

**McKinney Community Development Corporation**  
**Summary Operating Statement**  
 July 2019 (83% of FY Complete)

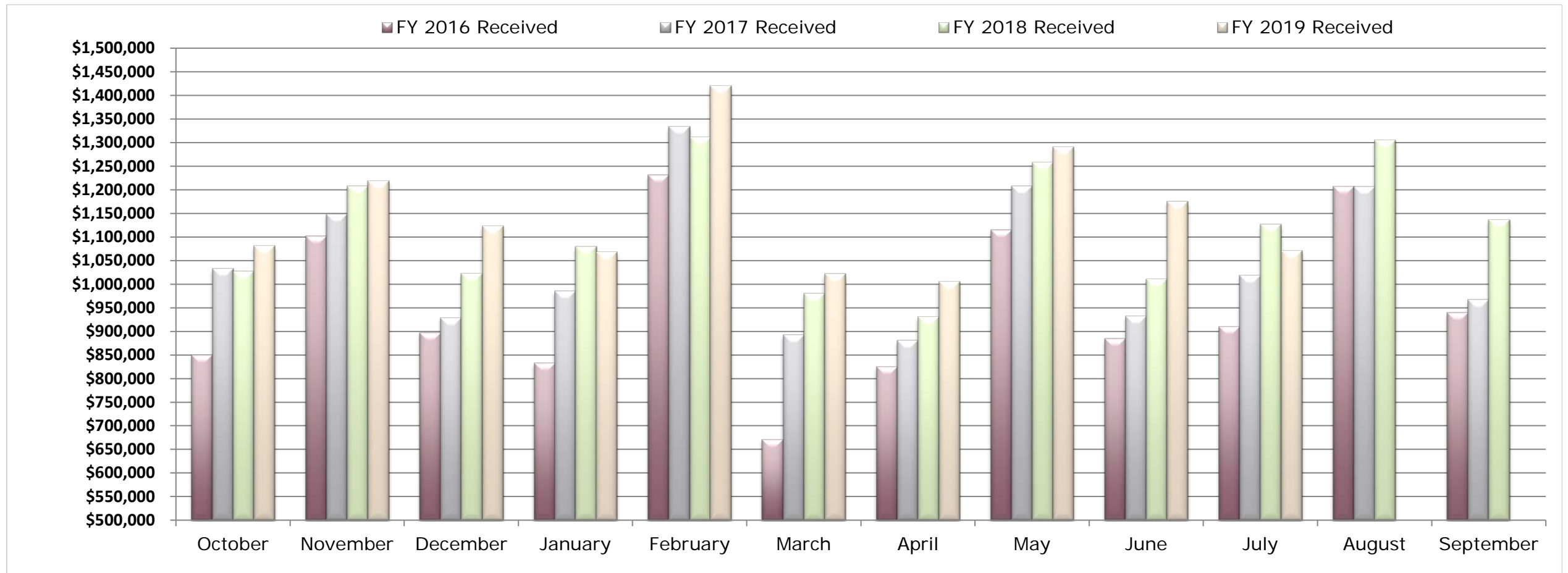
Revenues	FY19 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Received	Monthly Comparison		YTD Comparison	
						Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
Sales Tax Receipts	\$ 14,255,971	\$ 1,072,098	\$ 11,478,720	\$ 2,777,251	80.5%	\$ 1,187,998	\$ (115,900)	\$ 11,879,976	\$ (401,256)
Interest Income	949,000	101,321	1,149,785	(200,785)	121.2%	79,083	22,238	790,833	358,952
<b>Total Revenues</b>	<b>\$ 15,204,971</b>	<b>\$ 1,173,419</b>	<b>\$ 12,628,505</b>	<b>\$ 2,576,466</b>	<b>83.1%</b>	<b>\$ 1,267,081</b>	<b>\$ (93,662)</b>	<b>\$ 12,670,809</b>	<b>\$ (42,304)</b>
Expenses	FY19 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
<b>MCDC Operations</b>									
Personnel Expense	\$ 280,330	\$ 26,729	\$ 222,521	\$ 57,809	79.4%	\$ 23,361	\$ (3,368)	\$ 233,608	\$ 11,087
Supplies Expense	16,250	782	3,290	12,960	20.2%	1,354	572	13,542	10,251
Maintenance Expense	3,000	-	-	3,000	0.0%	250	250	2,500	2,500
Services/Sundry	323,118	15,761	163,096	160,022	50.5%	26,927	11,166	269,265	106,169
<b>Total Administrative</b>	<b>\$ 622,698</b>	<b>\$ 43,272</b>	<b>\$ 388,908</b>	<b>\$ 233,790</b>	<b>62.5%</b>	<b>\$ 51,892</b>	<b>\$ 8,620</b>	<b>\$ 518,915</b>	<b>\$ 130,007</b>
<b>Projects</b>									
Community Grants & Projects	\$ 6,813,834	\$ 70,455	\$ 520,855	\$ 6,292,979	7.6%	\$ 567,820	\$ 497,365	\$ 5,678,195	\$ 5,157,340
Other Project Expenses	28,000	15,693	25,708	2,292	91.8%	2,333	(13,360)	23,333	(2,375)
<b>Total Projects</b>	<b>\$ 6,841,834</b>	<b>\$ 86,148</b>	<b>\$ 546,563</b>	<b>\$ 6,295,271</b>	<b>8.0%</b>	<b>\$ 570,153</b>	<b>\$ 484,005</b>	<b>\$ 5,701,528</b>	<b>\$ 5,154,965</b>
<b>Non-Departmental</b>									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 145,833	\$ 29,167	83.3%	\$ 14,583	\$ -	\$ 145,833	\$ -
Insurance & Risk Fund	549	46	458	92	83.3%	46	-	458	-
Park Construction Fund	19,025,567	478,933	1,357,553	17,668,014	7.1%	1,585,464	1,106,531	15,854,639	14,497,086
Aquatic Center - Neutrality	775,270	-	-	775,270	0.0%	64,606	64,606	646,058	646,058
MPAC	375,000	31,250	312,500	62,500	83.3%	31,250	-	312,500	-
MCDC Debt Service Payments	990,000	990,000	990,000	-	100.0%	82,500	(907,500)	825,000	(165,000)
MCDC Debt Service I & S	730,792	365,396	730,792	(0)	100.0%	60,899	(304,497)	608,993	(121,799)
Paying Agent	1,000	200	400	600	40.0%	83	(117)	833	433
Capital Equip/Construction-Aquatic Center	31,243	-	28,608	2,635	91.6%	2,604	2,604	26,036	(2,572)
<b>Total Non-Departmental</b>	<b>\$ 22,104,421</b>	<b>\$ 1,880,408</b>	<b>\$ 3,566,144</b>	<b>\$ 18,538,277</b>	<b>16.1%</b>	<b>\$ 1,842,035</b>	<b>\$ (38,373)</b>	<b>\$ 18,420,351</b>	<b>\$ 14,854,207</b>
<b>Total Expenses</b>	<b>\$ 29,568,953</b>	<b>\$ 2,009,828</b>	<b>\$ 4,501,615</b>	<b>\$ 25,067,338</b>	<b>15.2%</b>	<b>\$ 2,464,079</b>	<b>\$ 454,251</b>	<b>\$ 24,640,794</b>	<b>\$ 20,139,179</b>
<b>Net</b>	<b>\$ (14,363,982)</b>	<b>\$ (836,409)</b>	<b>\$ 8,126,891</b>			<b>\$ (1,196,999)</b>	<b>\$ 360,590</b>	<b>\$ (11,969,985)</b>	<b>\$ 20,096,876</b>
<b>FY19 Beginning Fund Balance</b>	<b>\$ 46,936,646</b>								
<b>Add FY19 Budgeted Revenue</b>	<b>15,204,971</b>								
<b>Less FY19 Budgeted Expenses</b>	<b>(29,568,953)</b>								
<b>FY19 Projected Ending Fund Balance</b>	<b>\$ 32,572,664</b>								

**McKinney Community Development Corporation**  
Project Details - July 2019

<b>Community 4B Projects</b>	<b>FY Board Approved</b>	<b>Project Code</b>	<b>Budget FY19</b>	<b>Monthly Actual</b>	<b>YTD Actual</b>	<b>Budget Balance</b>
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	23,375	29,875	125
HUB 121	2017-2018	4B1805	400,000	-	-	400,000
Habitat for Humanity of Collin County (Cotton Groves)	2017-2018	4B1806	828,734	7,776	101,365	727,370
McKinney Main Street	2017-2018	4B1809	35,000	-	33,320	1,680
Heritage Guild of Collin County	2017-2018	4B1810	75,000	18,912	24,707	50,293
Habitat for Humanity of Collin County (Critical Home Repair)	2018-2019	4B1901	80,000	-	6,942	73,058
City of McKinney - Apex Centre (Future Expansion)	2018-2019	4B1902	-	-	-	-
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
Salvation Army - Replacement of gymnasium floor	2018-2019	4B1906	33,918	-	-	33,918
Heritage Guild of Collin County (Projects at Chestnut Square Historic)	2018-2019	4B1907	59,500	4,238	4,238	55,262
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	-	-	-	-
Undesignated FY 2019 Budget			147,711	-	67	147,644
<b>Total Community 4B Projects</b>			<b>\$ 2,690,698</b>	<b>\$ 54,301</b>	<b>\$ 382,553</b>	<b>\$ 2,308,146</b>
<b>Promotional and Event Grants</b>	<b>FY Board Approved</b>	<b>Project Code</b>	<b>Budget FY19</b>	<b>Monthly Actual</b>	<b>YTD Actual</b>	<b>Budget Balance</b>
Collin County History Museum - WWI Commemoration	2017-2018	PC1801	\$ 1,700	\$ -	\$ 1,700	\$ -
Heritage Guild - Tour de Coop, Farmers Market, Ice Cream Crank-off	2017-2018	PC1808	1,436	-	1,232	204
Collin County Master Gardeners	2017-2018	PC1814	9,000	-	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	107	934	1,566
Heritage Guild of Collin County	2017-2018	PC1822	12,000	-	12,000	-
Heritage Guild of Collin County	2018-2019	PC1901	7,500	1,047	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	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	1
Heritage Guild of Collin County	2018-2019	PC1909	12,500	-	-	12,500
Crape Myrtle Trails Foundation	2018-2019	PC1911	8,000	-	-	8,000
Direction 61:3	2018-2019	PC1912	4,000	-	-	4,000
McKinney Rotary Club	2018-2019	PC1913	6,000	-	-	6,000
SBG Hospitality	2018-2019	PC1914	10,000	-	-	10,000
McKinney Main Street	2018-2019	PC1915	15,000	-	-	15,000
McKinney Lacrosse Club	2018-2019	PC1916	6,000	-	-	6,000
McKinney ISD Department of Athletics	2018-2019	PC1917	14,625	-	-	14,625
Undesignated FY 2019 Budget			-	-	-	-
<b>Total Promotional &amp; Event Grants</b>			<b>\$ 223,135</b>	<b>\$ 16,154</b>	<b>\$ 130,533</b>	<b>\$ 92,602</b>
<b>Retail Development Infrastructure Grants</b>	<b>FY Board Approved</b>	<b>Project Code</b>	<b>Budget FY19</b>	<b>Monthly Actual</b>	<b>YTD Actual</b>	<b>Budget Balance</b>
Local Yocal Farm to Market	2018-2019	RI1901	\$ 7,769	\$ -	\$ 7,769	\$ -
Undesignated FY 2019 Budget			92,231	-	-	92,231
<b>Total Retail Development Infrastructure Grants</b>			<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 7,769</b>	<b>\$ 92,231</b>
<b>Special Projects</b>	<b>FY Board Approved</b>	<b>Project Code</b>	<b>Budget FY19</b>	<b>Monthly Actual</b>	<b>YTD Actual</b>	<b>Budget Balance</b>
Star Center Expansion	2016-2017	4B1701	\$ 500,000	\$ -	\$ -	\$ 500,000
Craig Ranch Hotel	2018-2019	4B1704	3,000,000	-	-	3,000,000
City of McKinney - Apex Centre (Future Expansion)	2018-2019	PK1825	150,000	-	-	150,000
City of McKinney - Department of Housing and Community Dev	2018-2019	HA1913	150,000	-	-	150,000
<b>Total Special Projects</b>			<b>\$ 3,800,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,800,000</b>
<b>Park Construction Fund</b>	<b>FY Board Approved</b>	<b>Project Code</b>	<b>Budget FY19</b>	<b>Monthly Actual</b>	<b>YTD Actual</b>	<b>Budget Balance</b>
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	1,284,154	2,026	4,826	1,279,329
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	-	84,740	65,260
JMAC Improvements	2018-2019	PK1823	175,000	11,324	160,805	14,195
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	385,670	856,566	468,434
Parks Accessibility	2016-2017	PK4325	196,093	816	12,446	183,647
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	13,586	59,098	1,308,504
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	2,698,768	-	-	2,698,768
Old Settler's Renovation	2018-2019	PK4398	4,100,000	65,512	179,072	3,920,928
Parks Projects (Umbrella)	2018-2019	PK4399	225,000	-	-	225,000
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
<b>Total Parks Construction Projects</b>			<b>\$ 19,025,567</b>	<b>\$ 478,933</b>	<b>\$ 1,357,553</b>	<b>\$ 17,668,015</b>
<b>Aquatic Center Finishout</b>	<b>2014-2015</b>	<b>4B1800</b>	<b>\$ 31,243</b>	<b>\$ -</b>	<b>\$ 28,608</b>	<b>\$ 2,635</b>
<b>* Other City of McKinney Projects in Eco/Comm Project Allocations</b>						

**McKinney Community Development Corporation**  
**Sales Tax Revenue**  
 July 2019 (83% 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	<b>\$1,081,713</b>	<b>\$54,728</b>	<b>5.3%</b>	<b>7.6%</b>
November	938,090	982,351	1,101,106	1,148,939	1,208,295	<b>1,219,028</b>	<b>10,733</b>	<b>0.9%</b>	<b>8.6%</b>
December	770,221	826,009	897,304	929,699	1,023,356	<b>1,123,713</b>	<b>100,357</b>	<b>9.8%</b>	<b>7.9%</b>
January	744,988	821,731	833,503	985,393	1,079,316	<b>1,068,303</b>	<b>(11,013)</b>	<b>-1.0%</b>	<b>7.5%</b>
February	1,043,205	1,136,044	1,231,183	1,334,043	1,312,944	<b>1,420,142</b>	<b>107,198</b>	<b>8.2%</b>	<b>10.0%</b>
March	681,914	764,445	671,518	891,649	980,238	<b>1,021,757</b>	<b>41,519</b>	<b>4.2%</b>	<b>7.2%</b>
April	677,086	716,258	825,953	880,093	930,962	<b>1,006,335</b>	<b>75,372</b>	<b>8.1%</b>	<b>7.1%</b>
May	978,399	1,031,572	1,114,575	1,208,091	1,258,169	<b>1,291,030</b>	<b>32,861</b>	<b>2.6%</b>	<b>9.1%</b>
June	765,309	820,908	884,501	932,936	1,011,758	<b>1,174,600</b>	<b>162,842</b>	<b>16.1%</b>	<b>8.2%</b>
July	787,000	840,355	910,886	1,019,409	1,125,759	<b>1,072,098</b>	<b>(53,661)</b>	<b>-4.8%</b>	<b>7.5%</b>
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				
<b>Total</b>	<b>\$10,075,479</b>	<b>\$10,818,246</b>	<b>\$11,468,033</b>	<b>\$12,536,690</b>	<b>\$13,400,813</b>	<b>\$11,478,719</b>	<b>\$520,938</b>	<b>4.8%</b>	<b>80.5%</b>

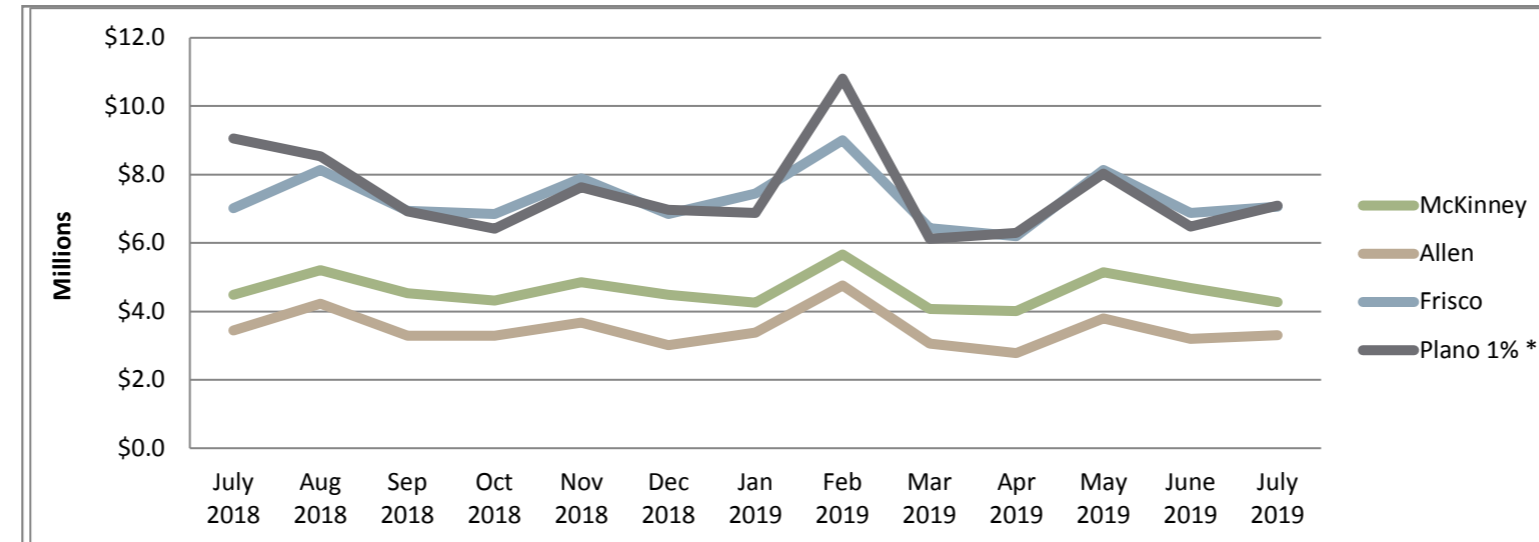


# TOTAL SALES TAX COLLECTED

## Sister City Comparison

July 2019	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	-\$215,584	-\$140,639	\$48,681	-\$1,969,360
Var to LY	-4.8%	-4.1%	0.7%	-21.7%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$2,072,909	\$2,207,928	\$1,571,507	-\$1,272,293
Var to LY	4.7%	6.9%	2.2%	-1.7%



### 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
May 2018	5,016,937	3,934,449	8,118,437	8,396,951
June 2018	4,031,313	3,119,123	6,808,910	6,364,601
<b>July 2018</b>	<b>4,487,248</b>	<b>3,448,476</b>	<b>7,009,090</b>	<b>9,057,538</b>
<b>FY 2018 Total</b>	<b>\$43,677,373</b>	<b>\$32,052,192</b>	<b>\$71,162,731</b>	<b>\$73,990,202</b>

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
May 2019	5,147,563	3,800,263	8,137,697	8,026,025
June 2019	4,681,773	3,198,738	6,882,169	6,485,856
<b>July 2019</b>	<b>4,271,664</b>	<b>3,307,837</b>	<b>7,057,771</b>	<b>7,088,178</b>
<b>FY 2019 Total</b>	<b>\$45,750,282</b>	<b>\$34,260,119</b>	<b>\$72,734,238</b>	<b>\$72,717,909</b>

\* 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

July 2019

	MCDC Operations		MCDC Long Term Debt		General Fixed Assets		Consolidated
<b>Assets</b>							
Cash and Cash Equivalents	\$ 88,723	\$	-	\$	-	\$	88,723
Investments	56,076,599		-		-		56,076,599
Interest Receivable - Investments	12,075		-		-		12,075
Accounts Receivable	2,296,651		-		-		2,296,651
Security Deposits	4,852		-		-		4,852
Prepaid Items	1,230		-		-		1,230
Discounts on Investments	(6,770)		-		-		(6,770)
Capital/Land	-		-		4,970,062		4,970,062
Capital/Land Improvements (Net of Depreciation)	-		-		1,735,720		1,735,720
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
<b>Total Assets</b>	<b>\$ 58,473,359</b>	<b>\$</b>	<b>21,632,879</b>	<b>\$</b>	<b>6,705,782</b>	<b>\$</b>	<b>86,812,020</b>
<b>Liabilities</b>							
Vouchers Payable	\$ 1,396,242	\$	-	\$	-	\$	1,396,242
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
<b>Total Liabilities</b>	<b>\$ 1,396,242</b>	<b>\$</b>	<b>21,632,879</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>23,029,121</b>
<b>Fund Equity</b>							
Unreserved Fund Balance *	\$ 57,023,618	\$	-	\$	-	\$	57,023,618
Reserved for Encumbrances	39,811		-		-		39,811
Reserved for Prepays	13,688		-		-		13,688
Investment in Capital Assets	-		-		6,705,782		6,705,782
<b>Total Fund Equity</b>	<b>\$ 57,077,117</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>6,705,782</b>	<b>\$</b>	<b>63,782,899</b>
<b>Total Liabilities and Equity</b>	<b>\$ 58,473,359</b>	<b>\$</b>	<b>21,632,879</b>	<b>\$</b>	<b>6,705,782</b>	<b>\$</b>	<b>86,812,020</b>

<b>Unreserved Fund Balance *</b>	<b>\$ 57,023,618</b>
Committed Projects Reserve:	
Community Projects	\$ 2,160,502
Discretionary Prom & Comm Grants	92,602
Retail Development Infrastructure Grants	-
Special Projects	3,800,000
Parks Construction Projects	17,668,015
Aquatic Center Finishout	2,635
<b>Total Committed Projects</b>	<b>\$ 23,631,152</b>
<b>Unreserved Fund Balance after Project Commit.</b>	<b>\$ 33,392,467</b>
Undesignated Reserve:	
Community Projects (FY19)	\$ 147,644
Discretionary Prom & Comm Grants (FY19)	-
Retail Development Infrastructure Grants	92,231
<b>Total Undesignated Allocations</b>	<b>\$ 239,875</b>
<b>Final Unreserved Fund Balance</b>	<b>\$ 33,152,591</b>