

McKinney Community Development Corporation
Summary Operating Statement
November 2018 (17% 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	\$ 1,219,028	\$ 2,300,742	\$ 11,955,229	16.1%	\$ 1,187,998	\$ 31,031	\$ 2,375,995	\$ (75,253)
Interest Income	949,000	198,788	290,002	658,998	30.6%	79,083	119,705	158,167	131,835
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 15,204,971	\$ 1,417,817	\$ 2,590,743	\$ 12,614,228	17.0 %	\$ 1,267,081	\$ 150,736	\$ 2,534,162	\$ 56,582

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	\$ 21,725	\$ 37,678	\$ 242,652	13.4%	\$ 23,361	\$ 1,636	\$ 46,722	\$ 9,044
Supplies Expense	16,250	126	141	16,109	0.9%	1,354	1,228	2,708	2,567
Maintenance Expense	3,000	-	-	3,000	0.0%	250	250	500	500
Services/Sundry	323,118	12,057	41,167	281,951	12.7%	26,927	14,869	53,853	12,686
Total Administrative	\$ 622,698	\$ 33,908	\$ 78,985	\$ 543,713	12.7 %	\$ 51,892	\$ 17,984	\$ 103,783	\$ 24,798

Projects									
Community Grants & Projects	\$ 1,689,926	19,621	\$ 21,041	\$ 1,668,885	1.2%	\$ 140,827	\$ 121,206	\$ 281,654	\$ 260,614
Other Project Expenses	28,000	1,520	1,520	26,480	5.4%	2,333	813	4,667	3,147
Total Projects	\$ 1,717,926	\$ 21,141	\$ 22,561	\$ 1,695,365	1.3 %	\$ 143,161	\$ 122,020	\$ 286,321	\$ 263,760

Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 29,167	\$ 145,833	16.7%	14,583	\$ 0	29,167	\$ 0
Insurance & Risk Fund	549	46	92	458	16.7%	46	-	92	-
Park Construction Fund	5,500,000	4,337	4,337	5,495,663	0.1%	458,333	453,997	916,667	912,330
Aquatic Center - Neutrality	775,270	-	-	775,270	0.0%	64,606	64,606	129,212	129,212
MPAC	375,000	31,250	62,500	312,500	16.7%	31,250	-	62,500	-
MCDC Debt Service Payments	990,000	-	-	990,000	0.0%	82,500	82,500	165,000	165,000
MCDC Debt Service I & S	730,792	-	-	730,792	0.0%	60,899	60,899	121,799	121,799
Paying Agent	1,000	-	-	1,000	0.0%	83	83	167	167
Capital Equipment-Aquatic Center	-	-	4,453	(4,453)	-	-	-	-	(4,453)
Capital Equip/Construction-Aquatic Center	-	-	-	0	-	-	-	-	-
Total Non-Departmental	\$ 8,547,611	\$ 50,216	\$ 100,548	\$ 8,447,063	1.2 %	\$ 712,301	\$ 662,085	\$ 1,424,602	\$ 1,324,054

Total Expenses	\$ 10,888,235	\$ 105,264	\$ 202,094	\$ 10,686,141	1.9 %	\$ 907,353	\$ 802,089	\$ 1,814,706	\$ 1,612,612
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Net	\$ 4,316,736	\$ 1,312,552	\$ 2,388,650			\$ 359,728	\$ 952,824	\$ 719,456	\$ 1,669,194
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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 - November 2018

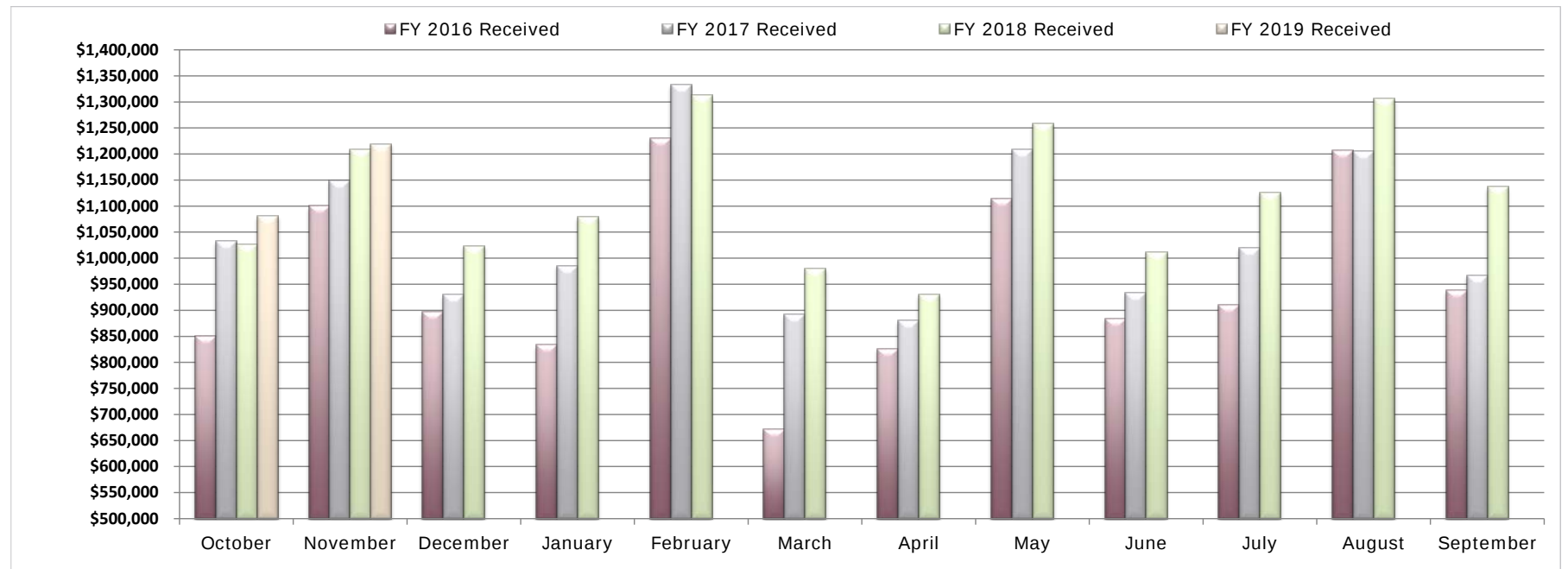
Community 4B Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY19	Monthly Actual	YTD Actual	Budget Balance
McKinney Housing Authority (Merritt McGowan Manor)	2016-2017	4B1707	175,000	-	-	-	\$ 175,000
Collin County History Museum (McKinney Then and Now)	2017-2018	4B1801	7,038	-	4,571	4,571	2,467
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	\$ 4,571	\$ 4,571	\$ 3,086,127
Promotional and Event Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY19	Monthly Actual	YTD Actual	Budget Balance
Collin County History Museum - WWI Commemoration	2017-2018	PC1801	1,700	-	1,700	1,700	\$ -
Heritage Guild - Tour de Coop, Farmers Market, Ice Cream Crank-	2017-2018	PC1808	1,436	-	-	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	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	2,430
Heritage Guild of Collin County	2017-2018	PC1822	12,000	-	-	900	11,100
Undesignated FY 2018 Budget				150,000	-	-	150,000
Total Promotional & Event Grants			\$ 73,135	\$ 150,000	\$ 15,050	\$ 16,469	\$ 206,666
Special Projects	FY Board Approved	Project Code	Prelim Prior Years Budget 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 Budget 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	-	4,337	4,337	1,364,516
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	\$ 4,337	\$ 4,337	\$ 19,125,735
Aquatic Center Finishout	2014-2015	4B1800	\$ 31,243			\$ 4,453	\$ 26,789
* Other City of McKinney Projects in Eco/Comm Project Allocations							

McKinney Community Development Corporation

Sales Tax Revenue

November 2018

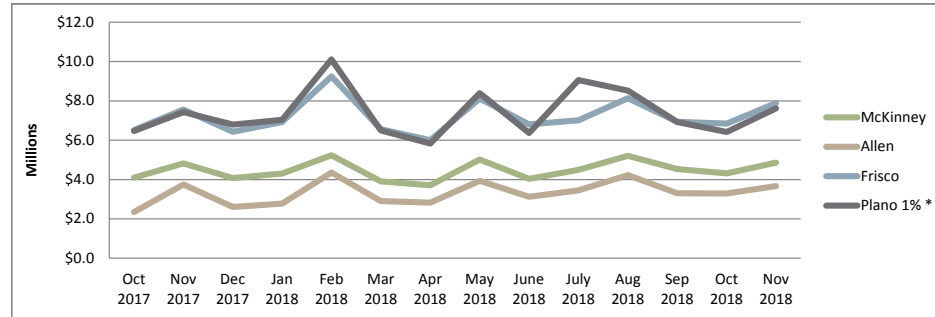
Month Received	FY 2014 Received	FY 2015 Received	FY 2016 Received	FY 2017 Received	FY 2018 Received	FY 2019 Received	Difference to FY 2018	Variance to FY 2018	% of Budget
October	\$780,694	\$809,613	\$851,178	\$1,032,847	\$1,026,985	\$1,081,713	\$54,728	5.3 %	7.6 %
November	938,090	982,351	1,101,106	1,148,939	1,208,295	1,219,028	\$10,733	0.9 %	9.0 %
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	\$2,300,741	\$65,461	2.9 %	16.9 %



TOTAL SALES TAX COLLECTED

Sister City Comparison

November 2018	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$42,249	-\$73,083	\$327,225	\$197,953
Var to LY	0.9%	-2.0%	4.3%	2.7%
Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$257,465	\$871,293	\$651,998	\$142,336
Var to LY	2.9%	14.3%	4.6%	1.0%



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
FY 2017 Total	\$8,913,207	\$6,088,989	\$14,076,403	\$13,895,178
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
FY 2018 Total	\$9,170,672	\$6,960,282	\$14,728,401	\$14,037,514

* 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
November 2018

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 1,113,444	\$ -	\$ -	\$ 1,113,444
Investments	47,894,668	-	-	47,894,668
Interest Receivable - Investments	38,464	-	-	38,464
Accounts Receivable	2,296,651	-	-	2,296,651
Security Deposits	4,852	-	-	4,852
Prepaid Items	-	-	-	-
Discounts on Investments	(8,322)	-	-	(8,322)
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	-	21,579,481	-	21,579,481
Total Assets	\$ 51,339,757	\$ 21,616,384	\$ 6,835,841	\$ 79,791,983
Liabilities				
Vouchers Payable	\$ 881	\$ -	\$ -	\$ 881
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	-	95,720	-	95,720
TMRS Actuarial Experience	-	2,200	-	2,200
Total Liabilities	\$ 881	\$ 21,607,670	\$ -	\$ 21,608,551
Fund Equity				
Unreserved Fund Balance *	\$ 51,258,828	8,714	\$ -	\$ 51,267,542
Reserved for Encumbrances	66,361	-	-	66,361
Reserved for Prepaids	13,688	-	-	13,688
Investment in Capital Assets	-	-	6,835,841	6,835,841
Total Fund Equity	\$ 51,338,877	\$ 8,714	\$ 6,835,841	\$ 58,183,432
Total Liabilities and Equity	\$ 51,339,757	\$ 21,616,384	\$ 6,835,841	\$ 79,791,983
Unreserved Fund Balance *				
	\$ 51,258,828			
Committed Projects Reserve:				
Community Projects	\$ 1,546,201			
Discretionary Prom & Comm Grants	56,666			
Special Projects	3,500,000			
Parks Construction Projects	19,125,735			
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	\$ 32,255,392			
Unreserved Fund Balance after Project Commit.	\$ 19,003,436			
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	\$ 17,313,510			