

McKinney Community Development Corporation
Balance Sheet
October 2019

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 136,895	\$ -	\$ -	\$ 136,895
Investments	58,475,185	-	-	58,475,185
Interest Receivable - Investments	29,603	-	-	29,603
Accounts Receivable	-	-	-	-
Security Deposits	4,852	-	-	4,852
Prepaid Items	-	-	-	-
Discounts on Investments	(6,262)	-	-	(6,262)
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	-	21,596,165	-	21,596,165
Total Assets	\$ 58,640,273	\$ 21,630,434	\$ 6,693,958	\$ 86,964,665
Liabilities				
Vouchers Payable	\$ 19,144	\$ -	\$ -	\$ 19,144
Accrued Payroll Payable	-	-	-	-
Compensated Absences	-	38,401	-	38,401
Retainage Payable	-	-	-	-
Bonds Payable Interest	-	88,904	-	88,904
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	\$ 19,144	\$ 21,630,434	\$ -	\$ 21,649,578
Fund Equity				
Unreserved Fund Balance *	\$ 58,565,237	\$ -	\$ -	\$ 58,565,237
Reserved for Encumbrances	52,914	-	-	52,914
Reserved for Prepays	2,977	-	-	2,977
Investment in Capital Assets	-	-	6,693,958	6,693,958
Total Fund Equity	\$ 58,621,129	\$ -	\$ 6,693,958	\$ 65,315,087
Total Liabilities and Equity	\$ 58,640,273	\$ 21,630,434	\$ 6,693,958	\$ 86,964,665

Unreserved Fund Balance *	\$ 58,565,237
Committed Projects Reserve:	
Community Projects	\$ 2,542,136
Discretionary Prom & Comm Grants	71,160
Retail Development Infrastructure Grants	-
Special Projects	3,500,000
Parks Construction Projects*	22,490,671
Aquatic Center Finishout	2,635
Total Committed Projects	\$ 28,385,442
Unreserved Fund Balance after Project Commit.	\$ 30,179,795
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	\$ 28,295,810

*Includes reappropriations pending council approval.

McKinney Community Development Corporation
Summary Operating Statement
 October 2019 (8% of FY Complete)

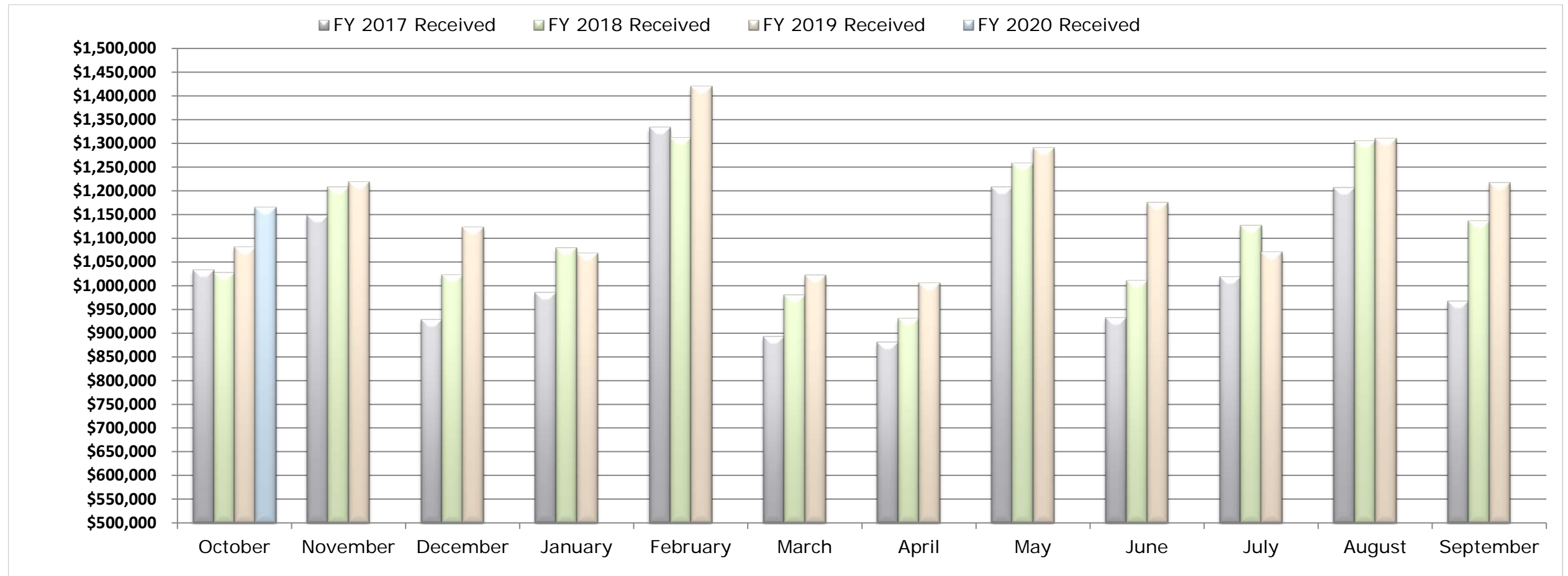
Revenues	FY20 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Received	Monthly Comparison		YTD Comparison	
						Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
Sales Tax Receipts	\$ 14,885,247	\$ 1,165,480	\$ 1,165,480	\$ 13,719,767	7.8%	\$ 1,240,437	\$ (74,957)	\$ 1,240,437	\$ (74,957)
Interest Income	1,050,000	97,243	97,243	952,757	9.3%	87,500	9,743	87,500	9,743
Total Revenues	\$ 15,935,247	\$ 1,262,723	\$ 1,262,723	\$ 14,672,524	7.9%	\$ 1,327,937	\$ (65,214)	\$ 1,327,937	\$ (65,214)
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	\$ 18,502	\$ 18,502	\$ 276,181	6.3%	\$ 24,557	\$ 6,055	\$ 24,557	\$ 6,055
Supplies Expense	17,250	-	-	17,250	0.0%	1,438	1,438	1,438	1,438
Maintenance Expense	3,000	-	-	3,000	0.0%	250	250	250	250
Services/Sundry	328,833	16,454	16,454	312,379	5.0%	27,403	10,948	27,403	10,948
Total Administrative	\$ 643,766	\$ 34,957	\$ 34,957	\$ 608,809	5.4%	\$ 53,647	\$ 18,691	\$ 53,647	\$ 18,691
Projects									
Community Grants & Projects	\$ 1,883,985	\$ 33,776	\$ 33,776	\$ 1,850,209	1.8%	\$ 156,999	\$ 123,223	\$ 156,999	\$ 123,223
Other Project Expenses	38,000	-	-	38,000	0.0%	3,167	3,167	3,167	3,167
Total Projects	\$ 1,921,985	\$ 33,776	\$ 33,776	\$ 1,888,209	1.8%	\$ 160,165	\$ 126,390	\$ 160,165	\$ 126,390
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 14,583	\$ 160,417	8.3%	\$ 14,583	\$ -	\$ 14,583	\$ -
Insurance & Risk Fund	549	46	46	503	8.3%	46	-	46	-
Park Construction Fund	5,500,000	28,061	28,061	5,471,939	0.5%	458,333	430,272	458,333	430,272
MPAC	375,000	31,250	31,250	343,750	8.3%	31,250	-	31,250	-
MCDC Debt Service Payments	1,010,000	-	-	1,010,000	0.0%	84,167	84,167	84,167	84,167
MCDC Debt Service I & S	711,230	-	-	711,230	0.0%	59,269	59,269	59,269	59,269
Paying Agent	1,000	-	-	1,000	0.0%	83	83	83	83
Total Non-Departmental	\$ 7,772,779	\$ 73,940	\$ 73,940	\$ 7,698,839	1.0%	\$ 647,732	\$ 573,791	\$ 647,732	\$ 573,791
Total Expenses	\$ 10,338,530	\$ 142,673	\$ 142,673	\$ 10,195,857	1.4%	\$ 861,544	\$ 718,872	\$ 861,544	\$ 718,872
Net	\$ 5,596,717	\$ 1,120,051	\$ 1,120,051			\$ 466,393	\$ 653,657	\$ 466,393	\$ 653,657
FY20 Beginning Fund Balance	\$ 59,800,207								
Add FY20 Budgeted Revenue	15,935,247								
Less FY20 Budgeted Expenses	(10,338,530)								
FY20 Projected Ending Fund Balance	\$ 65,396,924								

McKinney Community Development Corporation
Project Details - October 2019

Community 4B Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY20	Monthly Actual	YTD Actual	Budget Balance
McKinney Housing Authority (Merritt McGowan Manor)	2016-2017	4B1707	\$ -	\$ -	\$ -	\$ -	\$ -
Collin County History Museum (McKinney Then and Now)	2017-2018	4B1801	-	-	-	-	-
Boys and Girls Club of Collin County (Repair)	2017-2018	4B1803	125	-	-	-	125
HUB 121	2017-2018	4B1805	400,000	-	-	-	400,000
Habitat for Humanity of Collin County (Cotton Groves)	2017-2018	4B1806	671,176	-	-	-	671,176
McKinney Main Street	2017-2018	4B1809	1,680	-	-	-	1,680
Heritage Guild of Collin County	2017-2018	4B1810	44,693	-	16,488	16,488	28,205
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	-	-	-	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	-	7,063	7,063	5,727
Salvation Army - Replacement of gymnasium floor	2018-2019	4B1906	33,918	-	-	-	33,918
Heritage Guild of Collin County (Projects at Chestnut Square Hist	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 2019 Budget				1,613,985	-	-	1,613,985
Total Community 4B Projects			\$ 2,565,687	\$ 1,613,985	\$ 23,551	\$ 23,551	\$ 4,156,121
Promotional and Event Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY20	Monthly Actual	YTD Actual	Budget Balance
Collin County History Museum - WWI Commemoration	2017-2018	PC1801	\$ -	\$ -	\$ -	\$ -	\$ -
Heritage Guild - Tour de Coop, Farmers Market, Ice Cream Crank	2017-2018	PC1808	204	-	-	-	204
Collin County Master Gardeners	2017-2018	PC1814	131	-	-	-	131
Heard Craig Center for the Arts/Schon Everywhere	2017-2018	PC1815	-	-	-	-	-
Crape Myrtle Trails Foundation of McKinney	2017-2018	PC1816	1,113	-	-	-	1,113
SBG Hospitality	2017-2018	PC1817	-	-	-	-	-
McKinney Main Street	2017-2018	PC1818	-	-	-	-	-
McKinney Rotary Club Foundation	2017-2018	PC1819	-	-	-	-	-
Heard Wildlife Museum	2017-2018	PC1821	12	-	-	-	12
Heritage Guild of Collin County	2017-2018	PC1822	-	-	-	-	-
Heritage Guild of Collin County	2018-2019	PC1901	-	-	-	-	-
Collin County History Museum	2018-2019	PC1902	4,261	-	2,225	2,225	2,036
St. Peter's Episcopal	2018-2019	PC1903	-	-	-	-	-
McKinney Main Street	2018-2019	PC1904	-	-	-	-	-
Bernard Game Day Foods/Community Garden Kitchen	2018-2019	PC1905	793	-	-	-	793
Kiwanis Club of McKinney	2018-2019	PC1906	2,500	-	-	-	2,500
ManeGait Therapeutic Horsemanship	2018-2019	PC1907	-	-	-	-	-
SBG Hospitality	2018-2019	PC1908	1	-	-	-	1
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	-	-	-	4,000
McKinney Rotary Club	2018-2019	PC1913	6,000	-	-	-	6,000
SBG Hospitality	2018-2019	PC1914	10,000	-	8,000	8,000	2,000
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				150,000	-	-	150,000
Total Promotional & Event Grants			\$ 81,385	\$ 150,000	\$ 10,225	\$ 10,225	\$ 221,160
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY20	Monthly Actual	YTD Actual	Budget Balance
Local Yocal Farm to Market	2018-2019	R11901	\$ -	\$ -	\$ -	\$ -	\$ -
Undesignated FY 2019 Budget				120,000	-	-	120,000
Total Retail Development Infrastructure Grants			\$ -	\$ 120,000	\$ -	\$ -	\$ 120,000
Special Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY20	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
Total Special Projects			\$ 3,500,000	\$ -	\$ -	\$ -	\$ 3,500,000
Park Construction Fund	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	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	1,279,329	-	-	-	1,279,329
Cottonwood Park Redevelopment	2018-2019	PK1737	2,150,000	875,000	-	-	3,025,000
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	-	-	1,158,950
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	65,260	150,000	-	-	215,260
JMAC Improvements	2018-2019	PK1823	14,195	250,000	-	-	264,195
Finch Park Phase V	2019-2020	PK2039	-	150,000	-	-	150,000
Parks Master Plan	2019-2020	PK2040	-	200,000	-	-	200,000
OSCR Aquatic and Park Renovation	2019-2020	PK2041	-	1,500,000	-	-	1,500,000
Gray Branch Community Park Phase I	2016-2017	PK2206	1,270,000	-	-	-	1,270,000
Frisco ISD Neighborhood Park (Westridge 3)	2015-2016	PK3224	185,489	-	-	-	185,489
Parks Accessibility	2016-2017	PK4325	183,647	100,000	-	-	283,647
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	500,000	1,000,000	5,670	5,670	1,494,330
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	1,308,504	-	-	-	1,308,504
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	2,698,768	-	-	-	2,698,768
Community Center Renovation	2019-2020	PK4397	-	125,000	-	-	125,000
Old Settler's Renovation	2018-2019	PK4398	3,554,591	-	22,391	22,391	3,532,200
Parks Projects (Umbrella)	2018-2019	PK4399	225,000	1,150,000	-	-	1,375,000
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	-	200,000
Total Parks Construction Projects			\$ 17,018,732	\$ 5,500,000	\$ 28,061	\$ 28,061	\$ 22,490,671
Aquatic Center Finishout	2014-2015	4B1800	\$ 2,635	\$ -	\$ -	\$ -	\$ 2,635
* Other City of McKinney Projects in Eco/Comm Project Allocations							

McKinney Community Development Corporation
Sales Tax Revenue
October 2019 (8% 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		0.0%	0.0%	
December	826,009	897,304	929,699	1,023,356	1,123,713		0.0%	0.0%	
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	\$1,165,480	\$83,767	0.6%	7.8%

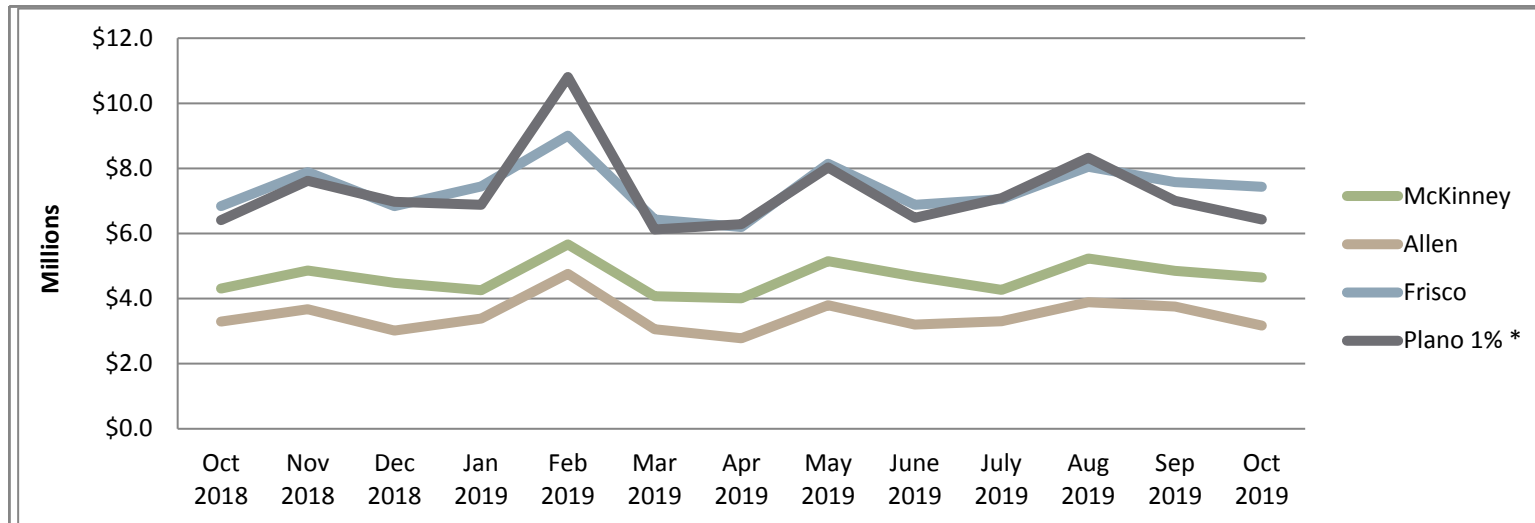


TOTAL SALES TAX COLLECTED

Sister City Comparison

October 2019	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$334,434	-\$117,627	\$588,799	\$13,565
Var to LY	7.8%	-3.6%	8.6%	0.2%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$334,434	-\$117,627	\$588,799	\$13,565
Var to LY	7.8%	-3.6%	8.6%	0.2%



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
FY 2019 Total	\$4,310,922	\$3,290,122	\$6,841,118	\$6,413,690

FY 2020	McKinney	Allen	Frisco	Plano 1%*
Oct 2019	\$4,645,356	\$3,172,495	\$7,429,917	\$6,427,255
FY 2020 Total	\$4,645,356	\$3,172,495	\$7,429,917	\$6,427,255

* State Comptroller reports 1% sales tax for City of Plano and 1% for DART. All other Sister Cities represent 2% sales tax.