

McKinney Community Development Corporation
Summary Operating Statement
November 2019 (17% 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	\$ 1,380,273	\$ 2,545,753	\$ 12,339,494	17.1%	\$ 1,240,437	\$ 139,836	\$ 2,480,875	\$ 64,878
Interest Income	1,050,000	90,176	187,419	862,581	17.8%	87,500	2,676	175,000	12,419
Total Revenues	\$ 15,935,247	\$ 1,470,449	\$ 2,733,172	\$ 13,202,075	17.2%	\$ 1,327,937	\$ 142,512	\$ 2,655,875	\$ 77,297
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	\$ 34,025	\$ 52,527	\$ 242,156	17.8%	\$ 24,557	\$ (9,468)	\$ 49,114	\$ (3,413)
Supplies Expense	17,250	619	619	16,631	3.6%	1,438	818	2,875	2,256
Maintenance Expense	3,000	-	-	3,000	0.0%	250	250	500	500
Services/Sundry	328,833	2,405	18,859	309,974	5.7%	27,403	24,998	54,806	35,946
Total Administrative	\$ 643,766	\$ 37,049	\$ 72,005	\$ 571,761	11.2%	\$ 53,647	\$ 16,598	\$ 107,294	\$ 35,289
Projects									
Community Grants & Projects	\$ 6,383,985	\$ 98,924	\$ 132,700	\$ 6,251,285	2.1%	\$ 531,999	\$ 433,075	\$ 1,063,998	\$ 931,298
Other Project Expenses	38,000	1,320	1,320	36,680	3.5%	3,167	1,847	6,333	5,013
Total Projects	\$ 6,421,985	\$ 100,244	\$ 134,020	\$ 6,287,965	2.1%	\$ 535,165	\$ 434,922	\$ 1,070,331	\$ 936,311
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 29,167	\$ 145,833	16.7%	\$ 14,583	\$ -	\$ 29,167	\$ -
Insurance & Risk Fund	549	46	92	458	16.7%	46	-	92	-
Park Construction Fund	5,500,000	538,854	566,915	4,933,085	10.3%	458,333	(80,521)	916,667	349,751
MPAC	375,000	31,250	62,500	312,500	16.7%	31,250	-	62,500	-
MCDC Debt Service Payments	1,010,000	-	-	1,010,000	0.0%	84,167	84,167	168,333	168,333
MCDC Debt Service I & S	711,230	-	-	711,230	0.0%	59,269	59,269	118,538	118,538
Paying Agent	1,000	-	-	1,000	0.0%	83	83	167	167
Total Non-Departmental	\$ 7,772,779	\$ 584,733	\$ 658,673	\$ 7,114,106	8.5%	\$ 647,732	\$ 62,998	\$ 1,295,463	\$ 636,790
Total Expenses	\$ 14,838,530	\$ 722,026	\$ 864,699	\$ 13,973,831	5.8%	\$ 1,236,544	\$ 514,518	\$ 2,473,088	\$ 1,608,390
Net	\$ 1,096,717	\$ 748,423	\$ 1,868,473			\$ 91,393	\$ 657,030	\$ 182,786	\$ 1,685,687
FY20 Beginning Fund Balance	\$ 59,976,654								
Add FY20 Budgeted Revenue	15,935,247								
Less FY20 Budgeted Expenses	(14,838,530)								
FY20 Projected Ending Fund Balance	\$ 61,073,371								

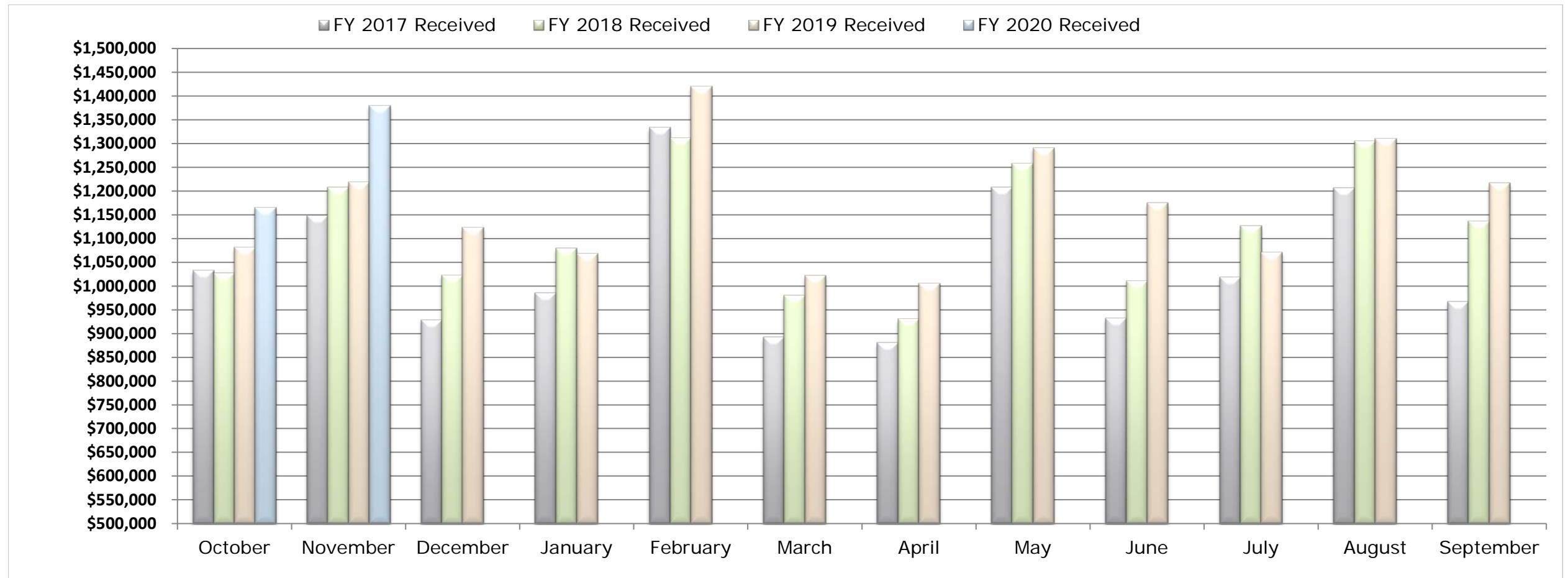
McKinney Community Development Corporation
Project Details - November 2019

Community 4B Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY20	Monthly Actual	YTD Actual	Budget Balance
Boys and Girls Club of Collin County (Repair)	2017-2018	4B1803	\$ 125	\$ -	\$ -	\$ -	\$ 125
HUB 121	2017-2018	4B1805	400,000	-	-	-	400,000
Habitat for Humanity of Collin County (Cotton Groves)	2017-2018	4B1806	671,176	-	-	-	671,176
McKinney Main Street	2017-2018	4B1809	1,680	-	-	-	1,680
Heritage Guild of Collin County	2017-2018	4B1810	44,693	-	27,860	44,348	346
Habitat for Humanity of Collin County (Critical Home Repair)	2018-2019	4B1901	51,544	-	9,080	9,080	42,464
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	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	-	5,727	12,790	-
Salvation Army - Replacement of gymnasium floor	2018-2019	4B1906	33,918	-	33,918	33,918	-
Heritage Guild of Collin County (Projects at Chestnut Square Histori)	2018-2019	4B1907	48,754	-	-	-	48,754
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	-	-	-	135,000
Undesignated FY 2019 Budget				1,613,985			1,613,985
Total Community 4B Projects			\$ 2,565,687	\$ 1,613,985	\$ 78,585	\$ 102,136	\$ 4,077,536
Promotional and Event Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY20	Monthly Actual	YTD Actual	Budget Balance
Collin County History Museum - WWI Commemoration	2017-2018	PC1801	\$ -	\$ -	\$ -	\$ -	\$ -
Heritage Guild - Tour de Coop, Farmers Market, Ice Cream Crank-	2017-2018	PC1808	204	-	-	-	204
Collin County Master Gardeners	2017-2018	PC1814	131	-	-	-	131
Heard Craig Center for the Arts/Schon Everywhere	2017-2018	PC1815	-	-	-	-	-
Crape Myrtle Trails Foundation of McKinney	2017-2018	PC1816	1,113	-	-	-	1,113
SBG Hospitality	2017-2018	PC1817	-	-	-	-	-
McKinney Main Street	2017-2018	PC1818	-	-	-	-	-
McKinney Rotary Club Foundation	2017-2018	PC1819	-	-	-	-	-
Heard Wildlife Museum	2017-2018	PC1821	12	-	-	-	12
Heritage Guild of Collin County	2017-2018	PC1822	-	-	-	-	-
Heritage Guild of Collin County	2018-2019	PC1901	-	-	-	-	-
Collin County History Museum	2018-2019	PC1902	4,261	-	-	2,225	2,036
St. Peter's Episcopal	2018-2019	PC1903	-	-	-	-	-
McKinney Main Street	2018-2019	PC1904	-	-	-	-	-
Bernard Game Day Foods/Community Garden Kitchen	2018-2019	PC1905	793	-	-	-	793
Kiwanis Club of McKinney	2018-2019	PC1906	2,500	-	-	-	2,500
ManeGait Therapeutic Horsemanship	2018-2019	PC1907	-	-	-	-	-
SBG Hospitality	2018-2019	PC1908	1	-	-	-	1
Heritage Guild of Collin County	2018-2019	PC1909	8,745	-	-	-	8,745
Crape Myrtle Trails Foundation	2018-2019	PC1911	8,000	-	8,000	8,000	-
Direction 61:3	2018-2019	PC1912	4,000	-	-	-	4,000
McKinney Rotary Club	2018-2019	PC1913	6,000	-	-	-	6,000
SBG Hospitality	2018-2019	PC1914	10,000	-	2,000	10,000	-
McKinney Main Street	2018-2019	PC1915	15,000	-	-	-	15,000
McKinney Lacrosse Club	2018-2019	PC1916	6,000	-	3,140	3,140	2,860
McKinney ISD Department of Athletics	2018-2019	PC1917	14,625	-	7,199	7,199	7,426
Undesignated FY 2019 Budget				150,000			150,000
Total Promotional & Event Grants			\$ 81,385	\$ 150,000	\$ 20,339	\$ 30,564	\$ 200,821
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY20	Monthly Actual	YTD Actual	Budget Balance
Local Yocal Farm to Market	2018-2019	RI1901	\$ -	\$ -	\$ -	\$ -	\$ -
Undesignated FY 2019 Budget				120,000			120,000
Total Retail Development Infrastructure Grants			\$ -	\$ 120,000	\$ -	\$ -	\$ 120,000
Special Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY20	Monthly Actual	YTD Actual	Budget Balance
Star Center Expansion	2016-2017	4B1701	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000
Craig Ranch Hotel	2018-2019	4B1704	3,000,000	-	-	-	3,000,000
Star Center Expansion	2019-2020	4B2001	-	4,500,000	-	-	4,500,000
Total Special Projects			\$ 3,500,000	\$ 4,500,000	\$ -	\$ -	\$ 8,000,000
Park Construction Fund	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	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	1,279,329	(1,000,000)	-	-	279,329
Cottonwood Park Redevelopment	2018-2019	PK1737	2,142,915	875,000	7,494	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	65,260	150,000	-	-	215,260
JMAC Improvements	2018-2019	PK1823	14,195	250,000	-	-	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	-	-	50,000
Bonnie Wenk Park Outdoor Equipment	2019-2020	PK2062	-	150,000	-	-	150,000
OSCR Aquatic and Park Renovation	2019-2020	PK2041	-	1,500,000	-	-	1,500,000
Gray Branch Community Park Phase I	2016-2017	PK2206	1,270,000	(1,204,583)	-	-	65,417
Frisco ISD Neighborhood Park (Westridge 3)	2015-2016	PK3224	145,772	-	(958)	(958)	146,730
Parks Accessibility	2016-2017	PK4325	178,767	100,000	-	-	278,767
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	500,000	1,000,000	-	5,670	1,494,330
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	1,308,504	2,000,000	-	-	3,308,504
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	2,698,768	-	498,795	498,795	2,199,973
Community Center Renovation	2019-2020	PK4397	-	125,000	-	-	125,000
Old Settler's Renovation	2018-2019	PK4398	3,535,630	-	33,523	55,914	3,479,716
Parks Projects (Umbrella)	2018-2019	PK4399	225,000	(225,000)	-	-	-
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	-	200,000
Total Parks Construction Projects			\$ 16,948,089	\$ 5,500,000	\$ 538,854	\$ 566,915	\$ 21,881,174
Aquatic Center Finishout	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY20	Monthly Actual	YTD Actual	Budget Balance
	2014-2015	4B1800	\$ 2,635	\$ -	\$ -	\$ -	\$ 2,635

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

McKinney Community Development Corporation
Sales Tax Revenue
 November 2019 (17% 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			0.0%	0.0%
January	821,731	833,503	985,393	1,079,316	1,068,303			0.0%	0.0%
February	1,136,044	1,231,183	1,334,043	1,312,944	1,420,142			0.0%	0.0%
March	764,445	671,518	891,649	980,238	1,021,757			0.0%	0.0%
April	716,258	825,953	880,093	930,962	1,006,335			0.0%	0.0%
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	\$2,545,753	\$245,012	1.7%	17.1%

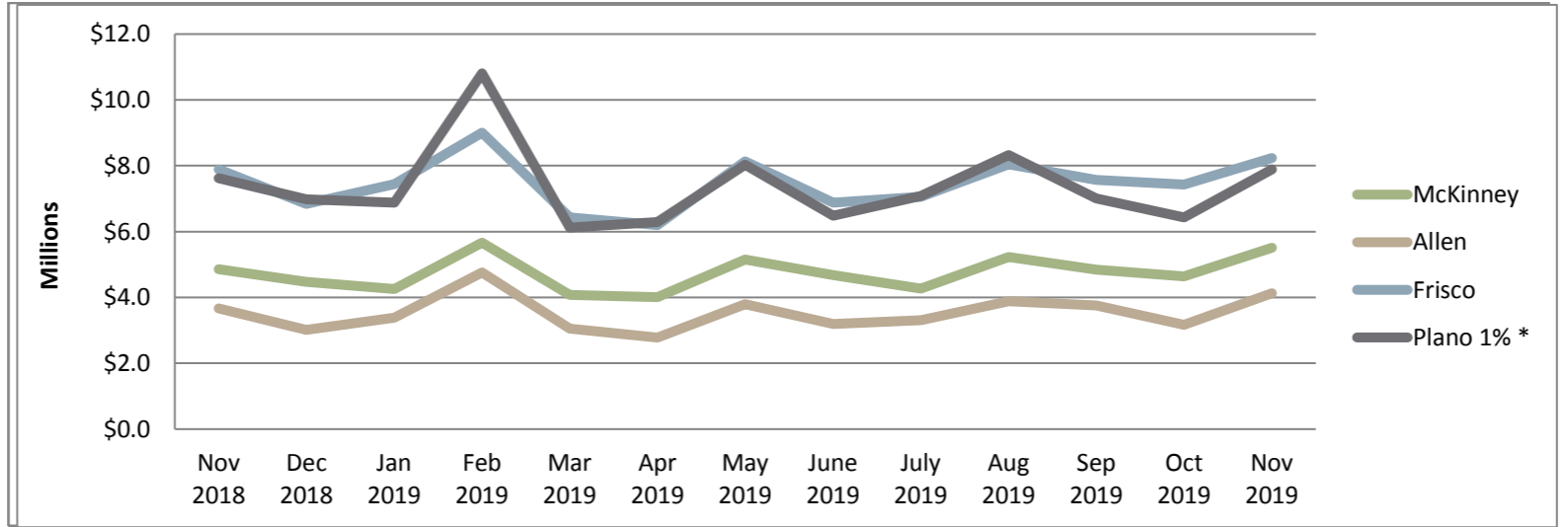


TOTAL SALES TAX COLLECTED

Sister City Comparison

November 2019	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$644,334	\$461,221	\$353,735	\$262,045
Var to LY	13.3%	12.6%	4.5%	3.4%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$978,769	\$343,594	\$942,533	\$275,610
Var to LY	10.7%	4.9%	6.4%	2.0%



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
FY 2019 Total	\$9,170,672	\$6,960,282	\$14,728,401	\$14,037,514

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
FY 2020 Total	\$10,149,440	\$7,303,876	\$15,670,934	\$14,313,125

* 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
November 2019

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 33,168	\$ -	\$ -	\$ 33,168
Investments	59,266,113	-	-	59,266,113
Interest Receivable - Investments	35,251	-	-	35,251
Accounts Receivable	2,541,501	-	-	2,541,501
Security Deposits	2,977	-	-	2,977
Prepaid Items	-	-	-	-
Discounts on Investments	(6,098)	-	-	(6,098)
Capital/Land	-	-	630,952	630,952
Capital/Land Improvements (Net of Depreciation)	-	-	134,397	134,397
Capital/Construction in Progress*	-	-	-	-
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	\$ 61,872,911	\$ 20,684,976	\$ 765,350	\$ 83,323,236
Liabilities				
Vouchers Payable	\$ 27,783	\$ -	\$ -	\$ 27,783
Accrued Payroll Payable	-	-	-	-
Compensated Absences	-	40,405	-	40,405
Retainage Payable	-	-	-	-
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	\$ 27,783	\$ 20,684,976	\$ -	\$ 20,712,759
Fund Equity				
Unreserved Fund Balance *	\$ 61,783,531	\$ -	\$ -	\$ 61,783,531
Reserved for Encumbrances	58,620	-	-	58,620
Reserved for Prepays	2,977	-	-	2,977
Investment in Capital Assets	-	-	765,350	765,350
Total Fund Equity	\$ 61,845,128	\$ -	\$ 765,350	\$ 62,610,478
Total Liabilities and Equity	\$ 61,872,911	\$ 20,684,976	\$ 765,350	\$ 83,323,236

Unreserved Fund Balance *	\$ 61,783,531
Committed Projects Reserve:	
Community Projects	\$ 2,463,551
Discretionary Prom & Comm Grants	50,821
Retail Development Infrastructure Grants	-
Special Projects	8,000,000
Parks Construction Projects*	21,881,174
Aquatic Center Finishout	2,635
Total Committed Projects	\$ 32,197,360
Unreserved Fund Balance after Project Commit.	\$ 29,586,171
Undesignated Reserve:	
Community Projects (FY20)	\$ 1,613,985
Discretionary Prom & Comm Grants (FY20)	150,000
Retail Development Infrastructure Grants	120,000
Total Undesignated Allocations	\$ 1,883,985
Final Unreserved Fund Balance	\$ 27,702,186

*Includes reappropriations pending council approval.