

PCDC Quarterly Investment Report
January 1 - March 31, 2021

General Fund

Type of Investment	Beginning Market Value	Total Credits/Deposits	Interest Earned	Total Withdraw/Transfers	Ending Market Value	Beginning Book Value	Ending Book Value	Maturity Date
*First Texas Money Market	\$ 849,243	\$ 2,213,954	\$ 14	\$ 2,860,000	\$ 203,210	\$ 849,243	\$ 203,211	03/31/2022
**TexPool Prime	\$ 12,527,477	\$ 2,100,000	\$ 5,521	\$ -	\$ 14,632,998	\$ 12,527,477	\$ 14,632,998	03/31/2022
All investment Funds Total	\$ 13,376,719	\$ 4,313,954	\$ 5,535	\$ 2,860,000	\$ 14,836,208	\$ 13,376,719	\$ 14,836,209	03/31/2022

Current Interest rate for Money Market 0.01%
Current Interest Rate for TEXPOOL 0.27%
Texpool rating during this period AAA

Money Market

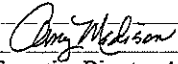
Deposits in FY22 Q2: \$2,213,954 Sales Tax.

Withdraw/Transfer in Q2: \$360,000 (Whitney Debt Service); \$400,000 (Money Market to checking); \$2,100,000 (Money Market to TexPool)

TexPool

Deposits in Q2: \$2,100,000 from Money Market excess of sales tax distributed

This report meets General Accepted Accounting Principals and with PCDC reporting requirements.



Executive Director, Amy Madison

SWJ: 04/07/2022

Pflugerville Community Development Corporation
Income & Expenses - Actual vs Budget
 March 2022 and FY22 - Summary

	March 2022 Actual	Year to Date Actual	FY 2022 Budget (3/31/22 = 50% of FY)	
			FY22 Budget	YTD % of Budget
Income				
41101 Sales Tax	643,427	4,401,720	8,904,000	49.44%
41201 Waterpark Lease			1,298,218	0.00%
Total Income	\$ 643,427	\$ 4,401,720	\$ 10,202,218	43.14%
Expenses				
61000 Projects	23,531	1,330,338	5,510,772	24.14%
62000 Recruitment/Retention Activities	13,792	118,797	443,000	26.82%
63000 Administrative	126,672	385,423	995,407	38.72%
64000 Debt Service		1,334,290	1,779,856	74.97%
Total Expenses	\$ 163,995	\$ 3,168,847	\$ 8,729,035	36.30%
Net Operating Income	\$ 479,431	\$ 1,232,873	\$ 1,473,183	83.69%
Other Income				
70101 Interest Income	3,302	7,924	10,000	79.24%
Total Other Income	\$ 3,302	\$ 7,924	\$ 10,000	79.24%
Net Other Income	\$ 3,302	\$ 7,924	\$ 10,000	79.24%
Net Income	\$ 482,733	\$ 1,240,797	\$ 1,483,183	83.66%

Wednesday, Apr 06, 2022 08:44:14 AM GMT-7 - Cash Basis

Pflugerville Community Development Corporation

Balance Sheet
As of March 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
11110 First Texas Bank - Checking (1089)	249,235
11130 First Texas Bank - Debt Service Reserve (4887)	1,123,802
11140 First Texas Bank - Money Market (1097)	203,210
11170 TexPool Prime	14,632,998
Total Bank Accounts	\$16,209,245
Other Current Assets	
11310 Sales Tax Receivable	1,480,890
Total Other Current Assets	\$1,480,890
Total Current Assets	\$17,690,136
Other Assets	
13110 Typhoon Texas Lease	21,850,000
13140 Security Deposit - Cortec	4,718
13150 Due from One Thirty Business Park POA	700
Total Other Assets	\$21,855,419
TOTAL ASSETS	\$39,545,554
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
21250 Whitney Credit Cards	11,621
Total Credit Cards	\$11,621
Total Current Liabilities	\$11,621
Long-Term Liabilities	
22140 Whitney Bank Loan Payable	0
22160 Unavailable Revenue - Direct Financing Lease	21,850,000
Total Long-Term Liabilities	\$21,850,000
Total Liabilities	\$21,861,621
Equity	
30100 Retained Earnings	7,176,112
31000 Fund Balances	0
31100 Unrestricted	6,155,860
31300 Reserve Funds	2,336,664
Total 31000 Fund Balances	8,492,524
31501 Prior Period Adjustment	774,500
Net Income	1,240,797
Total Equity	\$17,683,933
TOTAL LIABILITIES AND EQUITY	\$39,545,554

Pflugerville Community Development Corporation

Balance Sheet

As of March 31, 2022

Note

13110 - On 12/31/2016 PCDC entered into a direct financing lease with Typhoon Texas for land and improvements for a water park. The total cumulative amount of lease payments over the term of the lease is \$23 million. The amount shown at any point in time on the balance sheet for this lease asset is the cumulative amount of all remaining lease payments due to PCDC.

CASH FLOW PROJECTION - FY '22

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

Actual												Approved Budget	Over/(Under) Budget
March	Actual	April (for Feb.)	May (for Mar.)	June (Apr.)	July (for May)	August (for June)	September (for July)	Total Budget	Remaining	Total (Actual+Est.)			
Revenue/Receipts													
41101 Sales Tax Revenue	643,427	4,401,721	594,450	800,000	800,000	700,000	800,000	800,000	4,494,450	8,896,171	8,904,000	(7,829)	
41201 Waterpark Lease		-						1,298,218.00	1,298,218	1,298,218	1,298,218	-	
70900 Other Misc Income		-										-	
70101 Interest Income	3,302	7,924	833	833	833	833	833	833	5,000	12,924	10,000	2,924	
TOTAL REVENUE/RECEIPTS	646,728	4,409,644	595,283	800,833	800,833	700,833	800,833	2,099,051	5,797,668	10,207,312	10,212,218	(4,906)	
EXPENSES													
Total Short-Term Incentive Projects	23,056	166,738							2,345,062	2,345,062	2,511,800	2,511,800	(0)
Long Term Development	475	1,000,475							1,348,497	1,348,497	2,348,972	2,348,972	0
Total Community Projects		163,126							486,875	486,875	650,000	650,000	-
Total Marketing/BRE	13,792	118,796			116,874				207,330	324,204	443,000	443,000	0
Total Personnel	105,206	265,683	70,874	70,874	70,874	70,874	70,874	71,270	425,640	691,323	691,323	(0)	
Total Professional Fees	4,540	20,137						107,863	107,863	128,000	128,000	(0)	
Total Office	8,025	66,340	10,900	10,900	10,900	10,900	11,240	5,404	60,244	126,584	126,584	0	
Total Other Overhead	8,901	33,263	4,029	4,029	4,029	4,029	4,012	(3,891)	16,237	49,500	49,500	-	
Total Debt Principal		870,000							-	870,000	870,000	-	
Total Interest		464,290	445,606						445,606	909,896	909,896	(0)	
TOTAL EXPENSES	163,995	3,168,847	531,409	85,803	202,677	85,803	86,126	4,568,410	5,560,228	8,729,075	8,729,075	(0)	
Net Revenue (Expense)	482,733	1,240,797	63,874	715,030	598,156	615,030	714,707	(2,469,358)	237,440	1,478,238	1,483,143	4,905	
Loss on Retirement of Assets		-	-	-	-	-	-	-	-	-	-	-	
Depreciation		-	-	-	-	-	-	-	-	-	-	-	
Gain on Sale of Land		-	-	-	-	-	-	-	-	-	-	-	
Interest on CD		-	-	-	-	-	-	-	-	-	-	-	
Change in Notes & Other Receivables		-	-	-	-	-	-	-	-	-	-	-	
Change in Comerica CD		-	-	-	-	-	-	-	-	-	-	-	
Due from American Marksman		-	-	-	-	-	-	-	-	-	-	-	
Change in Direct Financing Lease-Water Park		-	-	-	-	-	-	-	-	-	-	-	
Change in Loan Guarantee		-	-	-	-	-	-	-	-	-	-	-	
Change in Other Receivable Assets		-	-	-	-	-	-	-	-	-	-	-	
Change in Accounts Payable	10,039	13,305	-	-	-	-	-	-	-	13,305	-	-	
Change in Deferred Rent & Rent Incentive		-	-	-	-	-	-	-	-	-	-	-	
Accrued P&I On Whimney Loan (Held in D/S Acct)		-	-	-	-	-	-	-	-	-	-	-	
Change in Deposits (EOS & TP Security Deposit)		-	-	-	-	-	-	-	-	-	-	-	
TTx Investment Incentive, City of Pf		-	-	-	-	-	-	-	-	-	-	-	
Purchases of Assets		-	-	-	-	-	-	-	-	-	-	-	
Fixed Assets (Purchase Of Vehicle & Computer)		-	-	-	-	-	-	-	-	-	-	-	
Proceeds from Sale of Land		-	-	-	-	-	-	-	-	-	-	-	
Proceeds from Loan Refinance-Whimney		-	-	-	-	-	-	-	-	-	-	-	
Debt Principal Repayments:		-	-	-	-	-	-	-	-	-	-	-	
22110 First Texas Principal		-	-	-	-	-	-	-	-	-	-	-	
22120 Capital One Principal		-	-	-	-	-	-	-	-	-	-	-	
22130 Land Note Principal		-	-	-	-	-	-	-	-	-	-	-	
22140 Whimney Loan Principal (Payments in Oct & Apr)		-	-	-	-	-	-	-	-	-	-	-	
Net Increase (Decrease) In Cash	492,772	1,254,103	63,874	715,030	598,156	615,030	714,707	(2,469,358)	237,440	1,491,543	1,483,143	8,400	
Beginning Cash Balances	15,716,473	14,955,142	16,096,476	16,160,350	16,875,381	17,473,537	18,088,567	18,803,275					

Ending Cash Balances	<u>16,209,245</u>	<u>16,209,245</u>	16,160,350	16,875,381	17,473,537	18,088,567	18,803,275	16,333,916
11110 First Texas Bank - Checking 1089	249,235							
11130 First Texas Bank - DebtService Acct 887	1,123,802							
11140 First Texas Bank - Money Market - 1097	203,210							
11150 Comerica Business CD - 4665	14,632,998							
11120 Comerica Checking - 2613								
11160 Whitney Rebate Acct								
11170 TexPool Prime								
	<u>16,209,245</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	(0)							
Total Cash & Balance	16,209,245	16,160,350	16,875,381	17,473,537	18,088,567	18,803,275	16,333,916	
Restricted Reserve Funds		2,760,299	2,830,905	2,901,511	2,972,116	3,042,722	3,113,328	
Net Cash	16,209,245	13,400,051	14,044,476	14,572,026	15,116,451	15,760,552	13,220,588	

PCDC Sales Tax Revenue Analysis

	FY 20 FY 2019 - 2020		FY 21 FY 2020 -2021		FY 22 FY 2021 - 2022		% change Month-to- Month
	% of total budget	Monthly Revenue	% of total budget	Monthly Revenue	% of total budget	Monthly Revenue	
October (August Sales)	8.5%	\$ 461,969	10.1%	\$ 546,293	7.6%	\$ 679,831	24.4%
November (September Sales)	9.3%	505,681	11.4%	618,072	16.6%	801,060	29.6%
December (October Sales)	8.7%	468,387	10.3%	558,659	24.6%	706,876	26.5%
January (November Sales)	8.5%	461,199	12.0%	648,789	32.8%	733,104	13.0%
February (December Sales)	11.3%	609,298	13.0%	706,207	42.2%	836,757	18.5%
March (January Sales)	7.7%	415,571	9.8%	531,148	41.8%	643,427	21.1%
April (February Sales)	7.7%	415,544	8.8%	476,522	39.5%	594,450	24.7%
May (March Sales)	9.7%	522,818	14.4%	777,716	-	-	-100.0%
June (April Sales)	9.1%	492,394	13.7%	742,748	-	-	-100.0%
July (May Sales)	9.6%	518,895	11.4%	617,732	-	-	-100.0%
August (June Sales)	12.0%	650,590	14.3%	774,885	-	-	-100.0%
September (July Sales)	10.9%	592,294	13.3%	720,574	-	-	-100.0%
Totals	113.0%	<u>\$ 6,114,639</u>	142.6%	<u>\$ 7,719,345</u>	205.1%	<u>\$ 4,995,504</u>	
through April	YTD	1,897,236	YTD	2,371,812	YTD	4,995,504	110.6%
	Budget	\$ 5,413,500	Budget	\$ 5,413,500	Budget	\$ 8,904,000	

The amounts in November, May, and August reflect receipts from quarterly payers.
Annual payers are reported in February.

PCDC Sales Tax Collections by Month

