

McKinney Community Development Corporation
Balance Sheet
 April 2020

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 99,261	\$ -	\$ -	\$ 99,261
Investments	62,900,789	-	-	62,900,789
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)	-	-	127,505	127,505
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
Total Assets	\$ 65,544,528	\$ 20,684,976	\$ 758,457	\$ 86,987,961
Liabilities				
Vouchers Payable	\$ 17,916	\$ -	\$ -	\$ 17,916
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
Total Liabilities	\$ 17,916	\$ 20,684,976	\$ -	\$ 20,702,892
Fund Equity				
Unreserved Fund Balance *	\$ 65,483,901	\$ -	\$ -	\$ 65,483,901
Reserved for Encumbrances	39,733	-	-	39,733
Reserved for Prepays	2,977	-	-	2,977
Investment in Capital Assets	-	-	758,457	758,457
Total Fund Equity	\$ 65,526,611	\$ -	\$ 758,457	\$ 66,285,069
Total Liabilities and Equity	\$ 65,544,528	\$ 20,684,976	\$ 758,457	\$ 86,987,961
Unreserved Fund Balance *				
Committed Projects Reserve:				
Community Projects	\$ 2,406,694			
Discretionary Prom & Comm Grants	58,258			
Retail Development Infrastructure Grants	25,000			
Special Projects	8,500,000			
Parks Construction Projects	20,371,078			
Total Committed Projects	\$ 31,361,030			
Unreserved Fund Balance after Project Commit.	\$ 34,122,871			
Undesignated Reserve:				
Community Projects (FY20)	\$ 797,161			
Discretionary Prom & Comm Grants (FY20)	75,000			
Retail Development Infrastructure Grants	95,000			
Total Undesignated Allocations	\$ 967,161			
Remaining Unreserved Fund Balance	\$ 33,155,710			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 33,155,710			

McKinney Community Development Corporation
Summary Operating Statement
 April 2020 (58% 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	\$ 1,288,819	\$ 9,084,894	\$ 5,800,353	61.0%	\$ 1,240,437	\$ 48,382	\$ 8,683,061	\$ 401,834
Interest Income	1,050,000	48,416	559,139	490,861	53.3%	87,500	(39,084)	612,500	(53,361)
Total Revenues	\$ 15,935,247	\$ 1,337,236	\$ 9,644,033	\$ 6,291,214	60.5%	\$ 1,327,937	\$ 9,298	\$ 9,295,561	\$ 348,473
Expenses	FY20 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 294,683	\$ 26,930	\$ 165,778	\$ 128,905	56.3%	\$ 24,557	\$ (2,373)	\$ 171,898	\$ 6,120
Supplies Expense	17,250	-	2,229	15,021	12.9%	1,438	1,438	10,063	7,833
Maintenance Expense	3,000	-	-	3,000	0.0%	250	250	1,750	1,750
Services/Sundry	328,833	12,180	99,844	228,989	30.4%	27,403	15,223	191,819	91,975
Total Administrative	\$ 643,766	\$ 39,109	\$ 267,851	\$ 375,915	41.6%	\$ 53,647	\$ 14,538	\$ 375,530	\$ 107,679
Projects									
Community Grants & Projects	\$ 13,026,998	\$ 36,954	\$ 1,069,886	\$ 11,957,112	8.2%	\$ 1,085,583	\$ 1,048,629	\$ 7,599,082	\$ 6,529,197
Other Project Expenses	38,000	740	2,360	35,640	6.2%	3,167	2,427	22,167	19,807
Total Projects	\$ 13,064,998	\$ 37,694	\$ 1,072,246	\$ 11,992,752	8.2%	\$ 1,088,750	\$ 1,051,056	\$ 7,621,249	\$ 6,549,003
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 102,083	\$ 72,917	58.3%	\$ 14,583	\$ -	\$ 102,083	\$ -
Insurance & Risk Fund	549	46	320	229	58.3%	46	-	320	-
Park Construction Fund	22,448,089	227,745	2,077,011	20,371,078	9.3%	1,870,674	1,642,929	13,094,719	11,017,707
MPAC	375,000	31,250	218,750	156,250	58.3%	31,250	-	218,750	-
MCDC Debt Service Payments	1,010,000	-	-	1,010,000	0.0%	84,167	84,167	589,167	589,167
MCDC Debt Service I & S	711,230	-	355,615	355,615	50.0%	59,269	59,269	414,884	59,269
Paying Agent	1,000	-	200	800	20.0%	83	83	583	383
Total Non-Departmental	\$ 24,720,868	\$ 273,624	\$ 2,753,980	\$ 21,966,888	11.1%	\$ 2,060,072	\$ 1,786,448	\$ 14,420,506	\$ 11,666,526
Total Expenses	\$ 38,429,632	\$ 350,427	\$ 4,094,077	\$ 34,335,555	10.7%	\$ 3,202,469	\$ 2,852,042	\$ 22,417,285	\$ 18,323,209
Net	\$ (22,494,385)	\$ 986,808	\$ 5,549,957			\$ (1,874,532)	\$ 2,861,341	\$ (13,121,725)	\$ 18,671,681
FY20 Beginning Fund Balance	\$ 59,976,654								
Add FY20 Budgeted Revenue	15,935,247								
Less FY20 Budgeted Expenses	(38,429,632)								
FY20 Projected Ending Fund Balance	\$ 37,482,269								

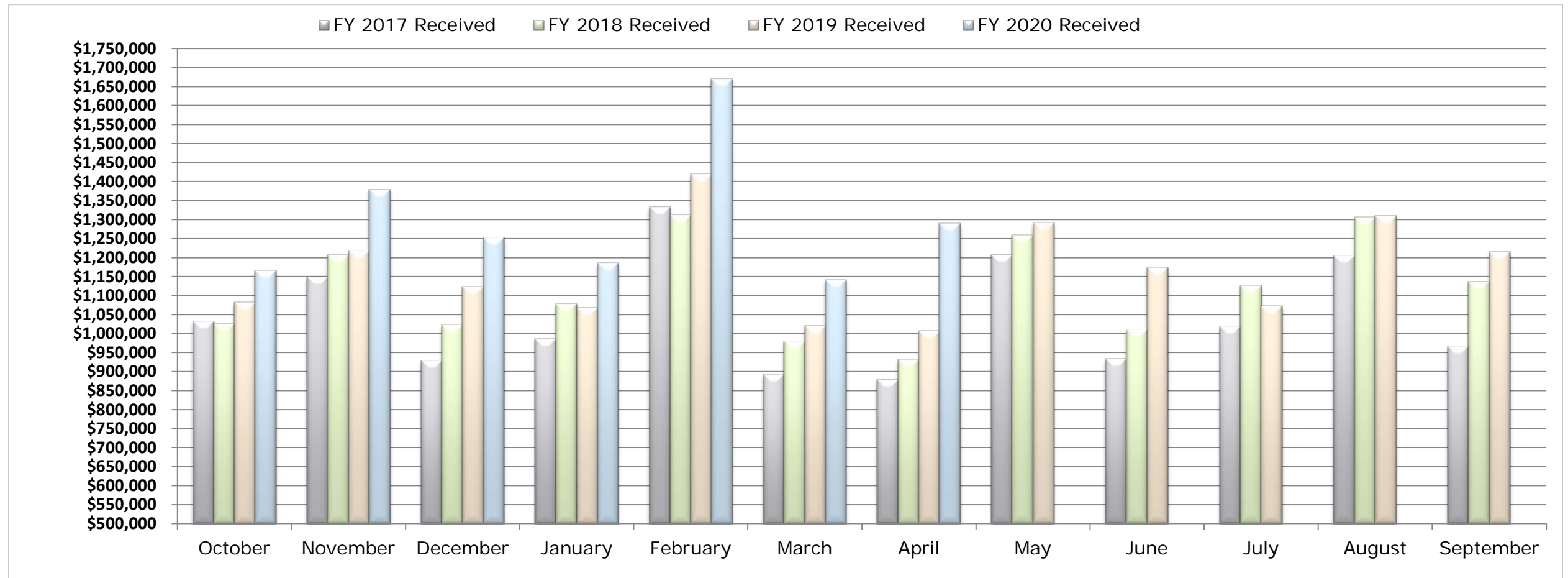
McKinney Community Development Corporation
Project Details - April 2020

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	-	51,544	-
City of McKinney - Apex Centre (Future Expansion)	2018-2019	4B1902	150,000	-	59,697	90,303
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	-	3,588	419
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	-	23,280	25,474
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	11,727	73,969	61,031
ManeGait Therapeutic Horsemanship	2019-2020	4B2002	6,800	6,800	6,800	-
Habitat for Humanity of Collin County	2019-2020	4B2003	773,224	-	71,504	701,720
McKinney Community Development Corp	2019-2020	4B2004	36,800	-	-	36,800
Undesignated FY 2020 Budget			797,161	-	-	797,161
Total Community 4B Projects			\$ 4,177,867	\$ 18,527	\$ 974,013	\$ 3,203,855
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	5,934	5,934	66
SBG Hospitality	2018-2019	PC1914	10,000	-	10,000	-
McKinney Main Street	2018-2019	PC1915	15,000	-	15,000	-
McKinney Lacrosse Club	2018-2019	PC1916	6,000	-	5,730	270
McKinney ISD Department of Athletics	2018-2019	PC1917	14,625	-	13,068	1,558
McKinney Philharmonic Orchestra (Odysseus Youth Orchestra)	2019-2020	PC2001	4,000	287	1,315	2,685
Heritage Guild of Collin County - Farmers Mkt & Crank Off	2019-2020	PC2002	7,000	3,940	3,940	3,060
SBG Hospitality - St.Patrick's Day Festival	2019-2020	PC2003	8,500	8,266	8,266	234
St. Peter's Episcopal - Empty Bowls	2019-2020	PC2004	5,000	-	3,172	1,828
Collin County History Museum - 2020 Then & Now	2019-2020	PC2005	6,000	-	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	-	378	3,622
Undesignated FY 2020 Budget			75,000	-	-	75,000
Total Promotional & Event Grants			\$ 229,131	\$ 18,427	\$ 95,873	\$ 133,258
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY20	Monthly Actual	YTD Actual	Budget Balance
East End Salvage Ltd. Co.	2019-2020	RI2001	25,000	-	-	25,000
Undesignated FY 2020 Budget			95,000	-	-	95,000
Total Retail Development Infrastructure Grants			\$ 120,000	\$ -	\$ -	\$ 120,000
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
MCDC COVID-19 Business Grant	2019-2020	MP2001	1,000,000	-	-	1,000,000
Total Special Projects			\$ 8,500,000	\$ -	\$ -	\$ 8,500,000
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	52,895	57,110	212,890
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	-	24,560	2,993,355
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	-	1,158,950
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	215,260	26,564	92,644	122,616
JMAC Improvements	2018-2019	PK1823	264,195	5,232	5,232	258,963
Renovations - Aging Park	2019-2020	PK1831	1,204,583	15,457	33,817	1,170,766
Finch Park Phase V	2019-2020	PK2039	150,000	-	-	150,000
Parks Master Plan	2019-2020	PK2040	200,000	12,639	12,639	187,361
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	41,148	74,088	1,425,912
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	23,108	38,805	1,461,195
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	50,703	938,385	1,760,383
Community Center Renovation	2019-2020	PK4397	125,000	-	-	125,000
Old Settler's Renovation	2018-2019	PK4398	3,535,630	-	570,864	2,964,766
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
Total Parks Construction Projects			\$ 22,448,090	\$ 227,745	\$ 2,077,011	\$ 20,371,078

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

McKinney Community Development Corporation
Sales Tax Revenue
April 2020 (58% 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	\$1,165,480	\$83,767	7.7%	7.8%
November	982,351	1,101,106	1,148,939	1,208,295	1,219,028	1,380,273	161,245	13.2%	9.3%
December	826,009	897,304	929,699	1,023,356	1,123,713	1,253,931	130,218	11.6%	8.4%
January	821,731	833,503	985,393	1,079,316	1,068,303	1,185,717	117,414	11.0%	8.0%
February	1,136,044	1,231,183	1,334,043	1,312,944	1,420,142	1,670,492	250,350	17.6%	11.2%
March	764,445	671,518	891,649	980,238	1,021,757	1,140,182	118,424	11.6%	7.7%
April	716,258	825,953	880,093	930,962	1,006,335	1,288,819	282,485	28.1%	8.7%
May	1,031,572	1,114,575	1,208,091	1,258,169	1,291,030			0.0%	0.0%
June	820,908	884,501	932,936	1,011,758	1,174,600			0.0%	0.0%
July	840,355	910,886	1,019,409	1,125,759	1,072,098			0.0%	0.0%
August	1,055,774	1,207,558	1,206,441	1,306,035	1,310,882			0.0%	0.0%
September	1,013,186	938,767	967,150	1,136,996	1,216,602			0.0%	0.0%
Total	\$10,818,246	\$11,468,033	\$12,536,690	\$13,400,813	\$14,006,204	\$9,084,894	\$1,143,903	14.4%	61.0%

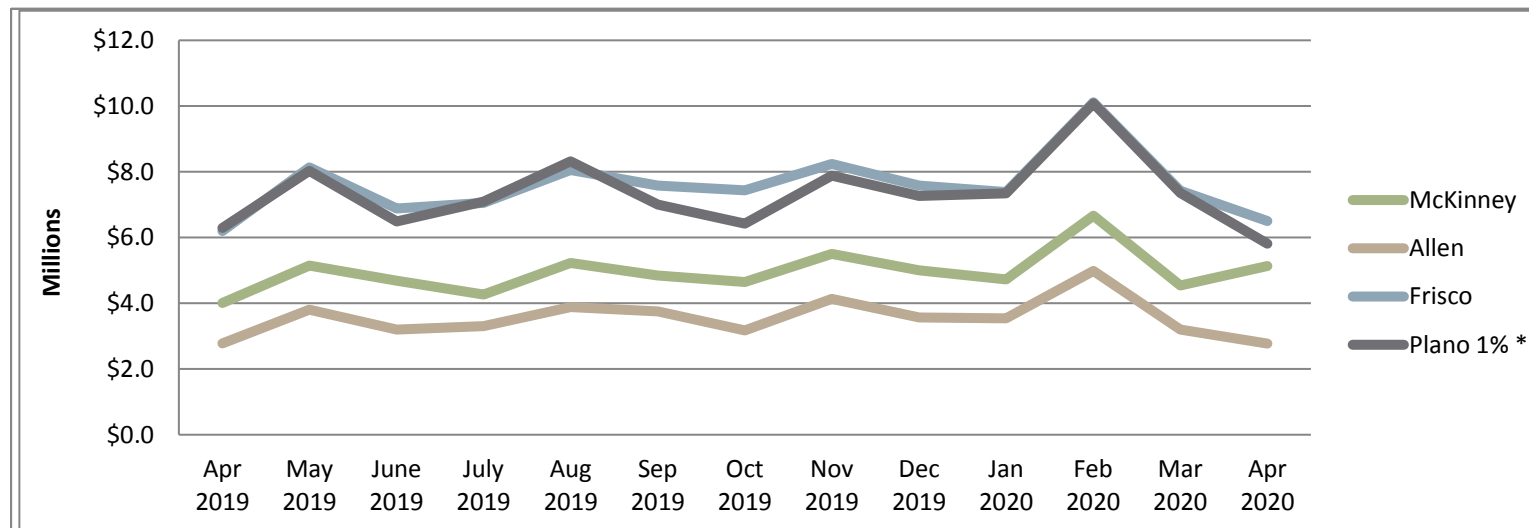


TOTAL SALES TAX COLLECTED

Sister City Comparison

April 2020	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,129,307	-\$6,858	\$305,788	-\$477,029
Var to LY	28.2%	-0.2%	4.9%	-7.6%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$4,571,213	\$1,418,238	\$4,008,871	\$1,060,430
Var to LY	14.4%	5.9%	7.9%	2.1%



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
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
FY 2019 Total	\$31,649,282	\$23,953,281	\$50,656,602	\$51,117,849

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
FY 2020 Total	\$36,220,495	\$25,371,519	\$54,665,473	\$52,178,279

* State Comptroller reports 1% sales tax for City of Plano and 1% for DART. All other Sister Cities represent 2% sales tax.