

McKinney Community Development Corporation
Summary Operating Statement
December 2020 (25% 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	\$ 1,337,046	\$ 4,150,208	\$ 10,550,618	28.2%	\$ 1,225,069	\$ 111,977	\$ 3,675,207	\$ 475,002
Interest Income	292,000	6,342	22,523	269,477	7.7%	24,333	(17,992)	73,000	(50,477)
Total Revenues	\$ 14,992,826	\$ 1,343,387	\$ 4,172,732	\$ 10,820,094	27.8%	\$ 1,249,402	\$ 93,985	\$ 3,748,207	\$ 424,525
Expenses	FY21 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 298,583	\$ 19,140	\$ 63,871	\$ 234,712	21.4%	\$ 24,882	\$ 5,742	\$ 74,646	\$ 10,775
Supplies Expense	17,250	541	771	16,479	4.5%	1,438	896	4,313	3,541
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	625	625
Services/Sundry	576,983	35,529	64,437	512,546	11.2%	48,082	12,553	144,246	79,809
Capital	2,648,493	6,930	2,655,967	(7,474)	100.3%	220,708	(213,778)	662,123	(1,993,844)
Total Administrative	\$ 3,543,809	\$ 62,140	\$ 2,785,046	\$ 758,763	78.6%	\$ 295,317	\$ (194,378)	\$ 885,952	\$ (1,899,094)
Projects									
Community Grants & Projects	\$ 11,822,624	\$ 108,739	\$ 182,960	\$ 11,639,664	1.5%	\$ 985,219	\$ 876,480	\$ 2,955,656	\$ 2,772,696
Other Project Expenses	293,000	1,898	4,778	288,223	1.6%	24,417	22,519	73,250	68,473
Total Projects	\$ 12,115,624	\$ 110,636	\$ 187,737	\$ 11,927,887	1.5%	\$ 1,009,635	\$ 898,999	\$ 3,028,906	\$ 2,841,169
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 43,750	\$ 131,250	25.0%	\$ 14,583	\$ -	\$ 43,750	\$ -
Insurance & Risk Fund	921	77	230	691	25.0%	77	-	230	-
Park Construction Fund	19,381,849	1,046,522	1,339,844	18,042,005	6.9%	1,615,154	568,632	4,845,462	3,505,618
MPAC	500,000	41,667	125,000	375,000	25.0%	41,667	-	125,000	-
Buildings & Structures	11,333,262	-	-	11,333,262	0.0%	944,439	944,439	2,833,316	2,833,316
MCDC Debt Service Payments	1,030,000	-	-	1,030,000	0.0%	85,833	85,833	257,500	257,500
MCDC Debt Service I & S	688,848	-	-	688,848	0.0%	57,404	57,404	172,212	172,212
Paying Agent	1,000	-	-	1,000	0.0%	83	83	250	250
Total Non-Departmental	\$ 33,110,880	\$ 1,102,848	\$ 1,508,824	\$ 31,602,056	4.6%	\$ 2,759,240	\$ 1,656,391	\$ 8,277,720	\$ 6,768,896
Total Expenses	\$ 48,770,313	\$ 1,275,624	\$ 4,481,607	\$ 44,288,706	9.2%	\$ 4,064,193	\$ 2,361,013	\$ 12,192,578	\$ 7,710,971
Net	\$ (33,777,487)	\$ 67,763	\$ (308,876)			\$ (2,814,791)	\$ 2,882,554	\$ (8,444,372)	\$ 8,135,496
FY21 Preliminary Beginning Fund Balance	\$ 34,291,703								
Add FY21 Budgeted Revenue	14,992,826								
Less FY21 Budgeted Expenses	(48,770,313)								
FY21 Projected Ending Fund Balance	\$ 514,216								

McKinney Community Development Corporation
Project Details - December 2020

Community 4B Projects	FY Board Approved	Project Code	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	11,213	17,343	22,206
Habitat for Humanity of Collin County	2019-2020	4B2003	647,998	27,052	27,052	620,946
MCDC Park Benches @MPAC	2019-2020	4B2004	36,800	-	-	36,800
McKinney Parks Foundation (shipping container/tool storage)	2019-2020	4B2005	5,925	-	2,208	3,717
Hugs Café (Greenhouse Equipment)	2019-2020	4B2006	13,325	3,078	12,206	1,119
McKinney Main Street (Better Block in a Box)	2019-2020	4B2007	50,780	-	39,855	10,925
Heard Museum	2019-2020	4B2010	40,000	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
Total Community 4B Projects			\$ 4,264,482	\$ 81,343	\$ 138,665	\$ 4,125,817
Promotional and Event Grants	FY Board Approved	Project Code	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	-	200	1,550
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	-	1,042	1,867
Odysseus Chamber Orchestra - 2020-2021 Concert Series	2019-2020	PC2013	5,000	1,746	1,923	3,077
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	650	3,630	1,084
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
Total Promotional & Event Grants			\$ 317,418	\$ 2,396	\$ 19,295	\$ 298,123
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY21	Monthly Actual	YTD Actual	Budget Balance
East End Salvage Ltd. Co.	2019-2020	RI2001	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
Undesignated FY 2021 Budget			120,000	-	-	120,000
Total Retail Development Infrastructure Grants			\$ 145,000	\$ 25,000	\$ 25,000	\$ 120,000
Special Projects	FY Board Approved	Project Code	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	2,055,474	-	-	2,055,474
Total Special Projects			\$ 7,095,724	\$ -	\$ -	\$ 7,095,724
Park Construction Fund	FY Board Approved	Project Code	Budget FY21	Monthly Actual	YTD Actual	Budget Balance
Finch Park Phase IV	2017-2018	PK1211	\$ 379,342	\$ 222,838	\$ 224,153	\$ 155,189
Hike & Bike Trail Construction	2016-2017	PK1213	156,651	7,867	14,962	141,689
Prosper ISD Neighborhood Park	2016-2017	PK1643	705,000	-	-	705,000
Land Acquisition 2016-17	2016-2017	PK1701	279,329	-	5,100	274,229
Cottonwood Park Redevelopment	2018-2019	PK1737	1,284,839	530,586	533,415	751,424
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	-	1,158,950
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	262,659	13,544	13,544	249,115
JMAC Improvements	2018-2019	PK1823	353,480	-	-	353,480
New Senior Center	2020-2021	PK1829	200,000	-	-	200,000
Renovations - Aging Park	2019-2020	PK1831	1,942,479	-	-	1,942,479
Finch Park Phase V	2019-2020	PK2039	1,950,000	1,040	1,040	1,948,960
Parks Master Plan	2019-2020	PK2040	119,897	2,666	13,441	106,455
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	6,757	-	-	6,757
Parks Accessibility	2016-2017	PK4325	258,567	12,500	12,500	246,067
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	2,872,001	255,366	521,573	2,350,428
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	1,691,282	-	-	1,691,282
Community Center Renovation	2019-2020	PK4397	625,000	-	-	625,000
Old Settler's Renovation	2018-2019	PK4398	1,716,661	115	115	1,716,546
Parks Projects (Umbrella)	2020-2021	PK4399	320,000	-	-	320,000
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
Total Parks Construction Projects			\$ 19,381,850	\$ 1,046,522	\$ 1,339,844	\$ 18,042,006

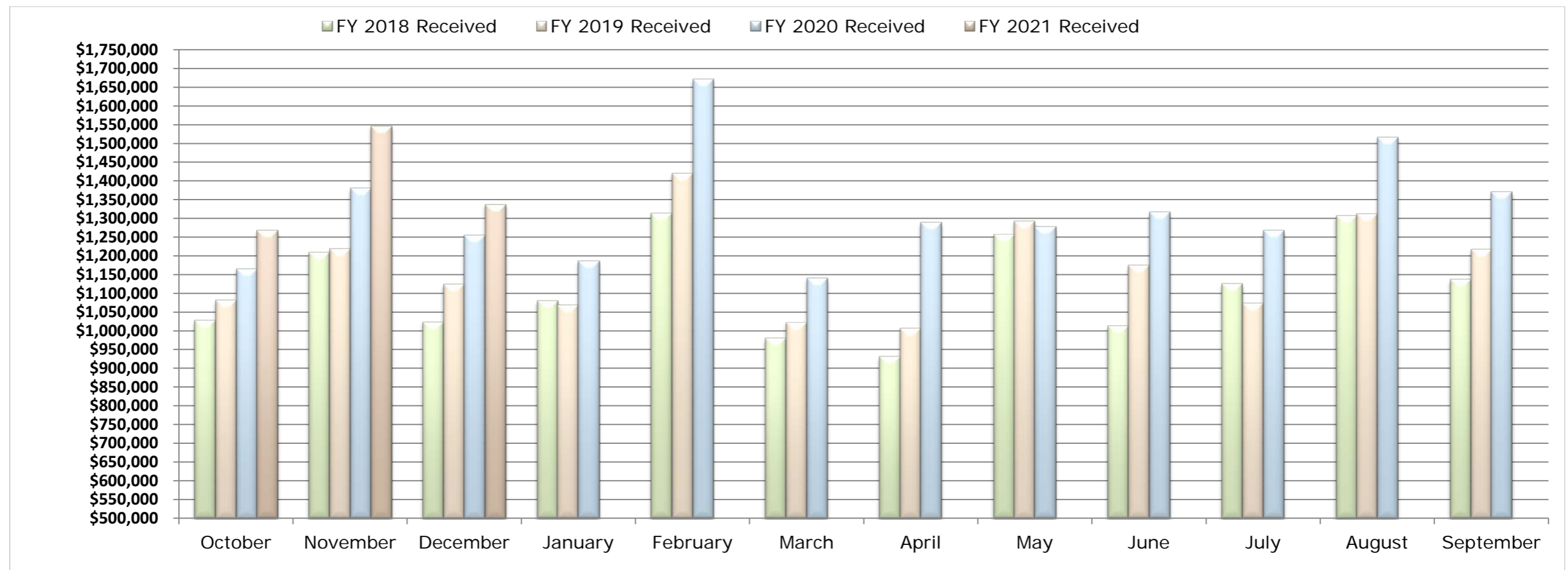
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

December 2020 (25% 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	\$1,266,887	\$101,407	8.7%	8.6%
November	1,101,106	1,148,939	1,208,295	1,219,028	1,380,273	1,546,275	166,003	12.0%	10.5%
December	897,304	929,699	1,023,356	1,123,713	1,253,931	1,337,046	83,115	6.6%	9.1%
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%
Total	\$11,468,033	\$12,536,690	\$13,400,813	\$14,006,204	\$15,831,992	\$4,150,208	\$350,524	9.2%	28.2%

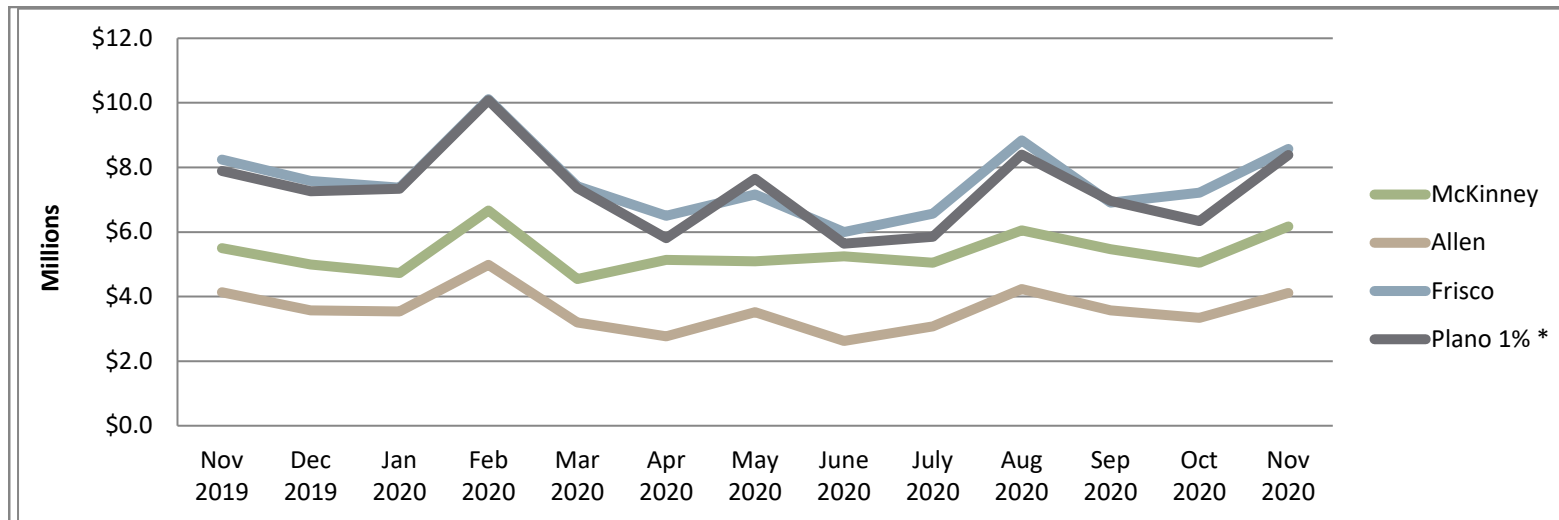


TOTAL SALES TAX COLLECTED

Sister City Comparison

Dec 2020	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$331,722	-\$56,490	\$440,315	-\$301,729
Var to LY	6.6%	-1.6%	5.8%	-4.2%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,400,081	\$102,877	\$562,986	\$110,007
Var to LY	9.2%	0.9%	2.4%	0.5%



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
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

FY 2021	McKinney	Allen	Frisco	Plano 1%*
Oct 2020	\$5,050,296	\$3,346,870	\$7,215,054	\$6,337,483
Nov 2020	6,167,503	4,116,373	8,578,551	8,387,377
Dec 2020	5,330,461	3,514,816	8,019,758	6,966,038
FY 2021 Total	\$16,548,260	\$10,978,058	\$23,813,364	\$21,690,898

* 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 2020

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 175,183	\$ -	\$ -	\$ 175,183
Investments	60,304,465	-	-	60,304,465
Accounts Receivable	2,808,763	-	-	2,808,763
Security Deposits	2,977	-	-	2,977
Capital/Land	-	-	630,952	630,952
Capital/Land Improvements (Net of Depreciation)	-	-	120,613	120,613
GASB 68 & 75/TMRS Actuarial	-	7,565	-	7,565
GASB 68 & 75/TMRS Assumption Change	-	2,310	-	2,310
GASB 68 & 75/TMRS Investment	-	1	-	1
GASB 68 & 75/TMRS Contributions	-	23,436	-	23,436
GASB 68 & 75/OPEB Actuarial	-	595	-	595
GASB 68 & 75/OPEB Assumption Change	-	5,706	-	5,706
GASB 68 & 75/OPEB Contributions	-	118	-	118
General Long Term Debt	-	20,587,036	-	20,587,036
Total Assets	\$ 63,291,388	\$ 20,626,767	\$ 751,565	\$ 84,669,720
Liabilities				
Vouchers Payable	\$ 13,710	\$ -	\$ -	\$ 13,710
Accrued Payroll Payable	-	-	-	-
Compensated Absences	-	46,909	-	46,909
Bonds Payable Interest	-	86,106	-	86,106
Bonds Payable Current	-	1,030,000	-	1,030,000
Bonds Payable	-	18,350,000	-	18,350,000
TMRS Pension Liability	-	95,881	-	95,881
OPEB Liability	-	53,081	-	53,081
TMRS Actuarial Experience	-	1,956	-	1,956
TMRS Investment Experience	-	21,127	-	21,127
OPEB Actuarial Experience	-	357	-	357
Total Liabilities	\$ 13,710	\$ 19,685,417	\$ -	\$ 19,698,770
Fund Equity				
Unreserved Fund Balance *	\$ 63,235,871	\$ 941,351	\$ -	\$ 64,177,221
Reserved for Encumbrances	38,830	-	-	38,830
Reserved for Prepays	2,977	-	-	2,977
Prior Yr Res for Enc Cont	-	-	-	-
Investment in Capital Assets	-	-	751,565	751,565
Total Fund Equity	\$ 63,277,677	\$ 941,351	\$ 751,565	\$ 64,970,593
Total Liabilities and Equity	\$ 63,291,388	\$ 20,626,767	\$ 751,565	\$ 84,669,720

Unreserved Fund Balance *	\$ 63,235,871
Committed Projects Reserve:	
Community Projects	\$ 2,545,712
Discretionary Prom & Comm Grants	98,123
Retail Development Infrastructure Grants	-
Special Projects	7,095,724
Parks Construction Projects	18,042,006
Total Committed Projects	\$ 27,781,565
Unreserved Fund Balance after Project Commit.	\$ 35,454,306
Undesignated Reserve:	
Community Projects (FY21)	\$ 1,580,105
Discretionary Prom & Comm Grants (FY21)	200,000
Retail Development Infrastructure Grants	120,000
Total Undesignated Allocations	\$ 1,900,105
Remaining Unreserved Fund Balance	\$ 33,554,201
Less Contingency	-
Final Unreserved Fund Balance	\$ 33,554,201