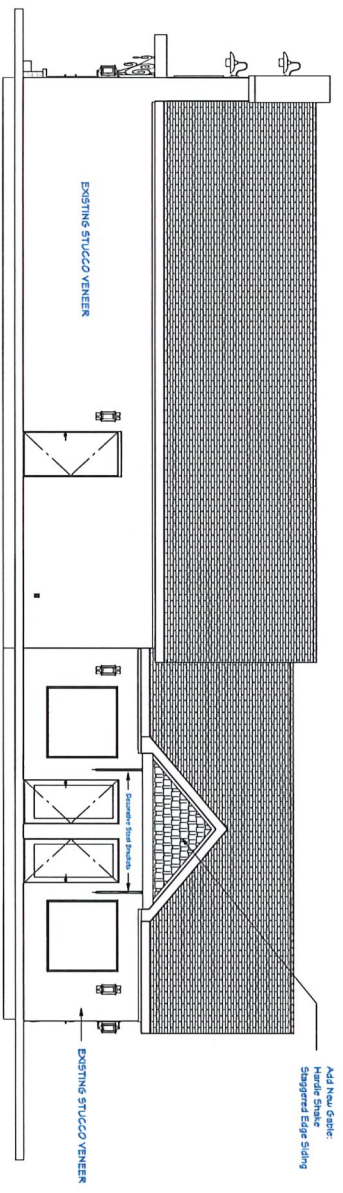
DATE: 10/2/2024  
 SCALE: 1/4" = 1'  
 SHEET: 1

**house plan | HQ**  
 custom home designs

Building Renovation  
 303 Alamo, Lake Dallas TX



Left Elevation



Right Elevation

**GENERAL NOTES:**

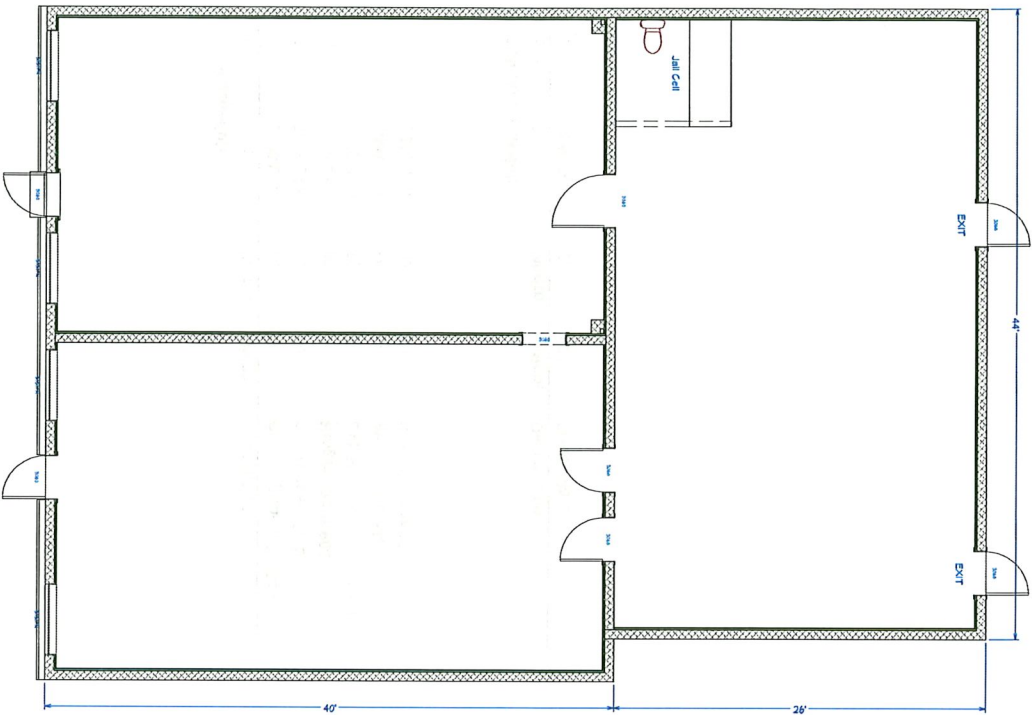
1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed.
2. See electrical notes for additional specifications.
3. Vent dryer and all lines to outside air thru vent with on exterior walls originate at centerline of interior units.
4. All doors should be located min. of 3" from each intersecting wall, with access location with owner.
5. All cabinet specifications should be verified by owner.
6. All door opening dimensions should match final specs.

**EXTERIOR NOTES:**

1. Entire exterior to be stucco, unless specified otherwise.
2. All exterior paint colors to be specified by owner.

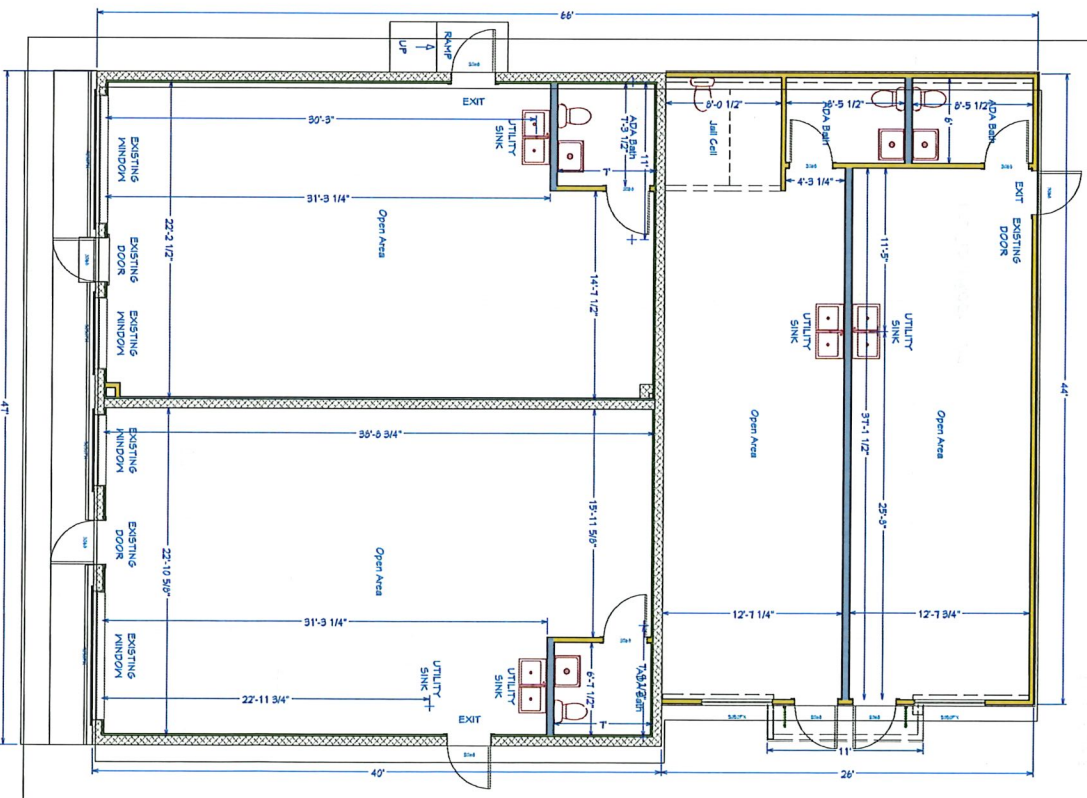
All construction must meet or exceed locally adopted building codes.

Total Sqf Footage: Approx. 3024



1st Floor - As Built 10/24

All construction must meet or exceed locally adopted building codes.



1st Floor Renovation Plan

Total Sqft Footage: Approx. 3024

**GENERAL NOTES:**

1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed.
2. Provide 1/2" water proof gypsum board around all labs and showers.
3. 1/2" pipe cap and all fans to be sealed.
4. All linear dimensions located on exterior walls originate at corner of exterior wall.
5. All linear dimensions located on interior walls originate at centerline of interior walls.
6. All doors should be located 1/2" or 3" from each intersecting wall.
7. Verify attic access location with owner.
8. All cabinet specifications should be per ADA accessible.
9. All door swing dimensions should match manual specs.

**FLOOR PLAN NOTES:**

1. All bathroom cabinets to be per ADA accessible.



DRAWINGS PROVIDED BY:  
**house plan | HQ, LLC**  
 P.O. Box 1851 Lake Dallas, TX 75065-1851  
 214-471-2443 mike@houseplanhq.com

Building Renovation  
 303 Alamo, Lake Dallas TX

DATE:	10/2/2024
SCALE:	1/4" = 1'
SHEET:	3





