

McKinney Community Development Corporation
Summary Operating Statement
November 2020 (17% of FY Complete)

Revenues	FY21 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Received	Monthly Comparison		YTD Comparison	
						Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
Sales Tax Receipts	\$ 14,700,826	\$ 1,546,275	\$ 2,813,162	\$ 11,887,664	19.1%	\$ 1,225,069	\$ 321,207	\$ 2,450,138	\$ 363,025
Interest Income	292,000	6,721	16,182	275,818	5.5%	24,333	(17,613)	48,667	(32,485)
Total Revenues	\$ 14,992,826	\$ 1,552,996	\$ 2,829,344	\$ 12,163,482	18.9%	\$ 1,249,402	\$ 303,594	\$ 2,498,804	\$ 330,540
Expenses	FY21 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 298,583	\$ 20,422	\$ 44,731	\$ 253,852	15.0%	\$ 24,882	\$ 4,460	\$ 49,764	\$ 5,033
Supplies Expense	17,250	129	230	17,020	1.3%	1,438	1,309	2,875	2,645
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	417	417
Services/Sundry	576,983	6,448	28,908	548,075	5.0%	48,082	41,634	96,164	67,256
Capital	2,648,493	-	2,649,037	(544)	100.0%	220,708	(220,708)	441,416	(2,207,622)
Total Administrative	\$ 3,543,809	\$ 26,999	\$ 2,722,906	\$ 820,903	76.8%	\$ 295,317	\$ (173,097)	\$ 590,635	\$ (2,132,271)
Projects									
Community Grants & Projects	\$ 3,430,210	\$ 66,778	\$ 74,221	\$ 3,355,989	2.2%	\$ 285,851	\$ 219,073	\$ 571,702	\$ 497,481
Other Project Expenses	293,000	2,880	2,880	290,120	1.0%	24,417	21,537	48,833	45,953
Total Projects	\$ 3,723,210	\$ 69,658	\$ 77,101	\$ 3,646,109	2.1%	\$ 310,268	\$ 240,609	\$ 620,535	\$ 543,434
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 29,167	\$ 145,833	16.7%	\$ 14,583	\$ -	\$ 29,167	\$ -
Insurance & Risk Fund	921	77	154	768	16.7%	77	-	154	-
Park Construction Fund	5,500,000	271,057	293,322	5,206,678	5.3%	458,333	187,276	916,667	623,344
MPAC	500,000	41,667	83,333	416,667	16.7%	41,667	-	83,333	-
Buildings & Structures	11,333,262	-	-	11,333,262	0.0%	944,439	944,439	1,888,877	1,888,877
MCDC Debt Service Payments	1,030,000	-	-	1,030,000	0.0%	85,833	85,833	171,667	171,667
MCDC Debt Service I & S	688,848	-	-	688,848	0.0%	57,404	57,404	114,808	114,808
Paying Agent	1,000	-	-	1,000	0.0%	83	83	167	167
Total Non-Departmental	\$ 19,229,031	\$ 327,384	\$ 405,976	\$ 18,823,055	2.1%	\$ 1,602,419	\$ 1,275,035	\$ 3,204,839	\$ 2,798,863
Total Expenses	\$ 26,496,050	\$ 424,041	\$ 3,205,983	\$ 23,290,067	12.1%	\$ 2,208,004	\$ 1,342,547	\$ 4,416,008	\$ 1,210,025
Net	\$ (11,503,224)	\$ 1,128,955	\$ (376,639)			\$ (958,602)	\$ 2,087,557	\$ (1,917,204)	\$ 1,540,565
FY21 Beginning Fund Balance	\$ 34,291,703								
Add FY21 Budgeted Revenue	14,992,826								
Less FY21 Budgeted Expenses	(26,496,050)								
FY21 Projected Ending Fund Balance	\$ 22,788,479								

McKinney Community Development Corporation
Project Details - November 2020

Community 4B Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY21	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 700,000	\$ -	\$ -	\$ -	\$ 700,000
North Texas Family Health Foundation-Federally Qualified Health	2018-2019	4B1908	800,000	-	-	-	800,000
City of McKinney - Department of Housing and Community Dev	2018-2019	4B1909	150,000	-	-	-	150,000
Boys and Girls Club of Collin County - (Gym floor McKinney Club)	2018-2019	4B1912	39,549	-	-	6,130	33,419
Habitat for Humanity of Collin County	2019-2020	4B2003	647,998	-	-	-	647,998
MCDC Park Benches @MPAC	2019-2020	4B2004	36,800	-	-	-	36,800
McKinney Parks Foundation (shipping container/tool storage)	2019-2020	4B2005	5,925	-	1,260	2,208	3,717
Hugs Café (Greenhouse Equipment)	2019-2020	4B2006	13,325	-	9,128	9,128	4,197
McKinney Main Street (Better Block in a Box)	2019-2020	4B2007	50,780	-	39,855	39,855	10,925
Heard Museum	2019-2020	4B2010	40,000	-	-	-	40,000
Sanchez Charities	2019-2020	4B2011	50,000	-	-	-	50,000
St. James CME Church	2019-2020	4B2012	150,000	-	-	-	150,000
Undesignated FY 2021 Budget				1,580,105	-	-	1,580,105
Total Community 4B Projects			\$ 2,684,377	\$ 1,580,105	\$ 50,243	\$ 57,322	\$ 4,207,160
Promotional and Event Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY21	Monthly Actual	YTD Actual	Budget Balance
Kiwanis Club of McKinney	2018-2019	PC1906	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ -
Crape Myrtle Trails Foundation	2018-2019	PC1911	6,500	-	-	-	6,500
Direction 61:3	2018-2019	PC1912	185	-	-	-	185
McKinney Rotary Club	2018-2019	PC1913	66	-	-	-	66
McKinney Lacrosse Club	2018-2019	PC1916	270	-	-	-	270
McKinney ISD Department of Athletics	2018-2019	PC1917	1,558	-	-	-	1,558
McKinney Philharmonic Orchestra (Odysseus Youth Orchestra)	2019-2020	PC2001	2,685	-	-	-	2,685
Heritage Guild of Collin County - Farmers Mkt & Crank Off	2019-2020	PC2002	326	-	-	-	326
SBG Hospitality - St.Patrick's Day Festival	2019-2020	PC2003	234	-	-	-	234
Collin County History Museum - 2020 Then & Now	2019-2020	PC2005	1,750	-	200	200	1,550
Tupps Brewery Music Festival	2019-2020	PC2006	9,500	-	-	-	9,500
Game Day Foods Star-Spangled Salsa Fest-Community Garden	2019-2020	PC2007	4,500	-	-	-	4,500
McKinney Main Street - Spring 2020 Events	2019-2020	PC2008	12,000	-	-	-	12,000
McKinney Lacrosse Club - 2020 Turlaxin'	2019-2020	PC2009	4,221	-	-	-	4,221
Ovation Academy of Performing Arts - 5 Spring Shows	2019-2020	PC2012	2,909	-	678	1,042	1,867
Odysseus Chamber Orchestra - 2020-2021 Concert Series	2019-2020	PC2013	5,000	-	178	178	4,822
Heritage Guild of CC	2019-2020	PC2014	13,000	-	-	-	13,000
McK Community Band - Three Performances	2019-2020	PC2015	7,000	-	-	-	7,000
MISD Athletics - NCAA D2 Football Game	2019-2020	PC2016	15,000	-	-	-	15,000
Ovation Academy of Performing Arts - 2020-2021 Season	2019-2020	PC2017	4,714	-	2,980	2,980	1,734
SBG Hospitality - Wine & Music Festival	2019-2020	PC2018	10,000	-	10,000	10,000	-
McK Rotary Foundation - Parade of Lights	2019-2020	PC2019	6,000	-	-	-	6,000
McK Main Street - Home for the Holidays	2019-2020	PC2021	7,500	-	-	-	7,500
Undesignated FY 2021 Budget				200,000	-	-	200,000
Total Promotional & Event Grants			\$ 117,418	\$ 200,000	\$ 16,536	\$ 16,900	\$ 300,519
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY21	Monthly Actual	YTD Actual	Budget Balance
East End Salvage Ltd. Co.	2019-2020	RI2001	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Undesignated FY 2021 Budget				120,000	-	-	120,000
Total Retail Development Infrastructure Grants			\$ 25,000	\$ 120,000	\$ -	\$ -	\$ 145,000
Special Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY21	Monthly Actual	YTD Actual	Budget Balance
Craig Ranch Hotel	2018-2019	4B1704	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,000,000
District 121, LLC	2019-2020	4B2008	2,040,250	-	-	-	2,040,250
MCDC COVID-19 Business Grant	2019-2020	MP2001	525,369	1,530,105	-	-	2,055,474
Total Special Projects			\$ 5,565,619	\$ 1,530,105	\$ -	\$ -	\$ 7,095,724
Park Construction Fund	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY21	Monthly Actual	YTD Actual	Budget Balance
Finch Park Phase IV	2017-2018	PK1211	\$ 379,342	\$ -	\$ -	\$ 1,315	\$ 378,027
Hike & Bike Trail Construction	2016-2017	PK1213	156,651	-	-	7,095	149,556
Prosper ISD Neighborhood Park	2016-2017	PK1643	705,000	-	-	-	705,000
Land Acquisition 2016-17	2016-2017	PK1701	279,329	-	5,100	5,100	274,229
Cottonwood Park Redevelopment	2018-2019	PK1737	1,284,839	-	-	2,830	1,282,009
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	-	-	1,158,950
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	62,659	200,000	-	-	262,659
JMAC Improvements	2018-2019	PK1823	53,480	300,000	-	-	353,480
New Senior Center	2020-2021	PK1829	-	200,000	-	-	200,000
Renovations - Aging Park	2019-2020	PK1831	942,479	1,000,000	-	-	1,942,479
Finch Park Phase V	2019-2020	PK2039	150,000	1,800,000	-	-	1,950,000
Parks Master Plan	2019-2020	PK2040	119,897	-	-	10,776	109,121
Bonnie Wenk Park Outdoor Equipment	2019-2020	PK2062	8,384	-	-	-	8,384
OSCR Aquatic and Park Renovation	2019-2020	PK2041	1,367,073	-	-	-	1,367,073
Greens Neighborhood Park	2020-2021	PK2109	-	200,000	-	-	200,000
Towne Center Park Improvement	2020-2021	PK2113	-	180,000	-	-	180,000
Gray Branch Community Park Phase I	2016-2017	PK2206	65,417	-	-	-	65,417
Frisco ISD Neighborhood Park (Westridge 3)	2015-2016	PK3224	6,757	-	-	-	6,757
Parks Accessibility	2016-2017	PK4325	258,567	-	-	-	258,567
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	778,083	-	-	-	778,083
Towne Lake Parke Enrichment	2020-2021	PK4393	-	300,000	-	-	300,000
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	2,372,001	500,000	265,957	266,207	2,605,794
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	1,691,282	-	-	-	1,691,282
Community Center Renovation	2019-2020	PK4397	125,000	500,000	-	-	625,000
Old Settler's Renovation	2018-2019	PK4398	1,716,661	-	-	-	1,716,661
Parks Projects (Umbrella)	2020-2021	PK4399	-	320,000	-	-	320,000
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	-	200,000
Total Parks Construction Projects			\$ 13,881,850	\$ 5,500,000	\$ 271,057	\$ 293,322	\$ 19,088,527

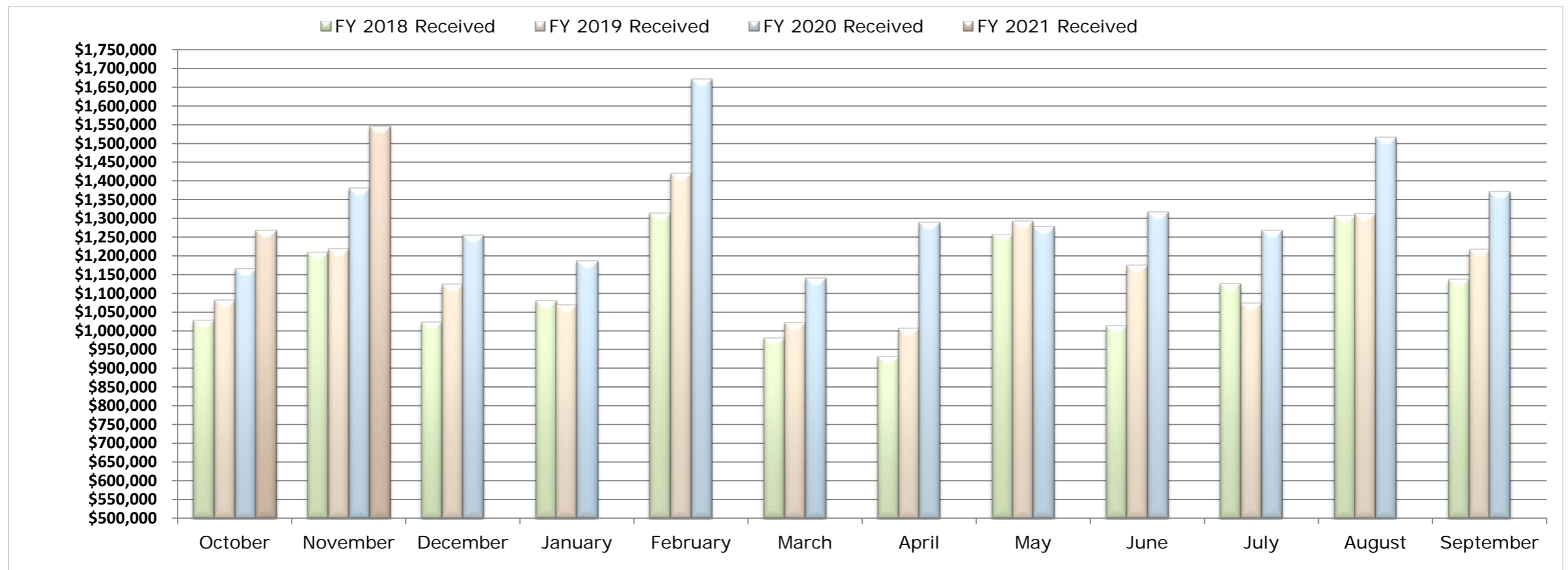
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

November 2020 (17% of FY Complete)

Month Received	FY 2016 Received	FY 2017 Received	FY 2018 Received	FY 2019 Received	FY 2020 Received	FY 2021 Received	Difference to FY 2020	Variance to FY 2020	% of Budget
October	\$851,178	\$1,032,847	\$1,026,985	\$1,081,713	\$1,165,480	\$1,266,887	\$101,407	8.7%	8.6%
November	1,101,106	1,148,939	1,208,295	1,219,028	1,380,273	1,546,275	166,003	12.0%	10.5%
December	897,304	929,699	1,023,356	1,123,713	1,253,931		0.0%	0.0%	
January	833,503	985,393	1,079,316	1,068,303	1,185,717		0.0%	0.0%	
February	1,231,183	1,334,043	1,312,944	1,420,142	1,670,492		0.0%	0.0%	
March	671,518	891,649	980,238	1,021,757	1,140,182		0.0%	0.0%	
April	825,953	880,093	930,962	1,006,335	1,288,819		0.0%	0.0%	
May	1,114,575	1,208,091	1,258,169	1,291,030	1,276,942		0.0%	0.0%	
June	884,501	932,936	1,011,758	1,174,600	1,316,761		0.0%	0.0%	
July	910,886	1,019,409	1,125,759	1,072,098	1,267,094		0.0%	0.0%	
August	1,207,558	1,206,441	1,306,035	1,310,882	1,516,349		0.0%	0.0%	
September	938,767	967,150	1,136,996	1,216,602	1,369,952		0.0%	0.0%	
Total	\$11,468,033	\$12,536,690	\$13,400,813	\$14,006,204	\$15,831,992	\$2,813,162	\$267,410	10.5%	19.1%

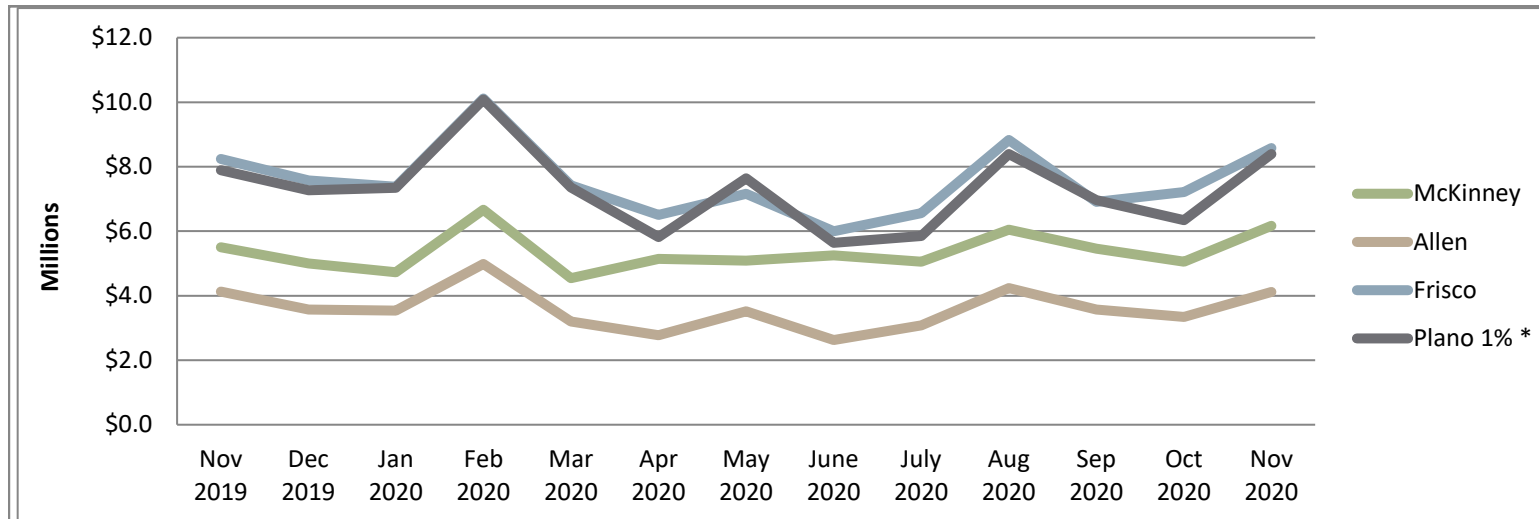


TOTAL SALES TAX COLLECTED

Sister City Comparison

Nov 2020	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$663,419	-\$15,008	\$337,534	\$501,508
Var to LY	12.1%	-0.4%	4.1%	6.4%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,068,358	\$159,366	\$122,671	\$411,736
Var to LY	10.5%	2.2%	0.8%	2.9%



Year-to-Date Collections

FY 2020	McKinney	Allen	Frisco	Plano 1%*
Oct 2019	\$4,645,356	\$3,172,495	\$7,429,917	\$6,427,255
Nov 2019	5,504,085	4,131,381	8,241,018	7,885,869
FY 2020 Total	\$10,149,440	\$7,303,876	\$15,670,934	\$14,313,125

FY 2021	McKinney	Allen	Frisco	Plano 1%*
Oct 2020	\$5,050,296	\$3,346,870	\$7,215,054	\$6,337,483
Nov 2020	6,167,503	4,116,373	8,578,551	8,387,377
FY 2021 Total	\$11,217,799	\$7,463,243	\$15,793,606	\$14,724,860

* State Comptroller reports 1% sales tax for City of Plano and 1% for DART. All other Sister Cities represent 2% sales tax.

McKinney Community Development Corporation

Balance Sheet

November 2020

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 110,882	\$ -	\$ -	\$ 110,882
Investments	60,298,135	-	-	60,298,135
Accounts Receivable	2,808,763	-	-	2,808,763
Security Deposits	2,977	-	-	2,977
Capital/Land	-	-	630,952	630,952
Capital/Land Improvements (Net of Depreciation)	-	-	124,059	124,059
GASB 68 & 75/TMRS Actuarial	-	7,565	-	7,565
GASB 68 & 75/TMRS Assumption Change	-	2,310	-	2,310
GASB 68 & 75/TMRS Investment	-	34,112	-	34,112
GASB 68 & 75/TMRS Contributions	-	23,436	-	23,436
GASB 68 & 75/OPEB Actuarial	-	595	-	595
GASB 68 & 75/OPEB Assumption Change	-	5,706	-	5,706
GASB 68 & 75/OPEB Contributions	-	118	-	118
General Long Term Debt	-	20,587,036	-	20,587,036
Total Assets	\$ 63,220,756	\$ 20,660,878	\$ 755,011	\$ 84,636,646
Liabilities				
Vouchers Payable	\$ 10,842	\$ -	\$ -	\$ 10,842
Accrued Payroll Payable	-	-	-	-
Compensated Absences	-	46,909	-	46,909
Bonds Payable Interest	-	86,106	-	86,106
Bonds Payable Current	-	1,030,000	-	1,030,000
Bonds Payable	-	18,350,000	-	18,350,000
TMRS Pension Liability	-	95,881	-	95,881
OPEB Liability	-	53,081	-	53,081
TMRS Actuarial Experience	-	1,956	-	1,956
TMRS Investment Experience	-	55,238	-	55,238
OPEB Actuarial Experience	-	357	-	357
Total Liabilities	\$ 10,842	\$ 19,719,528	\$ -	\$ 19,730,012
Fund Equity				
Unreserved Fund Balance *	\$ 63,152,164	\$ 941,351	\$ -	\$ 64,093,515
Reserved for Encumbrances	54,773	-	-	54,773
Reserved for Prepays	2,977	-	-	2,977
Prior Yr Res for Enc Cont	-	-	-	-
Investment in Capital Assets	-	-	755,011	755,011
Total Fund Equity	\$ 63,209,914	\$ 941,351	\$ 755,011	\$ 64,906,276
Total Liabilities and Equity	\$ 63,220,756	\$ 20,660,878	\$ 755,011	\$ 84,636,646

Unreserved Fund Balance *	\$ 63,152,164
Committed Projects Reserve:	
Community Projects	\$ 2,627,055
Discretionary Prom & Comm Grants	100,519
Retail Development Infrastructure Grants	25,000
Special Projects	7,095,724
Parks Construction Projects	19,088,527
Total Committed Projects	\$ 28,936,825
Unreserved Fund Balance after Project Commit.	\$ 34,215,339
Undesignated Reserve:	
Community Projects (FY21)	\$ 1,580,105
Discretionary Prom & Comm Grants (FY21)	200,000
Retail Development Infrastructure Grants	120,000
Total Undesignated Allocations	\$ 1,900,105
Remaining Unreserved Fund Balance	\$ 32,315,234
Less Contingency	-
Final Unreserved Fund Balance	\$ 32,315,234