

**NOTICE OF REGULAR MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
WEDNESDAY, JANUARY 20, 2021  
JACK CALVERT MUNICIPAL BUILDING BOARD ROOM  
302 EAST THIRD STREET  
5:30 PM**

Notice is hereby given that the regular meeting of the Lampasas Economic Development Corporation Board of the City of Lampasas will be held on Wednesday, January 20, 2021 at 5:30 p.m. in the Jack Calvert Municipal Building located at 302 East Third Street, Lampasas, Texas. The Lampasas 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, as authorized by the Texas Government Code sections 551.071 (consultation with the attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

**REGULAR SESSION  
5:30 p.m.**

- I. Call to Order
- II. Open forum for citizen comments and questions (limited to five (5) minutes per person)
- III. Discussion and possible action regarding approval of the minutes dated November 18, 2020
- IV. Discussion and possible action regarding development & funding of Phase 1 infrastructure for the LEDC Business Park
- V. Update and possible action regarding November and December Financials
- VI. Update on the following:
  - 1.) County Update
  - 2.) LISD Update
  - 3.) Staff Update
- VII. Items that the Board Members may request to be placed on the next agenda
- VIII. Adjourn

I, Chasity Shifflett, Administrative Assistant of the City of Lampasas, Texas, do hereby certify that this Notice of Meeting was posted on the bulletin board/front window of City Hall, 312 East Third Street, Lampasas, Texas, at a place readily accessible to the general public at all times, on the 15<sup>th</sup> day of January, 2021 at 2:36 pm.

  
Chasity Shifflett, Administrative Assistant

**MINUTES OF REGULAR MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
WEDNESDAY, NOVEMBER 18, 2020  
JACK CALVERT MUNICIPAL BUILDING BOARD ROOM  
302 EAST THIRD STREET  
5:30 P.M.**

The Lampasas Economic Development Corporation of the City of Lampasas met in regular session on the above date with President Charlie Pratus, III presiding.

**LEDC Members Present:**

Steve Hudson  
TJ Monroe  
Neal Leavell  
Misti Talbert  
Roland Schaub

**LEDC Members Absent:**

Ronnie Vineyard  
David Millican - Ex-Officio  
Bobby Carroll – Ex-Officio

**City Staff Present:**

Finley deGraffenried, City Manager/Executive Director  
Mandy Walsh, Economic Development Director  
Chasity Shifflett, Administrative Assistant

**REGULAR SESSION  
12:00 p.m.**

I. Call to Order

President Pratus called the meeting to order at 5:30 p.m.

II. Open forum for citizen comments and questions (limited to five (5) minutes per person)

There were no citizen comments.

III. Discussion and possible action concerning approval of the minutes dated October 21, 2020

Board member Leavell moved to approve the minutes as presented. The motion was seconded by Board member Schaub. The motion carried unanimously (Vineyard, Millican and Carroll absent).

IV. Discussion and possible action regarding development & funding of Phase 1 infrastructure for the LEDC Business Park

Mandy Walsh, Economic Development Director, advised the Board they are postponing the submission of the EDA Grant. The business prospect was advised to contact Walsh again when they have gathered more information. Ms. Walsh suggested the discussion on infrastructure be placed on the January meeting agenda.

No action was taken.

V. Update and possible action regarding the Texas Economic Development Connection

Paul Tarrants with Texas Economic Development Connection (“TEDC”) presented, by phone, their marketing initiative to assist in creating interest in new development, job creation and expansion. Tarrants informed the Board that they are currently looking for new partner investments in the amount of \$2,750 for the year 2021.

TEDC Partnerships enhance existing local, regional, state and national marketing efforts with diverse tools in digital marketing, podcasts, print pieces, promotional items and events.

Board member Schaub moved to approve the partner investment amount of \$2,750 to Texas Economic Development Connection. The motion was seconded by Board member Leavell. The motion carried unanimously (Vineyard, Millican and Carroll absent).

VI. Discussion and possible action regarding 2020-2021 LEDC Strategic Plan

Mandy Walsh discussed the Strategic Plan for the 2020-2021 fiscal year.

Topics of discussion included:

- The Internet goal is 90% complete from the 2019-2020 Strategic Plan.
- Retail Coach provided valuable information, which has been and will continue to be used for downtown revitalization and retail recruitment.
- The possibility of hosting a job fair in 2021 and educational workshops to fill gaps on economic trends.
- The high demand in existing structures for prospects sent through State RFI’s.
- Promotion of grant opportunities for businesses through Business Retention and Expansion (“BRE”) program.

No action was taken.

VII. Update and possible action regarding October Financials

Mandy Walsh reviewed the financials with the Board. Receipt was acknowledged without formal action.

No action taken.

VIII. Discussion and possible action regarding cancelling December LEDC regular meeting

It was the consensus of the Board to revisit this Agenda Item closer to the meeting date of December 16, 2020.

No action or discussion was taken.

IX. Update on the following:

1.) County Updates

There were no updates on the County due to the absence of Ex-officio member Carroll.

2.) Lampasas Independent School District Updates

There were no updates on the County due to the absence of Ex-officio member Millican.

3.) Staff Updates

Mandy Walsh, Economic Development Director, reviewed the following:

- SBDC – The Small Business Development Center reached out to Walsh regarding a list of qualified businesses to participate in the Department of Defense (“DoD”) supply chain. The Restart Program was also introduced as a way to assist businesses in reworking their business strategy in order to sustain, grow and provide a more diverse supply chain.
- Development – Walsh notified the Board that Mike Irvin has begun demolition at the former Hermann Feed Store. Golden Chick is anticipating an opening date shortly after Thanksgiving. The Community Church plans to go vertical soon. Heritage Funeral Home is moving along and has installed the fire line. Alamo Coffee will be opening soon and will be adding a second floor for seating.
- BRE – Walsh advised she recently met with a business owner looking to expand an independent living facility by the end of this year due to increased demand.
- Connected Nation – Connected Nation and CTCOG are currently sending out a survey within Lampasas County regarding broadband in rural areas. CTCOG has been awarded CARES Act funding to assist with obtaining a broadband plan for rural areas and may request assistance in distributing surveys. Walsh informed the Board she has a follow up call with Connected Nation to learn more about the project in January.
- Residential Development – Development in the City has generated a lot of interest and activity this year. The City is structuring agreements with two subdivisions, Hillside Acres and Hidden Oaks. Brodie Estates has signed their agreement and has all of their underground electric in place. Stone Valley is still progressing with 34 permits issued of the total 67 houses. There are

also conceptual plans from another builder interested in building approximately 15-17 homes north of Diamond Ridge.

- Events – December 11<sup>th</sup> will be Christina Marez’s reception for retirement. The Carol of Lights will be December 5<sup>th</sup> with no Santa Claus or Mrs. Claus interactions due to COVID-19 restrictions. Christmas on the Creek will be December 12<sup>th</sup> and will be scaled down as well. The Fire and Police Department will host their annual Toy Drive and Christmas Luncheon on December 14<sup>th</sup> at the Fire Station.

X. Items that the Board Members may request to be placed on the next agenda

- Business Park update

XI. Adjourn

Board member Talbert moved to adjourn the meeting at 6:36 p.m. The motion was seconded by Board member Schaub and with a unanimous vote, the motion carried. (Vineyard, Millican and Carroll absent)

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Charlie Pratus III, President

\_\_\_\_\_  
Chasity Shifflett, Administrative Assistant

**Engineer's Opinion of Probable Construction Cost**  
**Business Park Improvements - Phase 1 - 95%**  
**Lampasas Economic Development Corporation/City of Lampasas**  
 Prepared By: Eckermann Engineering, Inc.  
 TBPE Firm # F-10496  
 July 2, 2020

<b>Roadway and Drainage</b>					
<b>Item No.</b>	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Cost</b>
1	Prepare ROW	STA	30	\$2,000	\$60,000
2	Roadway Excavation	CY	16100	\$8	\$128,800
3	Roadway Embankment	CY	15000	\$8	\$120,000
4	10" Crushed Limestone Base (TXDOT Item 247, Type A or D, Grade 1-2) with Tensar TX130S Geogrid	SY	14535	\$18	\$261,630
5	3" HMAc Pavement (TXDOT Item 340, Type C or D)	SY	12231	\$15	\$183,465
6	Concrete Curb and Gutter	LF	6084	\$22	\$133,848
7	Concrete Valley Gutter	SY	166	\$50	\$8,300
8	15" RCP Storm Drain Pipe	LF	23	\$100	\$2,300
9	18" RCP Storm Drain Pipe	LF	471	\$120	\$56,520
10	24" RCP Storm Drain Pipe	LF	251	\$130	\$32,630
11	30" RCP Storm Drain Pipe	LF	425	\$160	\$68,000
12	36" RCP Storm Drain Pipe	LF	153	\$200	\$30,600
13	10' Curb Inlet	EA	4	\$5,000	\$20,000
14	15' Curb Inlet	EA	10	\$7,000	\$70,000
15	4' x 4' Junction Box	EA	3	\$3,000	\$9,000
16	30" Safety End Treatment (TXDOT Type SETP-CD)	EA	1	\$3,500	\$3,500
17	36" Safety End Treatment (TXDOT Type SETP-CD)	EA	1	\$4,000	\$4,000
18	6' x 6' Area Inlet	EA	1	\$7,500	\$7,500
19	4' X 3' Concrete Box Culvert	LF	51	\$250	\$12,750
20	4' x 3' Headwall (TXDOT FW-0)	EA	1	\$6,000	\$6,000
21	8' x 5' Concrete Box Culvert	LF	148	\$500	\$74,000
22	8' x 5' Headwall (TXDOT Type PW-1) (Double)	EA	2	\$15,000	\$30,000
23	Pavement Markings (Striping)	LF	719	\$2	\$1,438
24	Pavement Markings (Symbol)	EA	2	\$300	\$600
25	Signage	EA	9	\$300	\$2,700
26	Street End Barricade	EA	2	\$1,000	\$2,000
27	Erosion Control and Tree Protection	LS	1	\$20,000	\$20,000
<b>Subtotal Roadway and Drainage:</b>					<b>\$1,289,581</b>
<b>10% Contingency:</b>					<b>\$128,958</b>
<b>Total Roadway and Drainage:</b>					<b>\$1,418,539</b>

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Wastewater to Support Phase 1 Improvements					
Item No.	Description	Unit	Quantity	Unit Price	Cost
1	8" SDR-26 PVC Wastewater Pipe by Open Cut	LF	3351	\$55	\$184,305
2	4' Diameter Precast WW Manholes	EA	10	\$5,000	\$50,000
3	6" WW Service Lines with Cleanouts at ROW	EA	8	\$1,500	\$12,000
4	Trench Safety	LF	3923	\$2	\$7,846
				<b>Subtotal Wastewater:</b>	<b>\$254,151</b>
				<b>10% Contingency:</b>	<b>\$25,415</b>
				<b>Total Wastewater:</b>	<b>\$279,566</b>

Water to Support Phase 1 Improvements					
Item No.	Description	Unit	Quantity	Unit Price	Cost
1	8" C-900 PVC Water Pipe by Open Cut	LF	2929	\$50	\$146,450
2	12" C-900 PVC Water Pipe by Open Cut	LF	806	\$60	\$48,360
3	Fire Hydrant Assembly	EA	10	\$4,000	\$40,000
4	8" Gate Valves	EA	9	\$1,500	\$13,500
5	12" Gate Valves	EA	5	\$2,000	\$10,000
6	DI Fittings	TON	0.5	\$10,000	\$5,000
7	Trench Safety	LF	3818	\$2	\$7,636
				<b>Subtotal Water:</b>	<b>\$270,946</b>
				<b>10% Contingency:</b>	<b>\$27,095</b>
				<b>Total Water:</b>	<b>\$298,041</b>

**Total: \$1,996,146**

\* Costs do not include fees associated with legal services, easement acquisition, engineering, or surveying.

\* Cost for extension of electric facilities is to be prepared by others.

\* The Engineer has no control over the cost of labor, materials, equipment, contractor's methods of determining prices, competitive bidding, or market conditions. Estimates of Probable Construction Costs, as provided herein are approximate, and compiled on the basis of the Engineer's experience and qualifications which represents the Engineer's judgement as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that the proposals, bids, or actual construction costs will not vary from these estimates of probable costs prepared for the owner or intended recipient of this document.

CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: NOVEMBER 30TH, 2020

75 -LAMPASAS ECONOMIC DEV CRP  
FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<b>REVENUE SUMMARY</b>							
<b>OPERATING REVENUE</b>							
	TAX REVENUE	310,000.00	33,338.87	64,190.63	20.71	0.00	245,809.37
	SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	OTHER REVENUE	1,400.00	103.13	205.95	14.71	0.00	1,194.05
	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL OPERATING REVENUE</b>	<b>311,400.00</b>	<b>33,442.00</b>	<b>64,396.58</b>	<b>20.68</b>	<b>0.00</b>	<b>247,003.42</b>
<b>BOND FUND REVENUE</b>							
	OTHER REVENUE	435,040.00	60.47	122.95	0.03	0.00	434,917.05
	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL BOND FUND REVENUE</b>	<b>435,040.00</b>	<b>60.47</b>	<b>122.95</b>	<b>0.03</b>	<b>0.00</b>	<b>434,917.05</b>
	<b>FUND TOTAL REVENUE</b>	<b>746,440.00</b>	<b>33,502.47</b>	<b>64,519.53</b>	<b>8.64</b>	<b>0.00</b>	<b>681,920.47</b>
<b>EXPENDITURE SUMMARY</b>							
<b>LEDC OPERATING FUNDS</b>							
	SUPPLIES	500.00	0.00	44.86	8.97	0.00	455.14
	CONTRACTUAL SERVICES	38,176.00	1,318.34	3,306.33	8.66	0.00	34,869.67
	MAINTENANCE	2,300.00	0.00	2,175.52	94.59	0.00	124.48
	OTHER EXPENSES	59,300.00	288.00	10,308.00	17.38	0.00	48,992.00
	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
	TRANSFERS	50,875.00	0.00	0.00	0.00	0.00	50,875.00
	DEBT SERVICE	154,808.00	0.00	0.00	0.00	0.00	154,808.00
	<b>TOTAL LEDC OPERATING FUNDS</b>	<b>305,959.00</b>	<b>1,606.34</b>	<b>15,834.71</b>	<b>5.18</b>	<b>0.00</b>	<b>290,124.29</b>
<b>LAMPASAS EDC BOND FUNDS</b>							
	CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	CONTINGENCY AND RESERVES	435,040.00	0.00	0.00	0.00	0.00	435,040.00
	<b>TOTAL LAMPASAS EDC BOND FUNDS</b>	<b>435,040.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>435,040.00</b>
	<b>FUND TOTAL EXPENDITURES</b>	<b>740,999.00</b>	<b>1,606.34</b>	<b>15,834.71</b>	<b>2.14</b>	<b>0.00</b>	<b>725,164.29</b>
	<b>TOTAL PROFIT / (LOSS)</b>	<b>5,441.00</b>	<b>31,896.13</b>	<b>48,684.82</b>	<b>894.78</b>	<b>0.00</b>	<b>( 43,243.82)</b>

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CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: NOVEMBER 30TH, 2020

75 -LAMPASAS ECONOMIC DEV CRP  
FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
		=====	=====	=====	=====	=====	=====

CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: NOVEMBER 30TH, 2020

75 -LAMPASAS ECONOMIC DEV CRP  
REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<b>OPERATING REVENUE</b>							
<b>CASH REVENUE</b>							
100-4017	SALES TAX	310,000.00	33,338.87	64,190.63	20.71	0.00	245,809.37
	TOTAL TAX REVENUE	310,000.00	33,338.87	64,190.63	20.71	0.00	245,809.37
<b>SERVICE REVENUE</b>							
100-4330	LEASE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
100-4330.01	LEASE REVENUE (QUONSET HUT)	0.00	0.00	0.00	0.00	0.00	0.00
100-4335	WEBSITE REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
100-4383	DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
<b>OTHER REVENUE</b>							
100-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.00
100-4820	INTEREST & DIVIDENDS	1,400.00	103.13	205.95	14.71	0.00	1,194.05
100-4821	INTEREST NOTE BACHMAYER	0.00	0.00	0.00	0.00	0.00	0.00
100-4822	INTEREST NOTE - HVM PECAN CR	0.00	0.00	0.00	0.00	0.00	0.00
100-4830	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
100-4897	DESIGNATED RE/DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
100-4898	UNDESIGNATED RETAINED EARNIN	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER REVENUE	1,400.00	103.13	205.95	14.71	0.00	1,194.05
<b>TRANSFERS</b>							
100-4910	TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
100-4999	MISCELLANEOUS REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OPERATING REVENUE	311,400.00	33,442.00	64,396.58	20.68	0.00	247,003.42
<b>BOND FUND REVENUE</b>							
<b>OTHER REVENUE</b>							
110-4520	LOAN PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00
110-4710	BOND FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
110-4820	INTEREST EARNED	3,000.00	60.47	122.95	4.10	0.00	2,877.05
110-4898	DESIGNATED RE/BOND FUNDS	432,040.00	0.00	0.00	0.00	0.00	432,040.00
	TOTAL OTHER REVENUE	435,040.00	60.47	122.95	0.03	0.00	434,917.05
<b>TRANSFERS</b>							
110-4999	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL BOND FUND REVENUE	435,040.00	60.47	122.95	0.03	0.00	434,917.05

CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: NOVEMBER 30TH, 2020

75 -LAMPASAS ECONOMIC DEV CRP  
REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
***	FUND TOTAL REVENUE ***	746,440.00	33,502.47	64,519.53	8.64	0.00	681,920.47

CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: NOVEMBER 30TH, 2020

75 -LAMPASAS ECONOMIC DEV CRP  
LEDC OPERATING FUNDS  
DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<b>SUPPLIES</b>							
500-5230	UNIFORMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5250	HAND TOOLS & SMALL EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
500-5260	POSTAGE	0.00	0.00	0.00	0.00	0.00	0.00
500-5265	COMPUTER SOFTWARE & EQUIPMEN	250.00	0.00	0.00	0.00	0.00	250.00
500-5270	SUPPLIES	250.00	0.00	44.86	17.94	0.00	205.14
500-5295	BOOKS & PUBLICATIONS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL SUPPLIES	500.00	0.00	44.86	8.97	0.00	455.14
<b>CONTRACTUAL SERVICES</b>							
500-5300	CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.00
500-5316	BOND AGENT FEES	0.00	0.00	0.00	0.00	0.00	0.00
500-5320	TELEPHONE SERVICES	1,176.00	37.99	75.98	6.46	0.00	1,100.02
500-5325	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00
500-5346	ENGINEERING/SURVEYING SERVIC	0.00	0.00	0.00	0.00	0.00	0.00
500-5355	INSURANCE-PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5361	LEGAL SERVICES	2,500.00	0.00	0.00	0.00	0.00	2,500.00
500-5373	PROMOTION AND ADVERTISING	7,500.00	280.35	280.35	3.74	0.00	7,219.65
500-5388	TAXES ON PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5395	PROFESSIONAL SERVICES	15,000.00	0.00	950.00	6.33	0.00	14,050.00
500-5397	ADMIN & OVERHEAD	12,000.00	1,000.00	2,000.00	16.67	0.00	10,000.00
500-5398	VISION LAMPASAS	0.00	0.00	0.00	0.00	0.00	0.00
500-5399	OTHER SERVICES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CONTRACTUAL SERVICES	38,176.00	1,318.34	3,306.33	8.66	0.00	34,869.67
<b>MAINTENANCE</b>							
500-5405	BUILDING & GROUNDS MAINTENAN	0.00	0.00	0.00	0.00	0.00	0.00
500-5425	OFFICE EQUIPMENT MAINTENANCE	<u>2,300.00</u>	<u>0.00</u>	<u>2,175.52</u>	<u>94.59</u>	<u>0.00</u>	<u>124.48</u>
	TOTAL MAINTENANCE	2,300.00	0.00	2,175.52	94.59	0.00	124.48
<b>OTHER EXPENSES</b>							
500-5451	BUSINESS EXPENSES	2,500.00	288.00	288.00	11.52	0.00	2,212.00
500-5452	TRAVEL & TRAINING	6,000.00	0.00	20.00	0.33	0.00	5,980.00
500-5453	DUES & MEMBERSHIPS	800.00	0.00	0.00	0.00	0.00	800.00
500-5499	ECONOMIC DEVELOPMENT PROGRAM	50,000.00	0.00	10,000.00	20.00	0.00	40,000.00
500-5499.01	ECON DVLPMNT PROGRAM	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL OTHER EXPENSES	59,300.00	288.00	10,308.00	17.38	0.00	48,992.00
<b>CAPITAL EXPENDITURES</b>							
500-5505	BUILDING & GROUNDS	0.00	0.00	0.00	0.00	0.00	0.00
500-5530	WATER SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5535	ELECTRIC SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5540	SEWER SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5545	STREETS & DRAINAGE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00

CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: NOVEMBER 30TH, 2020

75 -LAMPASAS ECONOMIC DEV CRP  
LEDC OPERATING FUNDS  
DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<b>CONTINGENCY AND RESERVES</b>							
500-5600	CONTINGENCY/RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
500-5601	DONATION RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
500-5610	DEPRECIATION	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
<b>TRANSEERS</b>							
500-5710	TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
500-5722	TRANSFER TO FUND 22	50,875.00	0.00	0.00	0.00	0.00	50,875.00
500-5751	TRANSFER TO FUND 51 (EDUCATI	0.00	0.00	0.00	0.00	0.00	0.00
500-5759	TRANSFER TO FUND 59	0.00	0.00	0.00	0.00	0.00	0.00
500-5776	TRANSFER TO LEDC DESIGNATED	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL TRANSFERS	50,875.00	0.00	0.00	0.00	0.00	50,875.00
<b>DEBT SERVICE</b>							
500-5800	PRINCIPAL PAYMENT	109,912.00	0.00	0.00	0.00	0.00	109,912.00
500-5801	INTEREST PAYMENT	<u>44,896.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>44,896.00</u>
	TOTAL DEBT SERVICE	154,808.00	0.00	0.00	0.00	0.00	154,808.00
<hr/>							
	TOTAL LEDC OPERATING FUNDS	305,959.00	1,606.34	15,834.71	5.18	0.00	290,124.29
		=====	=====	=====	=====	=====	=====

CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: NOVEMBER 30TH, 2020

75 -LAMPASAS ECONOMIC DEV CRP  
 LAMPASAS EDC BOND FUNDS  
 DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<b>CONTRACTUAL SERVICES</b>							
510-5316	BANK CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
510-5346	ENGINEERING/SERVEYING SERVIC	0.00	0.00	0.00	0.00	0.00	0.00
510-5361	LEGAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
510-5395	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
510-5399	OTHER SERVICES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
<b>CAPITAL EXPENDITURES</b>							
510-5505	BUILDING AND GROUNDS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
<b>CONTINGENCY AND RESERVES</b>							
510-5600	CONTINGENCY/RESERVES	<u>435,040.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>435,040.00</u>
	TOTAL CONTINGENCY AND RESERVES	435,040.00	0.00	0.00	0.00	0.00	435,040.00
<b>TOTAL LAMPASAS EDC BOND FUNDS</b>							
		<u>435,040.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>435,040.00</u>
*** TOTAL EXPENSES ***							
		<u>740,999.00</u>	<u>1,606.34</u>	<u>15,834.71</u>	<u>2.14</u>	<u>0.00</u>	<u>725,164.29</u>
TOTAL PROFIT / (LOSS)							
		<u>5,441.00</u>	<u>31,896.13</u>	<u>48,684.82</u>	<u>0.00</u>	<u>0.00</u>	<u>( 43,243.82)</u>

\*\*\* END OF REPORT \*\*\*

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2020

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS

=====		
1020	FSB CHECKING 7001092 LEDC	396,852.45
1021	FSB CAPITAL FD CHECKING7002363	2,592.10
1025	FSB LEDC LOAN 2678	0.00
1026	BUSINESS BANK OF TX 4001561	486,317.54
1030	CLAIM ON CASH	65,161.41
1210	ACCOUNTS RECEIVABLE	0.00
1222	ACCOUNTS RECEIVABLE	0.00
1235	NOTE RECEIVABLE BACHMAYER	0.00
1236	NOTE RECEIVABLE-PECAN CRK HVM	0.00
1300	LAND PURCHASE/IMPROVEMENTS	1,725,616.61
1310	FAG-BUILDINGS & IMPROVEMENTS	17,975.00
1396	ACCUMULATED DEPRECIATION	( 142,005.00)
1499	DUE FROM CASH & CONCENTRATION	0.00
1999	LEDC CLEARING ACCOUNT	<u>0.00</u>
	TOTAL ASSETS	2,552,510.11
		=====

LIABILITIES & FUND BALANCE

=====		
2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00
2210	ACCOUNTS PAYABLE	1,556.34
2220	ACCOUNTS PAYABLE PENDING	0.00
2225	ACCRUED INTEREST PAYABLE	3,397.85
2283	UNAPPLIED CREDIT	0.00
2284	BONDS PAYABLE	1,227,858.14
3009	DESIGNATED RE/DONATIONS	0.00
3010	UNASSIGNED FUND BALANCE	1,090,282.49
3030	ASSIGNED FUND BALANCE	180,730.47
	CURRENT INCREASE / (DECREASE) IN FUND BALANCE	<u>48,684.82</u>
	TOTAL LIABILITIES & FUND EQUITY	2,552,510.11
		=====

BALANCE SHEET

AS OF: DECEMBER 31ST, 2020

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS

=====

1020	FSB CHECKING 7001092 LEDC	395,258.12
1021	FSB CAPITAL FD CHECKING7002363	2,592.10
1025	FSB LEDC LOAN 2678	0.00
1026	BUSINESS BANK OF TX 4001561	486,317.54
1030	CLAIM ON CASH	98,031.72
1210	ACCOUNTS RECEIVABLE	0.00
1222	ACCOUNTS RECEIVABLE	0.00
1235	NOTE RECEIVABLE BACHMAYER	0.00
1236	NOTE RECEIVABLE-PECAN CRK HVM	0.00
1300	LAND PURCHASE/IMPROVEMENTS	1,725,616.61
1310	FAG-BUILDINGS & IMPROVEMENTS	17,975.00
1396	ACCUMULATED DEPRECIATION	( 142,005.00)
1499	DUE FROM CASH & CONCENTRATION	0.00
1999	LEDC CLEARING ACCOUNT	<u>0.00</u>
	TOTAL ASSETS	

2,583,786.09

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LIABILITIES & FUND BALANCE

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2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00
2210	ACCOUNTS PAYABLE	5,305.29
2220	ACCOUNTS PAYABLE PENDING	0.00
2225	ACCRUED INTEREST PAYABLE	3,397.85
2283	UNAPPLIED CREDIT	0.00
2284	BONDS PAYABLE	1,227,858.14
3009	DESIGNATED RE/DONATIONS	0.00
3010	UNASSIGNED FUND BALANCE	1,090,282.49
3030	ASSIGNED FUND BALANCE	<u>180,730.47</u>
	CURRENT INCREASE / (DECREASE) IN FUND BALANCE	<u>76,211.85</u>

TOTAL LIABILITIES & FUND EQUITY

2,583,786.09

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CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: DECEMBER 31ST, 2020

75 -LAMPASAS ECONOMIC DEV CRP  
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<b>REVENUE SUMMARY</b>							
<b>OPERATING REVENUE</b>							
	TAX REVENUE	310,000.00	33,870.31	98,060.94	31.63	0.00	211,939.06
	SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	OTHER REVENUE	1,400.00	0.00	205.95	14.71	0.00	1,194.05
	TRANSFERS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL OPERATING REVENUE	311,400.00	33,870.31	98,266.89	31.56	0.00	213,133.11
<b>BOND FUND REVENUE</b>							
	OTHER REVENUE	435,040.00	0.00	122.95	0.03	0.00	434,917.05
	TRANSFERS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL BOND FUND REVENUE	<u>435,040.00</u>	<u>0.00</u>	<u>122.95</u>	<u>0.03</u>	<u>0.00</u>	<u>434,917.05</u>
	FUND TOTAL REVENUE	<u>746,440.00</u>	<u>33,870.31</u>	<u>98,389.84</u>	<u>13.18</u>	<u>0.00</u>	<u>648,050.16</u>
<b>EXPENDITURE SUMMARY</b>							
<b>LEDC OPERATING FUNDS</b>							
	SUPPLIES	500.00	29.59	74.45	14.89	0.00	425.55
	CONTRACTUAL SERVICES	38,176.00	3,453.37	9,509.70	24.91	0.00	28,666.30
	MAINTENANCE	2,300.00	0.00	2,175.52	94.59	0.00	124.48
	OTHER EXPENSES	59,300.00	110.32	10,418.32	17.57	0.00	48,881.68
	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
	TRANSFERS	50,875.00	0.00	0.00	0.00	0.00	50,875.00
	DEBT SERVICE	<u>154,808.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>154,808.00</u>
	TOTAL LEDC OPERATING FUNDS	305,959.00	3,593.28	22,177.99	7.25	0.00	283,781.01
<b>LAMPASAS EDC BOND FUNDS</b>							
	CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	CONTINGENCY AND RESERVES	<u>435,040.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>435,040.00</u>
	TOTAL LAMPASAS EDC BOND FUNDS	<u>435,040.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>435,040.00</u>
	FUND TOTAL EXPENDITURES	<u>740,999.00</u>	<u>3,593.28</u>	<u>22,177.99</u>	<u>2.99</u>	<u>0.00</u>	<u>718,821.01</u>
	TOTAL PROFIT / (LOSS)	5,441.00	30,277.03	76,211.85	400.70	0.00	( 70,770.85)

FINANCIAL STATEMENT

AS OF: DECEMBER 31ST, 2020

75 -LAMPASAS ECONOMIC DEV CRP  
FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
		=====	=====	=====	=====	=====	=====

CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: DECEMBER 31ST, 2020

75 -LAMPASAS ECONOMIC DEV CRP  
 REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<b>OPERATING REVENUE</b>							
<b>TAX REVENUE</b>							
400-4017	SALES TAX	310,000.00	33,870.31	98,060.94	31.63	0.00	211,939.06
	TOTAL TAX REVENUE	310,000.00	33,870.31	98,060.94	31.63	0.00	211,939.06
<b>SERVICE REVENUE</b>							
400-4330	LEASE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
400-4330.01	LEASE REVENUE (QUONSET HUT)	0.00	0.00	0.00	0.00	0.00	0.00
400-4335	WEBSITE REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
400-4383	DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
<b>OTHER REVENUE</b>							
400-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.00
400-4820	INTEREST & DIVIDENDS	1,400.00	0.00	205.95	14.71	0.00	1,194.05
400-4821	INTEREST NOTE BACHMAYER	0.00	0.00	0.00	0.00	0.00	0.00
400-4822	INTEREST NOTE - HVM PECAN CR	0.00	0.00	0.00	0.00	0.00	0.00
400-4830	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
400-4897	DESIGNATED RE/DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
400-4898	UNDESIGNATED RETAINED EARNIN	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER REVENUE	1,400.00	0.00	205.95	14.71	0.00	1,194.05
<b>TRANSFERS</b>							
400-4910	TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
400-4999	MISCELLANEOUS REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL OPERATING REVENUE</b>	<b>311,400.00</b>	<b>33,870.31</b>	<b>98,266.89</b>	<b>31.56</b>	<b>0.00</b>	<b>213,133.11</b>
<b>BOND FUND REVENUE</b>							
<b>OTHER REVENUE</b>							
410-4520	LOAN PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00
410-4710	BOND FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
410-4820	INTEREST EARNED	3,000.00	0.00	122.95	4.10	0.00	2,877.05
410-4898	DESIGNATED RE/BOND FUNDS	432,040.00	0.00	0.00	0.00	0.00	432,040.00
	TOTAL OTHER REVENUE	435,040.00	0.00	122.95	0.03	0.00	434,917.05
<b>TRANSFERS</b>							
410-4999	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL BOND FUND REVENUE</b>	<b>435,040.00</b>	<b>0.00</b>	<b>122.95</b>	<b>0.03</b>	<b>0.00</b>	<b>434,917.05</b>

CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: DECEMBER 31ST, 2020

75 -LAMPASAS ECONOMIC DEV CRP  
REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
***	FUND TOTAL REVENUE ***	746,440.00	33,870.31	98,389.84	13.18	0.00	648,050.16

CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: DECEMBER 31ST, 2020

75 -LAMPASAS ECONOMIC DEV CRP  
 LEDC OPERATING FUNDS  
 DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<b>SUPPLIES</b>							
500-5230	UNIFORMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5250	HAND TOOLS & SMALL EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
500-5260	POSTAGE	0.00	0.00	0.00	0.00	0.00	0.00
500-5265	COMPUTER SOFTWARE & EQUIPMEN	250.00	0.00	0.00	0.00	0.00	250.00
500-5270	SUPPLIES	250.00	29.59	74.45	29.78	0.00	175.55
500-5295	BOOKS & PUBLICATIONS	0.00	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL SUPPLIES</b>	<b>500.00</b>	<b>29.59</b>	<b>74.45</b>	<b>14.89</b>	<b>0.00</b>	<b>425.55</b>
<b>CONTRACTUAL SERVICES</b>							
500-5300	CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.00
500-5316	BOND AGENT FEES	0.00	0.00	0.00	0.00	0.00	0.00
500-5320	TELEPHONE SERVICES	1,176.00	37.99	113.97	9.69	0.00	1,062.03
500-5325	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00
500-5346	ENGINEERING/SURVEYING SERVIC	0.00	0.00	0.00	0.00	0.00	0.00
500-5355	INSURANCE-PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5361	LEGAL SERVICES	2,500.00	0.00	0.00	0.00	0.00	2,500.00
500-5373	PROMOTION AND ADVERTISING	7,500.00	165.38	3,195.73	42.61	0.00	4,304.27
500-5388	TAXES ON PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5395	PROFESSIONAL SERVICES	15,000.00	2,250.00	3,200.00	21.33	0.00	11,800.00
500-5397	ADMIN & OVERHEAD	12,000.00	1,000.00	3,000.00	25.00	0.00	9,000.00
500-5398	VISION LAMPASAS	0.00	0.00	0.00	0.00	0.00	0.00
500-5399	OTHER SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL CONTRACTUAL SERVICES</b>	<b>38,176.00</b>	<b>3,453.37</b>	<b>9,509.70</b>	<b>24.91</b>	<b>0.00</b>	<b>28,666.30</b>
<b>MAINTENANCE</b>							
500-5405	BUILDING & GROUNDS MAINTENAN	0.00	0.00	0.00	0.00	0.00	0.00
500-5425	OFFICE EQUIPMENT MAINTENANCE	2,300.00	0.00	2,175.52	94.59	0.00	124.48
	<b>TOTAL MAINTENANCE</b>	<b>2,300.00</b>	<b>0.00</b>	<b>2,175.52</b>	<b>94.59</b>	<b>0.00</b>	<b>124.48</b>
<b>OTHER EXPENSES</b>							
500-5451	BUSINESS EXPENSES	2,500.00	110.32	398.32	15.93	0.00	2,101.68
500-5452	TRAVEL & TRAINING	6,000.00	0.00	20.00	0.33	0.00	5,980.00
500-5453	DUES & MEMBERSHIPS	800.00	0.00	0.00	0.00	0.00	800.00
500-5499	ECONOMIC DEVELOPMENT PROGRAM	50,000.00	0.00	10,000.00	20.00	0.00	40,000.00
500-5499.01	ECON DVLPMNT PROGRAM	0.00	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL OTHER EXPENSES</b>	<b>59,300.00</b>	<b>110.32</b>	<b>10,418.32</b>	<b>17.57</b>	<b>0.00</b>	<b>48,881.68</b>
<b>CAPITAL EXPENDITURES</b>							
500-5505	BUILDING & GROUNDS	0.00	0.00	0.00	0.00	0.00	0.00
500-5530	WATER SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5535	ELECTRIC SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5540	SEWER SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5545	STREETS & DRAINAGE	0.00	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL CAPITAL EXPENDITURES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: DECEMBER 31ST, 2020

75 -LAMPASAS ECONOMIC DEV CRP  
 LEDC OPERATING FUNDS  
 DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<b>CONTINGENCY AND RESERVES</b>							
500-5600	CONTINGENCY/RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
500-5601	DONATION RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
500-5610	DEPRECIATION	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
<b>TRANSFERS</b>							
500-5710	TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
500-5722	TRANSFER TO FUND 22	50,875.00	0.00	0.00	0.00	0.00	50,875.00
500-5751	TRANSFER TO FUND 51 (EDUCATI	0.00	0.00	0.00	0.00	0.00	0.00
500-5759	TRANSFER TO FUND 59	0.00	0.00	0.00	0.00	0.00	0.00
500-5776	TRANSFER TO LEDC DESIGNATED	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL TRANSFERS	50,875.00	0.00	0.00	0.00	0.00	50,875.00
<b>DEBT SERVICE</b>							
500-5800	PRINCIPAL PAYMENT	109,912.00	0.00	0.00	0.00	0.00	109,912.00
500-5801	INTEREST PAYMENT	<u>44,896.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>44,896.00</u>
	TOTAL DEBT SERVICE	154,808.00	0.00	0.00	0.00	0.00	154,808.00
<hr/>							
	TOTAL LEDC OPERATING FUNDS	<u>305,959.00</u>	<u>3,593.28</u>	<u>22,177.99</u>	<u>7.25</u>	<u>0.00</u>	<u>283,781.01</u>

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CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: DECEMBER 31ST, 2020

75 -LAMPASAS ECONOMIC DEV CRP  
 LAMPASAS EDC BOND FUNDS  
 DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>CONTRACTUAL SERVICES</u>							
510-5316	BANK CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
510-5346	ENGINEERING/SERVEYING SERVIC	0.00	0.00	0.00	0.00	0.00	0.00
510-5361	LEGAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
510-5395	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
510-5399	OTHER SERVICES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
<u>CAPITAL EXPENDITURES</u>							
510-5505	BUILDING AND GROUNDS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
<u>CONTINGENCY AND RESERVES</u>							
510-5600	CONTINGENCY/RESERVES	<u>435,040.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>435,040.00</u>
	TOTAL CONTINGENCY AND RESERVES	435,040.00	0.00	0.00	0.00	0.00	435,040.00
<hr/>							
	TOTAL LAMPASAS EDC BOND FUNDS	<u>435,040.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>435,040.00</u>
<hr/>							
***	TOTAL EXPENSES ***	<u>740,999.00</u>	<u>3,593.28</u>	<u>22,177.99</u>	<u>2.99</u>	<u>0.00</u>	<u>718,821.01</u>
<hr/>							
	TOTAL PROFIT / (LOSS)	<u>5,441.00</u>	<u>30,277.03</u>	<u>76,211.85</u>	<u>0.00</u>	<u>0.00</u>	<u>( 70,770.85)</u>

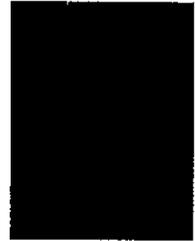
\*\*\* END OF REPORT \*\*\*

# Lampasas Economic Development Corporation

From: Mandy Walsh

Re: Staff Report

Date: January 20, 2021



## Current Development

Golden Chick (Hwy 190) opened earlier this month and the owner reports he's been very pleased with the reception. Endeavor Real Estate closed on the property at 1003 S Key Ave and City Council approved the utility agreement. We are awaiting comments from the third party civil plan review. Structural/architectural plan review should finalize within the next week. Heritage Funeral home is close to completion and has been issued a TCO; staff is awaiting plans for the crematorium. There is a new spa & gym development planned along Hwy 190; third party civil plan review has been completed and staff will review and send comments to Eckermann Engineering. Third party civil plan review has been completed and returned to the developer for the project at 1699 Central TX Expy. On the residential side, staff has issued two building permits recently for the planned 22-home Brodie Estates development. Stone Valley has now permitted 38 homes with 22 COs issued out of the total 67-home development. Civil plans have been reviewed and approved, and the development agreement is being finalized for the Hidden Oaks development. Hillside Acres was issued a site waiver to begin in November. Staff has engaged a third party for a civil site review of current and future planned development at Hillside Acres. Staff has also received an application from a potential downtown business owner applying for the Life Safety grant for their building. Staff and review panel will meet and discuss within the next week.

## Internet

Nextlink and Roll-Call are continuing their fiber buildout within the City. Nextlink is currently installing in the Fawn Acres subdivision on the west side of town, while Roll-Call is working in Sunrise Hills on the east side. Nextlink has communicated their plan to build out in Fawn Acres first, then Stone Valley, followed by Horseshoe Bend; each taking approximately 2-3 weeks from start to finish. Door hangers, and other forms of marketing, will be used to reach out to the residents of each neighborhood prior to buildout. Residents can also be directed to the websites for each ISP, list their address and confirm they are in the service area in order to sign up for internet service.

## Connected Nation

The CTCOG and Judge Hoyer have asked that I serve as the lead contact for Lampasas County with Connected Nation's joint broadband community engagement project for Lampasas/San Saba counties. I spoke to their team to get a better understanding of the project and my role. Connected Nations is working with Texas Rural Funders (private foundation) to identify and work with 27 rural communities in Texas on the challenges with access,



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adoption/subscription and use of broadband in these rural communities. The data they collect, with the assistance of a local broadband team, will help them build an interactive technology action plan. ISPs in the area will be alerted of this data collection and attracted to serve portions of our county. We will have a kickoff meeting in February with a local team of leaders and weekly project update calls. They anticipate this taking no more than 90 days from start to finish.

**Comp Plan**

Staff continues to proof the City's draft Comprehensive Plan. There have been a few recent ideas from prospective business owners that have highlighted possible changes needing to be addressed in the Comp Plan in regards to land use. Other policies being drafted involve marketing and development of assets. Staff is scheduling a phone call with the Half & Associates team to review comments. Their team will update the draft, and staff will schedule steering committee meetings to review and begin plans for implementation.

**Sales Tax**

The City is still seeing a healthy increase in sales tax. The January collections indicate a net payment of \$189,712.92 compared to \$159,062.99 for the same period one year ago. This reflects a 19.26% increase. With four months of receipts, the City has already collected 43% of the annual sales tax budget.

**Bike Trails**

The Parks Department has been working with the International Mountain Bicycling Association, and they will be in town the week of January 18 to review the 580 Sports Complex site for design and development of bike/multi-use trails. This was a concept brought to City Council in 2020 by a citizen. Council has been in favor of the idea and understand most of the initial construction costs will be donated, and not an expense to the City.

**EDA**

The EDA Cares Act funding we began applying for last year (and have since suspended), with the 80/20 match, has been exhausted. After speaking with our grant writers, there is the option to apply for the standard EDA grant, but it's a 50/50 match with a minimum \$1 million investment from the community and substantial job creation (100+) from the prospect. This will not be the disaster relief funding we initially considered, but if we identify a prospect to partner with we could look at applying for next year's funding beginning this June.

**EDP Best Practices**

Working with EDP regarding Sites & Buildings marketing for the website. This company provides various tools to promote available properties including: 1) Sites & Buildings Summary to quickly provide a broker or prospect with every available property in our area; 2) single page Site-Building flyer to use for marketing particular sites or buildings; and 3) Business Park Marketing document summarizing all aspects of the Business Park to allow for quick responses to prospect opportunities. This is a tool we've been needing on our site as we continue to see an increase in

inquiries from prospects. There is a list of available properties we keep updated, but in addition to print pieces, this will provide a visual on our website for prospects to access and review.

### **Leadership Central Texas**

The CTCOG is hosting a Leadership Central Texas 2021. Training will be held one day each month during the summer of 2021 on June 17, July 16 and August 18 from 9 a.m. to 4 p.m. Applicants are (at least ONE of the following) citizens demonstrating a desire to serve in a leadership role, a past/present elected official of the community, region or state and/or have completed (or enrolled in) a local leadership program in his/her community. The purpose of Leadership Central Texas is to identify and develop regional leaders, who live or work within the seven-county region served by the CTCOG, and to promote awareness of regional/state leadership opportunities, social services, infrastructure and economic development. Topics are taught with active participation from leaders on regional boards. Each certified attendee will be encouraged to identify leadership opportunities where their individual talents would best be applied to insure the growth and future well-being of our Central Texas Region. If interested, or if you know anyone that might be interested, the application can be found at [www.ddcot.org](http://www.ddcot.org).



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Glenn Hegar  
Texas Comptroller of Public Accounts

# Transparency

Tax Allocations

## City Sales and Use Tax Comparison Summary January 2021

Download and further analyze current and historic data using the Texas Open Data Center.

NOTE: Some jurisdictions may have changed tax rates, thus affecting the comparison. See Local Sales Tax Rate Information Report [comptroller.texas.gov/taxes/sales/rate-report.php] for a list of jurisdictions who have changed rates in the preceding 14 months.

U/C = Unable To Compute Percentage Change

Total Net Payments This Period: **\$505,562,038.33**; Comparable Payment Prior Year: **\$488,728,714.65**; Percent Change: **3.44%**

Total Payments YTD: **\$505,562,038.33**; Total Prior Year Payment YTD: **\$488,728,714.65**; Percent Change: **3.44%**

lampasas

City	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Lampasas	\$189,712.92	\$159,062.99	19.26%	\$189,712.92	\$159,062.99	19.26%

Rows 1 to 1 of 1164 Total

If you have questions about Tax Allocation Comparison Summary Reports, please contact us [mailto:Taxalloc.RevAcct@cpa.texas.gov].

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**Memo**

To: Mandy Walsh, LEDC Director  
 From: Monica Wright, Director of Information Systems  
 Date: Friday, January 8, 2021  
 Re: December Website/Social Media Analytics Report

ECONOMIC DEVELOPMENT CORPORATION



Information Systems

**December 1-31, 2020****Communication**

	December 2019	December 2020
"Contact Us" Submissions	0	0
Notify Me Subscribers (Calendar)	43	42
Notify Me Subscribers (News Flash)	43	42
Notify Me Subscribers (News Carousel)	5	5
Notify Me Subscribers (Local Business Profile & Community Spotlight)	38	36
Notify Me Subscribers (Property Listings)	41	39
Notify Me (Jobs)	11	11
Facebook (Followers)	1,783	2,167
Twitter (Followers)	140	373

**LEDC Website**

	December 2019	December 2020
<b>Page Views</b>	395	1,118
<b>Page Visits</b>	365	496
<b>Total Searches</b>	13	19
<b>Total Downloads</b>	349	293

*A page view is a visit to a page on your website. If the visitor reloads a page, this counts as an additional page view. If the user navigates to a different page and then returns to the original page, this will count as another page view. A visit is defined as a sequence of consecutive page views without a 30-minute break. A visit always contains one or more page views.*

**Mobile vs Desktop**

Desktop	399
Smartphone	73
Tablet	21
Unknown	3

**Browser Views**

Internet Explorer	203
Chrome	176
Mobile Safari	47
Chrome Mobile	22
Firefox	13
Safari	12
Chrome Mobile iOS	9
Samsung Browser	6
Unknown	4
Firefox Mobile	2

**Geo Map Overlay- Visits (top 20 Country/Region/City)**

Unknown	162
Boardman, Oregon	32
San Jose, California	17
Buffalo, New York	14
Houston, Texas	14
Atlanta, Georgia	11
Austin, Texas	11
Vancouver, British Columbia, Canada	11
Leander, Texas	10
Albuquerque, New Mexico	9
Dallas, Texas	8
Evanston, Wyoming	8
San Diego, California	7
Chicago, Illinois	6
Lewes, Delaware	6
Los Angeles, California	6
New York, New York	6
San Antonio, Texas	5
Las Vegas, Nevada	5
Mundelein, Illinois	4

**Site Search Keywords**

Building in sunrise hills	1	Start a food business from home	1
internet	1	Sunrise hills	1
Land for sale	1	Trash day	1
Skate park	1		

**Top Visits**

Lampasas Economic Development Corporation	674
Top Employers	29
History of Lampasas	28
Incentives & Financing	13
Living Here	13
Quarterly Reports	13
Shopping	13
Tourism	13
Demographics	12
Labor Force	12
Lampasas Business Park	12
Parks & Recreation	12
Local Incentives	11
Location	11
Public Safety	10
Municipal Airport	10
Training/Education	9
About Us	9
About Your EDC Director	8
Business Climate	8