

McKinney Community Development Corporation
Summary Operating Statement
 April 2019 (58% of FY Complete)

Revenues	FY19 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	\$ 14,255,971	\$ 1,006,335	\$ 7,940,992	\$ 6,314,979	55.7%	\$ 1,187,998	\$ (181,663)	\$ 8,315,983	\$ (374,991)
Interest Income	949,000	111,636	807,792	141,208	85.1%	79,083	32,553	553,583	254,208
Total Revenues	\$ 15,204,971	\$ 1,117,971	\$ 8,748,783	\$ 6,456,188	57.5%	\$ 1,267,081	\$ (149,110)	\$ 8,869,566	\$ (120,783)
Expenses	FY19 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 280,330	\$ 26,729	\$ 147,336	\$ 132,994	52.6%	\$ 23,361	\$ (3,368)	\$ 163,526	\$ 16,190
Supplies Expense	16,250	288	2,027	14,223	12.5%	1,354	1,066	9,479	7,453
Maintenance Expense	3,000	-	-	3,000	0.0%	250	250	1,750	1,750
Services/Sundry	323,118	22,872	128,912	194,206	39.9%	26,927	4,055	188,486	59,573
Total Administrative	\$ 622,698	\$ 49,888	\$ 278,275	\$ 344,423	44.7%	\$ 51,892	\$ 2,003	\$ 363,241	\$ 84,966
Projects									
Community Grants & Projects	\$ 6,813,834	\$ 36,054	\$ 387,738	\$ 6,426,096	5.7%	\$ 567,820	\$ 531,766	\$ 3,974,737	\$ 3,586,999
Other Project Expenses	28,000	780	5,435	22,565	19.4%	2,333	1,553	16,333	10,898
Total Projects	\$ 6,841,834	\$ 36,834	\$ 393,173	\$ 6,448,661	5.7%	\$ 570,153	\$ 533,319	\$ 3,991,070	\$ 3,597,897
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 102,083	\$ 72,917	58.3%	\$ 14,583	\$ -	\$ 102,083	\$ -
Insurance & Risk Fund	549	46	320	229	58.3%	46	-	320	-
Park Construction Fund	19,025,567	229,955	308,864	18,716,703	1.6%	1,585,464	1,355,509	11,098,247	10,789,383
Aquatic Center - Neutrality	775,270	-	-	775,270	0.0%	64,606	64,606	452,241	452,241
MPAC	375,000	31,250	218,750	156,250	58.3%	31,250	-	218,750	-
MCDC Debt Service Payments	990,000	-	-	990,000	0.0%	82,500	82,500	577,500	577,500
MCDC Debt Service I & S	730,792	-	365,396	365,396	50.0%	60,899	60,899	426,295	60,899
Paying Agent	1,000	-	200	800	20.0%	83	83	583	383
Capital Equip/Construction-Aquatic Center	31,243	-	28,608	2,635	91.6%	2,604	2,604	18,225	(10,383)
Total Non-Departmental	\$ 22,104,421	\$ 275,834	\$ 1,024,222	\$ 21,080,199	4.6%	\$ 1,842,035	\$ 1,566,201	\$ 12,894,246	\$ 11,870,024
Total Expenses	\$ 29,568,953	\$ 362,556	\$ 1,695,669	\$ 27,873,284	5.7%	\$ 2,464,079	\$ 2,101,523	\$ 17,248,556	\$ 15,552,887
Net	\$ (14,363,982)	\$ 755,415	\$ 7,053,114			\$ (1,196,999)	\$ 1,952,414	\$ (8,378,990)	\$ 15,432,104
FY19 Beginning Fund Balance	\$ 46,936,646								
Add FY19 Budgeted Revenue	15,204,971								
Less FY19 Budgeted Expenses	(29,568,953)								
FY19 Projected Ending Fund Balance	\$ 32,572,664								

McKinney Community Development Corporation
Project Details - April 2019

Community 4B Projects	FY Board Approved	Project Code	Budget FY19	Monthly Actual	YTD Actual	Budget Balance
McKinney Housing Authority (Merritt McGowan Manor)	2016-2017	4B1707	\$ 175,000	\$ -	\$ 175,000	\$ -
Collin County History Museum (McKinney Then and Now)	2017-2018	4B1801	7,038	-	7,038	-
Boys and Girls Club of Collin County (Repair)	2017-2018	4B1803	30,000	-	6,500	23,500
HUB 121	2017-2018	4B1805	400,000	-	-	400,000
Habitat for Humanity of Collin County (Cotton Groves)	2017-2018	4B1806	828,734	12,186	67,813	760,921
McKinney Main Street	2017-2018	4B1809	35,000	-	33,320	1,680
Heritage Guild of Collin County	2017-2018	4B1810	75,000	-	5,795	69,205
Habitat for Humanity of Collin County (Critical Home Repair)	2018-2019	4B1901	80,000	-	-	80,000
City of McKinney - Apex Centre (Future Expansion)	2018-2019	4B1902	150,000	-	-	150,000
McKinney Parks Foundation (Picnic Tables and Benches)	2018-2019	4B1903	2,000	-	-	2,000
Collin County History Museum (Photo Boards)	2018-2019	4B1904	4,007	-	-	4,007
Heard Craig - Upgrades to Carriage House	2018-2019	4B1905	12,790	-	-	12,790
Undesignated FY 2019 Budget			1,191,129	-	-	1,191,129
Total Community 4B Projects			\$ 2,990,698	\$ 12,186	\$ 295,466	\$ 2,695,232
Promotional and Event Grants	FY Board Approved	Project Code	Budget FY19	Monthly Actual	YTD Actual	Budget Balance
Collin County History Museum - WWI Commemoration	2017-2018	PC1801	\$ 1,700	\$ -	\$ 1,700	\$ -
Heritage Guild - Tour de Coop, Farmers Market, Ice Cream Crank-	2017-2018	PC1808	1,436	-	1,232	204
Collin County Master Gardeners	2017-2018	PC1814	9,000	8,869	8,869	131
Heard Craig Center for the Arts/Schon Everywhere	2017-2018	PC1815	5,150	-	5,150	-
Crape Myrtle Trails Foundation of McKinney	2017-2018	PC1816	8,000	-	6,887	1,113
SBG Hospitality	2017-2018	PC1817	13,350	-	13,350	-
McKinney Main Street	2017-2018	PC1818	15,000	-	15,000	-
McKinney Rotary Club Foundation	2017-2018	PC1819	5,000	-	5,000	-
Heard Wildlife Museum	2017-2018	PC1821	2,500	-	672	1,828
Heritage Guild of Collin County	2017-2018	PC1822	12,000	-	12,000	-
Heritage Guild of Collin County	2018-2019	PC1901	7,500	-	-	7,500
Collin County History Museum	2018-2019	PC1902	11,675	-	7,414	4,261
St. Peter's Episcopal	2018-2019	PC1903	7,500	-	-	7,500
McKinney Main Street	2018-2019	PC1904	15,000	-	-	15,000
Bernard Game Day Foods/Community Garden Kitchen	2018-2019	PC1905	6,700	-	-	6,700
Kiwanis Club of McKinney	2018-2019	PC1906	2,500	-	-	2,500
ManeGait Therapeutic Horsemanship	2018-2019	PC1907	8,000	-	-	8,000
SBG Hospitality	2018-2019	PC1908	15,000	14,999	14,999	1
Undesignated FY 2019 Budget			76,125	-	-	76,125
Total Promotional & Event Grants			\$ 223,135	\$ 23,868	\$ 92,271	\$ 130,864
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY19	Monthly Actual	YTD Actual	Budget Balance
Local Yocal Farm to Market	2018-2019	RI1901	\$ 7,769	\$ -	\$ -	\$ 7,769
Undesignated FY 2019 Budget			92,231	-	-	92,231
Total Retail Development Infrastructure Grants			\$ 100,000	\$ -	\$ -	\$ 100,000
Special Projects	FY Board Approved	Project Code	Budget FY19	Monthly Actual	YTD Actual	Budget Balance
Star Center Expansion	2016-2017	4B1701	\$ 3,500,000	\$ -	\$ -	\$ 3,500,000
Total Special Projects			\$ 3,500,000	\$ -	\$ -	\$ 3,500,000
Park Construction Fund	FY Board Approved	Project Code	Budget FY19	Monthly Actual	YTD Actual	Budget Balance
Finch Park Phase IV	2017-2018	PK1211	\$ 1,250,000	\$ -	\$ -	\$ 1,250,000
Hike & Bike Trail Construction	2016-2017	PK1213	270,000	-	-	270,000
Prosper ISD Neighborhood Park	2016-2017	PK1643	705,000	-	-	705,000
Land Acquisition 2016-17	2016-2017	PK1701	2,284,154	-	2,800	2,281,354
Cottonwood Park Redevelopment	2018-2019	PK1737	2,150,000	-	-	2,150,000
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	-	1,158,950
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	150,000	-	44,629	105,371
JMAC Improvements	2018-2019	PK1823	175,000	-	762	174,238
Gray Branch Community Park Phase I	2016-2017	PK2206	1,270,000	-	-	1,270,000
Frisco ISD Neighborhood Park (Westridge 3)	2015-2016	PK3224	1,325,000	202,714	202,714	1,122,286
Parks Accessibility	2016-2017	PK4325	496,093	3,202	7,879	488,214
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	500,000	-	-	500,000
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	1,367,602	-	26,041	1,341,561
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	2,698,768	-	-	2,698,768
Old Settler's Renovation	2018-2019	PK4398	1,800,000	24,039	24,039	1,775,961
Parks Projects (Umbrella)	2018-2019	PK4399	1,225,000	-	-	1,225,000
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
Total Parks Construction Projects			\$ 19,025,567	\$ 229,955	\$ 308,864	\$ 18,716,703
Aquatic Center Finishout	2014-2015	4B1800	\$ 31,243	\$ -	\$ 28,608	\$ 2,635

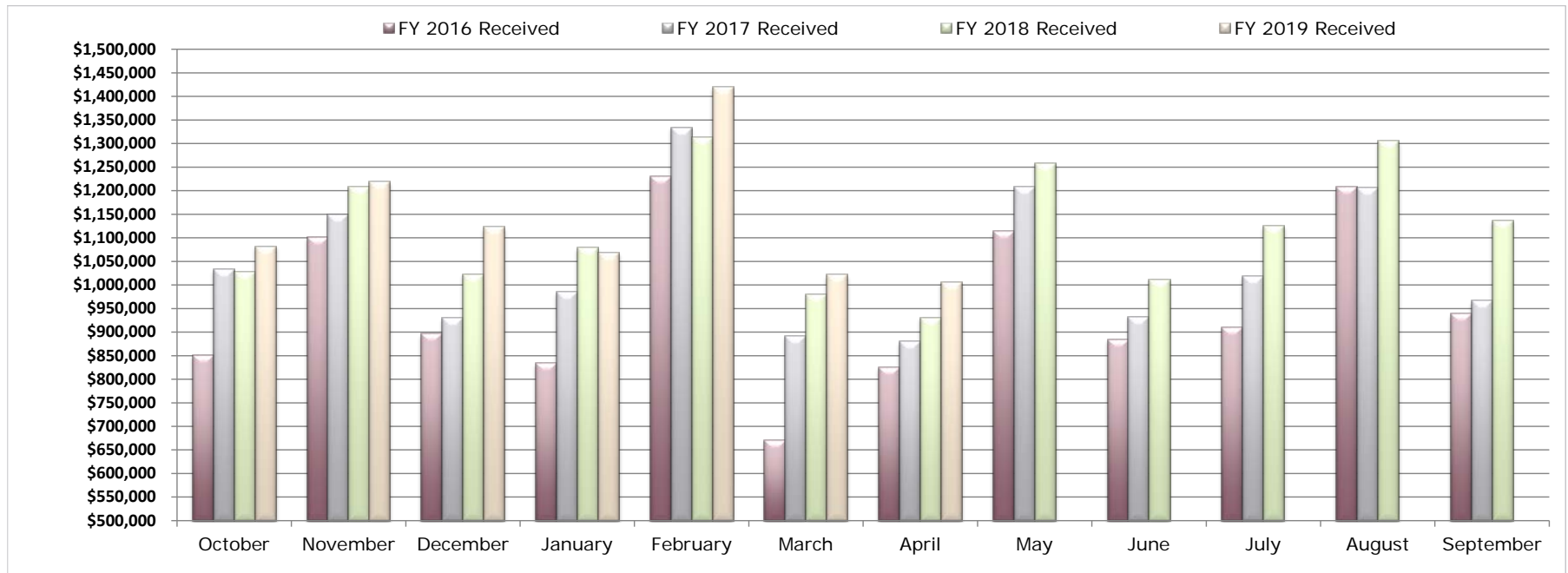
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

April 2019 (58% of FY Complete)

Month Received	FY 2014 Received	FY 2015 Received	FY 2016 Received	FY 2017 Received	FY 2018 Received	FY 2019 Received	Difference to FY 2018	Variance to FY 2018	% of Budget
October	\$780,694	\$809,613	\$851,178	\$1,032,847	\$1,026,985	\$1,081,713	\$54,728	5.3%	7.6%
November	938,090	982,351	1,101,106	1,148,939	1,208,295	1,219,028	10,733	0.9%	8.6%
December	770,221	826,009	897,304	929,699	1,023,356	1,123,713	100,357	9.8%	7.9%
January	744,988	821,731	833,503	985,393	1,079,316	1,068,303	(11,013)	-1.0%	7.5%
February	1,043,205	1,136,044	1,231,183	1,334,043	1,312,944	1,420,142	107,198	8.2%	10.0%
March	681,914	764,445	671,518	891,649	980,238	1,021,757	41,519	4.2%	7.2%
April	677,086	716,258	825,953	880,093	930,962	1,006,335	75,372	8.1%	7.1%
May	978,399	1,031,572	1,114,575	1,208,091	1,258,169				
June	765,309	820,908	884,501	932,936	1,011,758				
July	787,000	840,355	910,886	1,019,409	1,125,759				
August	980,251	1,055,774	1,207,558	1,206,441	1,306,035				
September	928,323	1,013,186	938,767	967,150	1,136,996				
Total	\$10,075,479	\$10,818,246	\$11,468,033	\$12,536,690	\$13,400,813	\$7,940,991	\$378,895	5.0%	55.7%

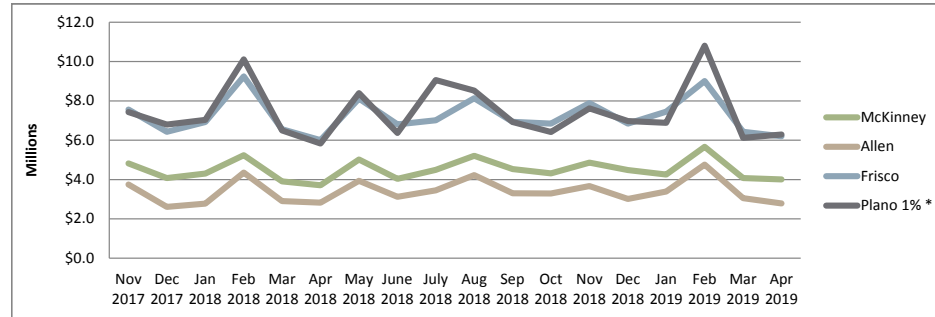


TOTAL SALES TAX COLLECTED

Sister City Comparison

April 2019	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$300,675	-\$38,621	\$195,113	\$457,886
Var to LY	8.1%	-1.4%	3.3%	7.9%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,507,406	\$2,403,137	\$1,430,308	\$946,737
Var to LY	5.0%	11.2%	2.9%	1.9%



Year-to-Date Collections

FY 2018	McKinney	Allen	Frisco	Plano 1% *
Oct 2017	\$4,095,706	\$2,345,746	\$6,516,345	\$6,469,308
Nov 2017	4,817,501	3,743,244	7,560,058	7,425,871
Dec 2017	4,077,717	2,609,680	6,423,786	6,797,189
Jan 2018	4,301,538	2,769,814	6,925,012	7,035,464
Feb 2018	5,236,029	4,356,186	9,244,372	10,109,294
Mar 2018	3,905,255	2,906,383	6,553,487	6,502,224
Apr 2018	\$3,708,130	\$2,819,091	\$6,003,234	\$5,831,763
FY 2018 Total	\$30,141,876	\$21,550,144	\$49,226,294	\$50,171,112

FY 2019	McKinney	Allen	Frisco	Plano 1% *
Oct 2018	\$4,310,922	\$3,290,122	\$6,841,118	\$6,413,690
Nov 2018	4,859,750	3,670,160	7,887,283	7,623,824
Dec 2018	4,478,421	3,013,753	6,844,712	6,976,214
Jan 2019	4,256,807	3,385,046	7,447,778	6,883,382
Feb 2019	5,664,055	4,759,140	9,004,963	10,807,698
Mar 2019	4,070,523	3,054,591	6,432,401	6,123,392
Apr 2019	\$4,008,805	\$2,780,470	\$6,198,347	\$6,289,649
FY 2019 Total	\$31,649,282	\$23,953,281	\$50,656,602	\$51,117,849

* 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

April 2019

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 87,099	\$ -	\$ -	\$ 87,099
Investments	53,511,986	-	-	53,511,986
Interest Receivable - Investments	120,370	-	-	120,370
Accounts Receivable	2,296,651	-	-	2,296,651
Security Deposits	4,852	-	-	4,852
Prepaid Items	-	-	-	-
Discounts on Investments	(7,285)	-	-	(7,285)
Capital/Land	-	-	4,970,062	4,970,062
Capital/Land Improvements (Net of Depreciation)	-	-	1,771,191	1,771,191
Capital/Construction in Progress*	-	-	-	-
GASB 68 & 75/TMRS Actuarial	-	6,123	-	6,123
GASB 68 & 75/TMRS Investment	-	10,123	-	10,123
GASB 68 & 75/TMRS Contributions	-	16,535	-	16,535
GASB 68 & 75/OPEB Actuarial	-	6	-	6
GASB 68 & 75/OPEB Assumption Change	-	1,409	-	1,409
GASB 68 & 75/OPEB Contributions	-	73	-	73
General Long Term Debt	-	21,598,610	-	21,598,610
Total Assets	\$ 56,013,672	\$ 21,632,879	\$ 6,741,253	\$ 84,387,804
Liabilities				
Vouchers Payable	\$ 10,331	\$ -	\$ -	\$ 10,331
Accrued Payroll Payable	-	-	-	-
Compensated Absences	-	38,401	-	38,401
Retainage Payable	-	-	-	-
Bonds Payable Interest	-	91,349	-	91,349
Bonds Payable Current	-	990,000	-	990,000
Bonds Payable	-	20,390,000	-	20,390,000
TMRS Pension Liability	-	66,849	-	66,849
OPEB Liability	-	32,134	-	32,134
TMRS Actuarial Experience	-	1,586	-	1,586
TMRS Investment Experience	-	22,560	-	22,560
Total Liabilities	\$ 10,331	\$ 21,632,879	\$ -	\$ 21,643,210
Fund Equity				
Unreserved Fund Balance *	\$ 55,973,625	\$ -	\$ -	\$ 55,973,625
Reserved for Encumbrances	16,029	-	-	16,029
Reserved for Prepays	13,688	-	-	13,688
Investment in Capital Assets	-	-	6,741,253	6,741,253
Total Fund Equity	\$ 56,003,341	\$ -	\$ 6,741,253	\$ 62,744,594
Total Liabilities and Equity	\$ 56,013,672	\$ 21,632,879	\$ 6,741,253	\$ 84,387,804
Unreserved Fund Balance *				
Unreserved Fund Balance *	\$ 55,973,625			
Committed Projects Reserve:				
Community Projects	\$ 1,504,103			
Discretionary Prom & Comm Grants	54,739			
Retail Development Infrastructure Grants	7,769			
Special Projects	3,500,000			
Parks Construction Projects	18,716,703			
Craig Ranch Loan Resort Hotel/Conf. Cntr	5,000,000			
Craig Ranch Grant Resort Hotel/Conf. Cntr	3,000,000			
Aquatic Center Finishout	2,635			
Total Committed Projects	\$ 31,655,085			
Unreserved Fund Balance after Project Commit.	\$ 24,318,539			
Undesignated Reserve:				
Community Projects (FY19)	\$ 1,191,129			
Discretionary Prom & Comm Grants (FY19)	76,125			
Retail Development Infrastructure Grants	92,231			
Total Undesignated Allocations	\$ 1,359,485			
Final Unreserved Fund Balance	\$ 22,959,054			