

McKinney Community Development Corporation
Summary Operating Statement
September 2019 Preliminary (100% of FY Complete)

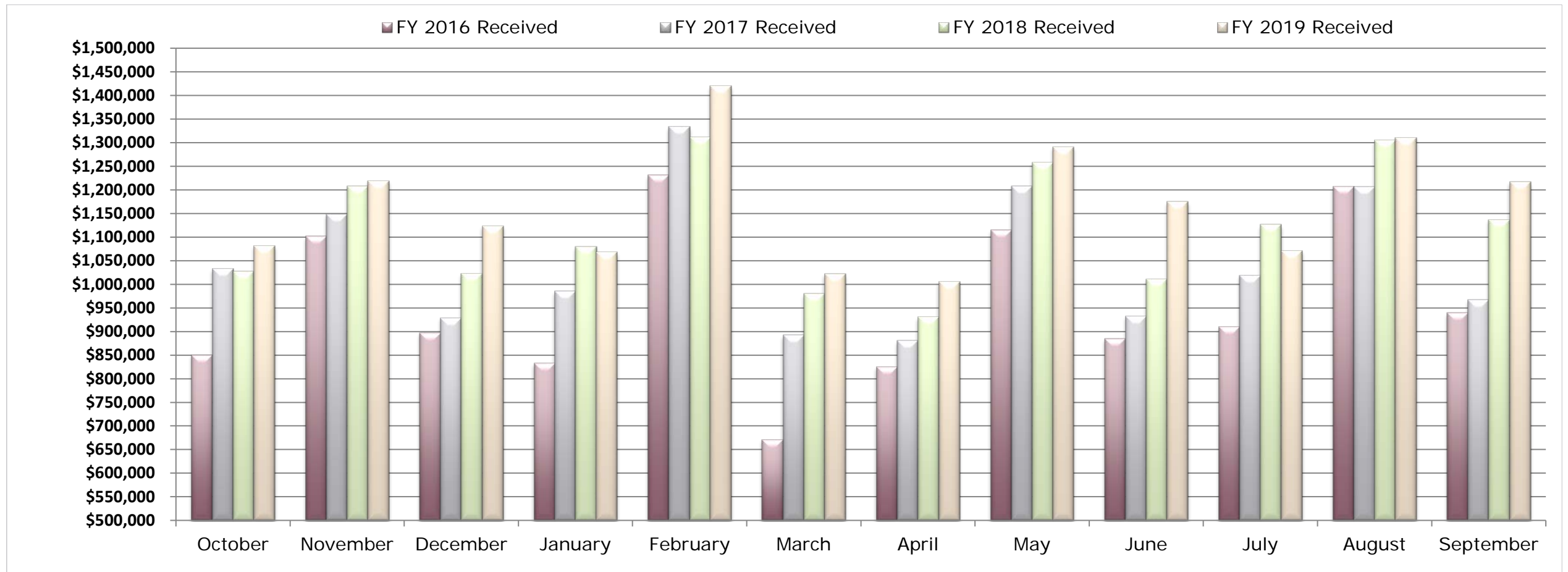
Revenues	FY19 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Received	Monthly Comparison		YTD Comparison	
						Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
Sales Tax Receipts	\$ 14,206,739	\$ 1,216,602	\$ 14,006,205	\$ 200,534	98.6%	\$ 1,183,895	\$ 32,707	\$ 14,206,739	\$ (200,534)
Interest Income	1,200,000	100,438	1,369,417	(169,417)	114.1%	100,000	438	1,200,000	169,417
Miscellaneous Revenue	-	200	400	(400)	-	-	200	-	400
Gain/Loss on Sale	-	-	908,495	(908,495)	-	-	-	-	908,495
Total Revenues	\$ 15,406,739	\$ 1,317,240	\$ 16,284,517	\$ (877,778)	105.7%	\$ 1,283,895	\$ 33,345	\$ 15,406,739	\$ (31,117)
Expenses	FY19 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 274,199	\$ 29,056	\$ 270,948	\$ 3,251	98.8%	\$ 22,850	\$ (6,206)	\$ 274,199	\$ 3,251
Supplies Expense	16,250	(422)	4,532	11,718	27.9%	1,354	1,776	16,250	11,718
Maintenance Expense	3,000	-	-	3,000	0.0%	250	250	3,000	3,000
Services/Sundry	303,118	11,763	193,204	109,914	63.7%	25,260	13,497	303,118	109,914
Total Administrative	\$ 596,567	\$ 40,398	\$ 468,685	\$ 127,882	78.6%	\$ 49,714	\$ 9,316	\$ 596,567	\$ 127,882
Projects									
Community Grants & Projects	\$ 6,813,834	\$ 44,336	\$ 621,819	\$ 6,192,015	9.1%	\$ 567,820	\$ 523,484	\$ 6,813,834	\$ 6,192,015
Other Project Expenses	48,000	1,440	36,848	11,152	76.8%	4,000	2,560	48,000	11,152
Total Projects	\$ 6,861,834	\$ 45,776	\$ 658,667	\$ 6,203,167	9.6%	\$ 571,820	\$ 526,044	\$ 6,861,834	\$ 6,203,167
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 175,000	\$ 0	100.0%	\$ 14,583	\$ -	\$ 175,000	\$ -
Insurance & Risk Fund	549	46	549		100.0%	46	-	549	-
Park Construction Fund	19,025,567	451,170	2,006,835	17,018,732	10.5%	1,585,464	1,134,294	19,025,567	17,018,732
Aquatic Center - Neutrality	775,270	-	-	775,270	0.0%	64,606	64,606	775,270	775,270
MPAC	375,000	31,250	375,000	-	100.0%	31,250	-	375,000	-
MCDC Debt Service Payments	990,000	-	990,000	-	100.0%	82,500	82,500	990,000	-
MCDC Debt Service I & S	730,792	-	730,792	(0)	100.0%	60,899	60,899	730,792	(0)
Paying Agent	1,000	-	400	600	40.0%	83	83	1,000	600
Capital Equip/Construction-Aquatic Center	31,243	-	28,608	2,635	91.6%	2,604	2,604	31,243	2,635
Total Non-Departmental	\$ 22,104,421	\$ 497,049	\$ 4,307,184	\$ 17,797,237	19.5%	\$ 1,842,035	\$ 1,344,986	\$ 22,104,421	\$ 17,797,237
Total Expenses	\$ 29,562,822	\$ 583,223	\$ 5,434,536	\$ 24,128,286	18.4%	\$ 2,463,569	\$ 1,880,346	\$ 29,562,822	\$ 24,128,285
Net	\$ (14,156,083)	\$ 734,017	\$ 10,849,980			\$ (1,179,674)	\$ 1,913,691	\$ (14,156,083)	\$ 25,006,063
FY19 Beginning Fund Balance	\$ 46,936,646								
Add FY19 Budgeted Revenue	15,406,739								
Less FY19 Budgeted Expenses	(29,562,822)								
FY19 Projected Ending Fund Balance	\$ 32,780,563								

McKinney Community Development Corporation
Project Details - September 2019 Preliminary

Community 4B Projects	FY Board Approved	Project Code	Budget FY19	Monthly Actual	YTD Actual	Budget Balance
McKinney Housing Authority (Merritt McGowan Manor)	2016-2017	4B1707	\$ 175,000	\$ -	\$ 175,000	\$ -
Collin County History Museum (McKinney Then and Now)	2017-2018	4B1801	7,038	-	7,038	-
Boys and Girls Club of Collin County (Repair)	2017-2018	4B1803	30,000	-	29,875	125
HUB 121	2017-2018	4B1805	400,000	-	-	400,000
Habitat for Humanity of Collin County (Cotton Groves)	2017-2018	4B1806	828,734	17,809	157,558	671,176
McKinney Main Street	2017-2018	4B1809	35,000	-	33,320	1,680
Heritage Guild of Collin County	2017-2018	4B1810	75,000	-	30,307	44,693
Habitat for Humanity of Collin County (Critical Home Repair)	2018-2019	4B1901	80,000	16,264	28,456	51,544
City of McKinney - Apex Centre (Future Expansion)	2018-2019	4B1902	-	-	-	-
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	59,500	6,508	10,746	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	-	-	-	-
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			44,942	-	-	44,942
Total Community 4B Projects			\$ 2,782,929	\$ 40,581	\$ 472,301	\$ 2,310,629
Promotional and Event Grants	FY Board Approved	Project Code	Budget FY19	Monthly Actual	YTD Actual	Budget Balance
Collin County History Museum - WWI Commemoration	2017-2018	PC1801	\$ 1,700	\$ -	\$ 1,700	\$ -
Heritage Guild - Tour de Coop, Farmers Market, Ice Cream Crank-	2017-2018	PC1808	1,436	-	1,232	204
Collin County Master Gardeners	2017-2018	PC1814	9,000	-	8,869	131
Heard Craig Center for the Arts/Schon Everywhere	2017-2018	PC1815	5,150	-	5,150	-
Crape Myrtle Trails Foundation of McKinney	2017-2018	PC1816	8,000	-	6,887	1,113
SBG Hospitality	2017-2018	PC1817	13,350	-	13,350	-
McKinney Main Street	2017-2018	PC1818	15,000	-	15,000	-
McKinney Rotary Club Foundation	2017-2018	PC1819	5,000	-	5,000	-
Heard Wildlife Museum	2017-2018	PC1821	2,500	-	2,488	12
Heritage Guild of Collin County	2017-2018	PC1822	12,000	-	12,000	-
Heritage Guild of Collin County	2018-2019	PC1901	7,500	-	7,500	-
Collin County History Museum	2018-2019	PC1902	11,675	-	7,414	4,261
St. Peter's Episcopal	2018-2019	PC1903	7,500	-	7,500	-
McKinney Main Street	2018-2019	PC1904	15,000	-	15,000	-
Bernard Game Day Foods/Community Garden Kitchen	2018-2019	PC1905	6,700	-	5,907	793
Kiwanis Club of McKinney	2018-2019	PC1906	2,500	-	-	2,500
ManeGait Therapeutic Horsemanship	2018-2019	PC1907	8,000	-	8,000	-
SBG Hospitality	2018-2019	PC1908	15,000	-	14,999	1
Heritage Guild of Collin County	2018-2019	PC1909	12,500	3,755	3,755	8,745
Crape Myrtle Trails Foundation	2018-2019	PC1911	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	-	-	10,000
McKinney Main Street	2018-2019	PC1915	15,000	-	-	15,000
McKinney Lacrosse Club	2018-2019	PC1916	6,000	-	-	6,000
McKinney ISD Department of Athletics	2018-2019	PC1917	14,625	-	-	14,625
Undesignated FY 2019 Budget			-	-	-	-
Total Promotional & Event Grants			\$ 223,135	\$ 3,755	\$ 141,750	\$ 81,385
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY19	Monthly Actual	YTD Actual	Budget Balance
Local Yocal Farm to Market	2018-2019	RI1901	\$ 7,769	\$ -	\$ 7,769	\$ -
Undesignated FY 2019 Budget			0	-	-	0
Total Retail Development Infrastructure Grants			\$ 7,769	\$ -	\$ 7,769	\$ 0
Special Projects	FY Board Approved	Project Code	Budget FY19	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
City of McKinney - Apex Centre (Future Expansion)	2018-2019	4B1902	150,000	-	-	150,000
City of McKinney - Department of Housing and Community Dev	2018-2019	4B1909	150,000	-	-	150,000
Total Special Projects			\$ 3,800,000	\$ -	\$ -	\$ 3,800,000
Park Construction Fund	FY Board Approved	Project Code	Budget FY19	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	1,284,154	-	4,826	1,279,329
Cottonwood Park Redevelopment	2018-2019	PK1737	2,150,000	-	-	2,150,000
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	-	1,158,950
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	150,000	-	84,740	65,260
JMAC Improvements	2018-2019	PK1823	175,000	-	160,805	14,195
Gray Branch Community Park Phase I	2016-2017	PK2206	1,270,000	-	-	1,270,000
Frisco ISD Neighborhood Park (Westridge 3)	2015-2016	PK3224	1,325,000	282,120	1,139,511	185,489
Parks Accessibility	2016-2017	PK4325	196,093	-	12,446	183,647
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	500,000	-	-	500,000
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	1,367,602	-	59,098	1,308,504
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	2,698,768	-	-	2,698,768
Old Settler's Renovation	2018-2019	PK4398	4,100,000	169,050	545,409	3,554,591
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			\$ 19,025,567	\$ 451,170	\$ 2,006,835	\$ 17,018,732
Aquatic Center Finishout	2014-2015	4B1800	\$ 31,243	\$ -	\$ 28,608	\$ 2,635
* Other City of McKinney Projects in Eco/Comm Project Allocations						

McKinney Community Development Corporation
Sales Tax Revenue
September 2019 Preliminary (100% of FY Complete)

Month Received	FY 2014 Received	FY 2015 Received	FY 2016 Received	FY 2017 Received	FY 2018 Received	FY 2019 Received	Difference to FY 2018	Variance to FY 2018	% of Budget
October	\$780,694	\$809,613	\$851,178	\$1,032,847	\$1,026,985	\$1,081,713	\$54,728	5.3%	7.6%
November	938,090	982,351	1,101,106	1,148,939	1,208,295	1,219,028	10,733	0.9%	8.6%
December	770,221	826,009	897,304	929,699	1,023,356	1,123,713	100,357	9.8%	7.9%
January	744,988	821,731	833,503	985,393	1,079,316	1,068,303	(11,013)	-1.0%	7.5%
February	1,043,205	1,136,044	1,231,183	1,334,043	1,312,944	1,420,142	107,198	8.2%	10.0%
March	681,914	764,445	671,518	891,649	980,238	1,021,757	41,519	4.2%	7.2%
April	677,086	716,258	825,953	880,093	930,962	1,006,335	75,372	8.1%	7.1%
May	978,399	1,031,572	1,114,575	1,208,091	1,258,169	1,291,030	32,861	2.6%	9.1%
June	765,309	820,908	884,501	932,936	1,011,758	1,174,600	162,842	16.1%	8.2%
July	787,000	840,355	910,886	1,019,409	1,125,759	1,072,098	(53,661)	-4.8%	7.5%
August	980,251	1,055,774	1,207,558	1,206,441	1,306,035	1,310,882	4,847	0.4%	9.2%
September	928,323	1,013,186	938,767	967,150	1,136,996	1,216,602	79,606	7.0%	8.5%
Total	\$10,075,479	\$10,818,246	\$11,468,033	\$12,536,690	\$13,400,813	\$14,006,204	\$605,391	4.5%	98.6%

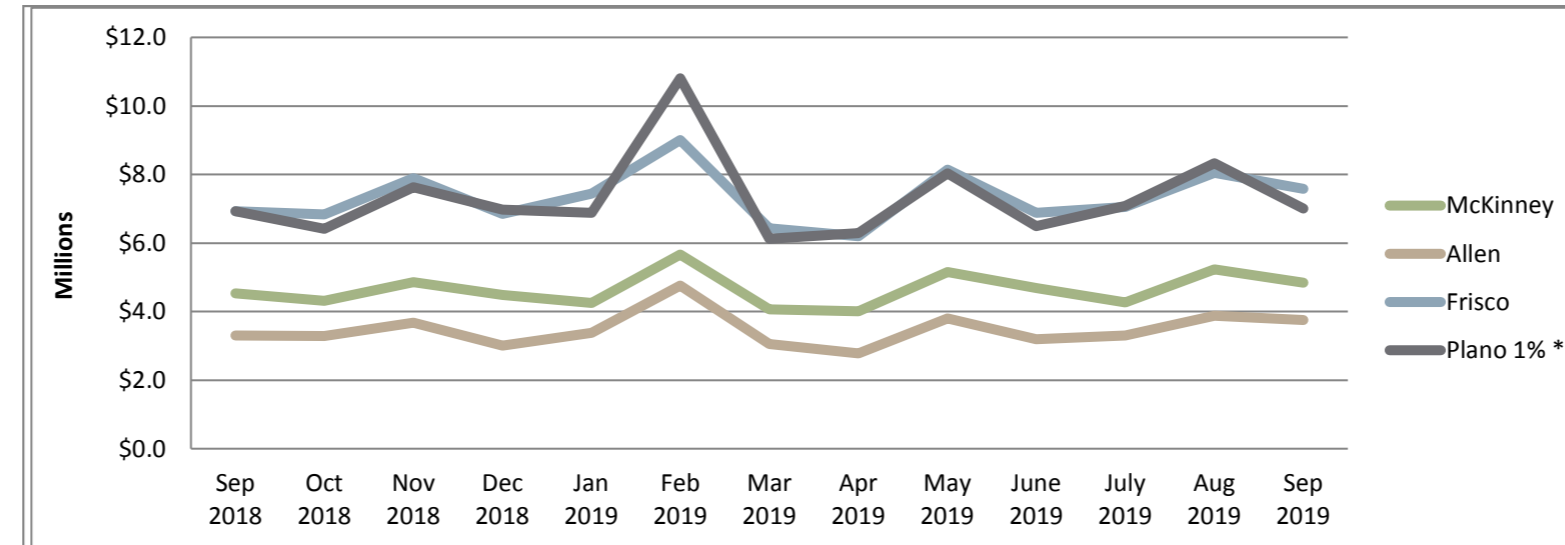


TOTAL SALES TAX COLLECTED

Sister City Comparison

September 2019	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$317,717	\$460,577	\$642,409	\$75,961
Var to LY	7.0%	14.0%	9.3%	1.1%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$2,409,070	\$2,333,152	\$2,123,682	-\$1,399,713
Var to LY	4.5%	5.9%	2.5%	-1.6%



Year-to-Date Collections

FY 2018	McKinney	Allen	Frisco	Plano 1% *
Oct 2017	\$4,095,706	\$2,345,746	\$6,516,345	\$6,469,308
Nov 2017	4,817,501	3,743,244	7,560,058	7,425,871
Dec 2017	4,077,717	2,609,680	6,423,786	6,797,189
Jan 2018	4,301,538	2,769,814	6,925,012	7,035,464
Feb 2018	5,236,029	4,356,186	9,244,372	10,109,294
Mar 2018	3,905,255	2,906,383	6,553,487	6,502,224
Apr 2018	3,708,130	2,819,091	6,003,234	5,831,763
May 2018	5,016,937	3,934,449	8,118,437	8,396,951
June 2018	4,031,313	3,119,123	6,808,910	6,364,601
July 2018	4,487,248	3,448,476	7,009,090	9,057,538
Aug 2018	5,208,337	4,220,764	8,138,941	8,527,482
Sep 2018	4,531,859	3,295,763	6,933,382	6,927,771
FY 2018 Total	\$53,417,569	\$39,568,719	\$86,235,054	\$89,445,455

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
May 2019	5,147,563	3,800,263	8,137,697	8,026,025
June 2019	4,681,773	3,198,738	6,882,169	6,485,856
July 2019	4,271,664	3,307,837	7,057,771	7,088,178
Aug 2019	5,226,781	3,885,411	8,048,707	8,324,101
Sep 2019	4,849,576	3,756,340	7,575,791	7,003,733
FY 2019 Total	\$55,826,639	\$41,901,871	\$88,358,736	\$88,045,742

* 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 2019 Preliminary

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 215,229	\$ -	\$ -	\$ 215,229
Investments	57,284,241	-	-	57,284,241
Interest Receivable - Investments	23,565	-	-	23,565
Accounts Receivable	2,296,651	-	-	2,296,651
Security Deposits	4,852	-	-	4,852
Prepaid Items	-	-	-	-
Discounts on Investments	(6,437)	-	-	(6,437)
Capital/Land	-	-	4,970,062	4,970,062
Capital/Land Improvements (Net of Depreciation)	-	-	1,723,897	1,723,897
Capital/Construction in Progress*	-	-	-	-
GASB 68 & 75/TMRS Actuarial	-	6,123	-	6,123
GASB 68 & 75/TMRS Investment	-	10,123	-	10,123
GASB 68 & 75/TMRS Contributions	-	16,535	-	16,535
GASB 68 & 75/OPEB Actuarial	-	6	-	6
GASB 68 & 75/OPEB Assumption Change	-	1,409	-	1,409
GASB 68 & 75/OPEB Contributions	-	73	-	73
General Long Term Debt	-	21,598,610	-	21,598,610
Total Assets	\$ 59,818,101	\$ 21,632,879	\$ 6,693,958	\$ 88,144,938
Liabilities				
Vouchers Payable	\$ 8,208	\$ -	\$ -	\$ 8,208
Accrued Payroll Payable	9,685	-	-	9,685
Compensated Absences	-	38,401	-	38,401
Retainage Payable	-	-	-	-
Bonds Payable Interest	-	91,349	-	91,349
Bonds Payable Current	-	990,000	-	990,000
Bonds Payable	-	20,390,000	-	20,390,000
TMRS Pension Liability	-	66,849	-	66,849
OPEB Liability	-	32,134	-	32,134
TMRS Actuarial Experience	-	1,586	-	1,586
TMRS Investment Experience	-	22,560	-	22,560
Total Liabilities	\$ 17,894	\$ 21,632,879	\$ -	\$ 21,650,773
Fund Equity				
Unreserved Fund Balance *	\$ 59,772,726	\$ -	\$ -	\$ 59,772,726
Reserved for Encumbrances	13,793	-	-	13,793
Reserved for Prepays	13,688	-	-	13,688
Investment in Capital Assets	-	-	6,693,958	6,693,958
Total Fund Equity	\$ 59,800,207	\$ -	\$ 6,693,958	\$ 66,494,165
Total Liabilities and Equity	\$ 59,818,101	\$ 21,632,879	\$ 6,693,958	\$ 88,144,938

Unreserved Fund Balance *	\$ 59,772,726
Committed Projects Reserve:	
Community Projects	\$ 2,265,687
Discretionary Prom & Comm Grants	81,385
Retail Development Infrastructure Grants	-
Special Projects	3,800,000
Parks Construction Projects	17,018,732
Aquatic Center Finishout	2,635
Total Committed Projects	\$ 23,087,054
Unreserved Fund Balance after Project Commit.	\$ 36,685,672
Undesignated Reserve:	
Community Projects (FY19)	\$ 44,942
Discretionary Prom & Comm Grants (FY19)	-
Retail Development Infrastructure Grants	0
Total Undesignated Allocations	\$ 44,942
Final Unreserved Fund Balance	\$ 36,640,729