

McKinney Community Development Corporation
Summary Operating Statement
October 2018 (8% of FY Complete)

Revenues	FY19 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	\$ 14,255,971	\$ 1,081,713	\$ 1,081,713	\$ 13,174,258	7.6%	\$ 1,187,998	\$ (106,284)	\$ 1,187,998	\$ (106,284)
Interest Income	949,000	91,214	91,214	857,786	9.6%	79,083	12,130	79,083	12,130
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 15,204,971	\$ 1,172,927	\$ 1,172,927	\$ 14,032,044	7.7%	\$ 1,267,081	\$ (94,154)	\$ 1,267,081	\$ (94,154)

Expenses	FY19 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 280,330	\$ 15,953	\$ 15,953	\$ 264,377	5.7%	\$ 23,361	\$ 7,408	\$ 23,361	\$ 7,408
Supplies Expense	16,250	15	15	16,235	0.1%	1,354	1,339	1,354	1,339
Maintenance Expense	3,000	-	-	3,000	0.0%	250	250	250	250
Services/Sundry	323,118	29,110	29,110	294,008	9.0%	26,927	(2,183)	26,927	(2,183)
Total Administrative	\$ 622,698	\$ 45,077	\$ 45,077	\$ 577,621	7.2%	\$ 51,892	\$ 6,814	\$ 51,892	\$ 6,814

Projects									
Community Grants & Projects	\$ 1,689,926	1,420	\$ 1,420	\$ 1,688,506	0.1%	\$ 140,827	\$ 139,407	\$ 140,827	\$ 139,407
Other Project Expenses	28,000	-	-	28,000	0.0%	2,333	2,333	2,333	2,333
Total Projects	\$ 1,717,926	\$ 1,420	\$ 1,420	\$ 1,716,506	0.1%	\$ 143,161	\$ 141,741	\$ 143,161	\$ 141,741

Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 14,583	\$ 160,417	8.3%	14,583	\$ 0	14,583	\$ 0
Insurance & Risk Fund	549	46	46	503	8.3%	46	-	46	-
Park Construction Fund	5,500,000	-	-	5,500,000	0.0%	458,333	458,333	458,333	458,333
Aquatic Center - Neutrality	775,270	-	-	775,270	0.0%	64,606	64,606	64,606	64,606
MPAC	375,000	31,250	31,250	343,750	8.3%	31,250	-	31,250	-
MCDC Debt Service Payments	990,000	-	-	990,000	0.0%	82,500	82,500	82,500	82,500
MCDC Debt Service I & S	730,792	-	-	730,792	0.0%	60,899	60,899	60,899	60,899
Paying Agent	1,000	-	-	1,000	0.0%	83	83	83	83
Capital Equipment-Aquatic Center	-	4,453	4,453	(4,453)	-	-	(4,453)	-	(4,453)
Capital Equip/Construction-Aquatic Center	-	-	-	0	-	-	-	-	-
Total Non-Departmental	\$ 8,547,611	\$ 50,332	\$ 50,332	\$ 8,497,279	0.6%	\$ 712,301	\$ 661,969	\$ 712,301	\$ 661,969

Total Expenses	\$ 10,888,235	\$ 96,829	\$ 96,829	\$ 10,791,406	0.9%	\$ 907,353	\$ 810,524	\$ 907,353	\$ 810,524
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Net	\$ 4,316,736	\$ 1,076,097	\$ 1,076,097			\$ 359,728	\$ 716,369	\$ 359,728	\$ 716,369
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FY19 Beginning Fund Balance	\$ 46,936,646
Add FY19 Budgeted Revenue	15,204,971
Less FY19 Budgeted Expenses	(10,888,235)
FY18 Projected Ending Fund Balance	\$ 51,253,382

McKinney Community Development Corporation
Project Details - October 2018

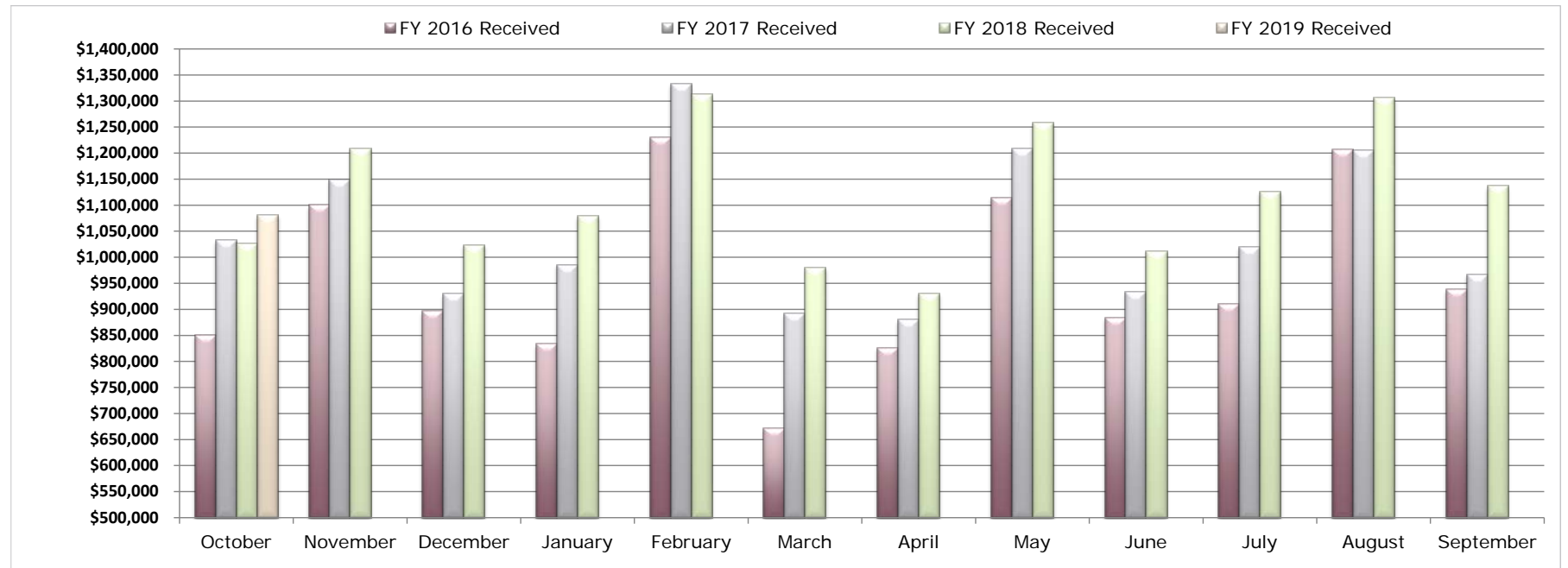
Community 4B Projects	FY Board Approved	Project Code	Prelim Prior Years Budaet Balance	Budget FY19	Monthly Actual	YTD Actual	Budget Balance
McKinney Housing Authority (Merritt McGowan Manor)	2016-2017	4B1707	175,000	-	-	-	\$ 175,000
Collin County History Museum (McKinney Then and Now)	2017-2018	4B1801	7,038	-	-	-	7,038
Boys and Girls Club of Collin County (Repair)	2017-2018	4B1803	30,000	-	-	-	30,000
HUB 121	2017-2018	4B1805	400,000	-	-	-	400,000
Habitat for Humanity of Collin County (Cotton Groves)	2017-2018	4B1806	828,734	-	-	-	828,734
McKinney Main Street	2017-2018	4B1809	35,000	-	-	-	35,000
Heritage Guild of Collin County	2017-2018	4B1810	75,000	-	-	-	75,000
Undesignated FY 2018 Budget				1,539,926	-	-	1,539,926
Total Community 4B Projects			\$ 1,550,772	\$ 1,539,926	\$ -	\$ -	\$ 3,090,698
Promotional and Event Grants	FY Board Approved	Project Code	Prelim Prior Years Budaet Balance	Budget FY19	Monthly Actual	YTD Actual	Budget Balance
Collin County History Museum - WWI Commemoration	2017-2018	PC1801	1,700	-	-	-	\$ 1,700
Heritage Guild - Tour de Coop, Farmers Market, Ice Cream Crank-	2017-2018	PC1808	1,436	-	450	450	986
Collin County Master Gardeners	2017-2018	PC1814	9,000	-	-	-	9,000
Heard Craig Center for the Arts/Schon Everywhere	2017-2018	PC1815	5,150	-	-	-	5,150
Crape Myrtle Trails Foundation of McKinney	2017-2018	PC1816	8,000	-	-	-	8,000
SBG Hospitality	2017-2018	PC1817	13,350	-	-	-	13,350
McKinney Main Street	2017-2018	PC1818	15,000	-	-	-	15,000
McKinney Rotary Club Foundation	2017-2018	PC1819	5,000	-	-	-	5,000
Heard Wildlife Museum	2017-2018	PC1821	2,500	-	70	70	2,430
Heritage Guild of Collin County	2017-2018	PC1822	12,000	-	900	900	11,100
Undesignated FY 2018 Budget				150,000	-	-	150,000
Total Promotional & Event Grants			\$ 73,135	\$ 150,000	\$ 1,420	\$ 1,420	\$ 221,715
Special Projects	FY Board Approved	Project Code	Prelim Prior Years Budaet Balance	Budget FY19	Monthly Actual	YTD Actual	Budget Balance
Star Center Expansion	2016-2017	4B1701	3,500,000	\$ -	\$ -	\$ -	\$ 3,500,000
Total Special Projects			\$ 3,500,000	\$ -	\$ -	\$ -	\$ 3,500,000
Park Construction Fund	FY Board Approved	Project Code	Prelim Prior Years Budaet Balance	Budget FY19	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	2,284,154	-	-	-	2,284,154
Cottonwood Park Redevelopment	2018-2019	PK1737	-	2,150,000	-	-	2,150,000
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	-	-	1,158,950
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	-	150,000	-	-	150,000
JMAC Improvements	2018-2019	PK1823	-	175,000	-	-	175,000
Gray Branch Community Park Phase I	2016-2017	PK2206	1,270,000	-	-	-	1,270,000
Frisco ISD Neighborhood Park (Westridge 3)	2015-2016	PK3224	1,325,000	-	-	-	1,325,000
Community Ctr Patio & Playground	2015-2016	PK4252	18,477	-	-	-	18,477
Parks Accessibility	2016-2017	PK4325	496,093	-	-	-	496,093
Comegy's Creek Hike & Bike Trail	2016-2017	PK4326	33,532	-	-	-	33,532
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	500,000	-	-	-	500,000
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	1,368,852	-	-	-	1,368,852
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	2,698,768	-	-	-	2,698,768
Old Settler's Renovation	2018-2019	PK4398	-	1,800,000	-	-	1,800,000
Parks Projects (Umbrella)	2018-2019	PK4399	-	1,225,000	-	-	1,225,000
Rowlett CK H&B	2016-2017	PK4413	26,303	-	-	-	26,303
Wilson Creek Hike & Bike Trail	2016-2017	PK8062	24,942	-	-	-	24,942
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	-	200,000
Total Parks Construction Projects			\$ 13,630,072	\$ 5,500,000	\$ -	\$ -	\$ 19,130,072
Aquatic Center Finishout	2014-2015	4B1800	\$ 31,243		\$ 4,453	\$ 4,453	\$ 26,789
* Other City of McKinney Projects in Eco/Comm Project Allocations							

McKinney Community Development Corporation

Sales Tax Revenue

October 2018

Month Received	FY 2014 Received	FY 2015 Received	FY 2016 Received	FY 2017 Received	FY 2018 Received	FY 2019 Received	Difference to FY 2018	Variance to FY 2017	% of Budget
October	\$780,694	\$809,613	\$851,178	\$1,032,847	\$1,026,985	\$1,081,713	\$54,728	5.3%	7.6%
November	938,090	982,351	1,101,106	1,148,939	1,208,295			0.0%	0.0%
December	770,221	826,009	897,304	929,699	1,023,356			0.0%	0.0%
January	744,988	821,731	833,503	985,393	1,079,316			0.0%	0.0%
February	1,043,205	1,136,044	1,231,183	1,334,043	1,312,944			0.0%	0.0%
March	681,914	764,445	671,518	891,649	980,238			0.0%	0.0%
April	677,086	716,258	825,953	880,093	930,962			0.0%	0.0%
May	978,399	1,031,572	1,114,575	1,208,091	1,258,169			0.0%	0.0%
June	765,309	820,908	884,501	932,936	1,011,758			0.0%	0.0%
July	787,000	840,355	910,886	1,019,409	1,125,759			0.0%	0.0%
August	980,251	1,055,774	1,207,558	1,206,441	1,306,035			0.0%	0.0%
September	928,323	1,013,186	938,767	967,150	1,136,996			0.0%	0.0%
Total	\$10,075,479	\$10,818,246	\$11,468,033	\$12,536,690	\$13,400,813	\$1,081,713	\$54,728	0.4%	7.9%

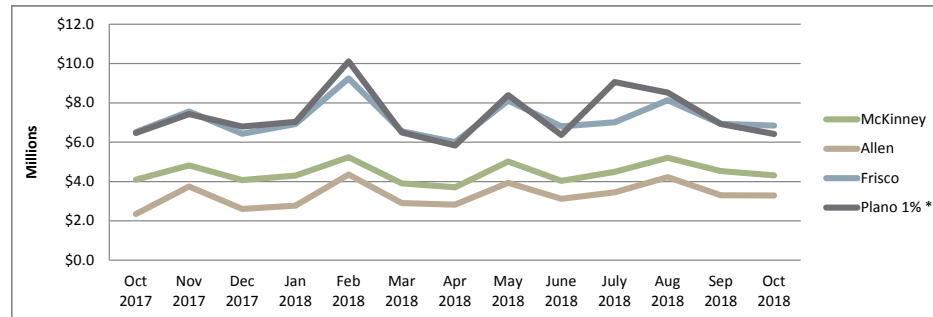


TOTAL SALES TAX COLLECTED

Sister City Comparison

October 2018	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$215,216	\$944,376	\$324,773	-\$55,617
Var to LY	5.3%	40.3%	5.0%	-0.9%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$215,216	\$944,376	\$324,773	-\$55,617
Var to LY	5.3%	40.3%	5.0%	-0.9%



Year-to-Date Collections

FY 2018	McKinney	Allen	Frisco	Plano 1% *
Oct 2017	\$4,095,706	\$2,345,746	\$6,516,345	\$6,469,308
FY 2017 Total	\$4,095,706	\$2,345,746	\$6,516,345	\$6,469,308

FY 2019	McKinney	Allen	Frisco	Plano 1% *
Oct 2018	\$4,310,922	\$3,290,122	\$6,841,118	\$6,413,690
FY 2018 Total	\$4,310,922	\$3,290,122	\$6,841,118	\$6,413,690

* 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 2018

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 79,855	\$ -	\$ -	\$ 79,855
Investments	47,900,203	-	-	47,900,203
Interest Receivable - Investments	51,520	-	-	51,520
Accounts Receivable	(1,010)	-	-	(1,010)
Security Deposits	4,852	-	-	4,852
Prepaid Items	-	-	-	-
Discounts on Investments	(8,540)	-	-	(8,540)
Capital/Land	-	-	4,970,062	4,970,062
Capital/Land Improvements (Net of Depreciation)	-	-	1,865,780	1,865,780
Capital/Construction in Progress*	-	-	-	-
GASB 68 TMRS/Actuarial	-	4,712	-	4,712
GASB 68 TMRS/Investment	-	16,520	-	16,520
GASB 68 TMRS/Contributions	-	15,671	-	15,671
General Long Term Debt	-	22,555,562	-	22,555,562
Total Assets	\$ 48,026,880	\$ 22,592,465	\$ 6,835,841	\$ 77,455,186
Liabilities				
Vouchers Payable	\$ 14,136	\$ -	\$ -	\$ 14,136
Accrued Payroll Payable	-	-	-	-
Compensated Absences	-	37,597	-	37,597
Retainage Payable	-	-	-	-
Bonds Payable Interest	-	93,234	-	93,234
Bonds Payable Current	-	975,000	-	975,000
Bonds Payable	-	21,380,000	-	21,380,000
TMRS Pension Liability	-	95,720	-	95,720
TMRS Actuarial Experience	-	2,200	-	2,200
Total Liabilities	\$ 14,136	\$ 22,583,751	\$ -	\$ 22,597,887
Fund Equity				
Unreserved Fund Balance *	\$ 47,933,177	8,714	\$ -	\$ 47,941,891
Reserved for Encumbrances	74,039	-	-	74,039
Reserved for Prepays	5,527	-	-	5,527
Investment in Capital Assets	-	-	6,835,841	6,835,841
Total Fund Equity	\$ 48,012,744	\$ 8,714	\$ 6,835,841	\$ 54,857,299
Total Liabilities and Equity	\$ 48,026,880	\$ 22,592,465	\$ 6,835,841	\$ 77,455,186
Unreserved Fund Balance *				
	\$ 47,933,177			
Committed Projects Reserve:				
Community Projects	\$ 1,550,772			
Discretionary Prom & Comm Grants	71,715			
Special Projects	3,500,000			
Parks Construction Projects	19,130,072			
Craig Ranch Loan Resort Hotel/Conf. Cntr	5,000,000			
Craig Ranch Grant Resort Hotel/Conf. Cntr	3,000,000			
Aquatic Center Finishout	26,789			
Total Committed Projects	\$ 32,279,349			
Unreserved Fund Balance after Project Commit.	\$ 15,653,828			
Undesignated Reserve:				
Community Projects (FY19)	1,539,926			
Discretionary Prom & Comm Grants (FY19)	150,000			
Total Undesignated Allocations	\$ 1,689,926			
Final Unreserved Fund Balance	\$ 13,963,902			