

McKinney Community Development Corporation
Summary Operating Statement
October 2021 (8% of FY Complete)

Revenues	FY22 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	\$ 17,749,025	\$ 1,505,930	\$ 1,505,930	\$ 16,243,095	8.5%	\$ 1,479,085	\$ 26,845	\$ 1,479,085	\$ 26,845
Interest Income	70,000	2,689	2,689	67,311	3.8%	5,833	(3,144)	5,833	(3,144)
Total Revenues	\$ 17,819,025	\$ 1,508,620	\$ 1,508,620	\$ 16,310,405	8.5%	\$ 1,484,919	\$ 23,701	\$ 1,484,919	\$ 23,701
Expenses	FY22 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 305,793	\$ 25,531	\$ 25,531	\$ 280,262	8.3%	\$ 25,483	\$ (48)	\$ 25,483	\$ (48)
Supplies Expense	17,250	26	26	17,224	0.1%	1,438	1,412	1,438	1,412
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	208	208
Services/Sundry	638,203	11,615	11,615	626,588	1.8%	53,184	41,569	53,184	41,569
Total Administrative	\$ 963,746	\$ 37,171	\$ 37,171	\$ 926,575	3.9%	\$ 80,312	\$ 43,141	\$ 80,312	\$ 43,141
Projects									
Community Grants & Projects	\$ 8,119,025	\$ 79,096	\$ 79,096	\$ 8,039,929	1.0%	\$ 676,585	\$ 597,490	\$ 676,585	\$ 597,490
Other Project Expenses	130,000	1,865	1,865	128,135	1.4%	10,833	8,968	10,833	8,968
Total Projects	\$ 8,249,025	\$ 80,961	\$ 80,961	\$ 8,168,064	1.0%	\$ 687,419	\$ 606,458	\$ 687,419	\$ 606,458
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 14,583	\$ 160,417	8.3%	\$ 14,583	\$ -	\$ 14,583	\$ -
Insurance & Risk Fund	921	77	77	844	8.3%	77	-	77	-
Park Construction Fund	5,500,000	32,807	32,807	5,467,193	0.6%	458,333	425,527	458,333	425,527
MPAC	375,000	31,250	31,250	343,750	8.3%	31,250	-	31,250	-
Buildings & Structures	200,000	21,909	21,909	178,091	11.0%	16,667	(5,242)	16,667	(5,242)
MCDC Debt Service Payments	1,055,000	-	-	1,055,000	0.0%	87,917	87,917	87,917	87,917
MCDC Debt Service I & S	663,284	-	-	663,284	0.0%	55,274	55,274	55,274	55,274
Paying Agent	1,000	-	-	1,000	0.0%	83	83	83	83
Total Non-Departmental	\$ 7,970,205	\$ 100,625	\$ 100,625	\$ 7,869,580	1.3%	\$ 664,184	\$ 563,559	\$ 664,184	\$ 563,559
Total Expenses**	\$ 17,182,976	\$ 218,757	\$ 218,757	\$ 16,964,219	1.3%	\$ 1,431,915	\$ 1,213,158	\$ 1,431,915	\$ 1,213,158
Net	\$ 636,049	\$ 1,289,862	\$ 1,289,862			\$ 53,004	\$ 1,236,858	\$ 53,004	\$ 1,236,858
FY22 Preliminary Beginning Fund Balance	\$ 62,154,018								
Add FY22 Budgeted Revenue	17,819,025								
Less FY22 Budgeted Expenses	(17,182,976)								
FY22 Projected Ending Fund Balance	\$ 62,790,067								

McKinney Community Development Corporation
Project Details - October 2021

Community 4B Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY22	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000
City of McKinney - Department of Housing and Community Dev	2018-2019	4B1909	35,098	-	-	-	35,098
Habitat for Humanity of Collin County	2019-2020	4B2003	503,311	-	-	-	503,311
St. James CME Church	2019-2020	4B2012	150,000	-	-	-	150,000
McKinney Roots	2020-2021	4B2105	15,000	-	-	-	15,000
McKinney Parks Foundation	2020-2021	4B2110	6,235	-	-	-	6,235
Heritage Guild of Collin County	2020-2021	4B2112	125,000	-	-	-	125,000
Habitat for Humanity of Collin County	2020-2021	4B2113	200,000	-	40,482	40,482	159,518
Collin County Habitat for Humanity - Cotton Groves Amenity Center	2020-2021	4B2114	125,000	-	-	-	125,000
Heard Craig Center for the Arts - Funding for facility repairs and imp	2020-2021	4B2115	239,494	-	-	-	239,494
Collin County Children's Advocacy Center - Infrastructure Improvem	2020-2021	4B2116	250,000	-	-	-	250,000
Undesignated FY 2022 Budget				7,799,025	-	-	7,799,025
Total Community 4B Projects			\$ 2,049,139	\$ 7,799,025	\$ 40,482	\$ 40,482	\$ 9,807,682
Promotional and Event Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY22	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
Odysseus Chamber Orchestra - 2020-2021 Concert Series	2019-2020	PC2013	537	-	-	-	537
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
Ovation Academy of Performing Arts - 2020-2021 Season	2019-2020	PC2017	434	-	-	-	434
McK Rotary Foundation - Parade of Lights	2019-2020	PC2019	6,000	-	-	-	6,000
McK Main Street - Home for the Holidays	2019-2020	PC2021	710	-	-	-	710
SBG Hospitality-2021 Spring Sip & Stroll Series	2020-2021	PC2102	1,629	-	-	-	1,629
CC History Museum-2021 Then & Now	2020-2021	PC2104	2,500	-	-	-	2,500
Colorful Collaborations-Legacy Keepers 2021 events	2020-2021	PC2105	1,125	-	-	-	1,125
McKinney Garden Club-2021 Art Meets Floral	2020-2021	PC2106	5,000	-	5,000	5,000	-
Ovation Academy of Performing Arts-2021 Spring/Summer Productic	2020-2021	PC2107	2,482	-	948	948	1,534
Heritage Guild of CC - Farmers Market, Educational Programming, Gf	2020-2021	PC2111	9,334	-	-	-	9,334
Colorful Collaborations/Legacy Keepers - Dia De Los Muertos Celebra	2020-2021	PC2112	8,475	-	-	-	8,475
Crape Myrtle Trails Foundation - 15th Crape Myrtle Run & Festival	2020-2021	PC2113	10,000	-	-	-	10,000
McKinney Main Street - Light Up Louisiana spotlight	2020-2021	PC2114	15,000	-	-	-	15,000
McKinney ISD Athletics - 2021 NCAA D2	2020-2021	PC2115	15,000	-	595	595	14,405
SBG Hospitality - 2021 Wine & Music Festival	2020-2021	PC2116	7,500	-	-	-	7,500
McKinney Main Street - Oktoberfest and Home for the Holidays	2020-2021	PC2117	12,000	-	-	-	12,000
McKinney Rotary Foundation - 2021 Parade of Lights	2020-2021	PC2118	7,500	-	-	-	7,500
McKinney Philharmonic Orchestra - 6 Performances (2021-2022 Sea:	2020-2021	PC2119	8,900	-	453	453	8,447
Undesignated FY 2022 Budget				200,000	-	-	200,000
Total Promotional & Event Grants			\$ 145,502	\$ 200,000	\$ 6,995	\$ 6,995	\$ 338,506
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY22	Monthly Actual	YTD Actual	Budget Balance
Haddington Fund LP	2020-2021	RI2101	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ -
James West Architect	2020-2021	RI2102	25,000	-	-	-	25,000
Gather	2020-2021	RI2103	9,000	-	-	-	9,000
Neathery Estate	2020-2021	RI2104	25,000	-	6,618	6,618	18,382
Undesignated FY 2022 Budget				120,000	-	-	120,000
Total Retail Development Infrastructure Grants			\$ 84,000	\$ 120,000	\$ 31,618	\$ 31,618	\$ 172,382
Special Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY22	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
Tupps Brewery	2019-2020	4B2009	10,735,237	200,000	21,909	21,909	10,913,328
The HUB (4 acre)	2020-2021	4B2101	2,600,000	-	-	-	2,600,000
Apex Center Expansion	2020-2021	4B2108	3,522,471	-	-	-	3,522,471
Total Special Projects			\$ 21,897,958	\$ 200,000	\$ 21,909	\$ 21,909	\$ 22,076,049
Park Construction Fund	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY22	Monthly Actual	YTD Actual	Budget Balance
Finch Park Phase IV	2017-2018	PK1211	\$ 14,409	\$ -	\$ -	\$ -	\$ 14,409
Hike & Bike Trail Construction	2016-2017	PK1213	88,586	500,000	2,545	2,545	586,041
Prosper ISD Neighborhood Park	2016-2017	PK1643	705,000	-	-	-	705,000
Cottonwood Park Redevelopment	2018-2019	PK1737	38,055	-	-	-	38,055
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	-	-	1,158,950
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	51,345	-	4,768	4,768	46,576
JMAC Improvements	2018-2019	PK1823	33,917	-	-	-	33,917
New Senior Center	2020-2021	PK1829	200,000	-	-	-	200,000
Renovations - Aging Park	2019-2020	PK1831	1,942,479	3,500,000	-	-	5,442,479
Finch Park Phase V	2019-2020	PK2039	1,854,288	-	-	-	1,854,288
Parks Master Plan	2019-2020	PK2040	75,659	-	4,463	4,463	71,196
Bonnie Wenk Park Outdoor Equipment	2019-2020	PK2062	5,192	-	-	-	5,192
OSCR Aquatic and Park Renovation	2019-2020	PK2041	993,504	-	-	-	993,504
Greens Neighborhood Park	2020-2021	PK2109	200,000	1,500,000	-	-	1,700,000
Towne Center Park Improvement	2020-2021	PK2113	53,259	-	1,512	1,512	51,747
Gray Branch Community Park Phase I	2016-2017	PK2206	65,417	-	-	-	65,417
Frisco ISD Neighborhood Park (Westridge 3)	2015-2016	PK3224	6,477	-	-	-	6,477
Parks Accessibility	2016-2017	PK4325	157,765	-	10,294	10,294	147,470
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	778,083	-	-	-	778,083
Towne Lake Parke Enrichment	2020-2021	PK4393	180,075	-	-	-	180,075
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	159,324	-	9,225	9,225	150,100
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	675,277	-	-	-	675,277
Community Center Renovation	2019-2020	PK4397	1,145,000	-	-	-	1,145,000
Old Settler's Renovation	2018-2019	PK4398	57,351	-	-	-	57,351
Parks Projects (Umbrella)	2020-2021	PK4399	38,975	-	-	-	38,975
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	-	200,000
Total Parks Construction Projects			\$ 10,878,385	\$ 5,500,000	\$ 32,807	\$ 32,807	\$ 16,345,579

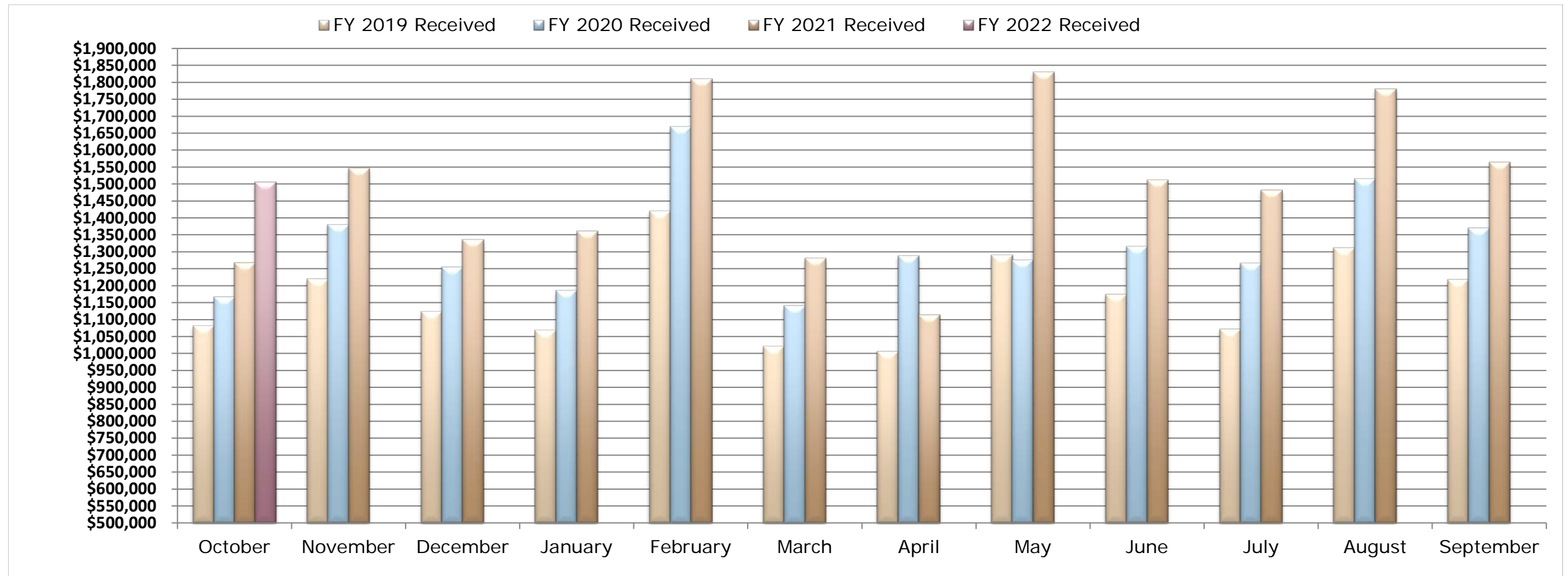
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

October 2021 (8% of FY Complete)

Month Received	FY 2017 Received	FY 2018 Received	FY 2019 Received	FY 2020 Received	FY 2021 Received	FY 2022 Received	Difference to FY 2021	Variance to FY 2021	% of Budget
October	\$1,032,847	\$1,026,985	\$1,081,713	\$1,165,480	\$1,266,887	\$1,505,930	\$239,043	18.9%	8.5%
November	1,148,939	1,208,295	1,219,028	1,380,273	1,546,275				
December	929,699	1,023,356	1,123,713	1,253,931	1,337,046				
January	985,393	1,079,316	1,068,303	1,185,717	1,360,427				
February	1,334,043	1,312,944	1,420,142	1,670,492	1,810,982				
March	891,649	980,238	1,021,757	1,140,182	1,281,889				
April	880,093	930,962	1,006,335	1,288,819	1,113,662				
May	1,208,091	1,258,169	1,291,030	1,276,942	1,830,977				
June	932,936	1,011,758	1,174,600	1,316,761	1,513,303				
July	1,019,409	1,125,759	1,072,098	1,267,094	1,482,555				
August	1,206,441	1,306,035	1,310,882	1,516,349	1,780,053				
September	967,150	1,136,996	1,216,602	1,369,952	1,564,200				
Total	\$12,536,690	\$13,400,813	\$14,006,204	\$15,831,992	\$17,888,256	\$1,505,930	\$239,043	18.9%	8.5%

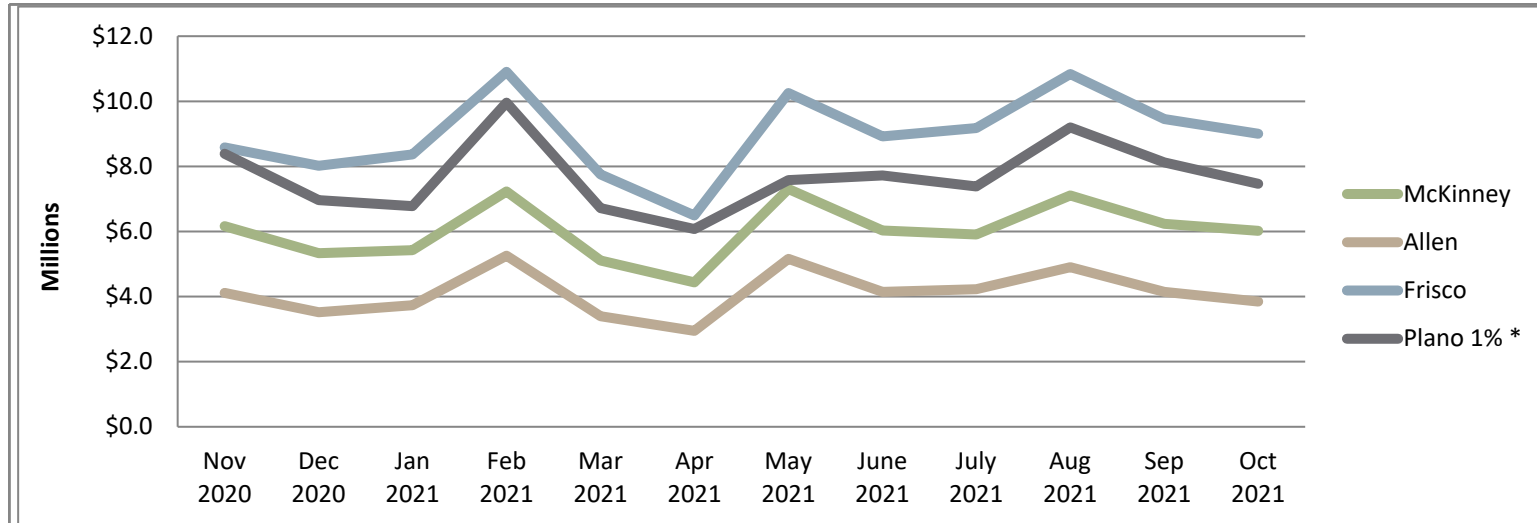


TOTAL SALES TAX COLLECTED

Sister City Comparison

Oct 2021	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$973,426	\$500,612	\$1,791,820	\$1,131,228
Var to LY	19.3%	15.0%	24.8%	17.8%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$973,426	\$500,612	\$1,791,820	\$1,131,228
Var to LY	19.3%	15.0%	24.8%	17.8%



Year-to-Date Collections

FY 2021	McKinney	Allen	Frisco	Plano 1%*
Oct 2020	\$5,050,296	\$3,346,870	\$7,215,054	\$6,337,483
FY 2021 Total	\$5,050,296	\$3,346,870	\$7,215,054	\$6,337,483

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

* 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 2021

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 32,133	\$ -	\$ -	\$ 32,133
Investments	60,591,527	-	-	60,591,527
Accounts Receivable	-	-	-	-
Security Deposits	2,977	-	-	2,977
Deferred Charges - Prepaid Items	3,319	-	-	3,319
Capital/Land	-	-	3,279,989	3,279,989
Capital/Land Improvements (Net of Depreciation)	-	-	113,721	113,721
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	\$ 60,629,955	\$ 20,626,767	\$ 3,393,710	\$ 84,650,433
Liabilities				
Vouchers Payable	\$ 6,008	\$ -	\$ -	\$ 6,008
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	\$ 6,008	\$ 19,685,417	\$ -	\$ 19,691,424
Fund Equity				
Unreserved Fund Balance *	\$ 49,823,976	\$ 941,351	\$ -	\$ 50,765,326
Reserved for Encumbrances*	10,796,995	-	-	10,796,995
Reserved for Prepays	2,977	-	-	2,977
Investment in Capital Assets	-	-	3,393,710	3,393,710
Total Fund Equity	\$ 60,623,948	\$ 941,351	\$ 3,393,710	\$ 64,959,008
Total Liabilities and Equity	\$ 60,629,955	\$ 20,626,767	\$ 3,393,710	\$ 84,650,433
Unreserved Fund Balance *				
Unreserved Fund Balance *	\$ 60,620,971			
Committed Projects Reserve:				
Community Projects	\$ 2,008,657			
Discretionary Prom & Comm Grants	138,506			
Retail Development Infrastructure Grants	52,382			
Special Projects	22,076,049			
Parks Construction Projects	16,345,579			
Total Committed Projects	\$ 40,621,173			
Unreserved Fund Balance after Project Commit.	\$ 19,999,798			
Undesignated Reserve:				
Community Projects (FY22)	\$ 7,799,025			
Discretionary Prom & Comm Grants (FY22)	200,000			
Retail Development Infrastructure Grants	120,000			
Total Undesignated Allocations	\$ 8,119,025			
Remaining Unreserved Fund Balance	\$ 11,880,773			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 11,880,773			