

McKinney Community Development Corporation
Summary Operating Statement
October 2022 (8% of FY Complete)

Revenues	FY23 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	\$ 21,772,226	\$ 1,744,754	\$ 1,744,754	\$ 20,027,472	8.0%	\$ 1,814,352	\$ (69,598)	\$ 1,814,352	\$ (69,598)
Interest Income	1,921,000	201,357	201,357	1,719,643	10.5%	160,083	41,273	160,083	41,273
Contributions & Donations - Other Capital	13,329	-	-	13,329	-	1,111	(1,111)	1,111	(1,111)
Total Revenues	\$ 23,706,555	\$ 1,946,111	\$ 1,946,111	\$ 21,760,444	8.2%	\$ 1,975,546	\$ (29,435)	\$ 1,974,436	\$ (29,435)
Expenses	FY23 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MDCDC Operations									
Personnel Expense	\$ 319,676	\$ 28,245	\$ 28,245	\$ 291,431	8.8%	\$ 26,640	\$ (1,606)	\$ 26,640	\$ (1,606)
Supplies Expense	15,250	-	-	15,250	0.0%	1,271	1,271	1,271	1,271
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	208	208
Services/Sundry	1,380,242	27,705	27,705	1,352,537	2.0%	115,020	87,315	115,020	87,315
Capital	300,000	15,149	15,149	284,851	0.0%	25,000	(9,851)	25,000	9,851
Total Administrative	\$ 2,017,668	\$ 71,100	\$ 71,100	\$ 1,946,568	3.5%	\$ 168,139	\$ 77,338	\$ 168,139	\$ 97,039
Projects									
Community Grants & Projects	\$ 7,452,223	\$ 132,651	\$ 132,651	\$ 7,319,572	1.8%	\$ 621,019	\$ 488,368	\$ 621,019	\$ 488,368
Capital	-	12,128	12,128	(12,128)	0.0%	-	(12,128)	-	(12,128)
Other Project Expenses	165,000	-	-	165,000	0.0%	13,750	13,750	13,750	13,750
Total Projects	\$ 7,617,223	\$ 144,778	\$ 144,778	\$ 7,472,445	1.9%	\$ 634,769	\$ 489,990	\$ 634,769	\$ 489,990
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 14,583	\$ 160,417	8.3%	\$ 14,583	\$ -	\$ 14,583	\$ -
Economic Incentive	518,387	-	-	518,387	0.0%	43,199	43,199	43,199	43,199
Operating Contingency	2,355,479	-	-	2,355,479	0.0%	196,290	196,290	196,290	196,290
Insurance & Risk Fund	754	63	63	691	8.3%	63	-	63	-
Park Construction Fund	5,500,000	801,348	801,348	4,698,652	14.6%	458,333	(343,015)	458,333	(343,015)
MPAC	500,000	41,667	41,667	458,333	8.3%	41,667	-	41,667	-
Buildings & Structures	3,300,000	2,175,328	2,175,328	1,124,672	65.9%	275,000	(1,900,328)	275,000	(1,900,328)
MCDC Debt Service Payments	1,085,000	-	-	1,085,000	0.0%	90,417	90,417	90,417	90,417
MCDC Debt Service I & S	636,044	-	-	636,044	0.0%	53,004	53,004	53,004	53,004
Paying Agent	1,000	-	-	1,000	0.0%	83	83	83	83
Total Non-Departmental	\$ 14,071,664	\$ 3,032,989	\$ 3,032,989	\$ 11,038,676	21.6%	\$ 1,172,639	\$ (1,860,350)	\$ 1,172,639	\$ (1,860,350)
Total Expenses	\$ 23,706,555	\$ 3,248,867	\$ 3,248,867	\$ 20,457,688	13.7%	\$ 1,975,546	\$ (1,293,022)	\$ 1,975,546	\$ (1,273,320)
Net	\$ -	\$ (1,302,756)	\$ (1,302,756)			\$ -	\$ (1,302,756)	\$ (1,111)	\$ (1,301,645)
FY23 Preliminary Beginning Fund Balance	\$ 67,807,625								
Add FY23 Budgeted Revenue	23,706,555								
Less FY23 Budgeted Expenses	(23,706,555)								
FY23 Projected Ending Fund Balance	\$ 67,807,625								

McKinney Community Development Corporation
Project Details - October 2022

Community 4B Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
Habitat for Humanity of Collin County	2019-2020	4B2003	13,720	-	-	-	13,720
Heard Museum	2021-2022	4B2201	30,000	-	30,000	30,000	-
McK Parks Foundation	2021-2022	4B2202	2,451	-	-	-	2,451
Housing & Community Development	2021-2022	4B2204	113,500	-	-	-	113,500
Boys & Girls Club of Collin County	2021-2022	4B2207	7,606	-	-	-	7,606
Hugs Greenhouse	2021-2022	4B2208	744	-	-	-	744
Habitat for Humanity of Collin County - Land/Home Repairs	2021-2022	4B2210	300,000	-	-	-	300,000
Habitat for Humanity of Collin County - Renovations	2021-2022	4B2212	73,765	-	39,859	39,859	33,906
Main Street - Downtown lighting improvements and speaker upgr	2021-2022	4B2214	38,200	-	-	-	38,200
Colin County History Museum - Construction	2021-2022	4B2215	35,375	-	-	-	35,375
Adriatica Business Association	2021-2022	4B2216	98,392	-	30,114	30,114	68,278
Undesignated FY 2023 Budget			-	7,252,223	-	-	7,252,223
Total Community 4B Projects			\$ 913,753	\$ 7,252,223	\$ 99,973	\$ 99,973	\$ 8,066,003
Promotional and Event Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
Tupps Brewery Music Festival	2019-2020	PC2006	\$ 9,500	\$ -	\$ -	\$ -	\$ 9,500
McKinney Lacrosse Club - 2020 Turlaxin'	2019-2020	PC2009	4,221	-	-	-	4,221
McK Community Band - Three Performances	2019-2020	PC2015	2,654	-	-	-	2,654
MISD Athletics - NCAA D2 Football Game	2019-2020	PC2016	15,000	-	-	-	15,000
Colorful Collaborations-Legacy Keepers 2021 events	2020-2021	PC2105	1,125	-	-	-	1,125
Ovation Academy of Performing Arts-2021 Spring/Summer Produ	2020-2021	PC2107	1,534	-	-	-	1,534
Colorful Collaborations/Legacy Keepers - Dia De Los Muertos Cele	2020-2021	PC2112	2,018	-	-	-	2,018
Crape Myrtle Trails Foundation - 15th Crape Myrtle Run & Festiva	2020-2021	PC2113	435	-	-	-	435
McKinney Main Street - Light Up Louisiana spotlight	2020-2021	PC2114	1,221	-	-	-	1,221
McKinney ISD Athletics - 2021 NCAA D2	2020-2021	PC2115	505	-	-	-	505
McKinney Rotary Foundation - 2021 Parade of Lights	2020-2021	PC2118	63	-	-	-	63
25 Revolutions - Documentary set in McKinney	2021-2022	PC2201	9,500	-	-	-	9,500
SBG Hospitality - 2022 Sip & Stroll	2021-2022	PC2203	10,000	-	-	-	10,000
Ovation Academy of Performing Arts - 2022 Spring/Summer Proc	2021-2022	PC2204	450	-	-	-	450
DFW Series - 2022 off-road race series (17 events)	2021-2022	PC2208	2,200	-	-	-	2,200
McKinney Restaurant Council - 2022 McKinney Made	2021-2022	PC2210	12,000	-	-	-	12,000
CC History Museum-2022 Then & Now	2021-2022	PC2211	3,500	-	-	-	3,500
Holy Family School (w/Legacy Keepers)	2021-2022	PC2212	4,000	-	-	-	4,000
Main Street - Arts in Bloom & Juneteenth	2021-2022	PC2213	12,000	-	12,000	12,000	12,000
McKinney Lacrosse - Turlaxin Tournament	2021-2022	PC2214	2,554	-	-	-	2,554
McKinney Repertory Theater - 5 shows with 22+ performances (2	2021-2022	PC2215	11,667	-	-	-	11,667
Odysseus (McK Philharmonic) - 6 performances (2022-23 season	2021-2022	PC2216	11,613	-	1,950	1,950	11,613
Heritage Guild of CC - Farmers Market (52 markets) , Bar Wars S	2021-2022	PC2217	13,751	-	7,127	7,127	13,751
Legacy Keepers of Old East McK - Dia de los Muertos	2021-2022	PC2218	14,420	-	2,245	2,245	14,420
McK Rotary Foundation - 2022 Parade of Lights	2021-2022	PC2219	7,388	-	-	-	7,388
McKinney Main Street - 2022 Oktoberfest and Home for the Holid	2021-2022	PC2220	11,820	-	-	-	11,820
Collin County Master Gardeners - 2023 McKinney Garden Show	2021-2022	PC2221	9,850	-	-	-	9,850
SBG Hospitality - 2022 McKinney Wine & Music Festival	2021-2022	PC2222	9,850	-	-	-	9,850
Adriatica Business Association - 2022 events: Fall Flavors Wine W	2021-2022	PC2223	2,463	-	-	-	2,463
Meals on Wheels - I Spy McKinney	2021-2022	PC2224	2,955	-	1,591	1,591	2,955
Undesignated FY 2023 Budget			-	200,000	-	-	200,000
Total Promotional & Event Grants			\$ 190,258	\$ 200,000	\$ 24,913	\$ 24,913	\$ 390,258
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
The Cotton Mill	2021-2022	RI2202	\$ 13,754	\$ -	\$ -	\$ -	\$ 13,754
Undesignated FY 2023 Budget			-	-	-	-	-
Total Retail Development Infrastructure Grants			\$ 13,754	\$ -	\$ -	\$ -	\$ 13,754
Economic Development Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
City of McKinney - Engineering Department	2021-2022	4B2203	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000
Archstreet McKinney - District 121 Hotel	2021-2022	4B2209	250,000	-	-	-	250,000
Undesignated FY 2023 Budget			-	-	-	-	-
Total Economic Development Grants			\$ 650,000	\$ -	\$ -	\$ -	\$ 650,000
Special Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
Craig Ranch Hotel	2018-2019	4B1704	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,000,000
District 121, LLC	2019-2020	4B2008	2,897,893	-	-	-	2,897,893
Tupps Brewery	2019-2020	4B2009	8,565,549	3,300,000	2,187,455	2,187,455	9,678,094
The HUB (4 acre)	2020-2021	4B2101	2,600,000	-	-	-	2,600,000
Apex Center Expansion	2020-2021	4B2108	3,189,126	-	7,765	7,765	3,181,361
City of McKinney - Municipal Complex	2021-2022	4B2218	7,000,000	-	-	-	7,000,000
Total Special Projects			\$ 20,252,568	\$ 3,300,000	\$ 2,195,220	\$ 2,195,220	\$ 21,357,347
Park Construction Fund	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
Finch Park Phase IV	2017-2018	PK1211	\$ 9,789	\$ -	\$ -	\$ -	\$ 9,789
Hike & Bike Trail Construction	2016-2017	PK1213	584,345	(404,000)	-	-	180,345
Prosper ISD Neighborhood Park	2016-2017	PK1643	204,412	-	-	-	204,412
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	157,561	-	-	-	157,561
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	36,128	-	-	-	36,128
Greens of McKinney Park Trail Improvements	2022-2023	PK1827	-	2,404,000	-	-	2,404,000
New Senior Center	2020-2021	PK1829	200,000	-	-	-	200,000
Renovations - Aging Park	2019-2020	PK1831	5,109,941	1,750,000	799,857	799,857	6,060,084
Finch Park Phase V	2019-2020	PK2039	272,965	-	1,492	1,492	271,473
Parks Master Plan	2019-2020	PK2040	48,901	-	-	-	48,901
OSCR Aquatic and Park Renovation	2019-2020	PK2041	507,603	-	-	-	507,603
Greens Neighborhood Park	2020-2021	PK2109	1,674,513	-	-	-	1,674,513
Towne Center Park Improvement	2020-2021	PK2113	10,998	-	-	-	10,998
Gray Branch Community Park Phase I	2016-2017	PK2206	65,417	-	-	-	65,417
2023-2024 Playground/Park Improvements	2022-2023	PK2343	-	850,000	-	-	850,000
Park Equipment - Trail sweeper, van with a lift, and stage	2022-2023	PK2349	-	600,000	-	-	600,000
Parks Accessibility	2016-2017	PK4325	107,258	-	-	-	107,258
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	130,229	-	-	-	130,229
Towne Lake Parke Enrichment	2020-2021	PK4393	131,166	300,000	-	-	431,166
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	83,992	-	-	-	83,992
Community Center Renovation	2019-2020	PK4397	1,145,000	-	-	-	1,145,000
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	-	200,000
Total Parks Construction Projects			\$ 10,680,215	\$ 5,500,000	\$ 801,348	\$ 801,348	\$ 15,378,867

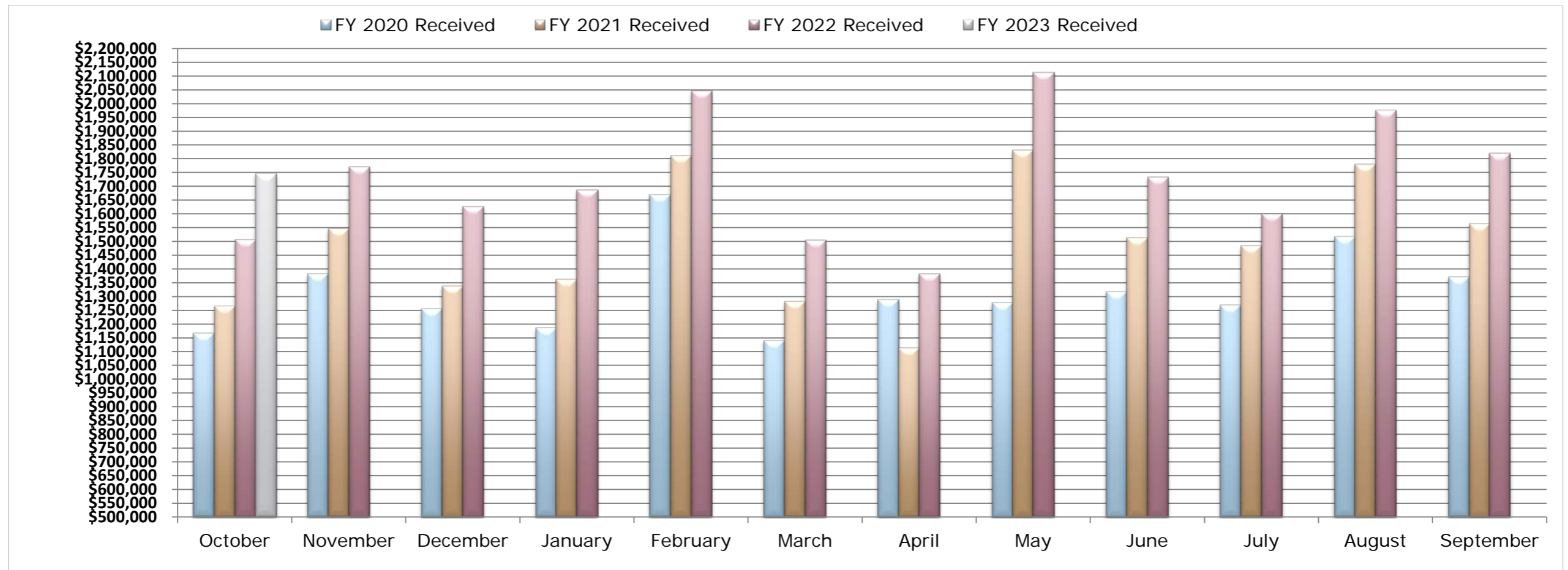
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

October 2022 (8% of FY Complete)

Month Received	FY 2018 Received	FY 2019 Received	FY 2020 Received	FY 2021 Received	FY 2022 Received	FY 2023 Received	Difference to FY 2022	Variance to FY 2022	% of Budget
October	\$1,026,985	\$1,081,713	\$1,165,480	\$1,266,887	\$1,505,930	\$1,744,754	\$238,824	18.9%	8.0%
November	1,208,295	1,219,028	1,380,273	1,546,275	1,769,473				
December	1,023,356	1,123,713	1,253,931	1,337,046	1,625,682				
January	1,079,316	1,068,303	1,185,717	1,360,427	1,685,372				
February	1,312,944	1,420,142	1,670,492	1,810,982	2,047,001				
March	980,238	1,021,757	1,140,182	1,281,889	1,503,190				
April	930,962	1,006,335	1,288,819	1,113,662	1,381,890				
May	1,258,169	1,291,030	1,276,942	1,830,977	2,111,453				
June	1,011,758	1,174,600	1,316,761	1,513,303	1,732,613				
July	1,125,759	1,072,098	1,267,094	1,482,555	1,600,462				
August	1,306,035	1,310,882	1,516,349	1,780,053	1,977,131				
September	1,136,996	1,216,602	1,369,952	1,564,200	1,819,544				
Total	\$13,400,813	\$14,006,204	\$15,831,992	\$17,888,256	\$20,759,743	\$1,744,754	\$238,824	15.9%	8.0%

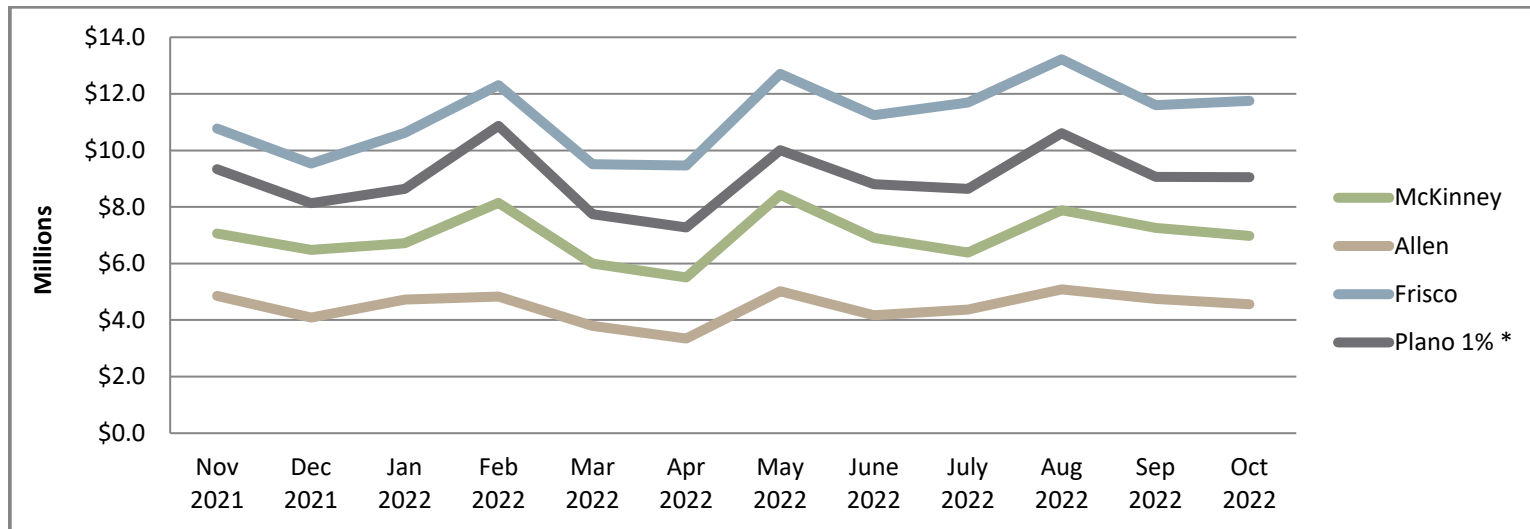


TOTAL SALES TAX COLLECTED

Sister City Comparison

Oct 2022	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$955,296	\$711,987	\$2,746,183	\$1,586,215
Var to LY	15.9%	18.5%	30.5%	21.2%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$955,296	\$711,987	\$2,746,183	\$1,586,215
Var to LY	15.9%	18.5%	30.5%	21.2%



Year-to-Date Collections

FY 2022	McKinney	Allen	Frisco	Plano 1%*
Oct 2021	\$6,023,722	\$3,847,481	\$9,006,874	\$7,468,711
FY 2022 Total	\$6,023,722	\$3,847,481	\$9,006,874	\$7,468,711

FY 2023 Total	McKinney	Allen	Frisco	Plano 1%*
Oct 2022	\$6,979,018	\$4,559,468	\$11,753,057	\$9,054,926
FY 2023 Total	\$6,979,018	\$4,559,468	\$11,753,057	\$9,054,926

* 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 2022

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 242,374	\$ -	\$ -	\$ 242,374
Investments	65,009,437	-	-	65,009,437
Interest Receivable - Investments	90,719	-	-	90,719
Accounts Receivable	-	-	-	-
Security Deposits	13,499	-	-	13,499
Deferred Charges - Prepaid Items	-	-	-	-
Capital/Land	-	-	6,279,989	6,279,989
Capital/Land Improvements (Net of Depreciation)	-	-	103,383	103,383
Capital/Construction in Progress*	-	-	798,025	798,025
GASB 68 & 75/TMRS Actuarial	-	11,158	-	11,158
GASB 68 & 75/TMRS Assumption Change	-	1,887	-	1,887
GASB 68 & 75/TMRS Investment	-	-	-	-
GASB 68 & 75/TMRS Contributions	-	24,912	-	24,912
GASB 68 & 75/OPEB Actuarial	-	525	-	525
GASB 68 & 75/OPEB Assumption Change	-	8,639	-	8,639
GASB 68 & 75/OPEB Contributions	-	-	-	-
General Long Term Debt	-	-	-	-
Total Assets	\$ 65,356,029	\$ 47,121	\$ 7,181,397	\$ 72,584,547
Liabilities				
Vouchers Payable	\$ 2,122,710	\$ -	\$ -	\$ 2,122,710
Accrued Payroll Payable	-	-	-	-
Compensated Absences	-	55,016	-	55,016
Bonds Payable Interest	-	82,910	-	82,910
Bonds Payable Current	-	1,055,000	-	1,055,000
Deposits/Office Space	2,500	-	-	2,500
Bonds Payable	-	17,295,000	-	17,295,000
TMRS Pension Liability	-	96,810	-	96,810
OPEB Liability	-	53,632	-	53,632
TMRS Actuarial Experience	-	1,079	-	1,079
TMRS Investment Experience	-	19,981	-	19,981
OPEB Actuarial Experience	-	7,941	-	7,941
OPEB Contributions	-	27	-	27
Total Liabilities	\$ 2,125,210	\$ 18,667,395	\$ -	\$ 20,792,605
Fund Equity				
Unreserved Fund Balance *	\$ 59,972,381	\$ (18,620,274)	\$ -	\$ 41,352,107
Reserved for Encumbrances*	3,252,143	-	-	3,252,143
Reserved for Prepays	6,295	-	-	6,295
Investment in Capital Assets	-	-	7,181,397	7,181,397
Total Fund Equity	\$ 63,230,819	\$ (18,620,274)	\$ 7,181,397	\$ 51,791,942
Total Liabilities and Equity	\$ 65,356,029	\$ 47,121	\$ 7,181,397	\$ 72,584,547
Unreserved Fund Balance *				
\$ 63,224,523				
Committed Projects Reserve:				
Community Projects	\$ 813,780			
Discretionary Prom & Comm Grants	190,258			
Retail Development Infrastructure Grants	13,754			
Economic Development Grants	650,000			
Special Projects	21,357,347			
Parks Construction Projects	15,378,867			
Total Committed Projects	\$ 38,404,006			
Unreserved Fund Balance after Project Commit.				
\$ 24,820,517				
Undesignated Reserve:				
Community Projects (FY23)	\$ 7,252,223			
Discretionary Prom & Comm Grants (FY23)	200,000			
Retail Development Infrastructure Grants	-			
Economic Development Grants	-			
Total Undesignated Allocations	\$ 7,452,223			
Remaining Unreserved Fund Balance				
\$ 17,368,294				
Less Contingency				
Final Unreserved Fund Balance				
\$ 17,368,294				