

Pflugerville Community Development Corporation
Balance Sheet
 As of October 31, 2013

	<u>Oct 31, 13</u>	<u>Oct 31, 12</u>	<u>% Change</u>
ASSETS			
Current Assets			
Checking/Savings			
1010 · First Texas Bank - Checking	91,388.16	43,311.20	111.0%
1039 · Citizens National Bank - CD 5	0.00	308,693.42	-100.0%
1040 · First Texas Bank - Money Market	<u>1,462,539.61</u>	<u>331,838.89</u>	<u>340.74%</u>
Total Checking/Savings	<u>1,553,927.77</u>	<u>683,843.51</u>	<u>127.23%</u>
Other Current Assets			
1225 · Sales Tax Receivable	416,564.00	416,564.00	0.0%
1240 · Employee Advance	<u>0.00</u>	<u>141.74</u>	<u>-100.0%</u>
Total Other Current Assets	<u>416,564.00</u>	<u>416,705.74</u>	<u>-0.03%</u>
Total Current Assets	1,970,491.77	1,100,549.25	79.05%
Fixed Assets			
1400 · Computer	17,342.89	17,342.89	0.0%
1410 · Fixtures & Furniture	33,004.49	33,004.49	0.0%
1420 · Leasehold Improvements	5,000.00	5,000.00	0.0%
1500 · Accumulated Depreciation	<u>-42,870.15</u>	<u>-42,870.15</u>	<u>0.0%</u>
Total Fixed Assets	<u>12,477.23</u>	<u>12,477.23</u>	<u>0.0%</u>
Other Assets			
1300 · Note Receivable PE Ceramics	6,794.46	6,794.46	0.0%
1610 · Land			
1649 · Anderson Lane Land	10,757,278.98	10,757,278.98	0.0%
1650 · Anderson Land Improvements	<u>3,197,550.97</u>	<u>3,197,550.97</u>	<u>0.0%</u>
Total 1610 · Land	<u>13,954,829.95</u>	<u>13,954,829.95</u>	<u>0.0%</u>
Total Other Assets	<u>13,961,624.41</u>	<u>13,961,624.41</u>	<u>0.0%</u>
TOTAL ASSETS	<u><u>15,944,593.41</u></u>	<u><u>15,074,650.89</u></u>	<u><u>5.77%</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Credit Cards			
1150 · Mary Poche-VISA	2,722.85	0.00	100.0%
1151 · Floyd Akers-VISA	1,730.03	0.00	100.0%
1152 · Christian Kurtz-Visa	<u>563.25</u>	<u>0.00</u>	<u>100.0%</u>
Total Credit Cards	<u>5,016.13</u>	<u>0.00</u>	<u>100.0%</u>
Other Current Liabilities			
2001 · Accounts Payable Accrual	145,525.69	145,525.69	0.0%

Pflugerville Community Development Corporation

Balance Sheet

As of October 31, 2013

	<u>Oct 31, 13</u>	<u>Oct 31, 12</u>	<u>% Change</u>
2150 · Accrued Interest Expense	33,646.00	33,646.00	0.0%
Total Other Current Liabilities	<u>179,171.69</u>	<u>179,171.69</u>	<u>0.0%</u>
Total Current Liabilities	184,187.82	179,171.69	2.8%
Long Term Liabilities			
2530 · Citizens N/P-Land Note	4,800,000.00	4,800,000.00	0.0%
2535 · N/P-Citizens Bank 3.7M	3,700,000.00	3,700,000.00	0.0%
2560 · First Texas Bank ...882	1,281,030.24	0.00	100.0%
Total Long Term Liabilities	<u>9,781,030.24</u>	<u>8,500,000.00</u>	<u>15.07%</u>
Total Liabilities	9,965,218.06	8,679,171.69	14.82%
Equity			
1110 · Retained Earnings	981,146.05	1,569,275.34	-37.48%
3050 · Fund Balances			
3100 · Unrestricted	4,922,501.23	4,922,501.23	0.0%
Total 3050 · Fund Balances	<u>4,922,501.23</u>	<u>4,922,501.23</u>	<u>0.0%</u>
Net Income	<u>75,728.07</u>	<u>-96,297.37</u>	<u>-178.64%</u>
Total Equity	<u>5,979,375.35</u>	<u>6,395,479.20</u>	<u>-6.51%</u>
TOTAL LIABILITIES & EQUITY	<u>15,944,593.41</u>	<u>15,074,650.89</u>	<u>5.77%</u>

Pflugerville Community Development Corporation
Statement of Cash Flows
October 2013

	<u>Oct 13</u>
OPERATING ACTIVITIES	
Net income	75,728.07
Adjustments to reconcile Net Income to net cash provided by operations:	
1150 · Mary Poche-VISA	595.81
1151 · Floyd Akers-VISA	749.90
1152 · Christian Kurtz-Visa	453.25
Net cash provided by Operating Activities	<u>77,527.03</u>
 FINANCING ACTIVITIES	
2560 · First Texas Bank ...882	<u>1,281,030.24</u>
Net cash provided by Financing Activities	<u>1,281,030.24</u>
 Net cash increase for period	 1,358,557.27
 Cash at beginning of period	 <u>195,370.50</u>
Cash at end of period	<u><u>1,553,927.77</u></u>

Pflugerville Community Development Corporation
Profit & Loss Budget vs. Actual
 October 2013

	<u>Oct 13</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
4000 · Sales Tax Rebates	206,532.85	2,505,308.00	8.24%
Total Income	<u>206,532.85</u>	<u>2,505,308.00</u>	<u>8.24%</u>
Gross Profit	206,532.85	2,505,308.00	8.24%
Expense			
61200 · Community Impact - Development			
61210 · Platting, Surveying & Land Imp	42,896.60		
61200 · Community Impact - Development - Other	657.26	40,000.00	1.64%
Total 61200 · Community Impact - Development	<u>43,553.86</u>	<u>40,000.00</u>	<u>108.89%</u>
42000 · Phase 2	37,851.25		
66000 · 130 Commerce Center, L.L.C.	34,000.00		
12100 · Personnel Costs			
12110 · Executive Director/Attorney	15,292.13	212,304.00	7.2%
12120 · Business Recruitment/Retention			
12120 · Business Recruitment/Retention - Other	5,786.89	78,087.00	7.41%
12130 · Business Operations Manager/Par	4,320.19	58,300.00	7.41%
Total 12120 · Business Recruitment/Retention	<u>10,107.08</u>	<u>136,387.00</u>	<u>7.41%</u>
12140 · Administrative Assistant	0.00	20,000.00	0.0%
Total 12100 · Personnel Costs	<u>25,399.21</u>	<u>368,691.00</u>	<u>6.89%</u>
65500 · Project BullTiger	25,000.00		
50000 · Banking			
50400 · Land Note-Interest Note	24,775.41	360,000.00	6.88%
50300 · Finance Charge	5.00		
50200 · Bond Repayment	0.00	375,889.00	0.0%
Total 50000 · Banking	<u>24,780.41</u>	<u>735,889.00</u>	<u>3.37%</u>
20000 · Marketing			
20500 · Advertising	3,756.50	25,000.00	15.03%
21700 · Public Relations			
21700 · Public Relations - Other	2,800.00	20,000.00	14.0%
21800 · Community/Events PR	0.00	3,000.00	0.0%
Total 21700 · Public Relations	<u>2,800.00</u>	<u>23,000.00</u>	<u>12.17%</u>
20400 · Promotional Items	1,413.00	9,000.00	15.7%
20700 · Travel	994.61	20,000.00	4.97%
21100 · Regional Marketing	750.00	3,000.00	25.0%
20800 · Regional Exhibitions	573.28	3,000.00	19.11%
20600 · Tradeshows	135.00	25,000.00	0.54%

Pflugerville Community Development Corporation
Profit & Loss Budget vs. Actual
 October 2013

	<u>Oct 13</u>	<u>Budget</u>	<u>% of Budget</u>
21420 · Angelou Economics Event Sponsor	0.00	20,000.00	0.0%
21430 · R&R Partners	0.00	18,000.00	0.0%
21500 · Outside Group Investments	0.00	35,000.00	0.0%
21600 · Website	0.00	10,000.00	0.0%
21000 · Networking	0.00	1,000.00	0.0%
21410 · Target Industry Prospects	0.00	15,000.00	0.0%
21400 · Professional Services			
21450 · Clean Texas	0.00	18,000.00	0.0%
21400 · Professional Services - Other	0.00	20,000.00	0.0%
Total 21400 · Professional Services	0.00	38,000.00	0.0%
21200 · Site Visits, In/Out of Town Meet	0.00	2,500.00	0.0%
20900 · Conferences	0.00	5,000.00	0.0%
20300 · Printing	0.00	2,000.00	0.0%
20200 · Design & Layout	0.00	40,000.00	0.0%
20100 · Postage	0.00	3,000.00	0.0%
Total 20000 · Marketing	10,422.39	297,500.00	3.5%
11300 · Rent	6,800.00	46,800.00	14.53%
61600 · PCDC Office Finish out	5,000.00	100,000.00	5.0%
63500 · Princess Craft Rent	3,800.00	45,600.00	8.33%
69500 · Project Wave	2,650.00		
69000 · Project Thin-nology	2,500.00	50,000.00	5.0%
10800 · Memberships/Dues/Subscriptions	2,125.00	6,000.00	35.42%
30000 · BR&E			
30500 · BR&E Miscellaneous	2,000.00	5,000.00	40.0%
30200 · Subscriptions	0.00	1,200.00	0.0%
30400 · New Business/Expansion Event	0.00	10,000.00	0.0%
30300 · BR&E Training	0.00	8,000.00	0.0%
30100 · EIO Roundtables/Golf	0.00	15,000.00	0.0%
Total 30000 · BR&E	2,000.00	39,200.00	5.1%
11200 · Professional Fees			
11220 · Legal Fees	1,098.86	5,000.00	21.98%
11230 · Cleaning	450.00	2,750.00	16.36%
11240 · Accounting	393.75	12,000.00	3.28%
11250 · Consulting	0.00	5,000.00	0.0%
11200 · Professional Fees - Other	0.00	250.00	0.0%
Total 11200 · Professional Fees	1,942.61	25,000.00	7.77%
11900 · Office Supplies			
11910 · Consumables	736.01	3,000.00	24.53%
11920 · Equipment	0.00	4,000.00	0.0%
11930 · Office Miscellaneous	0.00	500.00	0.0%

Pflugerville Community Development Corporation
Profit & Loss Budget vs. Actual
 October 2013

	<u>Oct 13</u>	<u>Budget</u>	<u>% of Budget</u>
Total 11900 · Office Supplies	736.01	7,500.00	9.81%
12000 · City Contractual Services	682.98	8,100.00	8.43%
11500 · Telephone	301.39	4,000.00	7.54%
10400 · Equipment Rental	255.21	3,500.00	7.29%
12300 · Technology Based Services	251.00	5,000.00	5.02%
11600 · Travel & Ent			
11630 · Meals	119.44	1,100.00	10.86%
11610 · Transportation	107.72	10,500.00	1.03%
11600 · Travel & Ent - Other	0.00	500.00	0.0%
Total 11600 · Travel & Ent	<u>227.16</u>	<u>12,100.00</u>	<u>1.88%</u>
10900 · Postage and Delivery	196.84	1,000.00	19.68%
11400 · Repairs	87.68	1,000.00	8.77%
6600 · Parking	7.00	750.00	0.93%
70000 · Community			
70100 · Challenge Grants			
70140 · PDA Street Lights	0.00	25,000.00	0.0%
70100 · Challenge Grants - Other	0.00	90,000.00	0.0%
Total 70100 · Challenge Grants	<u>0.00</u>	<u>115,000.00</u>	<u>0.0%</u>
70200 · Capital Park Improvement Projec	0.00	100,000.00	0.0%
Total 70000 · Community	<u>0.00</u>	<u>215,000.00</u>	<u>0.0%</u>
65000 · Rotary Club	0.00	2,000.00	0.0%
61400 · Mtech	0.00	50,000.00	0.0%
61300 · Leadership Project	0.00	1,600.00	0.0%
60000 · Projects			
60100 · Direct Manufacturing	0.00	38,000.00	0.0%
61000 · Pflugerville Education Foundati	0.00	50,000.00	0.0%
Total 60000 · Projects	<u>0.00</u>	<u>88,000.00</u>	<u>0.0%</u>
43000 · Test Fits	0.00	10,000.00	0.0%
40000 · Real Estate			
40200 · Renewable Energy Park Construct			
40220 · Phase I Infrastructure Improve			
40222 · Landscaping	0.00	3,000.00	0.0%
40100 · Renewable Energy Park			
40130 · Sewer	0.00	100.00	0.0%
40110 · Water	0.00	100.00	0.0%
40150 · Mowing	0.00	1,500.00	0.0%
Total 40100 · Renewable Energy Park	<u>0.00</u>	<u>1,700.00</u>	<u>0.0%</u>
40230 · Deed Restrictions	0.00	1,000.00	0.0%

Pflugerville Community Development Corporation
Profit & Loss Budget vs. Actual
 October 2013

	<u>Oct 13</u>	<u>Budget</u>	<u>% of Budget</u>
Total 40220 · Phase I Infrastructure Improve	0.00	5,700.00	0.0%
Total 40200 · Renewable Energy Park Construct	0.00	5,700.00	0.0%
40300 · Land Sale Expenses	0.00	3,000.00	0.0%
Total 40000 · Real Estate	0.00	8,700.00	0.0%
12200 · PO Box Rental	0.00	125.00	0.0%
11700 · Utilities			
11710 · Gas and Electric	0.00	2,500.00	0.0%
Total 11700 · Utilities	0.00	2,500.00	0.0%
11100 · Printing and Reproduction	0.00	500.00	0.0%
10700 · Board Meals	0.00	1,500.00	0.0%
10600 · Licenses and Permits	0.00	550.00	0.0%
10500 · Insurance	0.00	3,000.00	0.0%
10300 · Training/Workshop	0.00	3,000.00	0.0%
Total Expense	<u>230,570.00</u>	<u>2,184,105.00</u>	<u>10.56%</u>
Net Ordinary Income	-24,037.15	321,203.00	-7.48%
Other Income/Expense			
Other Income			
8001 · Gain on Sale of Land	99,693.97	3,000,000.00	3.32%
7010 · Interest Income	71.25		
7030 · City of Pflugerville/Hawaiian F	0.00	100,000.00	0.0%
7020 · Hawaiian Falls	0.00	750,000.00	0.0%
7050 · Tracking Point Sublease	0.00	604,800.00	0.0%
7060 · Tracking Point Back Property	0.00	111,897.00	0.0%
7040 · Complete Energy Systems	0.00	46,800.00	0.0%
Total Other Income	99,765.22	4,613,497.00	2.16%
Other Expense			
8110 · Miscellaneous	0.00	4,613,497.00	0.0%
Total Other Expense	0.00	4,613,497.00	0.0%
Net Other Income	99,765.22	0.00	100.0%
Net Income	<u>75,728.07</u>	<u>321,203.00</u>	<u>23.58%</u>

Pflugerville Community Development Corporation
Profit & Loss Prev Year Comparison

October 2013

	<u>Oct 13</u>	<u>Oct 12</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
4000 · Sales Tax Rebates	206,532.85	192,760.42	13,772.43	7.15%
Total Income	<u>206,532.85</u>	<u>192,760.42</u>	<u>13,772.43</u>	<u>7.15%</u>
Gross Profit	206,532.85	192,760.42	13,772.43	7.15%
Expense				
10400 · Equipment Rental	255.21	296.00	-40.79	-13.78%
10700 · Board Meals	0.00	48.15	-48.15	-100.0%
10800 · Memberships/Dues/Subscriptions	2,125.00	82.60	2,042.40	2,472.64%
10900 · Postage and Delivery	196.84	0.00	196.84	100.0%
11200 · Professional Fees				
11220 · Legal Fees	1,098.86	105.53	993.33	941.28%
11230 · Cleaning	450.00	225.00	225.00	100.0%
11240 · Accounting	393.75	0.00	393.75	100.0%
Total 11200 · Professional Fees	<u>1,942.61</u>	<u>330.53</u>	<u>1,612.08</u>	<u>487.73%</u>
11300 · Rent	6,800.00	6,600.00	200.00	3.03%
11400 · Repairs	87.68	0.00	87.68	100.0%
11500 · Telephone	301.39	356.88	-55.49	-15.55%
11600 · Travel & Ent				
11610 · Transportation	107.72	2,031.08	-1,923.36	-94.7%
11630 · Meals	119.44	23.37	96.07	411.08%
Total 11600 · Travel & Ent	<u>227.16</u>	<u>2,054.45</u>	<u>-1,827.29</u>	<u>-88.94%</u>
11700 · Utilities				
11710 · Gas and Electric	0.00	238.44	-238.44	-100.0%
Total 11700 · Utilities	<u>0.00</u>	<u>238.44</u>	<u>-238.44</u>	<u>-100.0%</u>
11900 · Office Supplies				
11910 · Consumables	736.01	220.57	515.44	233.69%
11930 · Office Miscellaneous	0.00	78.77	-78.77	-100.0%
Total 11900 · Office Supplies	<u>736.01</u>	<u>299.34</u>	<u>436.67</u>	<u>145.88%</u>
12000 · City Contractual Services	682.98	455.80	227.18	49.84%
12100 · Personnel Costs				
12110 · Executive Director/Attorney	15,292.13	14,926.24	365.89	2.45%
12120 · Business Recruitment/Retention				
12130 · Business Operations Manager/Par	4,320.19	2,431.77	1,888.42	77.66%
12120 · Business Recruitment/Retention - Other	5,786.89	5,432.03	354.86	6.53%
Total 12120 · Business Recruitment/Retention	<u>10,107.08</u>	<u>7,863.80</u>	<u>2,243.28</u>	<u>28.53%</u>
Total 12100 · Personnel Costs	<u>25,399.21</u>	<u>22,790.04</u>	<u>2,609.17</u>	<u>11.45%</u>

Pflugerville Community Development Corporation
Profit & Loss Prev Year Comparison
 October 2013

	<u>Oct 13</u>	<u>Oct 12</u>	<u>\$ Change</u>	<u>% Change</u>
12300 · Technology Based Services	251.00	271.26	-20.26	-7.47%
20000 · Marketing				
20100 · Postage	0.00	765.66	-765.66	-100.0%
20200 · Design & Layout	0.00	499.50	-499.50	-100.0%
20400 · Promotional Items	1,413.00	709.52	703.48	99.15%
20500 · Advertising	3,756.50	5,145.00	-1,388.50	-26.99%
20600 · Tradeshows	135.00	151.50	-16.50	-10.89%
20700 · Travel	994.61	1,543.50	-548.89	-35.56%
20800 · Regional Exhibitions	573.28	0.00	573.28	100.0%
21100 · Regional Marketing	750.00	0.00	750.00	100.0%
21400 · Professional Services				
21450 · Clean Texas	0.00	15,000.00	-15,000.00	-100.0%
21400 · Professional Services - Other	0.00	42.64	-42.64	-100.0%
Total 21400 · Professional Services	<u>0.00</u>	<u>15,042.64</u>	<u>-15,042.64</u>	<u>-100.0%</u>
21500 · Outside Group Investments	0.00	25,000.00	-25,000.00	-100.0%
21700 · Public Relations				
21800 · Community/Events PR	0.00	169.00	-169.00	-100.0%
21700 · Public Relations - Other	2,800.00	1,500.00	1,300.00	86.67%
Total 21700 · Public Relations	<u>2,800.00</u>	<u>1,669.00</u>	<u>1,131.00</u>	<u>67.77%</u>
Total 20000 · Marketing	10,422.39	50,526.32	-40,103.93	-79.37%
30000 · BR&E				
30200 · Subscriptions	0.00	925.00	-925.00	-100.0%
30500 · BR&E Miscellaneous	2,000.00	0.00	2,000.00	100.0%
Total 30000 · BR&E	<u>2,000.00</u>	<u>925.00</u>	<u>1,075.00</u>	<u>116.22%</u>
40000 · Real Estate				
40200 · Renewable Energy Park Construct				
40220 · Phase I Infrastructure Improve				
40100 · Renewable Energy Park				
40110 · Water	0.00	16.73	-16.73	-100.0%
40120 · Electric	0.00	239.48	-239.48	-100.0%
Total 40100 · Renewable Energy Park	<u>0.00</u>	<u>256.21</u>	<u>-256.21</u>	<u>-100.0%</u>
40220 · Phase I Infrastructure Improve - Other	0.00	140,215.25	-140,215.25	-100.0%
Total 40220 · Phase I Infrastructure Improve	<u>0.00</u>	<u>140,471.46</u>	<u>-140,471.46</u>	<u>-100.0%</u>
Total 40200 · Renewable Energy Park Construct	<u>0.00</u>	<u>140,471.46</u>	<u>-140,471.46</u>	<u>-100.0%</u>
Total 40000 · Real Estate	0.00	140,471.46	-140,471.46	-100.0%

Pflugerville Community Development Corporation
Profit & Loss Prev Year Comparison
 October 2013

	<u>Oct 13</u>	<u>Oct 12</u>	<u>\$ Change</u>	<u>% Change</u>
41000 · EB5	0.00	25,000.00	-25,000.00	-100.0%
42000 · Phase 2	37,851.25	0.00	37,851.25	100.0%
50000 · Banking				
50300 · Finance Charge	5.00	0.00	5.00	100.0%
50400 · Land Note-Interest Note	24,775.41	33,645.83	-8,870.42	-26.36%
50000 · Banking - Other	0.00	35.00	-35.00	-100.0%
Total 50000 · Banking	<u>24,780.41</u>	<u>33,680.83</u>	<u>-8,900.42</u>	<u>-26.43%</u>
61200 · Community Impact - Development				
61210 · Platting, Surveying & Land Imp	42,896.60	0.00	42,896.60	100.0%
61200 · Community Impact - Development - Other	657.26	0.00	657.26	100.0%
Total 61200 · Community Impact - Development	<u>43,553.86</u>	<u>0.00</u>	<u>43,553.86</u>	<u>100.0%</u>
61600 · PCDC Office Finish out	5,000.00	0.00	5,000.00	100.0%
62000 · Project EIEIO	0.00	870.00	-870.00	-100.0%
63500 · Princess Craft Rent	3,800.00	3,800.00	0.00	0.0%
65500 · Project BullTiger	25,000.00	0.00	25,000.00	100.0%
6600 · Parking	7.00	51.00	-44.00	-86.28%
66000 · 130 Commerce Center, L.L.C.	34,000.00	0.00	34,000.00	100.0%
69000 · Project Thin-nology	2,500.00	0.00	2,500.00	100.0%
69500 · Project Wave	2,650.00	0.00	2,650.00	100.0%
Total Expense	<u>230,570.00</u>	<u>289,148.10</u>	<u>-58,578.10</u>	<u>-20.26%</u>
Net Ordinary Income	<u>-24,037.15</u>	<u>-96,387.68</u>	<u>72,350.53</u>	<u>-75.06%</u>
Other Income/Expense				
Other Income				
7010 · Interest Income	71.25	90.31	-19.06	-21.11%
8001 · Gain on Sale of Land	99,693.97	0.00	99,693.97	100.0%
Total Other Income	<u>99,765.22</u>	<u>90.31</u>	<u>99,674.91</u>	<u>110,369.74%</u>
Net Other Income	<u>99,765.22</u>	<u>90.31</u>	<u>99,674.91</u>	<u>110,369.74%</u>
Net Income	<u><u>75,728.07</u></u>	<u><u>-96,297.37</u></u>	<u><u>172,025.44</u></u>	<u><u>-178.64%</u></u>