

McKinney Community Development Corporation
Summary Operating Statement
February 2021 (42% 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	\$ 14,700,826	\$ 1,810,982	\$ 7,321,617	\$ 7,379,209	49.8%	\$ 1,225,069	\$ 585,913	\$ 6,125,344	\$ 1,196,273
Interest Income	292,000	4,253	32,155	259,845	11.0%	24,333	(20,080)	121,667	(89,512)
Total Revenues	\$ 14,992,826	\$ 1,815,235	\$ 7,353,772	\$ 7,639,054	49.0%	\$ 1,249,402	\$ 565,833	\$ 6,247,011	\$ 1,106,761
Expenses	FY21 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 298,583	\$ 19,996	\$ 111,271	\$ 187,312	37.3%	\$ 24,882	\$ 4,886	\$ 124,410	\$ 13,138
Supplies Expense	17,250	117	1,037	16,213	6.0%	1,438	1,320	7,188	6,151
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	1,042	1,042
Services/Sundry	576,983	26,139	96,106	480,877	16.7%	48,082	21,943	240,410	144,303
Capital	2,648,493	-	2,649,037	(544)	100.0%	220,708	(220,708)	1,103,539	(1,545,498)
Total Administrative	\$ 3,543,809	\$ 46,252	\$ 2,857,451	\$ 686,358	80.6%	\$ 295,317	\$ (192,350)	\$ 1,476,587	\$ (1,380,864)
Projects									
Community Grants & Projects	\$ 14,422,624	\$ 22,755	\$ 252,609	\$ 14,170,015	1.8%	\$ 1,201,885	\$ 1,179,131	\$ 6,009,427	\$ 5,756,817
Capital	200,000	3,383	14,108	185,893	7.1%	16,667	13,284	83,333	69,226
Other Project Expenses	93,000	-	5,398	87,603	5.8%	7,750	7,750	38,750	33,353
Total Projects	\$ 14,715,624	\$ 26,137	\$ 272,114	\$ 14,443,510	1.8%	\$ 1,226,302	\$ 1,200,165	\$ 6,131,510	\$ 5,859,396
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 72,917	\$ 102,083	41.7%	\$ 14,583	\$ -	\$ 72,917	\$ -
Insurance & Risk Fund	921	77	384	537	41.7%	77	-	384	-
Park Construction Fund	19,381,849	331,685	2,072,854	17,308,995	10.7%	1,615,154	1,283,469	8,075,770	6,002,916
MPAC	500,000	41,667	208,333	291,667	41.7%	41,667	-	208,333	-
Buildings & Structures	11,333,262	-	-	11,333,262	0.0%	944,439	944,439	4,722,193	4,722,193
MCDC Debt Service Payments	1,030,000	-	-	1,030,000	0.0%	85,833	85,833	429,167	429,167
MCDC Debt Service I & S	688,848	-	344,424	344,424	50.0%	57,404	57,404	287,020	(57,404)
Paying Agent	1,000	-	200	800	20.0%	83	83	417	217
Total Non-Departmental	\$ 33,110,880	\$ 388,011	\$ 2,699,112	\$ 30,411,768	8.2%	\$ 2,759,240	\$ 2,371,228	\$ 13,796,200	\$ 11,097,089
Total Expenses	\$ 51,370,313	\$ 460,400	\$ 5,828,677	\$ 45,541,636	11.3%	\$ 4,280,859	\$ 3,379,043	\$ 21,404,297	\$ 15,575,620
Net	\$ (36,377,487)	\$ 1,354,835	\$ 1,525,095			\$ (3,031,457)	\$ 4,386,293	\$ (15,157,286)	\$ 16,682,381
FY21 Beginning Fund Balance	\$ 63,586,552								
Add FY21 Budgeted Revenue	14,992,826								
Less FY21 Budgeted Expenses	(51,370,313)								
FY21 Projected Ending Fund Balance	\$ 27,209,065								

McKinney Community Development Corporation
Project Details - February 2021

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	-	-	150,000
Boys and Girls Club of Collin County - (Gym floor McKinney Club)	2018-2019	4B1912	39,549	17,330	34,673	4,876
Habitat for Humanity of Collin County	2019-2020	4B2003	937,806	-	58,540	879,266
MCDC Park Benches @MPAC	2019-2020	4B2004	36,800	-	-	36,800
McKinney Parks Foundation (shipping container/tool storage)	2019-2020	4B2005	5,925	923	4,709	1,216
Hugs Café (Greenhouse Equipment)	2019-2020	4B2006	13,325	-	12,206	1,119
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
McKinney Roots	2020-2021	4B2105	15,000	-	-	15,000
Undesignated FY 2021 Budget			1,242,547	-	-	1,242,547
Total Community 4B Projects			\$ 4,264,482	\$ 18,253	\$ 189,983	\$ 4,074,499
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	-	1,042	1,867
Odysseus Chamber Orchestra - 2020-2021 Concert Series	2019-2020	PC2013	5,000	156	2,259	2,741
Heritage Guild of CC	2019-2020	PC2014	13,000	-	13,000	-
McK Community Band - Three Performances	2019-2020	PC2015	7,000	4,346	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	-	-	7,500
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	-	-	12,500
Heritage Guild of CC-Farmers Market, Education, Murder Mystery, F.	2020-2021	PC2103	12,500	-	-	12,500
CC History Museum-2021 Then & Now	2020-2021	PC2104	6,500	-	-	6,500
Colorful Collaborations-Legacy Keepers 2021 events	2020-2021	PC2105	2,000	-	-	2,000
McKinney Garden Club-2021 Art Meets Floral	2020-2021	PC2106	5,000	-	-	5,000
Ovation Academy of Performing Arts-2021 Spring/Summer Product	2020-2021	PC2107	5,000	-	-	5,000
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
Undesignated FY 2021 Budget			139,000	-	-	139,000
Total Promotional & Event Grants			\$ 317,418	\$ 4,502	\$ 37,627	\$ 279,791
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	\$ -
Undesignated FY 2021 Budget			120,000	-	-	120,000
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	3,383	14,108	11,519,155
The HUB (4 acre)	2020-2021	4B2101	2,600,000	-	-	2,600,000
MCDC COVID-19 Business Grant	2019-2020	MP2001	2,055,474	-	-	2,055,474
Total Special Projects			\$ 21,228,986	\$ 3,383	\$ 14,108	\$ 21,214,879
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	\$ -	\$ 225,193	\$ 154,149
Hike & Bike Trail Construction	2016-2017	PK1213	156,651	11,313	26,275	130,377
Prosper ISD Neighborhood Park	2016-2017	PK1643	705,000	-	-	705,000
Land Acquisition 2016-17	2016-2017	PK1701	279,329	6,000	11,100	268,229
Cottonwood Park Redevelopment	2018-2019	PK1737	1,284,839	5,366	542,882	741,957
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	-	1,158,950
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	262,659	2,950	16,494	246,165
JMAC Improvements	2018-2019	PK1823	353,480	-	-	353,480
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	-	6,320	1,943,680
Parks Master Plan	2019-2020	PK2040	119,897	3,446	35,074	84,822
Bonnie Wenk Park Outdoor Equipment	2019-2020	PK2062	8,384	3,192	3,192	5,192
OSCR Aquatic and Park Renovation	2019-2020	PK2041	1,367,073	-	2,240	1,364,833
Greens Neighborhood Park	2020-2021	PK2109	200,000	-	-	200,000
Towne Center Park Improvement	2020-2021	PK2113	180,000	-	-	180,000
Gray Branch Community Park Phase I	2016-2017	PK2206	65,417	-	-	65,417
Frisco ISD Neighborhood Park (Westridge 3)	2015-2016	PK3224	6,757	-	-	6,757
Parks Accessibility	2016-2017	PK4325	258,567	-	12,500	246,067
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	778,083	-	-	778,083
Towne Lake Parke Enrichment	2020-2021	PK4393	300,000	-	-	300,000
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	2,872,001	293,979	839,474	2,032,527
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	1,691,282	-	-	1,691,282
Community Center Renovation	2019-2020	PK4397	625,000	-	-	625,000
Old Settler's Renovation	2018-2019	PK4398	1,716,661	5,441	352,110	1,364,551
Parks Projects (Umbrella)	2020-2021	PK4399	320,000	-	-	320,000
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
Total Parks Construction Projects			\$ 19,381,850	\$ 331,685	\$ 2,072,854	\$ 17,308,996

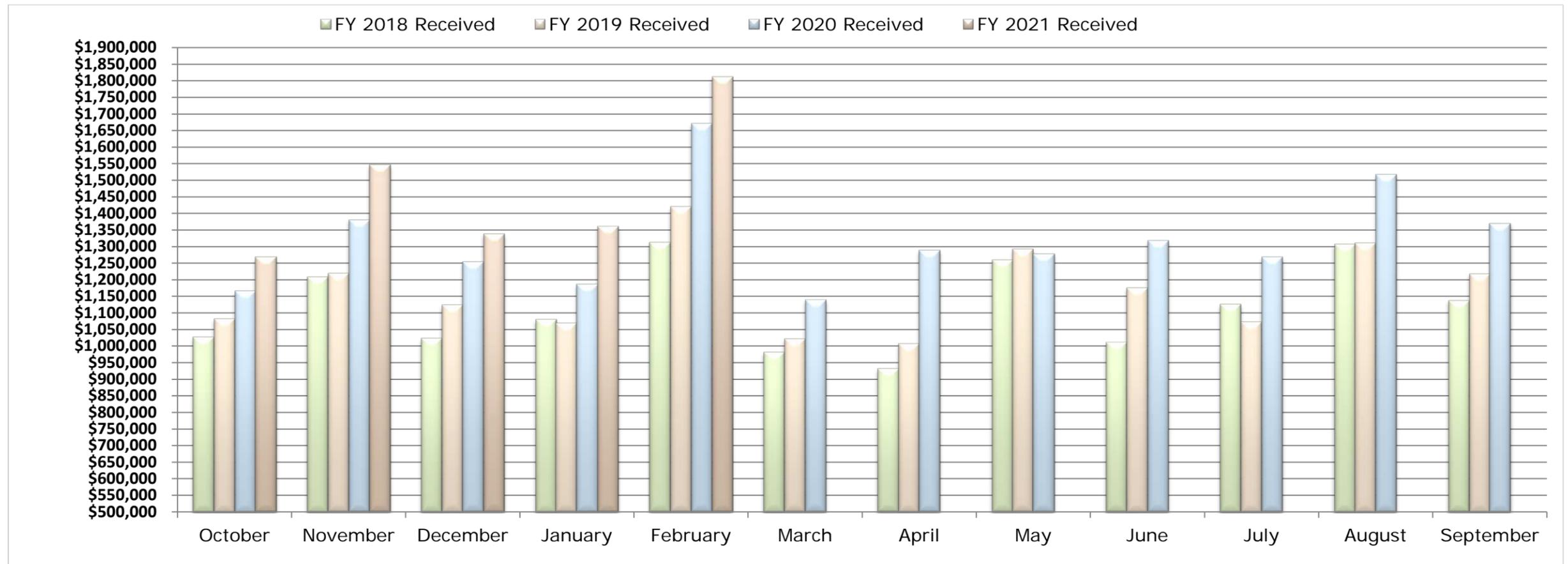
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

February 2021 (42% 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			0.0%	0.0%
April	825,953	880,093	930,962	1,006,335	1,288,819			0.0%	0.0%
May	1,114,575	1,208,091	1,258,169	1,291,030	1,276,942			0.0%	0.0%
June	884,501	932,936	1,011,758	1,174,600	1,316,761			0.0%	0.0%
July	910,886	1,019,409	1,125,759	1,072,098	1,267,094			0.0%	0.0%
August	1,207,558	1,206,441	1,306,035	1,310,882	1,516,349			0.0%	0.0%
September	938,767	967,150	1,136,996	1,216,602	1,369,952			0.0%	0.0%
Total	\$11,468,033	\$12,536,690	\$13,400,813	\$14,006,204	\$15,831,992	\$7,321,617	\$665,724	10.0%	49.8%

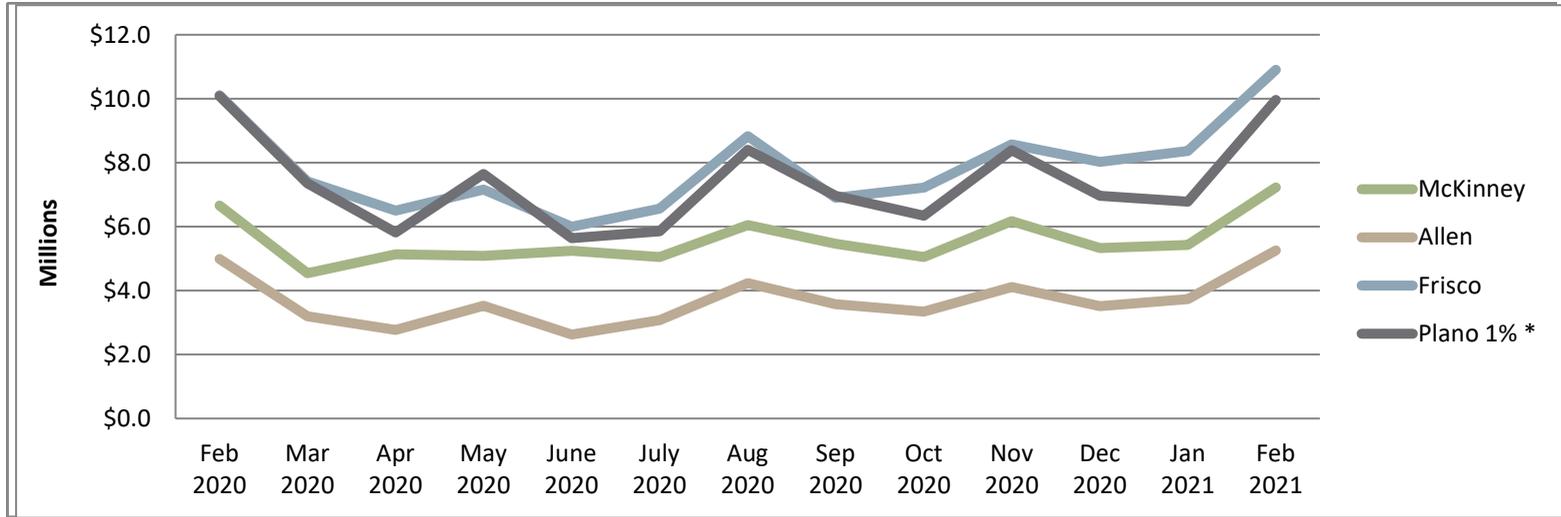


TOTAL SALES TAX COLLECTED

Sister City Comparison

Feb 2021	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$561,335	\$272,229	\$791,025	-\$123,427
Var to LY	8.4%	5.5%	7.8%	-1.2%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$2,659,588	\$572,452	\$2,347,211	-\$580,484
Var to LY	10.0%	3.0%	5.8%	-1.5%



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
FY 2020 Total	\$26,538,809	\$19,400,813	\$40,742,334	\$39,005,482

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
FY 2021 Total	\$29,198,397	\$19,973,265	\$43,089,545	\$38,424,998

* 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 2021

	MDCD Operations	MDCD Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 1,206,898	\$ -	\$ -	\$ 1,206,898
Investments	61,113,862	-	-	61,113,862
Accounts Receivable	2,808,763	-	-	2,808,763
Security Deposits	2,977	-	-	2,977
Capital/Land	-	-	630,952	630,952
Capital/Land Improvements (Net of Depreciation)	-	-	118,890	118,890
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	\$ 65,132,499	\$ 20,626,767	\$ 749,842	\$ 86,509,109
Liabilities				
Vouchers Payable	\$ 20,851	\$ -	\$ -	\$ 20,851
Accrued Payroll Payable	-	-	-	-
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	\$ 20,851	\$ 19,685,417	\$ -	\$ 19,706,268
Fund Equity				
Unreserved Fund Balance *	\$ 64,863,298	\$ 941,351	\$ -	\$ 65,804,648
Reserved for Encumbrances	245,374	-	-	245,374
Reserved for Prepays	2,977	-	-	2,977
Prior Yr Res for Enc Cont	-	-	-	-
Investment in Capital Assets	-	-	749,842	749,842
Total Fund Equity	\$ 65,111,648	\$ 941,351	\$ 749,842	\$ 66,802,841
Total Liabilities and Equity	\$ 65,132,499	\$ 20,626,767	\$ 749,842	\$ 86,509,109
Unreserved Fund Balance *				
Committed Projects Reserve:				
Community Projects	\$ 2,831,952			
Discretionary Prom & Comm Grants	140,791			
Retail Development Infrastructure Grants	-			
Special Projects	21,214,879			
Parks Construction Projects	17,308,996			
Total Committed Projects	\$ 41,496,618			
Unreserved Fund Balance after Project Commit.	\$ 23,366,680			
Undesignated Reserve:				
Community Projects (FY21)	\$ 1,242,547			
Discretionary Prom & Comm Grants (FY21)	139,000			
Retail Development Infrastructure Grants	120,000			
Total Undesignated Allocations	\$ 1,501,547			
Remaining Unreserved Fund Balance	\$ 21,865,133			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 21,865,133			