

McKinney Community Development Corporation
Summary Operating Statement
 January 2021 (33% 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	\$ 1,360,427	\$ 5,510,635	\$ 9,190,191	37.5%	\$ 1,225,069	\$ 135,358	\$ 4,900,275	\$ 610,360
Interest Income	292,000	5,378	27,902	264,098	9.6%	24,333	(18,955)	97,333	(69,431)
Total Revenues	\$ 14,992,826	\$ 1,365,805	\$ 5,538,537	\$ 9,454,289	36.9%	\$ 1,249,402	\$ 116,403	\$ 4,997,609	\$ 540,928
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	\$ 27,405	\$ 91,275	\$ 207,308	30.6%	\$ 24,882	\$ (2,523)	\$ 99,528	\$ 8,252
Supplies Expense	17,250	148	920	16,330	5.3%	1,438	1,289	5,750	4,830
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	833	833
Services/Sundry	576,983	5,531	69,967	507,016	12.1%	48,082	42,551	192,328	122,360
Capital	2,648,493	-	2,649,037	(544)	100.0%	220,708	(220,708)	882,831	(1,766,206)
Total Administrative	\$ 3,543,809	\$ 33,084	\$ 2,811,199	\$ 732,610	79.3%	\$ 295,317	\$ (179,182)	\$ 1,181,270	\$ (1,629,930)
Projects									
Community Grants & Projects	\$ 11,822,624	\$ 46,895	\$ 229,855	\$ 11,592,769	1.9%	\$ 985,219	\$ 938,324	\$ 3,940,875	\$ 3,711,020
Capital	200,000	3,795	10,725	189,275	5.4%	16,667	12,872	66,667	55,942
Other Project Expenses	93,000	620	5,398	87,603	5.8%	7,750	7,130	31,000	25,603
Total Projects	\$ 12,115,624	\$ 51,310	\$ 245,977	\$ 11,869,647	2.0%	\$ 1,009,635	\$ 958,325	\$ 4,038,541	\$ 3,792,564
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 58,333	\$ 116,667	33.3%	\$ 14,583	\$ -	\$ 58,333	\$ -
Insurance & Risk Fund	921	77	307	614	33.3%	77	-	307	-
Park Construction Fund	19,381,849	401,325	1,741,169	17,640,680	9.0%	1,615,154	1,213,829	6,460,616	4,719,447
MPAC	500,000	41,667	166,667	333,333	33.3%	41,667	-	166,667	-
Buildings & Structures	11,333,262	-	-	11,333,262	0.0%	944,439	944,439	3,777,754	3,777,754
MCDC Debt Service Payments	1,030,000	-	-	1,030,000	0.0%	85,833	85,833	343,333	343,333
MCDC Debt Service I & S	688,848	344,424	344,424	344,424	50.0%	57,404	(287,020)	229,616	(114,808)
Paying Agent	1,000	200	200	800	20.0%	83	(117)	333	133
Total Non-Departmental	\$ 33,110,880	\$ 802,276	\$ 2,311,100	\$ 30,799,780	7.0%	\$ 2,759,240	\$ 1,956,964	\$ 11,036,960	\$ 8,725,859
Total Expenses	\$ 48,770,313	\$ 886,670	\$ 5,368,277	\$ 43,402,036	11.0%	\$ 4,064,193	\$ 2,736,108	\$ 16,256,771	\$ 10,888,494
Net	\$ (33,777,487)	\$ 479,135	\$ 170,260			\$ (2,814,791)	\$ 3,293,926	\$ (11,259,162)	\$ 11,429,422
FY21 Preliminary Beginning Fund Balance	\$ 34,291,703								
Add FY21 Budgeted Revenue	14,992,826								
Less FY21 Budgeted Expenses	(48,770,313)								
FY21 Projected Ending Fund Balance	\$ 514,216								

McKinney Community Development Corporation
Project Details - January 2021

Community 4B Projects	FY Board Approved	Project Code	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	-	17,343	22,206
Habitat for Humanity of Collin County	2019-2020	4B2003	647,998	31,487	58,540	589,458
MCDC Park Benches @MPAC	2019-2020	4B2004	36,800	-	-	36,800
McKinney Parks Foundation (shipping container/tool storage)	2019-2020	4B2005	5,925	1,578	3,786	2,139
Hugs Café (Greenhouse Equipment)	2019-2020	4B2006	13,325	-	12,206	1,119
McKinney Main Street (Better Block in a Box)	2019-2020	4B2007	50,780	-	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			\$ 4,264,482	\$ 33,065	\$ 171,730	\$ 4,092,752
Promotional and Event Grants	FY Board Approved	Project Code	Budget FY21	Monthly Actual	YTD Actual	Budget Balance
Kiwanis Club of McKinney	2018-2019	PC1906	\$ 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	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	-	1,042	1,867
Odysseus Chamber Orchestra - 2020-2021 Concert Series	2019-2020	PC2013	5,000	180	2,103	2,897
Heritage Guild of CC	2019-2020	PC2014	13,000	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	650	4,280	434
SBG Hospitality - Wine & Music Festival	2019-2020	PC2018	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
Kiwanis Club of McKinney-2021 Triathlon	2020-2021	PC2101	2,500	-	-	2,500
SBG Hospitality-2021 Spring Sip & Stroll Series	2020-2021	PC2102	12,500	-	-	12,500
Heritage Guild of CC-Farmers Market, Education, Murder Mystery, F.	2020-2021	PC2103	12,500	-	-	12,500
CC History Museum-2021 Then & Now	2020-2021	PC2104	6,500	-	-	6,500
Colorful Collaborations-Legacy Keepers 2021 events	2020-2021	PC2105	2,000	-	-	2,000
McKinney Garden Club-2021 Art Meets Floral	2020-2021	PC2106	5,000	-	-	5,000
Ovation Academy of Performing Arts-2021 Spring/Summer Producti	2020-2021	PC2107	5,000	-	-	5,000
St. Peter's Episcopal Church-2021 Empty Bowls	2020-2021	PC2108	7,500	-	-	7,500
McKinney Main Street-Arts in Bloom	2020-2021	PC2109	7,500	-	-	7,500
Undesignated FY 2021 Budget			139,000	-	-	139,000
Total Promotional & Event Grants			\$ 317,418	\$ 13,830	\$ 33,125	\$ 284,293
Retail Development Infrastructure Grants	FY Board Approved	Project Code	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			\$ 145,000	\$ -	\$ 25,000	\$ 120,000
Special Projects	FY Board Approved	Project Code	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
Tupps Brewery	2019-2020	4B2009	11,533,262	3,795	10,725	11,522,537
MCDC COVID-19 Business Grant	2019-2020	MP2001	2,055,474	-	-	2,055,474
Total Special Projects			\$ 18,628,986	\$ 3,795	\$ 10,725	\$ 18,618,261
Park Construction Fund	FY Board Approved	Project Code	Budget FY21	Monthly Actual	YTD Actual	Budget Balance
Finch Park Phase IV	2017-2018	PK1211	\$ 379,342	\$ 1,040	\$ 225,193	\$ 154,149
Hike & Bike Trail Construction	2016-2017	PK1213	156,651	-	14,962	141,689
Prosper ISD Neighborhood Park	2016-2017	PK1643	705,000	-	-	705,000
Land Acquisition 2016-17	2016-2017	PK1701	279,329	-	5,100	274,229
Cottonwood Park Redevelopment	2018-2019	PK1737	1,284,839	4,102	537,517	747,322
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	-	1,158,950
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	262,659	-	13,544	249,115
JMAC Improvements	2018-2019	PK1823	353,480	-	-	353,480
New Senior Center	2020-2021	PK1829	200,000	-	-	200,000
Renovations - Aging Park	2019-2020	PK1831	1,942,479	-	-	1,942,479
Finch Park Phase V	2019-2020	PK2039	1,950,000	5,280	6,320	1,943,680
Parks Master Plan	2019-2020	PK2040	119,897	18,188	31,629	88,268
Bonnie Wenk Park Outdoor Equipment	2019-2020	PK2062	8,384	-	-	8,384
OSCR Aquatic and Park Renovation	2019-2020	PK2041	1,367,073	2,240	2,240	1,364,833
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	-	12,500	246,067
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	2,872,001	23,922	545,495	2,326,506
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	1,691,282	-	-	1,691,282
Community Center Renovation	2019-2020	PK4397	625,000	-	-	625,000
Old Settler's Renovation	2018-2019	PK4398	1,716,661	346,555	346,670	1,369,991
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			\$ 19,381,850	\$ 401,325	\$ 1,741,169	\$ 17,640,680

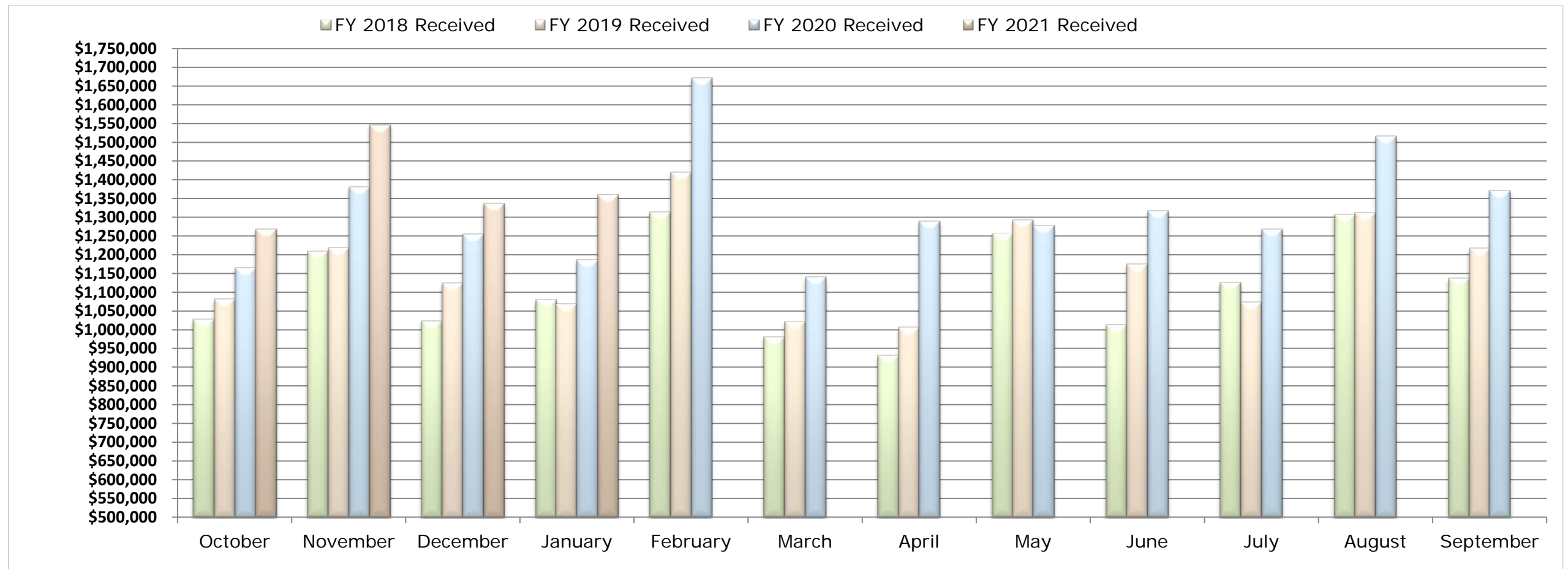
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

January 2021 (33% 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	1,337,046	83,115	6.6%	9.1%
January	833,503	985,393	1,079,316	1,068,303	1,185,717	1,360,427	174,710	14.7%	9.3%
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	\$5,510,635	\$525,234	10.5%	37.5%

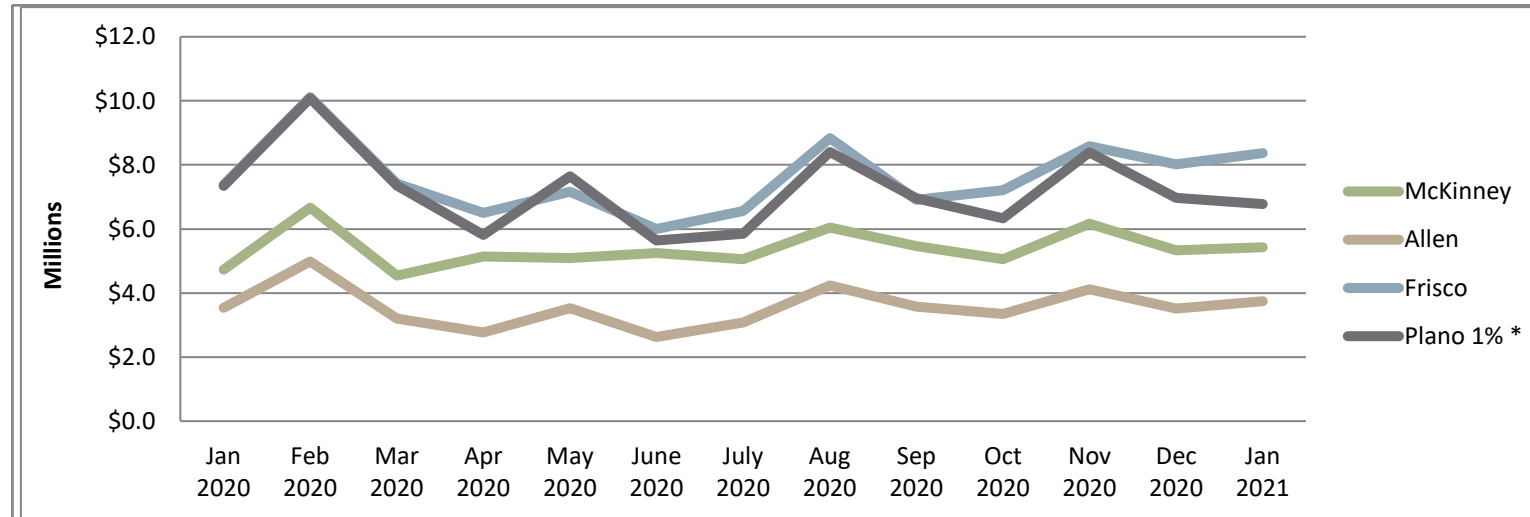


TOTAL SALES TAX COLLECTED

Sister City Comparison

Jan 2021	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$698,173	\$197,346	\$993,200	-\$567,064
Var to LY	14.8%	5.6%	13.5%	-7.7%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$2,098,254	\$300,223	\$1,556,186	-\$457,057
Var to LY	10.6%	2.1%	5.1%	-1.6%



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
Dec 2019	4,998,739	3,571,305	7,579,444	7,267,767
Jan 2020	4,725,819	3,541,772	7,377,847	7,343,070
FY 2020 Total	\$19,873,999	\$14,416,954	\$30,628,225	\$28,923,961

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
Dec 2020	5,330,461	3,514,816	8,019,758	6,966,038
Jan 2021	5,423,992	3,739,118	8,371,047	6,776,005
FY 2021 Total	\$21,972,252	\$14,717,176	\$32,184,411	\$28,466,903

* 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

January 2021

	MDCD Operations	MDCD Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 186,072	\$ -	\$ -	\$ 186,072
Investments	61,109,812	-	-	61,109,812
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)	-	-	119,751	119,751
GASB 68 & 75/TMRS Actuarial	-	7,565	-	7,565
GASB 68 & 75/TMRS Assumption Change	-	2,310	-	2,310
GASB 68 & 75/TMRS Investment	-	1	-	1
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	\$ 64,107,623	\$ 20,626,767	\$ 750,704	\$ 85,485,094
Liabilities				
Vouchers Payable	\$ 350,810	\$ -	\$ -	\$ 350,810
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	-	21,127	-	21,127
OPEB Actuarial Experience	-	357	-	357
Total Liabilities	\$ 350,810	\$ 19,685,417	\$ -	\$ 20,036,227
Fund Equity				
Unreserved Fund Balance *	\$ 63,492,119	\$ 941,351	\$ -	\$ 64,433,469
Reserved for Encumbrances	261,718	-	-	261,718
Reserved for Prepays	2,977	-	-	2,977
Prior Yr Res for Enc Cont	-	-	-	-
Investment in Capital Assets	-	-	750,704	750,704
Total Fund Equity	\$ 63,756,813	\$ 941,351	\$ 750,704	\$ 65,448,867
Total Liabilities and Equity	\$ 64,107,623	\$ 20,626,767	\$ 750,704	\$ 85,485,094
Unreserved Fund Balance *				
Committed Projects Reserve:				
Community Projects	\$ 2,512,647			
Discretionary Prom & Comm Grants	145,293			
Retail Development Infrastructure Grants	-			
Special Projects	18,618,261			
Parks Construction Projects	17,640,680			
Total Committed Projects	\$ 38,916,882			
Unreserved Fund Balance after Project Commit.	\$ 24,575,237			
Undesignated Reserve:				
Community Projects (FY21)	\$ 1,580,105			
Discretionary Prom & Comm Grants (FY21)	139,000			
Retail Development Infrastructure Grants	120,000			
Total Undesignated Allocations	\$ 1,839,105			
Remaining Unreserved Fund Balance	\$ 22,736,132			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 22,736,132			