

McKinney Community Development Corporation
Summary Operating Statement
September 2020 Preliminary (100% 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	\$ 14,249,417	\$ 1,369,952	\$ 15,831,992	\$ (1,582,575)	111.1%	\$ 1,187,451	\$ 182,501	\$ 14,249,417	\$ 1,582,575
Interest Income	534,000	11,091	665,420	(131,420)	124.6%	44,500	(33,409)	534,000	131,420
Total Revenues	\$ 14,783,417	\$ 1,381,043	\$ 16,497,412	\$ (1,713,995)	111.6%	\$ 1,231,951	\$ 149,091	\$ 14,783,417	\$ 1,713,995
Expenses	FY20 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 293,169	\$ 29,473	\$ 292,541	\$ 628	99.8%	\$ 24,431	\$ (5,043)	\$ 293,169	\$ 628
Supplies Expense	17,250	217	2,776	14,475	16.1%	1,438	1,221	17,250	14,475
Maintenance Expense	3,000	-	-	3,000	0.0%	250	250	3,000	3,000
Services/Sundry	328,833	13,941	171,280	157,553	52.1%	27,403	13,462	328,833	157,553
Total Administrative	\$ 642,252	\$ 43,631	\$ 466,597	\$ 175,655	72.7%	\$ 53,521	\$ 9,890	\$ 642,252	\$ 175,655
Projects									
Community Grants & Projects	\$ 15,067,248	\$ 14,604	\$ 1,792,015	\$ 13,275,233	11.9%	\$ 1,255,604	\$ 1,241,000	\$ 15,067,248	\$ 13,275,233
Other Project Expenses	38,000	3,860	12,700	25,300	33.4%	3,167	(693)	38,000	25,300
Total Projects	\$ 15,105,248	\$ 18,464	\$ 1,804,715	\$ 13,300,533	11.9%	\$ 1,258,771	\$ 1,240,307	\$ 15,105,248	\$ 13,300,533
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 175,000	\$ -	100.0%	\$ 14,583	\$ -	\$ 175,000	\$ -
Insurance & Risk Fund	549	46	549	-	100.0%	46	-	549	-
Park Construction Fund	22,448,089	2,160,308	7,154,807	15,293,282	31.9%	1,870,674	(289,634)	22,448,089	15,293,282
MPAC	375,000	31,250	375,000	-	100.0%	31,250	-	375,000	-
MCDC Debt Service Payments	1,010,000	-	1,010,000	-	100.0%	84,167	84,167	1,010,000	-
MCDC Debt Service I & S	711,230	-	711,230	-	100.0%	59,269	59,269	711,230	-
Paying Agent	1,000	-	400	600	40.0%	83	83	1,000	600
Total Non-Departmental	\$ 24,720,868	\$ 2,206,187	\$ 9,426,985	\$ 15,293,882	38.1%	\$ 2,060,072	\$ (146,115)	\$ 24,720,868	\$ 15,293,882
Total Expenses	\$ 40,468,368	\$ 2,268,282	\$ 11,698,298	\$ 28,770,070	28.9%	\$ 3,372,364	\$ 1,104,082	\$ 40,468,368	\$ 28,770,070
Net	\$ (25,684,951)	\$ (887,239)	\$ 4,799,114			\$ (2,140,413)	\$ 1,253,173	\$ (25,684,951)	\$ 30,484,065
FY20 Beginning Fund Balance	\$ 59,976,654								
Add FY20 Budgeted Revenue	14,783,417								
Less FY20 Budgeted Expenses	(40,468,368)								
FY20 Projected Ending Fund Balance	\$ 34,291,703								

McKinney Community Development Corporation
Project Details - September 2020 Preliminary

Community 4B Projects	FY Board Approved	Project Code	Budget FY20	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 700,000	\$ -	\$ -	\$ 700,000
Habitat for Humanity of Collin County (Cotton Groves)	2017-2018	4B1806	671,176	-	625,575	45,602
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	-	51,544	-
City of McKinney - Apex Centre (Future Expansion)	2018-2019	4B1902	150,000	-	80,589	69,411
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	-	3,588	419
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	-	48,667	87
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	14,447	95,451	39,549
ManeGait Therapeutic Horsemanship	2019-2020	4B2002	6,800	-	6,800	-
Habitat for Humanity of Collin County	2019-2020	4B2003	773,224	-	125,226	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	-	-	5,925
Hugs Café (Greenhouse Equipment)	2019-2020	4B2006	13,325	-	-	13,325
McKinney Main Street (Better Block in a Box)	2019-2020	4B2007	66,000	-	15,220	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 2020 Budget			171,911	-	-	171,911
Total Community 4B Projects			\$ 4,177,867	\$ 14,447	\$ 1,205,715	\$ 2,972,152
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	\$ -	\$ 4,261	\$ -
Kiwanis Club of McKinney	2018-2019	PC1906	2,500	-	-	2,500
Heritage Guild of Collin County	2018-2019	PC1909	8,745	-	8,745	-
Crape Myrtle Trails Foundation	2018-2019	PC1911	8,000	-	8,000	-
Direction 61:3	2018-2019	PC1912	4,000	-	3,815	185
McKinney Rotary Club	2018-2019	PC1913	6,000	-	5,934	66
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	-	5,730	270
McKinney ISD Department of Athletics	2018-2019	PC1917	14,625	-	13,068	1,558
McKinney Philharmonic Orchestra (Odysseus Youth Orchestra)	2019-2020	PC2001	4,000	-	1,315	2,685
Heritage Guild of Collin County - Farmers Mkt & Crank Off	2019-2020	PC2002	7,000	-	6,674	326
SBG Hospitality - St.Patrick's Day Festival	2019-2020	PC2003	8,500	-	8,266	234
St. Peter's Episcopal - Empty Bowls	2019-2020	PC2004	5,000	-	5,000	-
Collin County History Museum - 2020 Then & Now	2019-2020	PC2005	6,000	-	4,250	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	6,000	-	1,779	4,221
ManeGait Therapeutic Horsemanship-Country Fair	2019-2020	PC2010	4,400	-	4,400	-
McKinney Garden Club - Garden and Home Tour	2019-2020	PC2011	4,100	-	4,057	43
Ovation Academy of Performing Arts - 5 Spring Shows	2019-2020	PC2012	4,000	-	1,091	2,909
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	5,000	157	286	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
Crape Myrtle Trails Foundation - Crape Myrtle Run/Festival	2019-2020	PC2020	5,000	-	-	5,000
McK Main Street - Home for the Holidays	2019-2020	PC2021	7,500	-	-	7,500
Undesignated FY 2020 Budget			1,500	-	-	1,500
Total Promotional & Event Grants			\$ 229,131	\$ 157	\$ 111,669	\$ 117,462
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY20	Monthly Actual	YTD Actual	Budget Balance
East End Salvage Ltd. Co.	2019-2020	RI2001	\$ 25,000	\$ -	\$ -	\$ 25,000
Undesignated FY 2020 Budget			95,000	-	-	95,000
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
MCDC COVID-19 Business Grant	2019-2020	MP2001	1,000,000	-	474,631	525,369
District 121, LLC	2019-2020	4B2008	2,040,250	-	-	2,040,250
Total Special Projects			\$ 10,540,250	\$ -	\$ 474,631	\$ 8,025,369
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	\$ 392,820	\$ 792,987	\$ 457,013
Hike & Bike Trail Construction	2016-2017	PK1213	270,000	5,721	110,367	159,633
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	620,983	1,120,074	1,897,841
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	-	1,158,950
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	215,260	26,122	138,814	76,446
JMAC Improvements	2018-2019	PK1823	264,195	6,107	210,715	53,480
Renovations - Aging Park	2019-2020	PK1831	1,204,583	37,680	240,398	964,185
Finch Park Phase V	2019-2020	PK2039	150,000	-	-	150,000
Parks Master Plan	2019-2020	PK2040	200,000	-	72,912	127,088
Parks & Recreation Bus	2019-2020	PK2060	175,000	-	136,317	38,683
Wonder Special Event	2019-2020	PK2061	50,000	-	37,490	12,510
Bonnie Wenk Park Outdoor Equipment	2019-2020	PK2062	150,000	-	99,700	50,300
OSCR Aquatic and Park Renovation	2019-2020	PK2041	1,500,000	11,200	132,127	1,367,873
Gray Branch Community Park Phase I	2016-2017	PK2206	65,417	-	-	65,417
Frisco ISD Neighborhood Park (Westridge 3)	2015-2016	PK3224	145,772	-	31,142	114,630
Parks Accessibility	2016-2017	PK4325	278,767	-	20,200	258,567
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	1,500,000	-	721,918	778,083
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	3,308,504	636,251	724,288	2,584,216
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	2,698,768	57,846	1,006,946	1,691,822
Community Center Renovation	2019-2020	PK4397	125,000	-	-	125,000
Old Settler's Renovation	2018-2019	PK4398	3,535,630	365,579	1,558,412	1,977,218
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
Total Parks Construction Projects			\$ 22,448,090	\$ 2,160,308	\$ 7,154,806	\$ 15,293,284

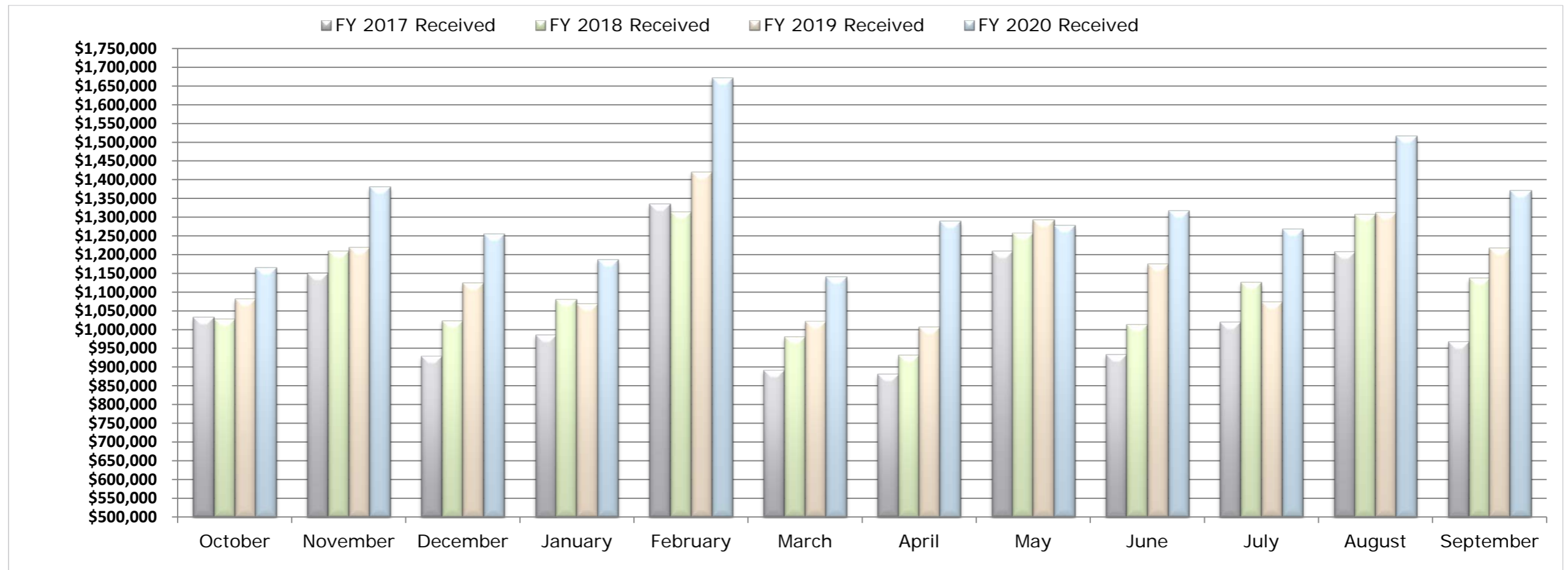
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

September 2020 (100% 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	1,185,717	117,414	11.0%	8.0%
February	1,136,044	1,231,183	1,334,043	1,312,944	1,420,142	1,670,492	250,350	17.6%	11.2%
March	764,445	671,518	891,649	980,238	1,021,757	1,140,182	118,424	11.6%	7.7%
April	716,258	825,953	880,093	930,962	1,006,335	1,288,819	282,485	28.1%	8.7%
May	1,031,572	1,114,575	1,208,091	1,258,169	1,291,030	1,276,942	(14,088)	-1.1%	8.6%
June	820,908	884,501	932,936	1,011,758	1,174,600	1,316,761	\$142,161	12.1%	8.8%
July	840,355	910,886	1,019,409	1,125,759	1,072,098	1,267,094	\$194,996	18.2%	8.5%
August	1,055,774	1,207,558	1,206,441	1,306,035	1,310,882	1,516,349	\$205,467	15.7%	10.2%
September	1,013,186	938,767	967,150	1,136,996	1,216,602	1,369,952	\$153,350	12.6%	9.2%
Total	\$10,818,246	\$11,468,033	\$12,536,690	\$13,400,813	\$14,006,204	\$15,831,992	\$1,825,788	13.0%	111.1%

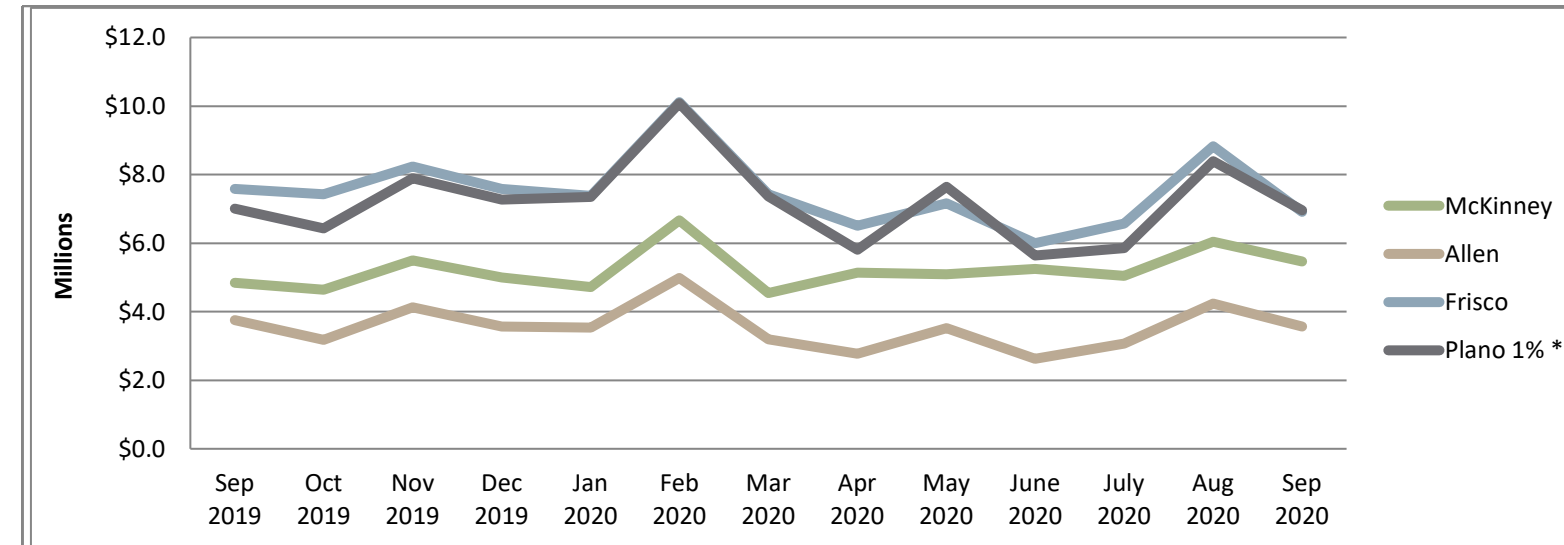


TOTAL SALES TAX COLLECTED

Sister City Comparison

Sep 2020	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$612,810	-\$187,368	-\$670,401	-\$41,128
Var to LY	12.6%	-5.0%	-8.8%	-0.6%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$7,295,705	\$492,477	\$1,768,306	-\$1,370,282
Var to LY	13.1%	1.2%	2.0%	-1.6%



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
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

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
Mar 2020	4,543,574	3,197,094	7,419,004	7,360,178
Apr 2020	5,138,112	2,773,612	6,504,135	5,812,620
May 2020	5,090,573	3,521,174	7,161,112	7,644,898
June 2020	5,249,796	2,625,812	5,998,169	5,639,455
July 2020	5,051,068	3,075,116	6,564,783	5,853,157
Aug 2020	6,048,026	4,231,755	8,832,115	8,397,066
Sep 2020	5,462,386	3,568,972	6,905,390	6,962,605
FY 2020 Total	\$63,122,344	\$42,394,348	\$90,127,042	\$86,675,460

* 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 2020 Preliminary

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 86,247	\$ -	\$ -	\$ 86,247
Investments	62,156,974	-	-	62,156,974
Accounts Receivable	2,541,501	-	-	2,541,501
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
Total Assets	\$ 64,787,699	\$ 20,684,976	\$ 755,011	\$ 86,227,686
Liabilities				
Vouchers Payable	\$ 2,049	\$ -	\$ -	\$ 2,049
Accrued Payroll Payable	9,881	-	-	9,881
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
Total Liabilities	\$ 11,930	\$ 20,684,976	\$ -	\$ 20,696,905
Fund Equity				
Unreserved Fund Balance *	\$ 64,757,517	\$ -	\$ -	\$ 64,757,517
Reserved for Encumbrances	15,275	-	-	15,275
Reserved for Prepaids	2,977	-	-	2,977
Investment in Capital Assets	-	-	755,011	755,011
Total Fund Equity	\$ 64,775,769	\$ -	\$ 755,011	\$ 65,530,780
Total Liabilities and Equity	\$ 64,787,699	\$ 20,684,976	\$ 755,011	\$ 86,227,686

Unreserved Fund Balance *	\$ 64,757,517
Committed Projects Reserve:	
Community Projects	\$ 2,800,241
Discretionary Prom & Comm Grants	115,962
Retail Development Infrastructure Grants	25,000
Special Projects	8,025,369
Parks Construction Projects	15,293,284
Total Committed Projects	\$ 26,259,856
Unreserved Fund Balance after Project Commit.	\$ 38,497,662
Undesignated Reserve:	
Community Projects (FY20)	\$ 171,911
Discretionary Prom & Comm Grants (FY20)	1,500
Retail Development Infrastructure Grants	95,000
Total Undesignated Allocations	\$ 268,411
Remaining Unreserved Fund Balance	\$ 38,229,251
Less Contingency	-
Final Unreserved Fund Balance	\$ 38,229,251