



FY19 PCDC Budget Amendments Narrative November 15, 2018

Summary:

Income increases by \$675,000 and Other Expenses decrease by \$900,000 resulting in an increase in Total Income of \$1,575,000 and a Net Income after all amendments of \$3,033,228.62.

Amendment Details:

42600 Typhoon Texas Lease Revenue - The Typhoon Texas lease payment for FY2019 was budgeted at \$1,125,000, reflecting a \$1,150,000 lease payment, and a \$25,000 marketing grant credit per the First Amended and Restated Water and Adventure Park Ground Lease and Operation Agreement executed Dec. 28, 2016.

The adjusted income reflects a FY19 Lease payment of \$1,125,000, a \$25,000 marketing grant no longer obligated, as well as a \$650,000 deferred lease payment for FY 2018 for a total adjusted income of \$1,800,000. The lease deferral resolution was approved by the PCDC Board on September 20, 2018 to allow Typhoon Texas to make their payment on or before Dec. 31, 2018.

89300 Typhoon Texas Reserve - The First Amended and Restated Water and Adventure Park Ground Lease and Operating Agreement executed on December 28, 2016 required PCDC (Owner) to accumulate a reserve fund within 5 years to meet the obligation to repay Typhoon Texas' investment of \$4.5 MM should the operator terminate their lease on or before October 1, 2024. The Texas Typhoon Investment Reserve Fund and Disbursement Agreement, a separate agreement with the City of Pflugerville, Typhoon and the PCDC, required the corporation to budget at least \$900,000 annually in a segregated account with the City of Pflugerville beginning in FY2017 and continuing through FY2021. With the approval of the First Amendment to the First Amended and Restated Water and Adventure Park Ground Lease and Operating Agreement, the obligation to budget \$900,000 in FY2019 is released.

Special Notes: With approval of the resolution and the agreement, the PCDC's balance sheet will reflect a \$1,800,000 transfer accumulated in FY2017 and FY2018 from the City's segregated account and a \$1,800,000 reduction in the Typhoon Texas Investment Reserve Fund. These actions do not require a budget amendment. Additionally, the FY2020 budget will reflect construction costs for the entrance improvements for vehicle and pedestrian access. The resolution caps the construction expenditures at \$700,000 and will be budgeted next year.

Pflugerville Community Development
FY2019 Budget Detail

	FY18 Year to Date Actual (as of 7/1/18)	Q4 Estimates	FY18 Projected Year End	FY18 Approved Budget	Over (Under) FY18 Approved Budget	Nov. 2019 Proposed Amendment	\$ Difference FY18-19	% Difference FY18-19	Notes
Income									
Total 41100 Sales Tax Revenue	3,194,059.41	1,116,891.00	4,310,950.41	4,310,950.00	-	4,709,626.00	398,676.00	9%	
42600 Typhoon Texas Lease	-	-	-	-	-	1,800,000	1,800,000.00		Nov 2019 added 675,000 and removed 900,000 reserve
Total Income	\$ 3,194,059	\$ 1,116,891	\$ 4,310,950	\$ 4,310,950	\$ -	\$ 6,509,626	2,198,676.00	51%	
Total 61000 General Expenses	\$ 189,768.27	\$ 75,604.10	\$ 265,372.37	\$ 291,701.00	\$ (26,328.63)	\$ 291,701.00	\$ -	0%	
Total 62000 Personnel	\$ 305,728.20	\$ 150,797.05	\$ 456,525.25	\$ 540,628.00	\$ (84,102.75)	\$ 569,005.00	28,377.00	5%	
Total 63000 Professional Dev (PD)	\$ 11,298.83	\$ 3,500.00	\$ 14,798.83	\$ 12,420.00	\$ 2,378.83	\$ 15,000.00	2,580.00	21%	
Total 64000 Recruit. Markt	\$ 166,854.02	\$ 56,160.00	\$ 223,014.02	\$ 320,000.00	\$ (96,985.98)	\$ 373,500.00	53,500.00	17%	
Total 65000 Business PFirst	\$ 976.79	\$ 4,500.00	\$ 5,476.79	\$ 13,000.00	\$ (7,523.21)	\$ 13,000.00	-	0%	
Total 66000 Real Estate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00	3,500.00	100%	
Total 67000 Banking	\$ 767,150.00	\$ 255,717.00	\$ 1,022,867.00	\$ 1,022,280.50	\$ 586.50	\$ 1,011,491.38	(10,789.12)	-1%	
Total 68000 Recruit/Retention	\$ 422,400.00	\$ 17,240.00	\$ 439,640.00	\$ 607,000.00	\$ (167,360.00)	\$ 444,500.00	(162,500.00)	-27%	
Total 69000 Community Projects	\$ 130,788.00	\$ -	\$ 130,788.00	\$ 190,000.00	\$ (59,212.00)	\$ 659,700.00	469,700.00	247%	
Total Expenses	\$ 1,994,964.11	\$ 563,518.15	\$ 2,558,482.26	\$ 2,997,029.50	# \$ (438,547.24)	\$ 3,381,397.38	384,367.88	13%	
Net Operating Income	\$ 1,199,095.30	\$ 553,372.85	\$ 1,752,468.15	\$ 1,313,920.50	# \$ 438,547.24	\$ 3,128,228.62	1,814,308.12	138%	
Total Other Income	\$ 139,284.57	\$ 13,885.00	\$ 153,169.57	\$ 148,985.00	\$ 4,184.57	\$ 25,000.00	(123,985.00)	-83%	
89000 Total Reserve Funds	\$ 90,000.00	\$ 930,000.00	\$ 1,020,000.00	\$ 1,020,000.00	\$ -	\$ 120,000.00	(900,000.00)	-88%	Removed 900,000 reserve
Total Other Expenses	\$ 90,000.00	\$ 930,000.00	\$ 1,020,000.00	\$ 1,020,000.00	\$ -	\$ 120,000.00	(900,000.00)	-88%	
Net Other Income/Expenses	\$ 49,284.57	\$ (916,115.00)	\$ (866,830.43)	\$ (871,015.00)	# \$ 4,184.57	\$ (95,000.00)	776,015.00	-89%	
Net Income	\$ 1,248,379.87	\$ (362,742.15)	\$ 885,637.72	\$ 442,905.50	# \$ 442,731.81	\$ 3,033,228.62	2,590,323.12	585%	Net Increase of 1,575,000
Whitney Loan:									
67800 Interest Payments: Oct 15 & April 15	1112190	0	\$ 1,112,190	\$ 1,112,190	0	1,010,291.38			Included in budget
Principal Pymt-Oct 15 (Balance Sheet)	210000	0	210,000	\$ 210,000	0	535,000			On Balance Sheet
Total	1322190	0	\$ 1,322,190	\$ 1,322,190	0	1,545,291.38			