

McKinney Community Development Corporation
Summary Operating Statement
December 2019 (25% 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	\$ 1,253,931	\$ 3,799,684	\$ 11,085,563	25.5%	\$ 1,240,437	\$ 13,494	\$ 3,721,312	\$ 78,372
Interest Income	1,050,000	85,700	273,119	776,881	26.0%	87,500	(1,800)	262,500	10,619
Total Revenues	\$ 15,935,247	\$ 1,339,631	\$ 4,072,803	\$ 11,862,444	25.6%	\$ 1,327,937	\$ 11,694	\$ 3,983,812	\$ 88,991
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	\$ 19,411	\$ 71,938	\$ 222,745	24.4%	\$ 24,557	\$ 5,146	\$ 73,671	\$ 1,733
Supplies Expense	17,250	84	703	16,547	4.1%	1,438	1,354	4,313	3,610
Maintenance Expense	3,000	-	-	3,000	0.0%	250	250	750	750
Services/Sundry	328,833	23,682	42,541	286,292	12.9%	27,403	3,721	82,208	39,667
Total Administrative	\$ 643,766	\$ 43,176	\$ 115,181	\$ 528,585	17.9%	\$ 53,647	\$ 10,471	\$ 160,942	\$ 45,760
Projects									
Community Grants & Projects	\$ 12,026,998	\$ 71,584	\$ 204,283	\$ 11,822,715	1.7%	\$ 1,002,250	\$ 930,666	\$ 3,006,750	\$ 2,802,466
Other Project Expenses	38,000	-	1,320	36,680	3.5%	3,167	3,167	9,500	8,180
Total Projects	\$ 12,064,998	\$ 71,584	\$ 205,603	\$ 11,859,395	1.7%	\$ 1,005,417	\$ 933,833	\$ 3,016,250	\$ 2,810,646
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 43,750	\$ 131,250	25.0%	\$ 14,583	\$ -	\$ 43,750	\$ -
Insurance & Risk Fund	549	46	137	412	25.0%	46	-	137	-
Park Construction Fund	22,448,089	332,317	899,232	21,548,857	4.0%	1,870,674	1,538,357	5,612,022	4,712,790
MPAC	375,000	31,250	93,750	281,250	25.0%	31,250	-	93,750	-
MCDC Debt Service Payments	1,010,000	-	-	1,010,000	0.0%	84,167	84,167	252,500	252,500
MCDC Debt Service I & S	711,230	-	-	711,230	0.0%	59,269	59,269	177,808	177,808
Paying Agent	1,000	-	-	1,000	0.0%	83	83	250	250
Capital Equipment-Aquatic Center	-	-	-	-	#DIV/0!	-	-	-	-
Capital Equip/Construction-Aquatic Center	-	-	-	0	#DIV/0!	-	-	-	-
Total Non-Departmental	\$ 24,720,868	\$ 378,196	\$ 1,036,869	\$ 23,683,999	4.2%	\$ 2,060,072	\$ 1,681,876	\$ 6,180,217	\$ 5,143,348
Total Expenses	\$ 37,429,632	\$ 492,956	\$ 1,357,654	\$ 36,071,978	3.6%	\$ 3,119,136	\$ 2,626,180	\$ 9,357,408	\$ 7,999,754
Net	\$ (21,494,385)	\$ 846,676	\$ 2,715,149			\$ (1,791,199)	\$ 2,637,874	\$ (5,373,596)	\$ 8,088,745
FY20 Beginning Fund Balance	\$ 59,976,654								
Add FY20 Budgeted Revenue	15,935,247								
Less FY20 Budgeted Expenses	(37,429,632)								
FY20 Projected Ending Fund Balance	\$ 38,482,269								

McKinney Community Development Corporation
Project Details - December 2019

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	62,839	62,839	608,338
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	-	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	-
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 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 2020 Budget			1,613,985	-	-	1,613,985
Total Community 4B Projects			\$ 4,177,867	\$ 62,839	\$ 164,974	\$ 4,012,893
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	\$ -	\$ 2,225	\$ 2,036
Kiwanis Club of McKinney	2018-2019	PC1906	2,500	-	-	2,500
Heritage Guild of Collin County	2018-2019	PC1909	8,745	8,745	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	-	3,140	2,860
McKinney ISD Department of Athletics	2018-2019	PC1917	14,625	-	7,199	7,426
Undesignated FY 2020 Budget			150,000	-	-	150,000
Total Promotional & Event Grants			\$ 229,131	\$ 8,745	\$ 39,309	\$ 189,822
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY20	Monthly Actual	YTD Actual	Budget Balance
Undesignated FY 2020 Budget			120,000	-	-	120,000
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
Total Special Projects			\$ 7,500,000	\$ -	\$ -	\$ 7,500,000
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	-	-	270,000
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	-	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	215,260	8,900	8,900	206,360
JMAC Improvements	2018-2019	PK1823	264,195	-	-	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	37,490	37,490	12,510
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	65,417	-	-	65,417
Frisco ISD Neighborhood Park (Westridge 3)	2015-2016	PK3224	145,772	4,600	3,642	142,130
Parks Accessibility	2016-2017	PK4325	278,767	-	-	278,767
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	1,500,000	-	5,670	1,494,330
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	3,308,504	-	-	3,308,504
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	2,698,768	275,150	773,944	1,924,824
Community Center Renovation	2019-2020	PK4397	125,000	-	-	125,000
Old Settler's Renovation	2018-2019	PK4398	3,535,630	6,177	62,091	3,473,539
Parks Projects (Umbrella)	2018-2019	PK4399	-	-	-	-
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
Total Parks Construction Projects			\$ 22,448,090	\$ 332,317	\$ 899,232	\$ 21,548,858

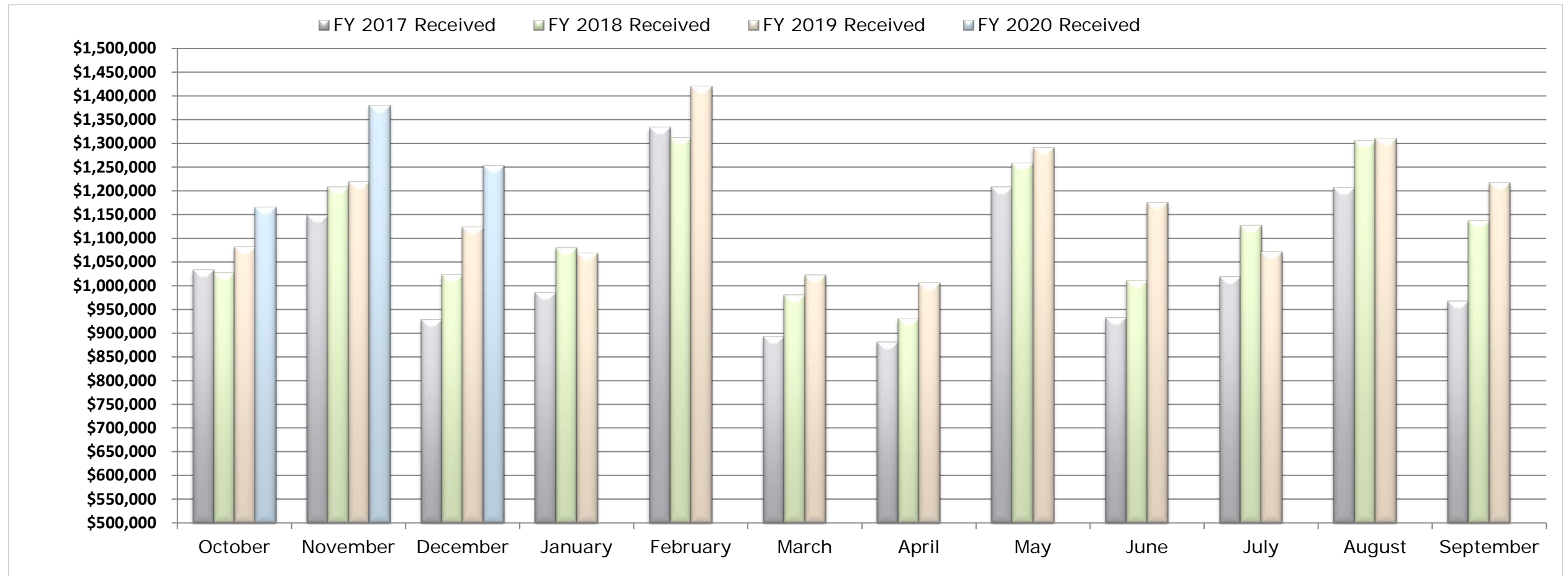
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

December 2019 (25% 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			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	\$3,799,684	\$375,230	11.0%	25.5%

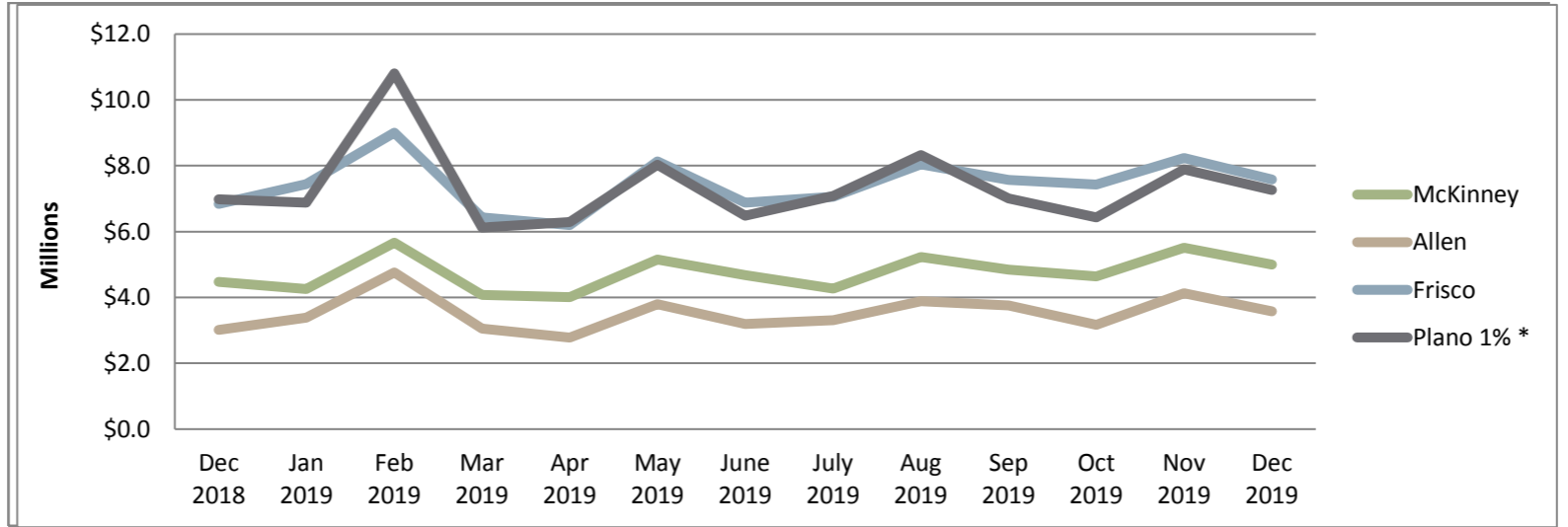


TOTAL SALES TAX COLLECTED

Sister City Comparison

December 2019	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$520,318	\$557,553	\$734,731	\$291,553
Var to LY	11.6%	18.5%	10.7%	4.2%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,499,087	\$901,147	\$1,677,265	\$567,163
Var to LY	11.0%	9.0%	7.8%	2.7%



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
FY 2019 Total	\$13,649,093	\$9,974,035	\$21,573,113	\$21,013,728

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
FY 2020 Total	\$15,148,179	\$10,875,182	\$23,250,378	\$21,580,891

* 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

December 2019

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 440,132	\$ -	\$ -	\$ 440,132
Investments	59,715,010	-	-	59,715,010
Interest Receivable - Investments	-	-	-	-
Accounts Receivable	2,541,501	-	-	2,541,501
Security Deposits	2,977	-	-	2,977
Prepaid Items	-	-	-	-
Discounts on Investments	-	-	-	-
Capital/Land	-	-	630,952	630,952
Capital/Land Improvements (Net of Depreciation)	-	-	131,813	131,813
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	\$ 62,699,621	\$ 20,684,976	\$ 762,765	\$ 84,147,361
Liabilities				
Vouchers Payable	\$ 7,817	\$ -	\$ -	\$ 7,817
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	\$ 7,817	\$ 20,684,976	\$ -	\$ 20,692,793
Fund Equity				
Unreserved Fund Balance *	\$ 62,644,032	\$ -	\$ -	\$ 62,644,032
Reserved for Encumbrances	44,795	-	-	44,795
Reserved for Prepays	2,977	-	-	2,977
Investment in Capital Assets	-	-	762,765	762,765
Total Fund Equity	\$ 62,691,804	\$ -	\$ 762,765	\$ 63,454,569
Total Liabilities and Equity	\$ 62,699,621	\$ 20,684,976	\$ 762,765	\$ 84,147,361

Unreserved Fund Balance *	\$ 62,644,032
Committed Projects Reserve:	
Community Projects	\$ 2,398,908
Discretionary Prom & Comm Grants	39,822
Retail Development Infrastructure Grants	-
Special Projects	7,500,000
Parks Construction Projects	21,548,858
Total Committed Projects	\$ 31,297,765
Unreserved Fund Balance after Project Commit.	\$ 31,346,267
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	\$ 29,462,282