

McKinney Community Development Corporation
Summary Operating Statement
June 2019 (75% of FY Complete)

						Monthly Comparison		YTD Comparison		
Revenues	FY19 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Received	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance	
Sales Tax Receipts	\$ 14,255,971	\$ 1,174,600	\$ 10,406,622	\$ 3,849,349	73.0%	\$ 1,187,998	\$ (13,397)	\$ 10,691,978	\$ (285,356)	
Interest Income	949,000	118,626	1,048,464	(99,464)	110.5%	79,083	39,542	711,750	336,714	
Total Revenues	\$ 15,204,971	\$ 1,293,226	\$ 11,455,086	\$ 3,749,885	75.3%	\$ 1,267,081	\$ 26,145	\$ 11,403,728	\$ 51,358	
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	\$ 19,371	\$ 195,792	\$ 84,538	69.8%	\$ 23,361	\$ 3,990	\$ 210,248	\$ 14,455	
Supplies Expense	16,250	139	2,508	13,742	15.4%	1,354	1,215	12,188	9,679	
Maintenance Expense	3,000	-	-	3,000	0.0%	250	250	2,250	2,250	
Services/Sundry	323,118	6,706	147,335	175,783	45.6%	26,927	20,220	242,339	95,003	
Total Administrative	\$ 622,698	\$ 26,216	\$ 345,636	\$ 277,062	55.5%	\$ 51,892	\$ 25,675	\$ 467,024	\$ 121,387	
Projects										
Community Grants & Projects	\$ 6,813,834	\$ 1,567	\$ 450,400	\$ 6,363,434	6.6%	\$ 567,820	\$ 566,252	\$ 5,110,376	\$ 4,659,975	
Other Project Expenses	28,000	2,400	10,015	17,985	35.8%	2,333	(67)	21,000	10,985	
Total Projects	\$ 6,841,834	\$ 3,967	\$ 460,415	\$ 6,381,419	6.7%	\$ 570,153	\$ 566,186	\$ 5,131,376	\$ 4,670,960	
Non-Departmental										
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 131,250	\$ 43,750	75.0%	\$ 14,583	\$ -	\$ 131,250	\$ -	
Insurance & Risk Fund	549	46	412	137	75.0%	46	-	412	-	
Park Construction Fund	19,025,567	485,397	878,620	18,146,947	4.6%	1,585,464	1,100,067	14,269,175	13,390,556	
Aquatic Center - Neutrality	775,270	-	-	775,270	0.0%	64,606	64,606	581,453	581,453	
MPAC	375,000	31,250	281,250	93,750	75.0%	31,250	-	281,250	-	
MCDC Debt Service Payments	990,000	-	-	990,000	0.0%	82,500	82,500	742,500	742,500	
MCDC Debt Service I & S	730,792	-	365,396	365,396	50.0%	60,899	60,899	548,094	182,698	
Paying Agent	1,000	-	200	800	20.0%	83	83	750	550	
Capital Equip/Construction-Aquatic Center	31,243	-	28,608	2,635	91.6%	2,604	2,604	23,432	(5,176)	
Total Non-Departmental	\$ 22,104,421	\$ 531,276	\$ 1,685,735	\$ 20,418,686	7.6%	\$ 1,842,035	\$ 1,310,759	\$ 16,578,316	\$ 14,892,581	
Total Expenses	\$ 29,568,953	\$ 561,460	\$ 2,491,787	\$ 27,077,166	8.4%	\$ 2,464,079	\$ 1,902,619	\$ 22,176,715	\$ 19,684,928	
Net	\$ (14,363,982)	\$ 731,766	\$ 8,963,299				\$ (1,196,999)	\$ 1,928,764	\$ (10,772,987)	\$ 19,736,286
FY19 Beginning Fund Balance	\$ 46,936,646									
Add FY19 Budgeted Revenue	15,204,971									
Less FY19 Budgeted Expenses	(29,568,953)									
FY19 Projected Ending Fund Balance	\$ 32,572,664									

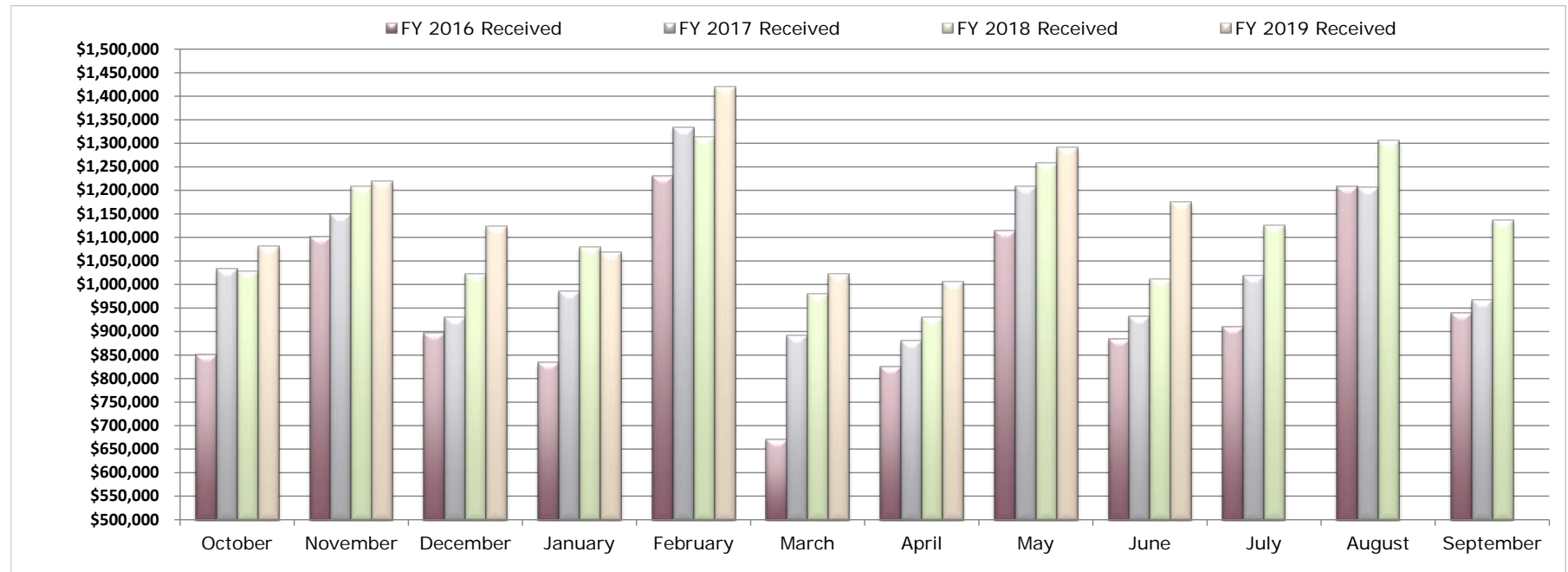
McKinney Community Development Corporation
Project Details - June 2019

Community 4B Projects	FY Board Approved	Project Code	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	-	6,500	23,500
HUB 121	2017-2018	4B1805	400,000	-	-	400,000
Habitat for Humanity of Collin County (Cotton Groves)	2017-2018	4B1806	828,734	-	93,589	735,145
McKinney Main Street	2017-2018	4B1809	35,000	-	33,320	1,680
Heritage Guild of Collin County	2017-2018	4B1810	75,000	-	5,795	69,205
Habitat for Humanity of Collin County (Critical Home Repair)	2018-2019	4B1901	80,000	-	6,942	73,058
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	59,500	-	-	59,500
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
Undesignated FY 2019 Budget			147,711	-	-	147,711
Total Community 4B Projects			\$ 2,990,698	\$ -	\$ 328,185	\$ 2,662,514
Promotional and Event Grants	FY Board Approved	Project Code	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	-	1,232	204
Collin County Master Gardeners	2017-2018	PC1814	9,000	-	8,869	131
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	-	6,887	1,113
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	-	827	1,673
Heritage Guild of Collin County	2017-2018	PC1822	12,000	-	12,000	-
Heritage Guild of Collin County	2018-2019	PC1901	7,500	-	6,453	1,047
Collin County History Museum	2018-2019	PC1902	11,675	-	7,414	4,261
St. Peter's Episcopal	2018-2019	PC1903	7,500	1,500	7,500	-
McKinney Main Street	2018-2019	PC1904	15,000	-	-	15,000
Bernard Game Day Foods/Community Garden Kitchen	2018-2019	PC1905	6,700	-	-	6,700
Kiwanis Club of McKinney	2018-2019	PC1906	2,500	-	-	2,500
ManeGait Therapeutic Horsemanship	2018-2019	PC1907	8,000	-	8,000	-
SBG Hospitality	2018-2019	PC1908	15,000	-	14,999	1
Undesignated FY 2019 Budget			76,125	-	-	76,125
Total Promotional & Event Grants			\$ 223,135	\$ 1,500	\$ 114,380	\$ 108,755
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY19	Monthly Actual	YTD Actual	Budget Balance
Local Yocal Farm to Market	2018-2019	R11901	\$ 7,769	\$ -	\$ 7,769	\$ -
Undesignated FY 2019 Budget			92,231	-	-	92,231
Total Retail Development Infrastructure Grants			\$ 100,000	\$ -	\$ 7,769	\$ 92,231
Special Projects	FY Board Approved	Project Code	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	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	1,284,154	-	2,800	1,281,354
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	-	84,740	65,260
JMAC Improvements	2018-2019	PK1823	175,000	148,719	149,481	25,519
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	264,955	470,897	854,103
Parks Accessibility	2016-2017	PK4325	196,093	3,751	11,630	184,463
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	500,000	-	-	500,000
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	1,367,602	14,211	45,512	1,322,090
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	2,698,768	-	-	2,698,768
Old Settler's Renovation	2018-2019	PK4398	4,100,000	53,761	113,560	3,986,440
Parks Projects (Umbrella)	2018-2019	PK4399	225,000	-	-	225,000
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
Total Parks Construction Projects			\$ 19,025,567	\$ 485,397	\$ 878,620	\$ 18,146,948
Aquatic Center Finishout	2014-2015	4B1800	\$ 31,243	\$ -	\$ 28,608	\$ 2,635
* Other City of McKinney Projects in Eco/Comm Project Allocations						

McKinney Community Development Corporation

Sales Tax Revenue June 2019 (75% of FY Complete)

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 2018	% 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	1,219,028	10,733	0.9%	8.6%
December	770,221	826,009	897,304	929,699	1,023,356	1,123,713	100,357	9.8%	7.9%
January	744,988	821,731	833,503	985,393	1,079,316	1,068,303	(11,013)	-1.0%	7.5%
February	1,043,205	1,136,044	1,231,183	1,334,043	1,312,944	1,420,142	107,198	8.2%	10.0%
March	681,914	764,445	671,518	891,649	980,238	1,021,757	41,519	4.2%	7.2%
April	677,086	716,258	825,953	880,093	930,962	1,006,335	75,372	8.1%	7.1%
May	978,399	1,031,572	1,114,575	1,208,091	1,258,169	1,291,030	32,861	2.6%	9.1%
June	765,309	820,908	884,501	932,936	1,011,758	1,174,600	162,842	16.1%	8.2%
July	787,000	840,355	910,886	1,019,409	1,125,759				
August	980,251	1,055,774	1,207,558	1,206,441	1,306,035				
September	928,323	1,013,186	938,767	967,150	1,136,996				
Total	\$10,075,479	\$10,818,246	\$11,468,033	\$12,536,690	\$13,400,813	\$10,406,621	\$574,599	5.8%	73.0%

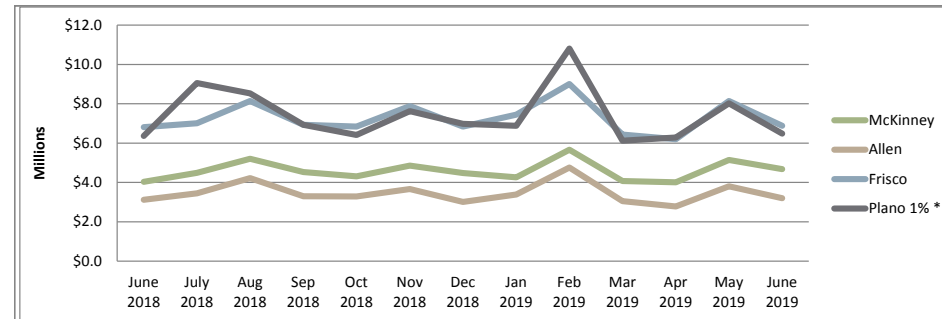


TOTAL SALES TAX COLLECTED

Sister City Comparison

June 2019	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$650,461	\$79,615	\$73,259	\$121,255
Var to LY	16.1%	2.6%	1.1%	1.9%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$2,288,492	\$2,348,567	\$1,522,827	\$697,067
Var to LY	5.8%	8.2%	2.4%	1.1%



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
Nov 2017	4,817,501	3,743,244	7,560,058	7,425,871
Dec 2017	4,077,717	2,609,680	6,423,786	6,797,189
Jan 2018	4,301,538	2,769,814	6,925,012	7,035,464
Feb 2018	5,236,029	4,356,186	9,244,372	10,109,294
Mar 2018	3,905,255	2,906,383	6,553,487	6,502,224
Apr 2018	3,708,130	2,819,091	6,003,234	5,831,763
May 2018	5,016,937	3,934,449	8,118,437	8,396,951
June 2018	4,031,313	3,119,123	6,808,910	6,364,601
FY 2018 Total	\$39,190,125	\$28,603,716	\$64,153,641	\$64,932,664

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
FY 2019 Total	\$41,478,618	\$30,952,283	\$65,676,467	\$65,629,731

* 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

June 2019

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 33,712	\$ -	\$ -	\$ 33,712
Investments	55,568,472	-	-	55,568,472
Interest Receivable - Investments	19,083	-	-	19,083
Accounts Receivable	2,296,651	-	-	2,296,651
Security Deposits	4,852	-	-	4,852
Prepaid Items	-	-	-	-
Discounts on Investments	(6,946)	-	-	(6,946)
Capital/Land	-	-	4,970,062	4,970,062
Capital/Land Improvements (Net of Depreciation)	-	-	1,747,544	1,747,544
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	-	21,598,610	-	21,598,610
Total Assets	\$ 57,915,824	\$ 21,632,879	\$ 6,717,605	\$ 86,266,309
Liabilities				
Vouchers Payable	\$ 2,298	\$ -	\$ -	\$ 2,298
Accrued Payroll Payable	-	-	-	-
Compensated Absences	-	38,401	-	38,401
Retainage Payable	-	-	-	-
Bonds Payable Interest	-	91,349	-	91,349
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	\$ 2,298	\$ 21,632,879	\$ -	\$ 21,635,177
Fund Equity				
Unreserved Fund Balance *	\$ 57,861,352	\$ -	\$ -	\$ 57,861,352
Reserved for Encumbrances	38,486	-	-	38,486
Reserved for Prepaids	13,688	-	-	13,688
Investment in Capital Assets	-	-	6,717,605	6,717,605
Total Fund Equity	\$ 57,913,526	\$ -	\$ 6,717,605	\$ 64,631,132
Total Liabilities and Equity	\$ 57,915,824	\$ 21,632,879	\$ 6,717,605	\$ 86,266,309
Unreserved Fund Balance *				
\$ 57,861,352				
Committed Projects Reserve:				
Community Projects	\$ 2,514,803			
Discretionary Prom & Comm Grants	32,630			
Retail Development Infrastructure Grants	0			
Special Projects	3,500,000			
Parks Construction Projects	18,146,948			
Craig Ranch Grant Resort Hotel/Conf. Cntr	3,000,000			
Aquatic Center Finishout	2,635			
Total Committed Projects	\$ 27,088,261			
Unreserved Fund Balance after Project Commit.				
\$ 30,773,091				
Undesignated Reserve:				
Community Projects (FY19)	\$ 147,711			
Discretionary Prom & Comm Grants (FY19)	76,125			
Retail Development Infrastructure Grants	92,231			
Total Undesignated Allocations	\$ 316,067			
Final Unreserved Fund Balance	\$ 30,457,024			