

McKinney Community Development Corporation
Summary Operating Statement
September 2021 Preliminary (100% 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	\$ 16,984,713	\$ 1,564,200	\$ 17,888,256	\$ (903,543)	105.3%	\$ 1,415,393	\$ 148,808	\$ 16,984,713	\$ 903,543
Interest Income	59,569	2,431	53,378	6,191	89.6%	4,964	(2,533)	59,569	(6,191)
Miscellaneous Revenue	-	-	5,250	(5,250)	-	-	-	-	5,250
Gain on Sale of FA	-	-	87,106	(87,106)	-	-	-	-	87,106
Total Revenues	\$ 17,044,282	\$ 1,566,632	\$ 18,033,990	\$ (989,708)	105.8%	\$ 1,420,357	\$ 146,275	\$ 17,044,282	\$ 989,708
Expenses	FY21 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MDCDC Operations									
Personnel Expense	\$ 293,825	\$ 32,267	\$ 290,820	\$ 3,005	99.0%	\$ 24,485	\$ (7,781)	\$ 293,825	\$ 3,005
Supplies Expense	17,250	46	2,157	15,093	12.5%	1,438	1,392	17,250	15,093
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	2,500	2,500
Services/Sundry	576,983	20,089	404,814	172,169	70.2%	48,082	27,993	576,983	172,169
Capital	5,648,493	-	5,649,037	(544)	100.0%	470,708	(470,708)	5,648,493	(544)
Total Administrative	\$ 6,539,051	\$ 52,401	\$ 6,346,828	\$ 192,223	97.1%	\$ 544,921	\$ (448,896)	\$ 6,539,051	\$ 192,223
Projects									
Community Grants & Projects	\$ 18,059,664	\$ 311,017	\$ 1,798,817	\$ 16,260,847	10.0%	\$ 1,504,972	\$ 1,193,955	\$ 18,059,664	\$ 16,260,847
Capital	200,000	-	22,853	177,148	11.4%	16,667	16,667	200,000	177,148
Other Project Expenses	93,000	1,148	37,801	55,199	40.6%	7,750	6,602	93,000	55,199
Total Projects	\$ 18,352,664	\$ 312,165	\$ 1,859,470	\$ 16,493,194	10.1%	\$ 1,529,389	\$ 1,217,224	\$ 18,352,664	\$ 16,493,194
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 175,000	\$ -	100.0%	\$ 14,583	\$ -	\$ 175,000	\$ -
Insurance & Risk Fund	921	77	921	-	100.0%	77	-	921	-
Park Construction Fund	19,381,849	225,016	8,101,776	11,280,073	41.8%	1,615,154	1,390,138	19,381,849	11,280,073
MPAC	500,000	41,667	500,000	-	100.0%	41,667	-	500,000	-
Buildings & Structures	11,333,262	126,770	763,280	10,569,982	6.7%	944,439	817,669	11,333,262	10,569,982
MCDC Debt Service Payments	1,030,000	-	1,030,000	-	100.0%	85,833	85,833	1,030,000	-
MCDC Debt Service I & S	688,848	-	688,848	(0)	100.0%	57,404	57,404	688,848	-
Paying Agent	1,000	-	400	600	40.0%	83	83	1,000	600
Total Non-Departmental	\$ 33,110,880	\$ 408,113	\$ 11,260,225	\$ 21,850,655	34.0%	\$ 2,759,240	\$ 2,351,127	\$ 33,110,880	\$ 21,850,655
Total Expenses**	\$ 58,002,595	\$ 772,679	\$ 19,466,524	\$ 38,536,071	33.6%	\$ 4,833,550	\$ 3,119,456	\$ 58,002,595	\$ 38,536,072
Net	\$ (40,958,313)	\$ 793,953	\$ (1,432,534)			\$ (3,413,193)	\$ 4,207,146	\$ (40,958,313)	\$ 39,525,779
FY21 Beginning Fund Balance	\$ 63,586,552								
Add FY21 Budgeted Revenue	17,044,282								
Less FY21 Budgeted Expenses	(58,002,595)								
FY21 Projected Ending Fund Balance	\$ 22,628,239								

** The FY21 adopted budget for expenses includes \$22M of FY20 funds that were rolled over to FY21.

McKinney Community Development Corporation
Project Details - September 2021 Preliminary

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	14,255	114,902	35,098
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	150,149	434,494	503,311
MCDC Park Benches @MPAC	2019-2020	4B2004	36,800	-	27,633	9,167
McKinney Parks Foundation (shipping container/tool storage)	2019-2020	4B2005	5,925	-	4,969	956
Hugs Café (Greenhouse Equipment)	2019-2020	4B2006	13,325	-	13,314	11
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	32,750	-
McKinney Roots	2020-2021	4B2105	15,000	-	-	15,000
McKinney Parks Foundation	2020-2021	4B2110	15,600	-	9,365	6,235
Heritage Guild of Collin County	2020-2021	4B2112	125,000	-	-	125,000
Habitat for Humanity of Collin County	2020-2021	4B2113	200,000	-	-	200,000
Collin County Habitat for Humanity – Cotton Groves Amenity Center	2020-2021	4B2114	125,000	-	-	125,000
Heard Craig Center for the Arts – Funding for facility repairs and imp	2020-2021	4B2115	239,494	-	-	239,494
Collin County Children's Advocacy Center – Infrastructure Improvem	2020-2021	4B2116	250,000	-	-	250,000
Undesignated FY 2021 Budget			287,453	-	-	287,453
Total Community 4B Projects			\$ 4,264,482	\$ 197,154	\$ 1,556,831	\$ 2,707,651
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	-	4,463	537
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	-	6,790	710
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	6,425	10,871	1,629
Heritage Guild of CC-Farmers Market, Education, Murder Mystery, Fa	2020-2021	PC2103	12,500	-	12,500	-
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 Productic	2020-2021	PC2107	5,000	-	2,518	2,482
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	-
Heritage Guild of CC - Farmers Market, Educational Programming, Gt	2020-2021	PC2111	15,000	5,666	5,666	9,334
Colorful Collaborations/Legacy Keepers - Dia De Los Muertos Celebra	2020-2021	PC2112	8,475	-	-	8,475
Crape Myrtle Trails Foundation - 15th Crape Myrtle Run & Festival	2020-2021	PC2113	10,000	-	-	10,000
McKinney Main Street - Light Up Louisiana spotlight	2020-2021	PC2114	15,000	-	-	15,000
McKinney ISD Athletics - 2021 NCAA D2	2020-2021	PC2115	15,000	-	-	15,000
SBG Hospitality - 2021 Wine & Music Festival	2020-2021	PC2116	7,500	-	-	7,500
McKinney Main Street - Oktoberfest and Home for the Holidays	2020-2021	PC2117	12,000	-	-	12,000
McKinney Rotary Foundation - 2021 Parade of Lights	2020-2021	PC2118	7,500	-	-	7,500
McKinney Philharmonic Orchestra - 6 Performances (2021-2022 Sea	2020-2021	PC2119	8,900	-	-	8,900
Undesignated FY 2021 Budget			39,625	-	-	39,625
Total Promotional & Event Grants			\$ 317,418	\$ 12,091	\$ 102,417	\$ 215,001
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
Gather	2020-2021	RI2103	9,000	-	-	9,000
Neathery Estate	2020-2021	RI2104	25,000	-	-	25,000
Undesignated FY 2021 Budget			36,000	-	-	36,000
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	126,770	786,133	10,747,129
The HUB (4 acre)	2020-2021	4B2101	2,600,000	-	-	2,600,000
Apex Center Expansion	2020-2021	4B2108	3,637,040	101,771	114,569	3,522,471
MCDC COVID-19 Business Grant	2019-2020	MP2001	2,055,474	-	-	2,055,474
Total Special Projects			\$ 24,866,026	\$ 228,541	\$ 900,702	\$ 23,965,324
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	\$ -	\$ 316,869	\$ 62,473
Hike & Bike Trail Construction	2016-2017	PK1213	156,651	5,090	68,065	88,586
Prosper ISD Neighborhood Park	2016-2017	PK1643	705,000	-	-	705,000
Land Acquisition 2016-17	2016-2017	PK1701	6,000	-	6,000	-
Cottonwood Park Redevelopment	2018-2019	PK1737	1,284,839	-	1,192,392	92,447
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	-	1,158,950
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	262,659	112,425	209,819	52,840
JMAC Improvements	2018-2019	PK1823	353,480	-	319,563	33,917
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	-	95,713	1,854,288
Parks Master Plan	2019-2020	PK2040	119,897	2,550	44,238	75,659
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	(2,065)	373,569	993,504
Greens Neighborhood Park	2020-2021	PK2109	200,000	-	-	200,000
Towne Center Park Improvement	2020-2021	PK2113	180,000	3,700	124,466	55,534
Brinkman Land Acquisition	2020-2021	PK2127	268,229	-	268,229	0
Ottaway Land Acquisition	2020-2021	PK2128	5,100	-	5,100	-
Gray Branch Community Park Phase I	2016-2017	PK2206	65,417	-	-	65,417
Frisco ISD Neighborhood Park (Westridge 3)	2015-2016	PK3224	6,757	-	280	6,477
Parks Accessibility	2016-2017	PK4325	258,567	-	100,802	157,765
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	778,083	-	-	778,083
Towne Lake Parke Enrichment	2020-2021	PK4393	300,000	-	119,925	180,075
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	2,622,001	74,348	2,182,365	439,636
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	1,691,282	-	1,016,005	675,277
Community Center Renovation	2019-2020	PK4397	1,145,000	-	-	1,145,000
Old Settler's Renovation	2018-2019	PK4398	1,716,661	28,968	1,655,184	61,477
Parks Projects (Umbrella)	2020-2021	PK4399	50,000	-	-	50,000
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
Total Parks Construction Projects			\$ 19,381,850	\$ 225,016	\$ 8,101,776	\$ 11,280,074

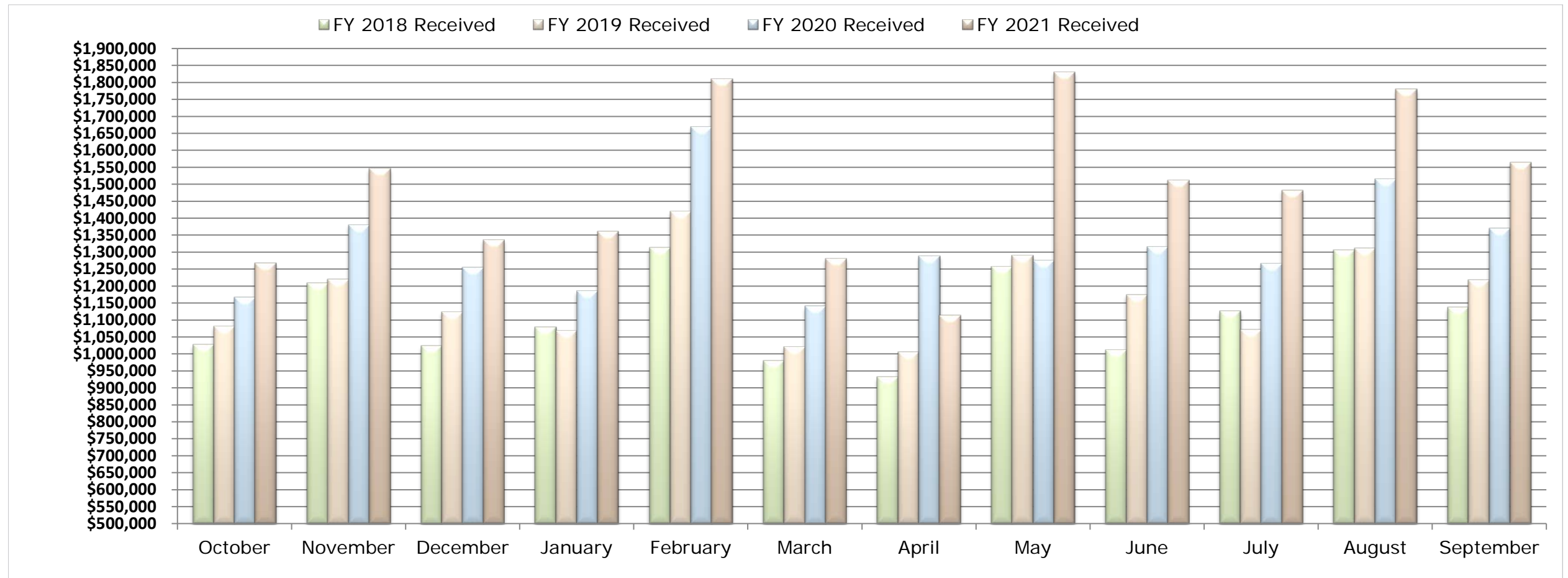
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

September 2021 (100% 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	1,810,982	140,490	8.4%	12.3%
March	671,518	891,649	980,238	1,021,757	1,140,182	1,281,889	141,708	12.4%	8.7%
April	825,953	880,093	930,962	1,006,335	1,288,819	1,113,662	(175,157)	-13.6%	7.6%
May	1,114,575	1,208,091	1,258,169	1,291,030	1,276,942	1,830,977	554,035	43.4%	12.5%
June	884,501	932,936	1,011,758	1,174,600	1,316,761	1,513,303	196,542	14.9%	10.3%
July	910,886	1,019,409	1,125,759	1,072,098	1,267,094	1,482,555	215,461	17.0%	10.1%
August	1,207,558	1,206,441	1,306,035	1,310,882	1,516,349	1,780,053	263,704	17.4%	12.1%
September	938,767	967,150	1,136,996	1,216,602	1,369,952	1,564,200	194,248	14.2%	10.6%
Total	\$11,468,033	\$12,536,690	\$13,400,813	\$14,006,204	\$15,831,992	\$17,888,256	\$2,056,264	13.0%	105.3%

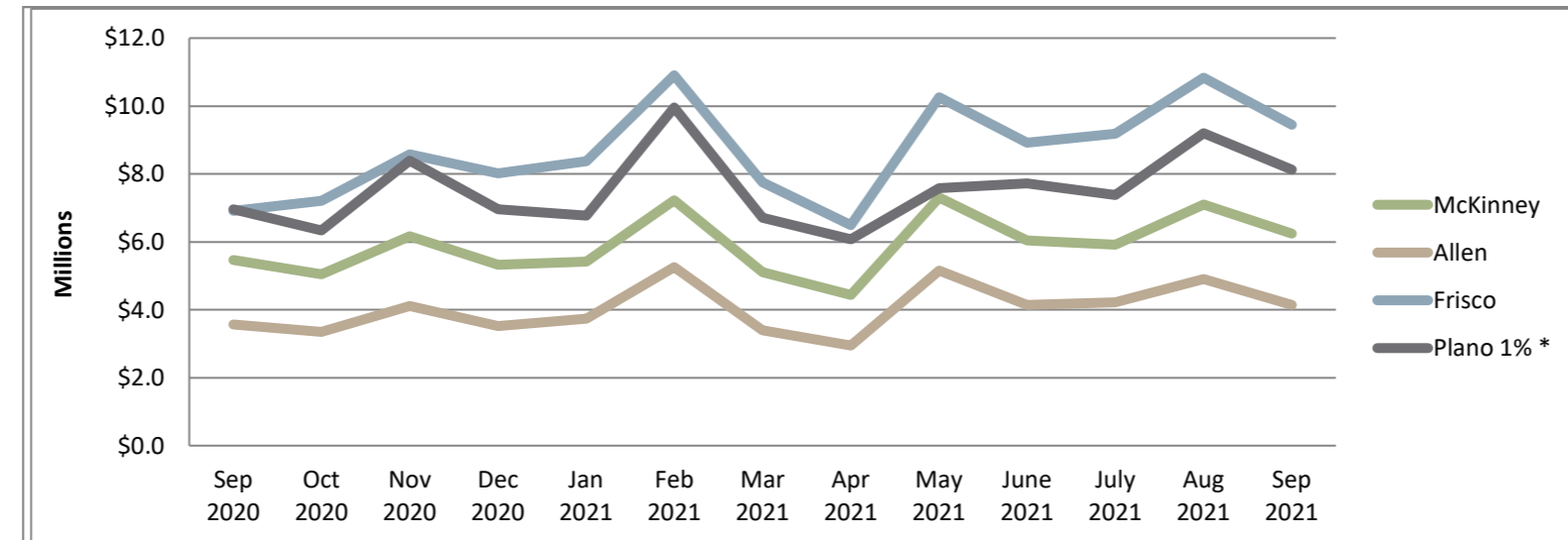


TOTAL SALES TAX COLLECTED

Sister City Comparison

Sep 2021	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$774,653	\$574,493	\$2,545,992	\$1,159,669
Var to LY	14.2%	16.1%	36.9%	16.7%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$8,215,030	\$6,498,430	\$15,859,546	\$4,543,136
Var to LY	13.0%	15.3%	17.6%	5.2%



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
Apr 2020	5,138,112	2,773,612	6,504,135	5,812,620
May 2020	5,090,573	3,521,174	7,161,112	7,644,898
June 2020	5,249,796	2,625,812	5,998,169	5,639,455
July 2020	5,051,068	3,075,116	6,564,783	5,853,157
Aug 2020	6,048,026	4,231,755	8,832,115	8,397,066
Sep 2020	5,462,386	3,568,972	6,905,390	6,962,605
FY 2020 Total	\$63,122,344	\$42,394,348	\$90,127,042	\$86,675,460

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
Apr 2021	4,436,818	2,947,251	6,492,629	6,075,688
May 2021	7,306,027	5,160,603	10,256,756	7,578,152
June 2021	6,035,331	4,143,070	8,925,839	7,724,923
July 2021	5,912,226	4,226,351	9,178,105	7,382,192
Aug 2021	7,101,746	4,906,010	10,837,067	9,196,741
Sep 2021	6,237,039	4,143,466	9,451,382	8,122,273
FY 2021 Total	\$71,337,374	\$48,892,778	\$105,986,588	\$91,218,597

* 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
September 2021 Preliminary

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 60,849	\$ -	\$ -	\$ 60,849
Investments	59,488,843	-	-	59,488,843
Accounts Receivable	2,808,763	-	-	2,808,763
Security Deposits	2,977	-	-	2,977
Deferred Charges - Prepaid Items	3,319	-	-	3,319
Capital/Land	-	-	3,279,989	3,279,989
Capital/Land Improvements (Net of Depreciation)	-	-	113,721	113,721
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	\$ 62,364,750	\$ 20,626,767	\$ 3,393,710	\$ 86,385,227
Liabilities				
Vouchers Payable	\$ 200,170	\$ -	\$ -	\$ 200,170
Accrued Payroll Payable	10,561	-	-	10,561
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	\$ 210,731	\$ 19,685,417	\$ -	\$ 19,896,148
Fund Equity				
Unreserved Fund Balance *	\$ 51,368,023	\$ 941,351	\$ -	\$ 52,309,373
Reserved for Encumbrances*	10,783,020	-	-	10,783,020
Reserved for Prepays	2,977	-	-	2,977
Investment in Capital Assets	-	-	3,393,710	3,393,710
Total Fund Equity	\$ 62,154,019	\$ 941,351	\$ 3,393,710	\$ 66,489,080
Total Liabilities and Equity	\$ 62,364,750	\$ 20,626,767	\$ 3,393,710	\$ 86,385,227

Unreserved Fund Balance *	\$ 62,151,042
Committed Projects Reserve:	
Community Projects	\$ 2,420,198
Discretionary Prom & Comm Grants	175,376
Retail Development Infrastructure Grants	84,000
Special Projects	23,965,324
Parks Construction Projects	11,280,074
Total Committed Projects	\$ 37,924,972
Unreserved Fund Balance after Project Commit.	\$ 24,226,071
Undesignated Reserve:	
Community Projects (FY21)	\$ 287,453
Discretionary Prom & Comm Grants (FY21)	39,625
Retail Development Infrastructure Grants	36,000
Total Undesignated Allocations	\$ 363,078
Remaining Unreserved Fund Balance	\$ 23,862,992
Less Contingency	-
Final Unreserved Fund Balance	\$ 23,862,992