

**McKinney Community Development Corporation**  
**Summary Operating Statement**  
February 2020 (42% of FY Complete)

Revenues	FY20 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	\$ 14,885,247	\$ 1,670,492	\$ 6,655,893	\$ 8,229,354	44.7%	\$ 1,240,437	\$ 430,055	\$ 6,202,186	\$ 453,707
Interest Income	1,050,000	82,659	439,446	610,554	41.9%	87,500	(4,841)	437,500	1,946
<b>Total Revenues</b>	<b>\$ 15,935,247</b>	<b>\$ 1,753,151</b>	<b>\$ 7,095,340</b>	<b>\$ 8,839,907</b>	<b>44.5%</b>	<b>\$ 1,327,937</b>	<b>\$ 425,213</b>	<b>\$ 6,639,686</b>	<b>\$ 455,653</b>
Expenses	FY20 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
<b>MCDC Operations</b>									
Personnel Expense	\$ 294,683	\$ 19,986	\$ 118,910	\$ 175,773	40.4%	\$ 24,557	\$ 4,571	\$ 122,785	\$ 3,875
Supplies Expense	17,250	1,098	2,143	15,107	12.4%	1,438	340	7,188	5,045
Maintenance Expense	3,000	-	-	3,000	0.0%	250	250	1,250	1,250
Services/Sundry	328,833	20,532	71,118	257,715	21.6%	27,403	6,871	137,014	65,895
<b>Total Administrative</b>	<b>\$ 643,766</b>	<b>\$ 41,615</b>	<b>\$ 192,171</b>	<b>\$ 451,595</b>	<b>29.9%</b>	<b>\$ 53,647</b>	<b>\$ 12,032</b>	<b>\$ 268,236</b>	<b>\$ 76,065</b>
<b>Projects</b>									
Community Grants & Projects	\$ 12,026,998	\$ 137,819	\$ 919,987	\$ 11,107,011	7.6%	\$ 1,002,250	\$ 864,431	\$ 5,011,249	\$ 4,091,262
Other Project Expenses	38,000	140	1,620	36,380	4.3%	3,167	3,027	15,833	14,213
<b>Total Projects</b>	<b>\$ 12,064,998</b>	<b>\$ 137,959</b>	<b>\$ 921,607</b>	<b>\$ 11,143,391</b>	<b>7.6%</b>	<b>\$ 1,005,417</b>	<b>\$ 867,458</b>	<b>\$ 5,027,083</b>	<b>\$ 4,105,476</b>
<b>Non-Departmental</b>									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 72,917	\$ 102,083	41.7%	\$ 14,583	\$ -	\$ 72,917	\$ -
Insurance & Risk Fund	549	46	229	320	41.7%	46	-	229	-
Park Construction Fund	22,448,089	132,291	1,337,727	21,110,362	6.0%	1,870,674	1,738,383	9,353,370	8,015,644
MPAC	375,000	31,250	156,250	218,750	41.7%	31,250	-	156,250	-
MCDC Debt Service Payments	1,010,000	-	-	1,010,000	0.0%	84,167	84,167	420,833	420,833
MCDC Debt Service I & S	711,230	-	355,615	355,615	50.0%	59,269	59,269	296,346	(59,269)
Paying Agent	1,000	-	200	800	20.0%	83	83	417	217
<b>Total Non-Departmental</b>	<b>\$ 24,720,868</b>	<b>\$ 178,170</b>	<b>\$ 1,922,937</b>	<b>\$ 22,797,931</b>	<b>7.8%</b>	<b>\$ 2,060,072</b>	<b>\$ 1,881,903</b>	<b>\$ 10,300,362</b>	<b>\$ 8,377,425</b>
<b>Total Expenses</b>	<b>\$ 37,429,632</b>	<b>\$ 357,744</b>	<b>\$ 3,036,714</b>	<b>\$ 34,392,918</b>	<b>8.1%</b>	<b>\$ 3,119,136</b>	<b>\$ 2,761,392</b>	<b>\$ 15,595,680</b>	<b>\$ 12,558,966</b>
<b>Net</b>	<b>\$ (21,494,385)</b>	<b>\$ 1,395,407</b>	<b>\$ 4,058,625</b>			<b>\$ (1,791,199)</b>	<b>\$ 3,186,606</b>	<b>\$ (8,955,994)</b>	<b>\$ 13,014,619</b>
<b>FY20 Beginning Fund Balance</b>	<b>\$ 59,976,654</b>								
<b>Add FY20 Budgeted Revenue</b>	<b>15,935,247</b>								
<b>Less FY20 Budgeted Expenses</b>	<b>(37,429,632)</b>								
<b>FY20 Projected Ending Fund Balance</b>	<b>\$ 38,482,269</b>								

**McKinney Community Development Corporation**  
Project Details - February 2020

Community 4B Projects	FY Board Approved	Project Code	Budget FY20	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 400,000	\$ -	\$ -	\$ 400,000
Habitat for Humanity of Collin County (Cotton Groves)	2017-2018	4B1806	671,176	-	590,575	80,602
Heritage Guild of Collin County	2017-2018	4B1810	44,693	-	44,348	346
Habitat for Humanity of Collin County (Critical Home Repair)	2018-2019	4B1901	51,544	20,128	29,208	22,336
City of McKinney - Apex Centre (Future Expansion)	2018-2019	4B1902	150,000	15,070	55,599	94,401
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	48,754	15,780	15,780	32,974
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
McKinney Main Street - Neon Signs for Historic Cultural District	2018-2019	4B1911	60,000	-	-	60,000
Boys and Girls Club of Collin County - (Gym floor McKinney Club)	2018-2019	4B1912	135,000	62,242	62,242	72,758
ManeGait Therapeutic Horsemanship	2019-2020	4B2002	6,800	-	-	6,800
Habitat for Humanity of Collin County	2019-2020	4B2003	773,224	-	-	773,224
McKinney Community Development Corp	2019-2020	4B2004	36,800	-	-	36,800
Undesignated FY 2020 Budget			797,161	-	-	797,161
<b>Total Community 4B Projects</b>			<b>\$ 4,177,867</b>	<b>\$ 113,220</b>	<b>\$ 846,459</b>	<b>\$ 3,331,408</b>
Promotional and Event Grants	FY Board Approved	Project Code	Budget FY20	Monthly Actual	YTD Actual	Budget Balance
Collin County History Museum	2018-2019	PC1902	\$ 4,261	\$ -	\$ 4,261	\$ -
Kiwanis Club of McKinney	2018-2019	PC1906	2,500	-	-	2,500
Heritage Guild of Collin County	2018-2019	PC1909	8,745	-	8,745	-
Crape Myrtle Trails Foundation	2018-2019	PC1911	8,000	-	8,000	-
Direction 61:3	2018-2019	PC1912	4,000	-	3,815	185
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	15,000	-
McKinney Lacrosse Club	2018-2019	PC1916	6,000	2,590	5,730	270
McKinney ISD Department of Athletics	2018-2019	PC1917	14,625	2,100	13,068	1,558
McKinney Philharmonic Orchestra (Odysseus Youth Orchestra)	2019-2020	PC2001	4,000	659	659	3,341
Heritage Guild of Collin County - Farmers Mkt & Crank Off	2019-2020	PC2002	7,000	-	-	7,000
SBG Hospitality - St. Patrick's Day Festival	2019-2020	PC2003	8,500	-	-	8,500
St. Peter's Episcopal - Empty Bowls	2019-2020	PC2004	5,000	-	-	5,000
Collin County History Museum - 2020 Then & Now	2019-2020	PC2005	6,000	4,250	4,250	1,750
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	6,000	-	-	6,000
ManeGait Therapeutic Horsemanship-Country Fair	2019-2020	PC2010	4,400	-	-	4,400
McKinney Garden Club - Garden and Home Tour	2019-2020	PC2011	4,100	-	-	4,100
Ovation Academy of Performing Arts - 5 Spring Shows	2019-2020	PC2012	4,000	-	-	4,000
Undesignated FY 2020 Budget			75,000	-	-	75,000
<b>Total Promotional &amp; Event Grants</b>			<b>\$ 229,131</b>	<b>\$ 24,599</b>	<b>\$ 73,528</b>	<b>\$ 155,604</b>
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY20	Monthly Actual	YTD Actual	Budget Balance
Undesignated FY 2020 Budget			120,000	-	-	120,000
<b>Total Retail Development Infrastructure Grants</b>			<b>\$ 120,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,000</b>
Special Projects	FY Board Approved	Project Code	Budget FY20	Monthly Actual	YTD Actual	Budget Balance
Craig Ranch Hotel	2018-2019	4B1704	3,000,000	-	-	3,000,000
Star Center Expansion	2019-2020	4B2001	4,500,000	-	-	4,500,000
<b>Total Special Projects</b>			<b>\$ 7,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,500,000</b>
Park Construction Fund	FY Board Approved	Project Code	Budget FY20	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	279,329	-	-	279,329
Cottonwood Park Redevelopment	2018-2019	PK1737	3,017,915	-	7,494	3,010,421
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	-	1,158,950
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	215,260	3,525	46,730	168,530
JMAC Improvements	2018-2019	PK1823	264,195	-	-	264,195
Renovations - Aging Park	2019-2020	PK1831	1,204,583	-	-	1,204,583
Finch Park Phase V	2019-2020	PK2039	150,000	-	-	150,000
Parks Master Plan	2019-2020	PK2040	200,000	-	-	200,000
Parks & Recreation Bus	2019-2020	PK2060	175,000	-	-	175,000
Wonder Special Event	2019-2020	PK2061	50,000	-	37,490	12,510
Bonnie Wenk Park Outdoor Equipment	2019-2020	PK2062	150,000	-	99,700	50,300
OSCR Aquatic and Park Renovation	2019-2020	PK2041	1,500,000	3,325	11,750	1,488,250
Gray Branch Community Park Phase I	2016-2017	PK2206	65,417	-	-	65,417
Frisco ISD Neighborhood Park (Westridge 3)	2015-2016	PK3224	145,772	-	3,642	142,130
Parks Accessibility	2016-2017	PK4325	278,767	-	-	278,767
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	1,500,000	-	5,670	1,494,330
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	3,308,504	-	88,037	3,220,467
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	2,698,768	9,839	786,764	1,912,004
Community Center Renovation	2019-2020	PK4397	125,000	-	-	125,000
Old Settler's Renovation	2018-2019	PK4398	3,535,630	115,602	250,450	3,285,180
Parks Projects (Umbrella)	2018-2019	PK4399	-	-	-	-
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
<b>Total Parks Construction Projects</b>			<b>\$ 22,448,090</b>	<b>\$ 132,291</b>	<b>\$ 1,337,727</b>	<b>\$ 21,110,363</b>

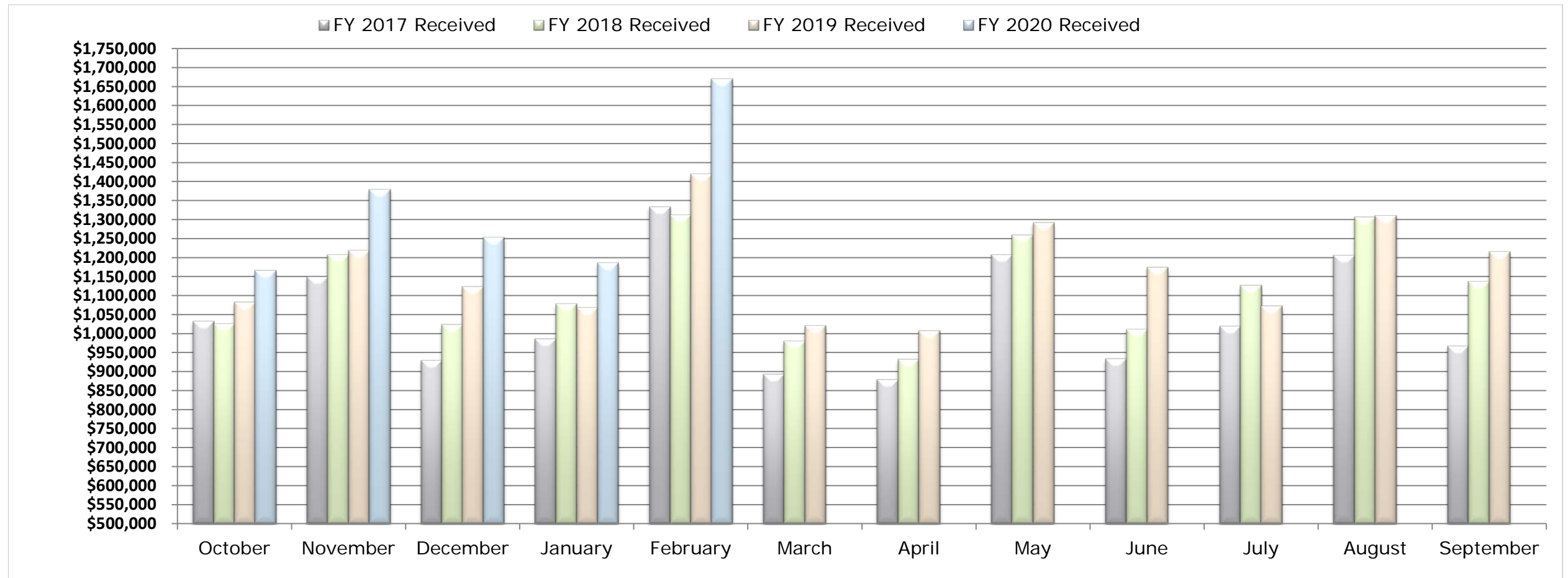
\* Other City of McKinney Projects in Eco/Comm Project Allocations

# McKinney Community Development Corporation

## Sales Tax Revenue

February 2020 (42% of FY Complete)

Month Received	FY 2015 Received	FY 2016 Received	FY 2017 Received	FY 2018 Received	FY 2019 Received	FY 2020 Received	Difference to FY 2019	Variance to FY 2019	% of Budget
October	\$809,613	\$851,178	\$1,032,847	\$1,026,985	\$1,081,713	<b>\$1,165,480</b>	<b>\$83,767</b>	<b>7.7%</b>	<b>7.8%</b>
November	982,351	1,101,106	1,148,939	1,208,295	1,219,028	<b>1,380,273</b>	<b>161,245</b>	<b>13.2%</b>	<b>9.3%</b>
December	826,009	897,304	929,699	1,023,356	1,123,713	<b>1,253,931</b>	<b>130,218</b>	<b>11.6%</b>	<b>8.4%</b>
January	821,731	833,503	985,393	1,079,316	1,068,303	<b>1,185,717</b>	<b>117,414</b>	<b>11.0%</b>	<b>8.0%</b>
February	1,136,044	1,231,183	1,334,043	1,312,944	1,420,142	<b>1,670,492</b>	<b>250,350</b>	<b>17.6%</b>	<b>11.2%</b>
March	764,445	671,518	891,649	980,238	1,021,757			<b>0.0%</b>	<b>0.0%</b>
April	716,258	825,953	880,093	930,962	1,006,335			<b>0.0%</b>	<b>0.0%</b>
May	1,031,572	1,114,575	1,208,091	1,258,169	1,291,030			<b>0.0%</b>	<b>0.0%</b>
June	820,908	884,501	932,936	1,011,758	1,174,600			<b>0.0%</b>	<b>0.0%</b>
July	840,355	910,886	1,019,409	1,125,759	1,072,098			<b>0.0%</b>	<b>0.0%</b>
August	1,055,774	1,207,558	1,206,441	1,306,035	1,310,882			<b>0.0%</b>	<b>0.0%</b>
September	1,013,186	938,767	967,150	1,136,996	1,216,602			<b>0.0%</b>	<b>0.0%</b>
<b>Total</b>	<b>\$10,818,246</b>	<b>\$11,468,033</b>	<b>\$12,536,690</b>	<b>\$13,400,813</b>	<b>\$14,006,204</b>	<b>\$6,655,893</b>	<b>\$742,994</b>	<b>12.6%</b>	<b>44.7%</b>

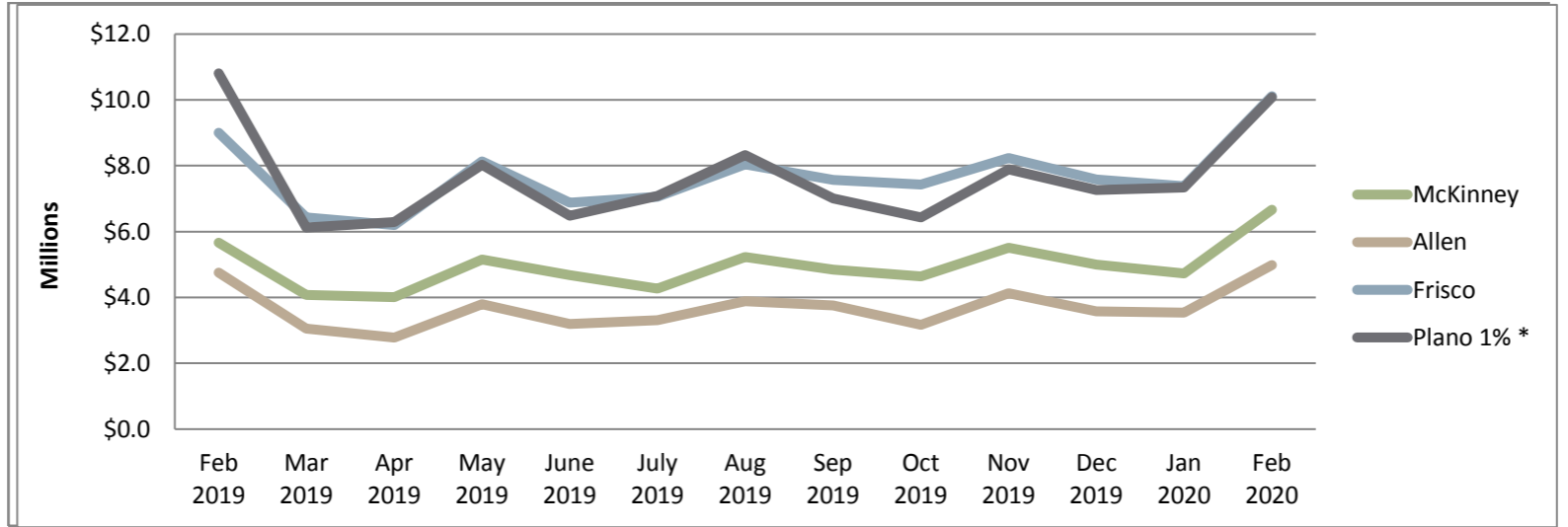


# TOTAL SALES TAX COLLECTED

## Sister City Comparison

February 2020	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,000,755	\$224,720	\$1,109,145	-\$726,177
Var to LY	17.7%	4.7%	12.3%	-6.7%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$2,968,854	\$1,282,593	\$2,716,479	\$300,673
Var to LY	12.6%	7.1%	7.1%	0.8%



### Year-to-Date Collections

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
<b>Feb 2019</b>	<b>5,664,055</b>	<b>4,759,140</b>	<b>9,004,963</b>	<b>10,807,698</b>
<b>FY 2019 Total</b>	<b>\$23,569,954</b>	<b>\$18,118,221</b>	<b>\$38,025,854</b>	<b>\$38,704,808</b>

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
<b>Feb 2020</b>	<b>6,664,810</b>	<b>4,983,860</b>	<b>10,114,109</b>	<b>10,081,521</b>
<b>FY 2020 Total</b>	<b>\$26,538,809</b>	<b>\$19,400,813</b>	<b>\$40,742,334</b>	<b>\$39,005,482</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  
February 2020

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
<b>Assets</b>				
Cash and Cash Equivalents	\$ 94,889	\$ -	\$ -	\$ 94,889
Investments	61,431,123	-	-	61,431,123
Accounts Receivable	2,541,501	-	-	2,541,501
Security Deposits	2,977	-	-	2,977
Capital/Land	-	-	630,952	630,952
Capital/Land Improvements (Net of Depreciation)	-	-	129,228	129,228
GASB 68 & 75/TMRS Actuarial	-	4,824	-	4,824
GASB 68 & 75/TMRS Investment	-	41,175	-	41,175
GASB 68 & 75/TMRS Contributions	-	17,741	-	17,741
GASB 68 & 75/OPEB Actuarial	-	534	-	534
GASB 68 & 75/OPEB Assumption Change	-	1,539	-	1,539
GASB 68 & 75/OPEB Contributions	-	359	-	359
General Long Term Debt	-	20,618,804	-	20,618,804
<b>Total Assets</b>	<b>\$ 64,070,490</b>	<b>\$ 20,684,976</b>	<b>\$ 760,180</b>	<b>\$ 85,515,646</b>
<b>Liabilities</b>				
Vouchers Payable	\$ 35,210	\$ -	\$ -	\$ 35,210
Compensated Absences	-	40,405	-	40,405
Bonds Payable Interest	-	88,904	-	88,904
Bonds Payable Current	-	1,010,000	-	1,010,000
Bonds Payable	-	19,380,000	-	19,380,000
TMRS Pension Liability	-	110,520	-	110,520
OPEB Liability	-	35,938	-	35,938
TMRS Actuarial Experience	-	2,273	-	2,273
TMRS Investment Experience	-	16,936	-	16,936
<b>Total Liabilities</b>	<b>\$ 35,210</b>	<b>\$ 20,684,976</b>	<b>\$ -</b>	<b>\$ 20,720,186</b>
<b>Fund Equity</b>				
Unreserved Fund Balance *	\$ 63,994,520	\$ -	\$ -	\$ 63,994,520
Reserved for Encumbrances	37,783	-	-	37,783
Reserved for Prepays	2,977	-	-	2,977
Investment in Capital Assets	-	-	760,180	760,180
<b>Total Fund Equity</b>	<b>\$ 64,035,280</b>	<b>\$ -</b>	<b>\$ 760,180</b>	<b>\$ 64,795,460</b>
<b>Total Liabilities and Equity</b>	<b>\$ 64,070,490</b>	<b>\$ 20,684,976</b>	<b>\$ 760,180</b>	<b>\$ 85,515,646</b>
<b>Unreserved Fund Balance *</b>				
Committed Projects Reserve:				
Community Projects	\$ 2,534,247			
Discretionary Prom & Comm Grants	80,604			
Retail Development Infrastructure Grants	-			
Special Projects	7,500,000			
Parks Construction Projects	21,110,363			
<b>Total Committed Projects</b>	<b>\$ 31,225,214</b>			
<b>Unreserved Fund Balance after Project Commit.</b>	<b>\$ 32,769,306</b>			
Undesignated Reserve:				
Community Projects (FY20)	\$ 797,161			
Discretionary Prom & Comm Grants (FY20)	75,000			
Retail Development Infrastructure Grants	120,000			
<b>Total Undesignated Allocations</b>	<b>\$ 992,161</b>			
<b>Remaining Unreserved Fund Balance</b>	<b>\$ 31,777,145</b>			
Less Contingency	-			
<b>Final Unreserved Fund Balance</b>	<b>\$ 31,777,145</b>			