

**MCKINNEY HOUSING FINANCE CORPORATION**  
**STATEMENT OF NET POSITION**  
**AUGUST 31, 2022**

|   |    | Primary Government<br>Enterprise Fund |
|---|----|---------------------------------------|
| <b><u>ASSETS</u></b>                            |    |                                       |
| Current assets:                                 |    |                                       |
| Cash and cash equivalents                       | \$ | 816,154                               |
| Accounts receivable                             |    | 75,000                                |
| Total current assets                            |    | 891,154                               |
| Capital assets, net of accumulated depreciation |    | 3,146,775                             |
| Other assets:                                   |    |                                       |
| Investments in limited partnership              |    | 51                                    |
| Total assets                                    |    | 4,037,980                             |
| <b><u>LIABILITIES</u></b>                       |    |                                       |
| Current liabilities:                            |    |                                       |
| Current portion of prepaid annual issuer fee    |    | 29,948                                |
| <b><u>DEFERRED INFLOW OF RESOURCES</u></b>      |    |                                       |
| Deferred inflows related to land lease          |    | 3,075,257                             |
| <b><u>NET POSITION</u></b>                      |    |                                       |
| Net position:                                   |    |                                       |
| Net investment in capital assets                |    | 71,518                                |
| Unrestricted                                    |    | 861,257                               |
| Total net position                              | \$ | 932,775                               |

Selected information – Statement of cash flows and substantially all disclosures required by accounting principles generally accepted in the United States of America are not included.

**MCKINNEY HOUSING FINANCE CORPORATION**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION**  
**ELEVEN MONTHS ENDED AUGUST 31, 2022**

|                          |    | Primary Government<br>Enterprise Fund |
|--------------------------|----|---------------------------------------|
| Operating revenue:       |    |                                       |
| Annual issuer fees       | \$ | 87,943                                |
| Land lease income        |    | 29,136                                |
| Total operating revenue  |    | 117,079                               |
| Operating expenses:      |    |                                       |
| Professional services    |    | 8,400                                 |
| Office expense           |    | 610                                   |
| Total operating expenses |    | 9,010                                 |
| Net operating income     |    | 108,069                               |
| Non-operating income:    |    |                                       |
| Interest income          |    | 142                                   |
| Change in net position   |    | 108,211                               |
| Net position:            |    |                                       |
| Beginning of year        |    | 824,564                               |
| End of year              | \$ | 932,775                               |

Selected information – Statement of cash flows and substantially all disclosures required by accounting principles generally accepted in the United States of America are not included.

**SUPPLEMENTAL INFORMATION**

**MCKINNEY HOUSING FINANCE CORPORATION**  
**COMBINING STATEMENT OF NET POSITION**  
**AUGUST 31, 2022**

|  | <b>McKinney<br/>HFC</b> | <b>McKinney<br/>Flats GP</b> | <b>McKinney<br/>Flats<br/>Holdings</b> | <b>McKinney<br/>Flats<br/>Development</b> | <b>McKinney<br/>Flats<br/>Contractor</b> | <b>Subtotal</b>   | <b>Elimination</b> | <b>Total</b>      |
|--|-------------------------|------------------------------|--|---|--|-------------------|--------------------|-------------------|
| <b><u>LIABILITIES</u></b>                    |                         |                              |  |   |  |                   |                    |                   |
| Current portion of prepaid annual issuer fee | \$ 29,948               | \$ -                         | \$ -                                   | \$ -                                      | \$ -                                     | \$ 29,948         | \$ -               | \$ 29,948         |
| <b><u>DEFERRED INFLOW OF RESOURCES</u></b>   |                         |                              |  |   |  |                   |                    |                   |
| Deferred inflows related to land lease       | -                       | -                            | 3,075,257                              | -   | -  | 3,075,257         | -                  | 3,075,257         |
| <b><u>NET POSITION</u></b>                   |                         |                              |  |   |  |                   |                    |                   |
| Net position:                                |                         |                              |  |   |  |                   |                    |                   |
| Net investment in capital assets             | -                       | -                            | 71,518                                 | -   | -  | 71,518            | -                  | 71,518            |
| Unrestricted                                 | 538,979                 | 10,009                       | 10,008                                 | 232,182                                   | 110,079                                  | 901,257           | (40,000)           | 861,257           |
| Total net position                           | \$ <u>538,979</u>       | \$ <u>10,009</u>             | \$ <u>81,526</u>                       | \$ <u>232,182</u>                         | \$ <u>110,079</u>                        | \$ <u>972,775</u> | \$ <u>(40,000)</u> | \$ <u>932,775</u> |

Selected information – Statement of cash flows and substantially all disclosures required by accounting principles generally accepted in the United States of America are not included.

No assurance is provided on these financial statements.

**MCKINNEY HOUSING FINANCE CORPORATION**  
**COMBINING STATEMENT OF NET POSITION – CONTINUED**  
**AUGUST 31, 2022**

|  | <b>McKinney<br/>HFC</b> | <b>McKinney<br/>Flats GP</b> | <b>McKinney<br/>Flats<br/>Holdings</b> | <b>McKinney<br/>Flats<br/>Development</b> | <b>McKinney<br/>Flats<br/>Contractor</b> | <b>Subtotal</b>   | <b>Elimination</b> | <b>Total</b>      |
|--|-------------------------|------------------------------|--|---|--|-------------------|--------------------|-------------------|
| <b><u>LIABILITIES</u></b>                      |                         |                              |  |   |  |                   |                    |                   |
| Current portion of prepaid annual issuer fee   | \$ 29,948               | \$ -                         | \$ -                                   | \$ -                                      | \$ -                                     | \$ 29,948         | \$ -               | \$ 29,948         |
| <br><b><u>DEFERRED INFLOW OF RESOURCES</u></b> |                         |                              |  |   |  |                   |                    |                   |
| Deferred inflows related to land lease         | -                       | -                            | 3,075,257                              | -   | -  | 3,075,257         | -                  | 3,075,257         |
| <br><b><u>NET POSITION</u></b>                 |                         |                              |  |   |  |                   |                    |                   |
| Net position:                                  |                         |                              |  |   |  |                   |                    |                   |
| Net investment in capital assets               | -                       | -                            | 71,518                                 | -   | -  | 71,518            | -                  | 71,518            |
| Unrestricted                                   | 538,979                 | 10,009                       | 10,008                                 | 232,182                                   | 110,079                                  | 901,257           | (40,000)           | 861,257           |
| Total net position                             | \$ <u>538,979</u>       | \$ <u>10,009</u>             | \$ <u>81,526</u>                       | \$ <u>232,182</u>                         | \$ <u>110,079</u>                        | \$ <u>972,775</u> | \$ <u>(40,000)</u> | \$ <u>932,775</u> |

Selected information – Statement of cash flows and substantially all disclosures required by accounting principles generally accepted in the United States of America are not included.

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**MCKINNEY HOUSING FINANCE CORPORATION**  
**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION**  
**ELEVEN MONTHS ENDED AUGUST 31, 2022**

|                          | <u>McKinney<br/>HFC</u> | <u>McKinney<br/>Flats GP</u> | <u>McKinney<br/>Flats<br/>Holdings</u> | <u>McKinney<br/>Flats<br/>Development</u> | <u>McKinney<br/>Flats<br/>Contractor</u> | <u>Subtotal</u>   | <u>Elimination</u> | <u>Total</u>      |
|--------------------------|-------------------------|------------------------------|--|---|--|-------------------|--------------------|-------------------|
| Operating revenue:       |                         |                              |  |   |  |                   |                    |                   |
| Annual issuer fees       | \$ 87,943               | \$ -                         | \$ -                                   | \$ -                                      | \$ -                                     | \$ 87,943         | \$ -               | \$ 87,943         |
| Land lease income        | <u>-</u>                | <u>-</u>                     | <u>29,136</u>                          | <u>-</u>                                  | <u>-</u>                                 | <u>29,136</u>     | <u>-</u>           | <u>29,136</u>     |
| Total operating revenue  | 87,943                  | -                            | 29,136                                 | -   | -  | 117,079           | -                  | 117,079           |
| Operating expenses:      |                         |                              |  |   |  |                   |                    |                   |
| Professional services    | 8,400                   | -                            | -                                      | -   | -  | 8,400             | -                  | 8,400             |
| Office expense           | <u>610</u>              | <u>-</u>                     | <u>-</u>                               | <u>-</u>                                  | <u>-</u>                                 | <u>610</u>        | <u>-</u>           | <u>610</u>        |
| Total operating expenses | <u>9,010</u>            | <u>-</u>                     | <u>-</u>                               | <u>-</u>                                  | <u>-</u>                                 | <u>9,010</u>      | <u>-</u>           | <u>9,010</u>      |
| Net operating income     | 78,933                  | -                            | 29,136                                 | -   | -  | 108,069           | -                  | 108,069           |
| Non-operating income:    |                         |                              |  |   |  |                   |                    |                   |
| Interest income          | <u>42</u>               | <u>3</u>                     | <u>3</u>                               | <u>64</u>                                 | <u>30</u>                                | <u>142</u>        | <u>-</u>           | <u>142</u>        |
| Change in net position   | 78,975                  | 3                            | 29,139                                 | 64  | 30                                       | 108,211           | -                  | 108,211           |
| Net position:            |                         |                              |  |   |  |                   |                    |                   |
| Beginning of year        | <u>460,004</u>          | <u>10,006</u>                | <u>52,387</u>                          | <u>232,118</u>                            | <u>110,049</u>                           | <u>864,564</u>    | <u>(40,000)</u>    | <u>824,564</u>    |
| End of year              | <u>\$ 538,979</u>       | <u>\$ 10,009</u>             | <u>\$ 81,526</u>                       | <u>\$ 232,182</u>                         | <u>\$ 110,079</u>                        | <u>\$ 972,775</u> | <u>\$ (40,000)</u> | <u>\$ 932,775</u> |

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