

**McKinney Community Development Corporation**  
**Summary Operating Statement**  
April 2021 (58% 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	\$ 1,113,662	\$ 9,717,169	\$ 4,983,657	66.1%	\$ 1,225,069	\$ (111,406)	\$ 8,575,482	\$ 1,141,687
Interest Income	292,000	3,678	40,678	251,322	13.9%	24,333	(20,656)	170,333	(129,656)
Miscellaneous Revenue	-	-	5,250	(5,250)	-	-	-	-	5,250
Gain on Sale of FA	-	-	87,106	(87,106)	-	-	-	-	87,106
<b>Total Revenues</b>	<b>\$ 14,992,826</b>	<b>\$ 1,117,340</b>	<b>\$ 9,850,202</b>	<b>\$ 5,142,624</b>	<b>65.7%</b>	<b>\$ 1,249,402</b>	<b>\$ (132,062)</b>	<b>\$ 8,745,815</b>	<b>\$ 1,104,387</b>
Expenses	FY21 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
<b>MCDC Operations</b>									
Personnel Expense	\$ 298,583	\$ 39,148	\$ 170,438	\$ 128,145	57.1%	\$ 24,882	\$ (14,266)	\$ 174,173	\$ 3,736
Supplies Expense	17,250	285	1,601	15,649	9.3%	1,438	1,152	10,063	8,462
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	1,458	1,458
Services/Sundry	576,983	15,879	124,993	451,990	21.7%	48,082	32,203	336,573	211,580
Capital	2,648,493	-	2,649,037	(544)	100.0%	220,708	(220,708)	1,544,954	(1,104,083)
<b>Total Administrative</b>	<b>\$ 3,543,809</b>	<b>\$ 55,312</b>	<b>\$ 2,946,069</b>	<b>\$ 597,740</b>	<b>83.1%</b>	<b>\$ 295,317</b>	<b>\$ (201,410)</b>	<b>\$ 2,067,222</b>	<b>\$ (878,847)</b>
<b>Projects</b>									
Community Grants & Projects	\$ 18,059,664	\$ 11,491	\$ 1,130,616	\$ 16,929,048	6.3%	\$ 1,504,972	\$ 1,493,481	\$ 10,534,804	\$ 9,404,188
Capital	200,000	2,393	16,500	183,500	8.3%	16,667	14,274	116,667	100,167
Other Project Expenses	93,000	9,872	16,109	76,891	17.3%	7,750	(2,122)	54,250	38,141
<b>Total Projects</b>	<b>\$ 18,352,664</b>	<b>\$ 23,755</b>	<b>\$ 1,163,225</b>	<b>\$ 17,189,439</b>	<b>6.3%</b>	<b>\$ 1,529,389</b>	<b>\$ 1,505,634</b>	<b>\$ 10,705,721</b>	<b>\$ 9,542,495</b>
<b>Non-Departmental</b>									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 102,083	\$ 72,917	58.3%	\$ 14,583	\$ -	\$ 102,083	\$ -
Insurance & Risk Fund	921	77	537	384	58.3%	77	-	537	-
Park Construction Fund	19,381,849	1,402,564	5,048,990	14,332,859	26.1%	1,615,154	212,590	11,306,079	6,257,089
MPAC	500,000	41,667	291,667	208,333	58.3%	41,667	-	291,667	-
Buildings & Structures	11,333,262	184,525	472,883	10,860,379	4.2%	944,439	759,914	6,611,070	6,138,186
MCDC Debt Service Payments	1,030,000	-	-	1,030,000	0.0%	85,833	85,833	600,833	600,833
MCDC Debt Service I & S	688,848	-	344,424	344,424	50.0%	57,404	57,404	401,828	57,404
Paying Agent	1,000	-	200	800	20.0%	83	83	583	383
<b>Total Non-Departmental</b>	<b>\$ 33,110,880</b>	<b>\$ 1,643,415</b>	<b>\$ 6,260,784</b>	<b>\$ 26,850,096</b>	<b>18.9%</b>	<b>\$ 2,759,240</b>	<b>\$ 1,115,824</b>	<b>\$ 19,314,680</b>	<b>\$ 13,053,895</b>
<b>Total Expenses</b>	<b>\$ 55,007,353</b>	<b>\$ 1,722,482</b>	<b>\$ 10,370,078</b>	<b>\$ 44,637,275</b>	<b>18.9%</b>	<b>\$ 4,583,946</b>	<b>\$ 2,420,048</b>	<b>\$ 32,087,623</b>	<b>\$ 21,717,544</b>
<b>Net</b>	<b>\$ (40,014,527)</b>	<b>\$ (605,142)</b>	<b>\$ (519,876)</b>			<b>\$ (3,334,544)</b>	<b>\$ 2,729,402</b>	<b>\$ (23,341,807)</b>	<b>\$ 22,821,932</b>
<b>FY21 Beginning Fund Balance</b>	<b>\$ 63,586,552</b>								
<b>Add FY21 Budgeted Revenue</b>	<b>14,992,826</b>								
<b>Less FY21 Budgeted Expenses</b>	<b>(55,007,353)</b>								
<b>FY21 Projected Ending Fund Balance</b>	<b>\$ 23,572,025</b>								

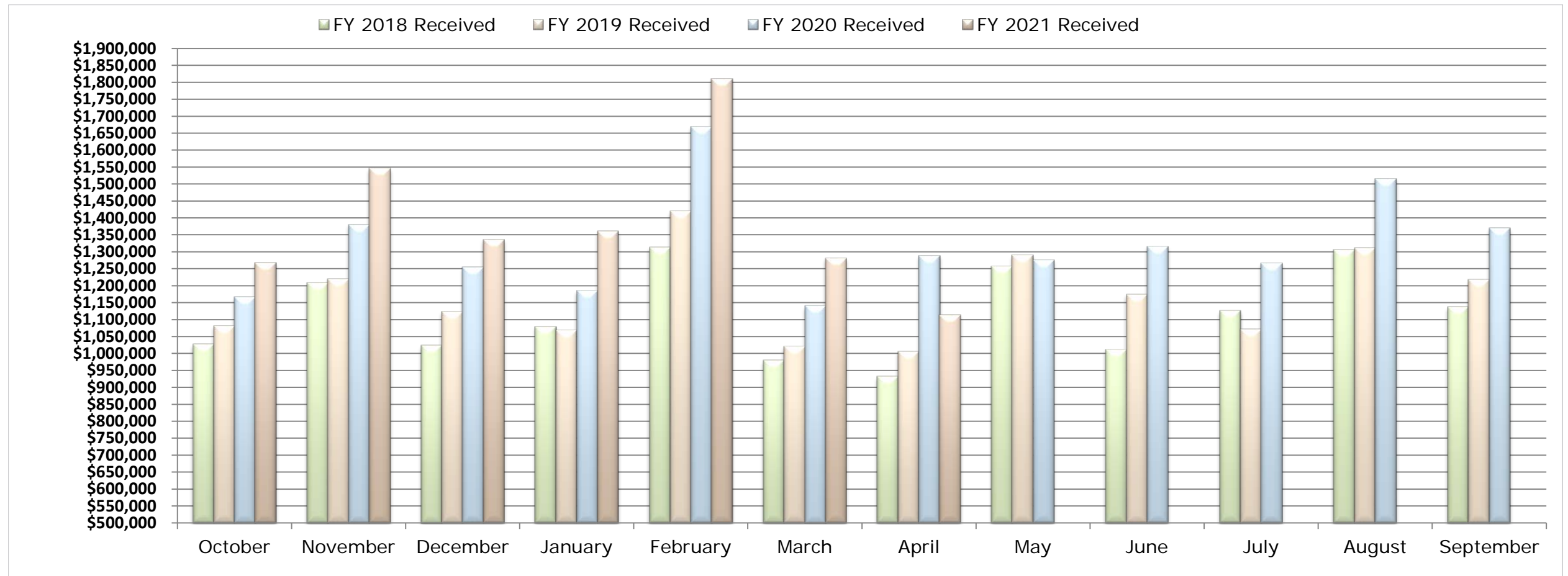
**McKinney Community Development Corporation**  
Project Details - April 2021

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	-	39,549	-
Habitat for Humanity of Collin County	2019-2020	4B2003	937,806	-	112,578	825,227
MCDC Park Benches @MPAC	2019-2020	4B2004	36,800	-	-	36,800
McKinney Parks Foundation (shipping container/tool storage)	2019-2020	4B2005	5,925	-	4,709	1,216
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
Heritage Guild of Collin County	2020-2021	4B2103	32,750	-	-	32,750
McKinney Roots	2020-2021	4B2105	15,000	-	-	15,000
Undesignated FY 2021 Budget			1,242,547	-	-	1,242,547
<b>Total Community 4B Projects</b>			<b>\$ 4,264,482</b>	<b>\$ -</b>	<b>\$ 1,048,897</b>	<b>\$ 3,215,585</b>
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	-	2,909	-
Odysseus Chamber Orchestra - 2020-2021 Concert Series	2019-2020	PC2013	5,000	806	3,424	1,576
Heritage Guild of CC	2019-2020	PC2014	13,000	-	13,000	-
McK Community Band - Three Performances	2019-2020	PC2015	7,000	-	4,346	2,654
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	-	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	5,109	5,109	7,391
CC History Museum-2021 Then & Now	2020-2021	PC2104	6,500	-	4,000	2,500
Colorful Collaborations-Legacy Keepers 2021 events	2020-2021	PC2105	2,000	-	875	1,125
McKinney Garden Club-2021 Art Meets Floral	2020-2021	PC2106	5,000	-	-	5,000
Ovation Academy of Performing Arts-2021 Spring/Summer Product	2020-2021	PC2107	5,000	-	500	4,500
St. Peter's Episcopal Church-2021 Empty Bowls	2020-2021	PC2108	7,500	4,576	4,576	2,924
McKinney Main Street-Arts in Bloom	2020-2021	PC2109	7,500	-	-	7,500
Undesignated FY 2021 Budget			139,000	-	-	139,000
<b>Total Promotional &amp; Event Grants</b>			<b>\$ 317,418</b>	<b>\$ 10,491</b>	<b>\$ 55,719</b>	<b>\$ 261,699</b>
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	\$ -
Haddington Fund LP	2020-2021	RI2101	25,000	-	-	25,000
James West Architect	2020-2021	RI2102	25,000	-	-	25,000
Undesignated FY 2021 Budget			70,000	-	-	70,000
<b>Total Retail Development Infrastructure Grants</b>			<b>\$ 145,000</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 120,000</b>
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	186,917	489,383	11,043,879
The HUB (4 acre)	2020-2021	4B2101	2,600,000	-	-	2,600,000
Apex Center Expansion	2020-2021	4B2108	3,637,040	1,000	1,000	3,636,040
MCDC COVID-19 Business Grant	2019-2020	MP2001	2,055,474	-	-	2,055,474
<b>Total Special Projects</b>			<b>\$ 24,866,026</b>	<b>\$ 187,917</b>	<b>\$ 490,383</b>	<b>\$ 24,375,643</b>
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	\$ 6,059	\$ 289,812	\$ 89,530
Hike & Bike Trail Construction	2016-2017	PK1213	156,651	18,481	44,756	111,895
Prosper ISD Neighborhood Park	2016-2017	PK1643	705,000	-	-	705,000
Land Acquisition 2016-17	2016-2017	PK1701	279,329	-	11,100	268,229
Cottonwood Park Redevelopment	2018-2019	PK1737	1,284,839	588	928,974	355,865
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	-	1,158,950
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	262,659	23,860	45,192	217,467
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	7,950	30,723	1,919,278
Parks Master Plan	2019-2020	PK2040	119,897	-	35,074	84,822
Bonnie Wenk Park Outdoor Equipment	2019-2020	PK2062	8,384	-	3,192	5,192
OSCR Aquatic and Park Renovation	2019-2020	PK2041	1,367,073	1,172	86,174	1,280,899
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	31,631	78,537	180,030
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	778,083	-	-	778,083
Towne Lake Parke Enrichment	2020-2021	PK4393	300,000	5,760	5,760	294,240
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	2,872,001	8,875	1,254,672	1,617,329
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	1,691,282	1,000,000	1,009,505	681,777
Community Center Renovation	2019-2020	PK4397	625,000	-	-	625,000
Old Settler's Renovation	2018-2019	PK4398	1,716,661	298,187	1,225,520	491,141
Parks Projects (Umbrella)	2020-2021	PK4399	320,000	-	-	320,000
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
<b>Total Parks Construction Projects</b>			<b>\$ 19,381,850</b>	<b>\$ 1,402,564</b>	<b>\$ 5,048,990</b>	<b>\$ 14,332,860</b>

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

**McKinney Community Development Corporation**  
**Sales Tax Revenue**  
**April 2021 (58% 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	<b>\$1,266,887</b>	<b>\$101,407</b>	<b>8.7%</b>	<b>8.6%</b>
November	1,101,106	1,148,939	1,208,295	1,219,028	1,380,273	<b>1,546,275</b>	<b>166,003</b>	<b>12.0%</b>	<b>10.5%</b>
December	897,304	929,699	1,023,356	1,123,713	1,253,931	<b>1,337,046</b>	<b>83,115</b>	<b>6.6%</b>	<b>9.1%</b>
January	833,503	985,393	1,079,316	1,068,303	1,185,717	<b>1,360,427</b>	<b>174,710</b>	<b>14.7%</b>	<b>9.3%</b>
February	1,231,183	1,334,043	1,312,944	1,420,142	1,670,492	<b>1,810,982</b>	<b>140,490</b>	<b>8.4%</b>	<b>12.3%</b>
March	671,518	891,649	980,238	1,021,757	1,140,182	<b>1,281,889</b>	<b>141,708</b>	<b>12.4%</b>	<b>8.7%</b>
April	825,953	880,093	930,962	1,006,335	1,288,819	<b>1,113,662</b>	<b>(175,157)</b>	<b>-13.6%</b>	<b>7.6%</b>
May	1,114,575	1,208,091	1,258,169	1,291,030	1,276,942		<b>0.0%</b>	<b>0.0%</b>	
June	884,501	932,936	1,011,758	1,174,600	1,316,761		<b>0.0%</b>	<b>0.0%</b>	
July	910,886	1,019,409	1,125,759	1,072,098	1,267,094		<b>0.0%</b>	<b>0.0%</b>	
August	1,207,558	1,206,441	1,306,035	1,310,882	1,516,349		<b>0.0%</b>	<b>0.0%</b>	
September	938,767	967,150	1,136,996	1,216,602	1,369,952		<b>0.0%</b>	<b>0.0%</b>	
<b>Total</b>	<b>\$11,468,033</b>	<b>\$12,536,690</b>	<b>\$13,400,813</b>	<b>\$14,006,204</b>	<b>\$15,831,992</b>	<b>\$9,717,169</b>	<b>\$632,275</b>	<b>7.0%</b>	<b>66.1%</b>

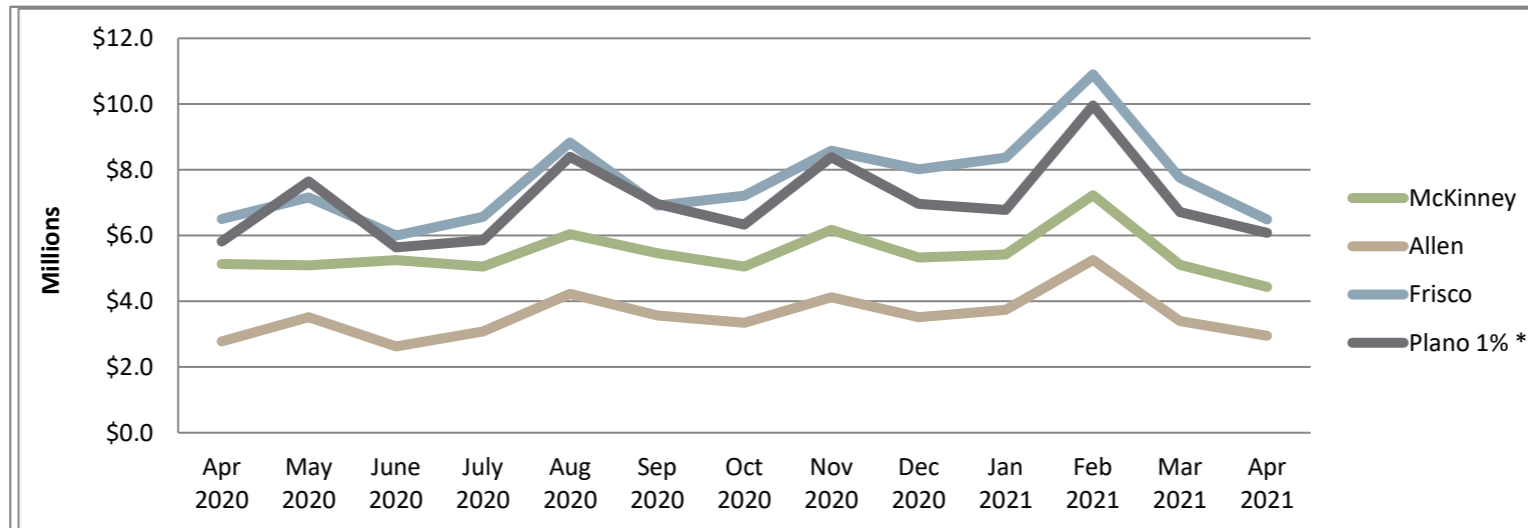


# TOTAL SALES TAX COLLECTED

## Sister City Comparison

Apr 2021	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	-\$701,295	\$173,639	-\$11,507	\$263,069
Var to LY	-13.6%	6.3%	-0.2%	4.5%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$2,524,510	\$941,759	\$2,671,965	-\$963,964
Var to LY	7.0%	3.7%	4.9%	-1.8%



## 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
Feb 2020	6,664,810	4,983,860	10,114,109	10,081,521
Mar 2020	4,543,574	3,197,094	7,419,004	7,360,178
<b>Apr 2020</b>	<b>5,138,112</b>	<b>2,773,612</b>	<b>6,504,135</b>	<b>5,812,620</b>
<b>FY 2020 Total</b>	<b>\$36,220,495</b>	<b>\$25,371,519</b>	<b>\$54,665,473</b>	<b>\$52,178,279</b>

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
Feb 2021	7,226,145	5,256,089	10,905,133	9,958,094
Mar 2021	5,109,790	3,392,762	7,755,264	6,713,629
<b>Apr 2021</b>	<b>4,436,818</b>	<b>2,947,251</b>	<b>6,492,629</b>	<b>6,075,688</b>
<b>FY 2021 Total</b>	<b>\$38,745,005</b>	<b>\$26,313,278</b>	<b>\$57,337,438</b>	<b>\$51,214,315</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

April 2021

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
<b>Assets</b>				
Cash and Cash Equivalents	\$ 27,631	\$ -	\$ -	\$ 27,631
Investments	60,422,375	-	-	60,422,375
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)	-	-	117,167	117,167
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
<b>Total Assets</b>	<b>\$ 63,261,746</b>	<b>\$ 20,626,767</b>	<b>\$ 748,119</b>	<b>\$ 84,636,632</b>
<b>Liabilities</b>				
Vouchers Payable	\$ 195,068	\$ -	\$ -	\$ 195,068
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
<b>Total Liabilities</b>	<b>\$ 195,068</b>	<b>\$ 19,685,417</b>	<b>\$ -</b>	<b>\$ 19,880,485</b>
<b>Fund Equity</b>				
Unreserved Fund Balance *	\$ 51,917,063	\$ 941,351	\$ -	\$ 52,858,414
Reserved for Encumbrances	11,146,637	-	-	11,146,637
Reserved for Prepays	2,977	-	-	2,977
Investment in Capital Assets	-	-	748,119	748,119
<b>Total Fund Equity</b>	<b>\$ 63,066,677</b>	<b>\$ 941,351</b>	<b>\$ 748,119</b>	<b>\$ 64,756,147</b>
<b>Total Liabilities and Equity</b>	<b>\$ 63,261,746</b>	<b>\$ 20,626,767</b>	<b>\$ 748,119</b>	<b>\$ 84,636,632</b>
<b>Unreserved Fund Balance *</b>				
<b>Unreserved Fund Balance *</b>	<b>\$ 51,917,063</b>			
Committed Projects Reserve:				
Community Projects	\$ 1,973,038			
Discretionary Prom & Comm Grants	122,699			
Retail Development Infrastructure Grants	50,000			
Special Projects	24,375,643			
Parks Construction Projects	14,332,860			
<b>Total Committed Projects</b>	<b>\$ 40,854,239</b>			
<b>Unreserved Fund Balance after Project Commit.</b>	<b>\$ 11,062,824</b>			
Undesignated Reserve:				
Community Projects (FY21)	\$ 1,242,547			
Discretionary Prom & Comm Grants (FY21)	139,000			
Retail Development Infrastructure Grants	70,000			
<b>Total Undesignated Allocations</b>	<b>\$ 1,451,547</b>			
<b>Remaining Unreserved Fund Balance</b>	<b>\$ 9,611,277</b>			
Less Contingency	-			
<b>Final Unreserved Fund Balance</b>	<b>\$ 9,611,277</b>			