

McKinney Community Development Corporation
Summary Operating Statement
 May 2019 (67% 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	\$ 1,291,030	\$ 9,232,022	\$ 5,023,949	64.8%	\$ 1,187,998	\$ 103,033	\$ 9,503,981	\$ (271,959)
Interest Income	949,000	122,047	929,838	19,162	98.0%	79,083	42,963	632,667	297,172
Total Revenues	\$ 15,204,971	\$ 1,413,077	\$ 10,161,860	\$ 5,043,111	66.8%	\$ 1,267,081	\$ 145,996	\$ 10,136,647	\$ 25,213
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	\$ 29,086	\$ 176,422	\$ 103,908	62.9%	\$ 23,361	\$ (5,725)	\$ 186,887	\$ 10,465
Supplies Expense	16,250	342	2,369	13,881	14.6%	1,354	1,012	10,833	8,465
Maintenance Expense	3,000	-	-	3,000	0.0%	250	250	2,000	2,000
Services/Sundry	323,118	11,717	140,629	182,489	43.5%	26,927	15,209	215,412	74,783
Total Administrative	\$ 622,698	\$ 41,145	\$ 319,420	\$ 303,278	51.3%	\$ 51,892	\$ 10,746	\$ 415,132	\$ 95,712
Projects									
Community Grants & Projects	\$ 6,813,834	\$ 61,095	\$ 448,833	\$ 6,365,001	6.6%	\$ 567,820	\$ 506,724	\$ 4,542,556	\$ 4,093,723
Other Project Expenses	28,000	2,180	7,615	20,385	27.2%	2,333	153	18,667	11,052
Total Projects	\$ 6,841,834	\$ 63,275	\$ 456,448	\$ 6,385,386	6.7%	\$ 570,153	\$ 506,878	\$ 4,561,223	\$ 4,104,775
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 116,667	\$ 58,333	66.7%	\$ 14,583	\$ -	\$ 116,667	\$ -
Insurance & Risk Fund	549	46	366	183	66.7%	46	-	366	-
Park Construction Fund	19,025,567	84,358	393,222	18,632,345	2.1%	1,585,464	1,501,106	12,683,711	12,290,489
Aquatic Center - Neutrality	775,270	-	-	775,270	0.0%	64,606	64,606	516,847	516,847
MPAC	375,000	31,250	250,000	125,000	66.7%	31,250	-	250,000	-
MCDC Debt Service Payments	990,000	-	-	990,000	0.0%	82,500	82,500	660,000	660,000
MCDC Debt Service I & S	730,792	-	365,396	365,396	50.0%	60,899	60,899	487,195	121,799
Paying Agent	1,000	-	200	800	20.0%	83	83	667	467
Capital Equip/Construction-Aquatic Center	31,243	-	28,608	2,635	91.6%	2,604	2,604	20,829	(7,779)
Total Non-Departmental	\$ 22,104,421	\$ 130,237	\$ 1,154,459	\$ 20,949,962	5.2%	\$ 1,842,035	\$ 1,711,798	\$ 14,736,281	\$ 13,581,822
Total Expenses	\$ 29,568,953	\$ 234,658	\$ 1,930,327	\$ 27,638,626	6.5%	\$ 2,464,079	\$ 2,229,422	\$ 19,712,635	\$ 17,782,309
Net	\$ (14,363,982)	\$ 1,178,419	\$ 8,231,533			\$ (1,196,999)	\$ 2,375,418	\$ (9,575,988)	\$ 17,807,521
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 - May 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	25,776	93,589	735,145
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	6,942	6,942	73,058
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
Salvation Army - Replacement of gymnasium floor	2018-2019	4B1906	33,918	-	-	33,918
Heritage Guild of Collin County (Projects at Chestnut Square Histori	2018-2019	4B1907	59,500	-	-	59,500
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
Undesignated FY 2019 Budget			147,711	-	-	147,711
Total Community 4B Projects			\$ 2,990,698	\$ 32,718	\$ 328,185	\$ 2,662,514
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	131
Heard Craia 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	156	827	1,673
Heritage Guild of Collin County	2017-2018	PC1822	12,000	-	12,000	-
Heritage Guild of Collin County	2018-2019	PC1901	7,500	6,453	6,453	1,047
Collin County History Museum	2018-2019	PC1902	11,675	-	7,414	4,261
St. Peter's Episcopal	2018-2019	PC1903	7,500	6,000	6,000	1,500
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	8,000	-
SBG Hospitality	2018-2019	PC1908	15,000	-	14,999	1
Undesignated FY 2019 Budget			76,125	-	-	76,125
Total Promotional & Event Grants			\$ 223,135	\$ 20,608	\$ 112,880	\$ 110,255
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY19	Monthly Actual	YTD Actual	Budget Balance
Local Yocal Farm to Market	2018-2019	R11901	\$ 7,769	\$ 7,769	\$ 7,769	\$ -
Undesignated FY 2019 Budget			92,231	-	-	92,231
Total Retail Development Infrastructure Grants			\$ 100,000	\$ 7,769	\$ 7,769	\$ 92,231
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	40,111	84,740	65,260
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	3,228	205,942	1,119,058
Parks Accessibility	2016-2017	PK4325	496,093	-	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	5,260	31,301	1,336,301
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	2,698,768	-	-	2,698,768
Old Settler's Renovation	2018-2019	PK4398	1,800,000	35,760	59,799	1,740,201
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	\$ 84,358	\$ 393,222	\$ 18,632,345
Aquatic Center Finishout	2014-2015	4B1800	\$ 31,243	\$ -	\$ 28,608	\$ 2,635

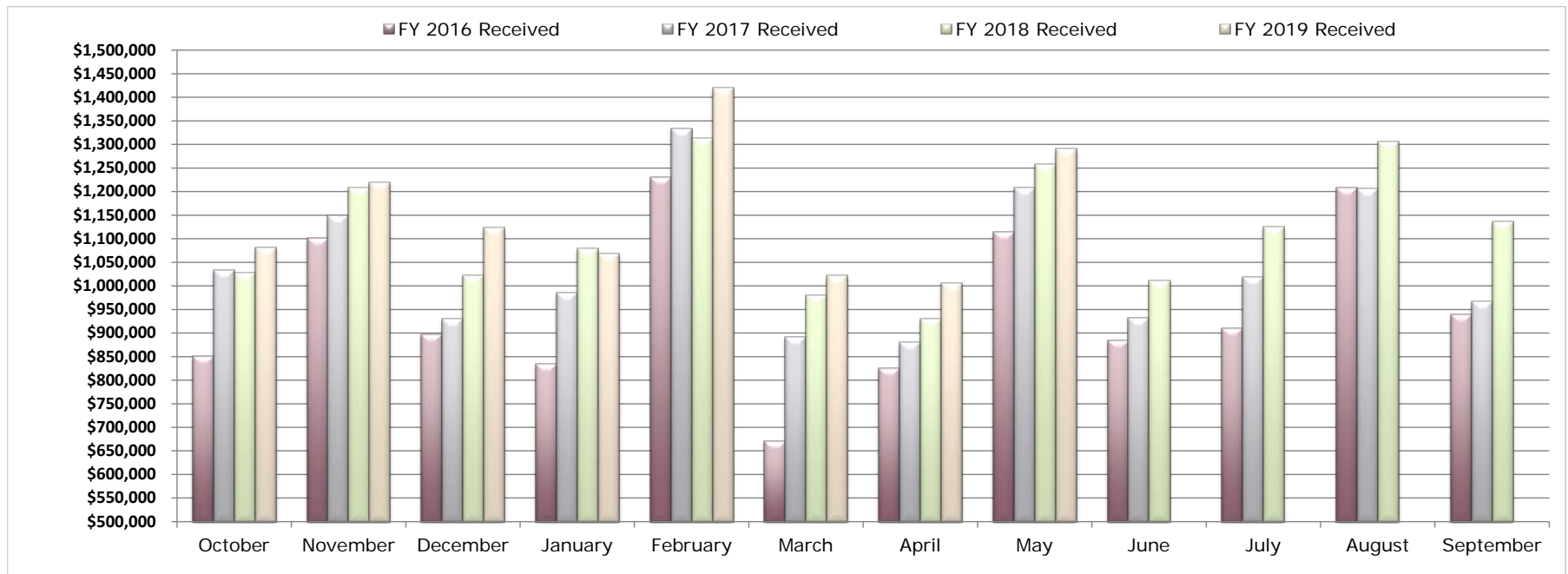
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

May 2019 (67% 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	1,291,030	32,861	2.6%	9.1%
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	\$9,232,021	\$411,757	4.7%	64.8%

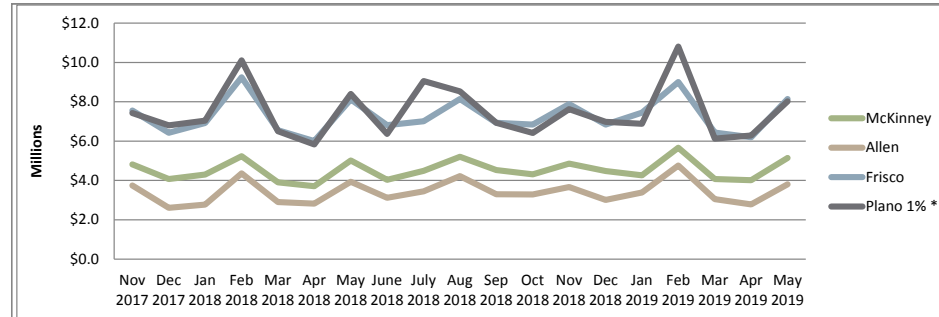


TOTAL SALES TAX COLLECTED

Sister City Comparison

May 2019	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$130,626	-\$134,186	\$19,260	-\$370,926
Var to LY	2.6%	-3.4%	0.2%	-4.4%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,638,032	\$2,268,952	\$1,449,568	\$575,811
Var to LY	4.7%	8.9%	2.5%	1.0%



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
FY 2018 Total	\$35,158,813	\$25,484,593	\$57,344,731	\$58,568,063

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
FY 2019 Total	\$36,796,844	\$27,753,544	\$58,794,299	\$59,143,875

* 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
May 2019

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 173,830	\$ -	\$ -	\$ 173,830
Investments	54,609,871	-	-	54,609,871
Interest Receivable - Investments	109,238	-	-	109,238
Accounts Receivable	2,296,651	-	-	2,296,651
Security Deposits	4,852	-	-	4,852
Prepaid Items	-	-	-	-
Discounts on Investments	(7,109)	-	-	(7,109)
Capital/Land	-	-	4,970,062	4,970,062
Capital/Land Improvements (Net of Depreciation)	-	-	1,759,368	1,759,368
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	\$ 57,187,331	\$ 21,632,879	\$ 6,729,429	\$ 85,549,639
Liabilities				
Vouchers Payable	\$ 5,571	\$ -	\$ -	\$ 5,571
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	\$ 5,571	\$ 21,632,879	\$ -	\$ 21,638,450
Fund Equity				
Unreserved Fund Balance *	\$ 57,128,712	\$ -	\$ -	\$ 57,128,712
Reserved for Encumbrances	39,360	-	-	39,360
Reserved for Prepays	13,688	-	-	13,688
Investment in Capital Assets	-	-	6,729,429	6,729,429
Total Fund Equity	\$ 57,181,760	\$ -	\$ 6,729,429	\$ 63,911,189
Total Liabilities and Equity	\$ 57,187,331	\$ 21,632,879	\$ 6,729,429	\$ 85,549,639
Unreserved Fund Balance *				
Unreserved Fund Balance *	\$ 57,128,712			
Committed Projects Reserve:				
Community Projects	\$ 2,514,803			
Discretionary Prom & Comm Grants	34,130			
Retail Development Infrastructure Grants	0			
Special Projects	3,500,000			
Parks Construction Projects	18,632,345			
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	\$ 32,573,658			
Unreserved Fund Balance after Project Commit.	\$ 24,555,054			
Undesignated Reserve:				
Community Projects (FY19)	\$ 147,711			
Discretionary Prom & Comm Grants (FY19)	76,125			
Retail Development Infrastructure Grants	92,231			
Total Undesignated Allocations	\$ 316,067			
Final Unreserved Fund Balance	\$ 24,238,986			