

**McKinney Community Development Corporation**  
**Summary Operating Statement**  
October 2020 (8% 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	\$ 1,266,887	\$ 1,266,887	\$ 13,433,939	8.6%	\$ 1,225,069	\$ 41,818	\$ 1,225,069	\$ 41,818
Interest Income	292,000	9,461	9,461	282,539	3.2%	24,333	(14,872)	24,333	(14,872)
<b>Total Revenues</b>	<b>\$ 14,992,826</b>	<b>\$ 1,276,348</b>	<b>\$ 1,276,348</b>	<b>\$ 13,716,478</b>	<b>8.5%</b>	<b>\$ 1,249,402</b>	<b>\$ 26,946</b>	<b>\$ 1,249,402</b>	<b>\$ 26,946</b>
Expenses	FY21 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
<b>MCDC Operations</b>									
Personnel Expense	\$ 298,583	\$ 24,309	\$ 24,309	\$ 274,274	8.1%	\$ 24,882	\$ 573	\$ 24,882	\$ 573
Supplies Expense	17,250	101	101	17,149	0.6%	1,438	1,336	1,438	1,336
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	208	208
Services/Sundry	576,983	22,460	22,460	554,523	3.9%	48,082	25,622	48,082	25,622
Capital	2,648,493	2,649,037	2,649,037	(544)	100.0%	220,708	2,428,329	220,708	(2,428,329)
<b>Total Administrative</b>	<b>\$ 3,543,809</b>	<b>\$ 2,695,907</b>	<b>\$ 2,695,907</b>	<b>\$ 847,902</b>	<b>76.1%</b>	<b>\$ 295,317</b>	<b>\$ 2,456,069</b>	<b>\$ 295,317</b>	<b>\$ (2,400,589)</b>
<b>Projects</b>									
Community Grants & Projects	\$ 3,430,210	\$ 7,443	\$ 7,443	\$ 3,422,767	0.2%	\$ 285,851	\$ 278,408	\$ 285,851	\$ 278,408
Other Project Expenses	293,000	-	-	293,000	0.0%	24,417	24,417	24,417	24,417
<b>Total Projects</b>	<b>\$ 3,723,210</b>	<b>\$ 7,443</b>	<b>\$ 7,443</b>	<b>\$ 3,715,767</b>	<b>0.2%</b>	<b>\$ 310,268</b>	<b>\$ 302,825</b>	<b>\$ 310,268</b>	<b>\$ 302,825</b>
<b>Non-Departmental</b>									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 14,583	\$ 160,417	8.3%	\$ 14,583	\$ -	\$ 14,583	\$ -
Insurance & Risk Fund	921	77	77	844	8.3%	77	-	77	-
Park Construction Fund	5,500,000	22,265	22,265	5,477,735	0.4%	458,333	436,068	458,333	436,068
MPAC	500,000	41,667	41,667	458,333	8.3%	41,667	-	41,667	-
MCDC Debt Service Payments	1,030,000	-	-	1,030,000	0.0%	85,833	85,833	85,833	85,833
MCDC Debt Service I & S	688,848	-	-	688,848	0.0%	57,404	57,404	57,404	57,404
Paying Agent	1,000	-	-	1,000	0.0%	83	83	83	83
<b>Total Non-Departmental</b>	<b>\$ 7,895,769</b>	<b>\$ 78,592</b>	<b>\$ 78,592</b>	<b>\$ 7,817,177</b>	<b>1.0%</b>	<b>\$ 657,981</b>	<b>\$ 579,388</b>	<b>\$ 657,981</b>	<b>\$ 579,388</b>
<b>Total Expenses</b>	<b>\$ 15,162,788</b>	<b>\$ 2,781,942</b>	<b>\$ 2,781,942</b>	<b>\$ 12,380,846</b>	<b>18.3%</b>	<b>\$ 1,263,566</b>	<b>\$ 3,338,282</b>	<b>\$ 1,263,566</b>	<b>\$ (1,518,376)</b>
<b>Net</b>	<b>\$ (169,962)</b>	<b>\$ (1,505,593)</b>	<b>\$ (1,505,593)</b>			<b>\$ (14,164)</b>	<b>\$ (1,491,430)</b>	<b>\$ (14,164)</b>	<b>\$ (1,491,430)</b>
<b>FY21 Beginning Fund Balance</b>	<b>\$ 34,291,703</b>								
<b>Add FY21 Budgeted Revenue</b>	<b>14,992,826</b>								
<b>Less FY21 Budgeted Expenses</b>	<b>(15,162,788)</b>								
<b>FY21 Projected Ending Fund Balance</b>	<b>\$ 34,121,741</b>								

**McKinney Community Development Corporation**  
Project Details - October 2020

Community 4B Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	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	-	6,130	6,130	33,419
Habitat for Humanity of Collin County	2019-2020	4B2003	647,998	-	-	-	647,998
MCDC Park Benches @MPAC	2019-2020	4B2004	36,800	-	-	-	36,800
McKinney Parks Foundation (shipping container/tool storage)	2019-2020	4B2005	5,925	-	949	949	4,976
Hugs Café (Greenhouse Equipment)	2019-2020	4B2006	13,325	-	-	-	13,325
McKinney Main Street (Better Block in a Box)	2019-2020	4B2007	50,780	-	-	-	50,780
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
Undesignated FY 2021 Budget				1,580,105	-	-	1,580,105
<b>Total Community 4B Projects</b>			<b>\$ 2,684,377</b>	<b>\$ 1,580,105</b>	<b>\$ 7,079</b>	<b>\$ 7,079</b>	<b>\$ 4,257,403</b>
Promotional and Event Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	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	-	-	-	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	4,221	-	-	-	4,221
Ovation Academy of Performing Arts - 5 Spring Shows	2019-2020	PC2012	2,909	-	364	364	2,545
Odysseus Chamber Orchestra - 2020-2021 Concert Series	2019-2020	PC2013	5,000	-	-	-	5,000
Heritage Guild of CC	2019-2020	PC2014	13,000	-	-	-	13,000
McK Community Band - Three Performances	2019-2020	PC2015	7,000	-	-	-	7,000
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	-	-	-	4,714
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
Undesignated FY 2021 Budget				200,000	-	-	200,000
<b>Total Promotional &amp; Event Grants</b>			<b>\$ 117,418</b>	<b>\$ 200,000</b>	<b>\$ 364</b>	<b>\$ 364</b>	<b>\$ 317,054</b>
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	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
<b>Total Retail Development Infrastructure Grants</b>			<b>\$ 25,000</b>	<b>\$ 120,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 145,000</b>
Special Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	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
MCDC COVID-19 Business Grant	2019-2020	MP2001	525,369	1,530,105	-	-	2,055,474
<b>Total Special Projects</b>			<b>\$ 5,565,619</b>	<b>\$ 1,530,105</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,095,724</b>
Park Construction Fund	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY21	Monthly Actual	YTD Actual	Budget Balance
Finch Park Phase IV	2017-2018	PK1211	\$ 379,342	\$ -	\$ 1,315	\$ 1,315	\$ 378,027
Hike & Bike Trail Construction	2016-2017	PK1213	156,651	-	7,095	7,095	149,556
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	1,284,839	-	2,830	2,830	1,282,009
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	-	-	1,158,950
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	62,659	200,000	-	-	262,659
JMAC Improvements	2018-2019	PK1823	53,480	300,000	-	-	353,480
New Senior Center	2020-2021	PK1829	-	200,000	-	-	200,000
Renovations - Aging Park	2019-2020	PK1831	942,479	1,000,000	-	-	1,942,479
Finch Park Phase V	2019-2020	PK2039	150,000	1,800,000	-	-	1,950,000
Parks Master Plan	2019-2020	PK2040	119,897	-	10,776	10,776	109,121
Parks & Recreation Bus	2019-2020	PK2060	38,683	-	-	-	38,683
Wonder Special Event	2019-2020	PK2061	12,510	-	-	-	12,510
Bonnie Wenk Park Outdoor Equipment	2019-2020	PK2062	8,384	-	-	-	8,384
OSCR Aquatic and Park Renovation	2019-2020	PK2041	1,367,073	-	-	-	1,367,073
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	114,630	-	-	-	114,630
Parks Accessibility	2016-2017	PK4325	258,567	-	-	-	258,567
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	2,220,920	250,000	250	250	2,470,670
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	1,691,282	-	-	-	1,691,282
Community Center Renovation	2019-2020	PK4397	125,000	500,000	-	-	625,000
Old Settler's Renovation	2018-2019	PK4398	1,716,661	-	-	-	1,716,661
Parks Projects (Umbrella)	2020-2021	PK4399	-	570,000	-	-	570,000
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	-	200,000
<b>Total Parks Construction Projects</b>			<b>\$ 13,889,834</b>	<b>\$ 5,500,000</b>	<b>\$ 22,265</b>	<b>\$ 22,265</b>	<b>\$ 19,367,569</b>

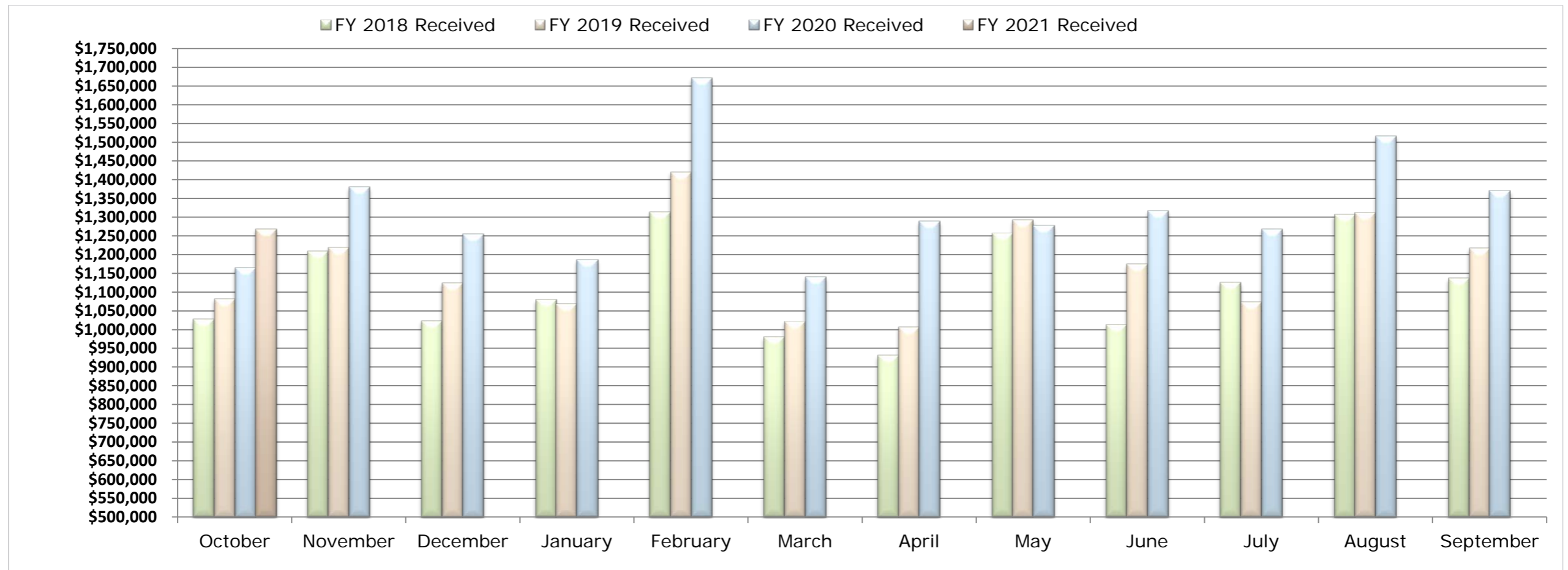
\* Other City of McKinney Projects in Eco/Comm Project Allocations

# McKinney Community Development Corporation

## Sales Tax Revenue

October 2020 (8% 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	<b>\$1,266,887</b>	<b>\$101,407</b>	<b>8.7%</b>	<b>8.4%</b>
November	1,101,106	1,148,939	1,208,295	1,219,028	1,380,273		0.0%	0.0%	
December	897,304	929,699	1,023,356	1,123,713	1,253,931		0.0%	0.0%	
January	833,503	985,393	1,079,316	1,068,303	1,185,717		0.0%	0.0%	
February	1,231,183	1,334,043	1,312,944	1,420,142	1,670,492		0.0%	0.0%	
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%	
<b>Total</b>	<b>\$11,468,033</b>	<b>\$12,536,690</b>	<b>\$13,400,813</b>	<b>\$14,006,204</b>	<b>\$15,831,992</b>	<b>\$1,266,887</b>	<b>\$101,407</b>	<b>8.7%</b>	<b>8.6%</b>



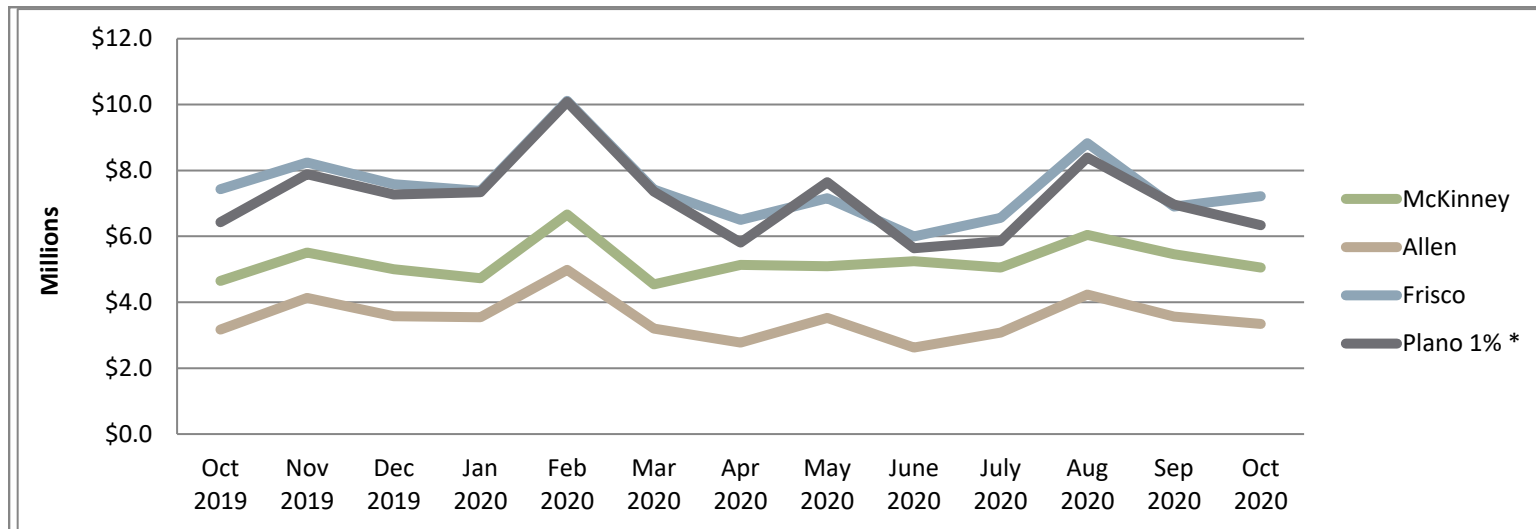
# TOTAL SALES TAX COLLECTED

## Sister City Comparison

Oct 2020	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$404,940	\$174,374	-\$214,862	-\$89,773
Var to LY	8.7%	5.5%	-2.9%	-1.4%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$404,940	\$174,374	-\$214,862	-\$89,773
Var to LY	8.7%	5.5%	-2.9%	-1.4%



### 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
<b>FY 2020 Total</b>	<b>\$4,645,356</b>	<b>\$3,172,495</b>	<b>\$7,429,917</b>	<b>\$6,427,255</b>

FY 2021	McKinney	Allen	Frisco	Plano 1%*
Oct 2020	\$5,050,296	\$3,346,870	\$7,215,054	\$6,337,483
<b>FY 2021 Total</b>	<b>\$5,050,296</b>	<b>\$3,346,870</b>	<b>\$7,215,054</b>	<b>\$6,337,483</b>

\* 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

October 2020

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
<b>Assets</b>				
Cash and Cash Equivalents	\$ 13,718	\$ -	\$ -	\$ 13,718
Investments	59,266,434	-	-	59,266,434
Accounts Receivable	-	-	-	-
Security Deposits	2,977	-	-	2,977
Capital/Land	-	-	630,952	630,952
Capital/Land Improvements (Net of Depreciation)	-	-	124,059	124,059
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
<b>Total Assets</b>	<b>\$ 59,283,129</b>	<b>\$ 20,684,976</b>	<b>\$ 755,011</b>	<b>\$ 80,723,115</b>
<b>Liabilities</b>				
Vouchers Payable	\$ 10,932	\$ -	\$ -	\$ 10,932
Accrued Payroll Payable	-	-	-	-
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
<b>Total Liabilities</b>	<b>\$ 10,932</b>	<b>\$ 20,684,976</b>	<b>\$ -</b>	<b>\$ 20,695,907</b>
<b>Fund Equity</b>				
Unreserved Fund Balance *	\$ 59,189,204	\$ -	\$ -	\$ 59,189,204
Reserved for Encumbrances	64,742	-	-	64,742
Reserved for Prepays	2,977	-	-	2,977
Prior Yr Res for Enc Cont	15,275	-	-	15,275
Investment in Capital Assets	-	-	755,011	755,011
<b>Total Fund Equity</b>	<b>\$ 59,272,197</b>	<b>\$ -</b>	<b>\$ 755,011</b>	<b>\$ 60,027,208</b>
<b>Total Liabilities and Equity</b>	<b>\$ 59,283,129</b>	<b>\$ 20,684,976</b>	<b>\$ 755,011</b>	<b>\$ 80,723,115</b>

<b>Unreserved Fund Balance *</b>	<b>\$ 59,189,204</b>
Committed Projects Reserve:	
Community Projects	\$ 2,677,298
Discretionary Prom & Comm Grants	117,054
Retail Development Infrastructure Grants	25,000
Special Projects	7,095,724
Parks Construction Projects	19,367,569
<b>Total Committed Projects</b>	<b>\$ 29,282,645</b>
<b>Unreserved Fund Balance after Project Commit.</b>	<b>\$ 29,906,558</b>
Undesignated Reserve:	
Community Projects (FY21)	\$ 1,580,105
Discretionary Prom & Comm Grants (FY21)	200,000
Retail Development Infrastructure Grants	120,000
<b>Total Undesignated Allocations</b>	<b>\$ 1,900,105</b>
<b>Remaining Unreserved Fund Balance</b>	<b>\$ 28,006,453</b>
Less Contingency	-
<b>Final Unreserved Fund Balance</b>	<b>\$ 28,006,453</b>