CEO/Executive Director Report

VI. Regular Agenda

October 2, 2025

Subject: TCFC Monthly Finance Report

The monthly finance report presented is for the period ending August 31, 2025. This report reflects financial activities for 8-period for fiscal year beginning January 1, 2025.

Please refer to respective TCFC financial schedules.

Recommended Action:

For discussion/information only. No action needed.

Alternate Option:

N/A

Fiscal Impact:

N/A

Attachment:

A. TCFC Finance Report

Prepared by:

Subra Narayanaiyer, CPA, Director of Finance

Approval:

____

Patrick B. Howard, CEO/Executive Director

Attachment

Travis County Facilities Corp
Finance Report - August 2025

Schedule No	Report
1	TCFC - Operating Statement
2	TCFC Set Aside Operating Statement
3	TCFC Combined Balance Sheet
4	TCFC Revised Projection

Travis County Facilities Corporation (TCFC)

Schedule 1

Budget Line Item	FY 2025 Approved Budget	FYTD Budget July 2025	MTD Actual July 2025	MTD Actual Aug 2025	FYTD Actual Aug 2025	Incr/(Decr) FYTD Actual to FYTD Budget Chg $ & %	
Revenues							
Other Revenues - Real Estate joint ventures	6,298,830	4,199,220	170,456	38,401	1,240,824	(2,958,396)	(70%)
Interest	100,000	66,667	7,014	7,030	79,686	13,019	20%
Total Revenues	**$ 6,398,830**	**$ 4,265,887**	**$ 177,470**	**$ 45,431**	**$ 1,320,510**	**$ (2,945,377)**	(69%)
Expenses							
Contribution to Set Aside Fund	3,149,415	2,099,610	85,228	19,200	620,412	(1,479,198)	(70%)
Contribution to HATC Foundation	199,052	132,701			16,588	(116,113)	(87%)
Contribution to HATC Business Activities	2,498,768	1,665,845	208,231	208,231	1,665,848	3	0%
Other Admin Expenses	NA	NA	2,970	840	5,183	NA	NA
Total Expenses	**$ 5,847,235**	**$ 3,898,157**	**$ 296,429**	**$ 228,271**	**$ 2,308,031**	**$ (1,595,309)**	(41%)
Excess Rev over Expenses	**$ 551,595**	**$ 367,730**	**$ (118,959)**	**$ (182,840)**	**$ (987,521)**	**$ (1,350,068)**	367%
Provision for Reserve	**$ 551,595**	**$ 367,730**	**$ (118,959)**	**$ (182,840)**	**$ (987,521)**	**(1,350,068)**	**367%**

Travis County Facilities Corp (TCFC)

Set Aside Funds - Deeply Affordable Units

Schedule 2

Budget Line Item	FY 2025 Approved Budget	FYTD Budget July 2025	MTD Actual July 2025	MTD Actual Aug 2025	FYTD Actual Aug 2025	Incr/(Decr) FYTD Actual to FYTD Budget Chg $ & %	
Revenues							
Contribution TCFC- 50% proceeds	3,149,415	2,099,610	85,228	19,200	620,411	(1,479,199)	(70%)
Interest	80,000	53,333	18,003	18,064	149,360	96,027	180%
Total Revenues	**$ 3,229,415**	**$ 2,152,943**	**$ 103,231**	**$ 37,264**	**$ 769,771**	**$ (1,383,172)**	(64%)
Manor Town Wells Fargo Loan Payoff	335,000	223,333			312,921	89,588	40%
Total Expenses	**335,000**	**223,333**	**-**	**-**	**312,921**	89,588	0
Excess/Deficiency Rev over Expenses	2,894,415	1,929,610	103,231	37,264	456,850	(1,472,760)	(76%)
Provision for Reserve	**$ 2,894,415**	**$ 1,929,610**	**$ 103,231**	**$ 37,264**	**$ 456,850**	**$ (1,472,760)**	(76%)

TCFC Combined Balance Sheet
For period ending Aug 31, 2025
Schedule 3

Cash - TCFC		1,005
Investments - TCFC TexPool		2,089,174
Investments - TCFC Set Aside TexPool		4,822,162
Assets	**$**	**6,912,341**
Current Liability		-
Liabilities	**$**	**-**
Reserves 12/31/2024		8,373,154
FY2024 Carson Creek Approved Funding		(475,000)
FY2023 Manor Town II Approved Funding		(455,142)
Net Income/Prov for Reserves 08/31/2025		(530,671)
Reserves 08/31/2025	**$**	**6,912,341**
Total Liabilities + Equity	**$**	**6,912,341**

TCFC Revenues Actual By Projects for FY2025
TCFC Revised Projection
Schedule 4

2025 TCFC Revenue Projection	2025 Approved Budget Projection	2025 Revised Projection	Actual thru 8/31/2025	4 mth Rev Projection	Status
TCFC Projects					
1 Embry Tech Ridge	275,000	275,000	191,667	83,333	
2 SOFI-Marcus Inc	145,000			-	Deferred to be paid in 2026
3 McKinney Falls-Graham Development	329,000	265,000	65,000	200,000	Approx $200K should be paid by end of Summer
4 Endeavor - Decker & Hog Eye	287,351	240,000	209,892	30,108	
5 Endeavor - Gilbert/Eastlake	298,716	200,000	177,398	22,602	
6 Endeavor - Howard Lane		-		-	
7 Endeavor - Bergstrom **SALE**	120,000	360,233		360,233	Expected Capital Event payment 2025
8 NRP - Preakness	772,447	-		-	Delayed to 03/2026
9 NRP - Ross Road		-		-	
10 NRP - Rodeo Drive	705,000	-	NA	NA	Received in FY2024
11 UG Tech Ridge	228,728	120,000	72,623	47,377	
12 UG Oak Hill	689,544	550,000	524,245	25,755	
13 Barkley Meadows Apts	627,159	-		-	Closing delayed to 2026
14 Barkley Meadows Homes	419,717	-		-	Closing delayed to 2026
15 NRP Belmont - 4% Tax Credit		-		-	Q4 2025
16 Flatz 130/Winding Trails/Z Modular	288,668	25,000		25,000	
17 Gregg Ln Apts-StoneHawk Cap Ptnrs	637,500			-	Delayed to 1st Quarter of 2026
18 183/E.WCannon Dr Apts-Savoy Equity Ptnrs	475,000	-		-	Delayed to Q3 2026
19 NRP Cameron Road				-	Q2 2026
20 Preserve at Mason Creek		250,000		250,000	on hold - $865,866 fee expected when closed
Subtotal - Projection per 2025 Budget	6,298,830	2,285,233	1,240,825	1,044,408	
10 NRP Rodeo Drive	(705,000)				Received in Q4 2024
Adjusted 2025 TCFC Revenue Projection	**5,593,830**	**2,285,233**	**1,240,825**	**1,044,408**	