

McKinney Community Development Corporation
Summary Operating Statement
May 2022 (67% 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	\$ 2,111,453	\$ 13,629,993	\$ 4,119,032	76.8%	\$ 1,479,085	\$ 632,368	\$ 11,832,683	\$ 1,797,310
Interest Income	70,000	43,314	101,052	(31,052)	144.4%	5,833	37,480	46,667	54,385
Contributions & Donations - Other Capital	-	-	1,000,000	(1,000,000)	-	-	-	-	1,000,000
Total Revenues	\$ 17,819,025	\$ 2,154,767	\$ 14,731,045	\$ 3,087,980	82.7%	\$ 1,484,919	\$ 669,848	\$ 11,879,350	\$ 2,851,695
Expenses	FY22 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MDCDC Operations									
Personnel Expense	\$ 305,793	\$ 20,985	\$ 198,134	\$ 107,659	64.8%	\$ 25,483	\$ 4,498	\$ 203,862	\$ 5,728
Supplies Expense	17,250	138	904	16,346	5.2%	1,438	1,300	11,500	10,596
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	1,667	1,667
Services/Sundry	659,953	66,626	341,062	318,891	51.7%	54,996	(11,630)	439,969	98,907
Total Administrative	\$ 985,496	\$ 87,748	\$ 540,100	\$ 445,396	54.8%	\$ 82,125	\$ (5,624)	\$ 656,997	\$ 116,897
Projects									
Community Grants & Projects	\$ 21,960,386	\$ 146,015	\$ 2,017,258	\$ 19,943,129	9.2%	\$ 1,830,032	\$ 1,684,017	\$ 14,640,257	\$ 12,623,000
Capital	165,255	-	52,553	112,703	0.0%	13,771	13,771	110,170	57,618
Other Project Expenses	142,422	-	19,849	122,573	13.9%	11,869	11,869	94,948	75,099
Total Projects	\$ 22,268,063	\$ 146,015	\$ 2,089,659	\$ 20,178,404	9.4%	\$ 1,855,672	\$ 1,709,657	\$ 14,845,375	\$ 12,755,716
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 116,667	\$ 58,333	66.7%	\$ 14,583	\$ -	\$ 116,667	\$ -
Insurance & Risk Fund	921	77	614	307	66.7%	77	-	614	-
Park Construction Fund	15,696,632	410,459	3,856,102	11,840,530	24.6%	1,308,053	897,594	10,464,421	6,608,319
MPAC	375,000	31,250	250,000	125,000	66.7%	31,250	-	250,000	-
Buildings & Structures	12,769,982	-	1,529,290	11,240,692	12.0%	1,064,165	1,064,165	8,513,321	6,984,031
MCDC Debt Service Payments	1,055,000	-	-	1,055,000	0.0%	87,917	87,917	703,333	703,333
MCDC Debt Service I & S	663,284	-	331,642	331,642	50.0%	55,274	55,274	442,189	110,548
Paying Agent	1,000	-	200	800	20.0%	83	83	667	467
Total Non-Departmental	\$ 30,736,819	\$ 456,369	\$ 6,084,515	\$ 24,652,304	19.8%	\$ 2,561,402	\$ 2,105,033	\$ 20,491,213	\$ 14,406,698
Total Expenses**	\$ 53,990,378	\$ 690,132	\$ 8,714,274	\$ 45,276,104	16.1%	\$ 4,499,198	\$ 3,809,066	\$ 35,993,585	\$ 27,279,311
Net	\$ (36,171,353)	\$ 1,464,634	\$ 6,016,770			\$ (3,014,279)	\$ 4,478,914	\$ (24,114,235)	\$ 30,131,006
FY22 Beginning Fund Balance	\$ 61,429,111								
Add FY22 Budgeted Revenue	17,819,025								
Less FY22 Budgeted Expenses	(53,990,378)								
FY22 Projected Ending Fund Balance	\$ 25,257,758								

McKinney Community Development Corporation
Project Details - May 2022

Community 4B Projects	FY Board Approved	Project Code	Budget FY22	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 400,000	\$ -	\$ 200,000	\$ 200,000
City of McKinney - Department of Housing and Community Dev	2018-2019	4B1909	35,098	-	34,983	115
Habitat for Humanity of Collin County	2019-2020	4B2003	503,311	-	489,592	13,720
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	-	748	5,488
Heritage Guild of Collin County	2020-2021	4B2112	125,000	-	47,269	77,731
Habitat for Humanity of Collin County	2020-2021	4B2113	200,000	35,193	131,725	68,275
Collin County Habitat for Humanity – Cotton Groves Amenity Center	2020-2021	4B2114	125,000	-	99,617	25,383
Heard Craig Center for the Arts – Funding for facility repairs and impr	2020-2021	4B2115	239,494	-	227,280	12,214
Collin County Children's Advocacy Center – Infrastructure Improveme	2020-2021	4B2116	250,000	-	250,000	-
Heard Museum	2021-2022	4B2201	30,000	-	-	30,000
McK Parks Foundation	2021-2022	4B2202	15,600	-	13,149	2,451
Housing & Community Development	2021-2022	4B2204	160,000	-	-	160,000
Boys & Girls Club of Collin County	2021-2022	4B2207	147,746	55,520	55,520	92,226
Hugs Greenhouse	2021-2022	4B2208	14,159	-	-	14,159
Habitat for Humanity of Collin County - Land/Home Repairs	2021-2022	4B2210	700,000	-	-	700,000
Undesignated FY 2022 Budget			731,520	-	-	731,520
Total Community 4B Projects			\$ 3,848,164	\$ 90,713	\$ 1,564,882	\$ 2,283,281
Promotional and Event Grants	FY Board Approved	Project Code	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	1,629.23	-	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	-
Ovation Academy of Performing Arts-2021 Spring/Summer Productio	2020-2021	PC2107	2,482	-	948	1,534
Heritage Guild of CC - Farmers Market, Educational Programming, Gr	2020-2021	PC2111	9,334	-	9,334	-
Colorful Collaborations/Legacy Keepers - Dia De Los Muertos Celebra	2020-2021	PC2112	8,475	-	6,457	2,018
Crape Myrtle Trails Foundation - 15th Crape Myrtle Run & Festival	2020-2021	PC2113	10,000	-	9,565	435
McKinney Main Street - Light Up Louisiana spotlight	2020-2021	PC2114	15,000	-	13,779	1,221
McKinney ISD Athletics - 2021 NCAA D2	2020-2021	PC2115	15,000	-	14,495	505
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	-	7,437	63
McKinney Philharmonic Orchestra - 6 Performances (2021-2022 Seas	2020-2021	PC2119	8,900	426	8,162	738
25 Revolutions - Documentary set in McKinney	2021-2022	PC2201	9,500	-	-	9,500
Heritage Guild of CC - Chestnut Square Events	2021-2022	PC2202	12,000	-	-	12,000
SBG Hospitality - 2022 Sip & Stroll	2021-2022	PC2203	10,000	-	-	10,000
Ovation Academy of Performing Arts - 2022 Spring/Summer Producti	2021-2022	PC2204	5,000	1,517	1,517	3,483
Kiwanis Club of McKinney - 2022 Triathlon	2021-2022	PC2205	3,000	-	-	3,000
Millhouse Foundation - 2022 Arts Festivals	2021-2022	PC2206	5,000	-	-	5,000
St. Peter's Episcopal Church -2022 Empty Bowls	2021-2022	PC2207	8,500	-	-	8,500
DFW Series - 2022 off-road race series (17 events)	2021-2022	PC2208	3,000	800	800	2,200
ManeGait - 2022 Country Fair	2021-2022	PC2209	7,500	7,500	7,500	-
McKinney Restaurant Council - 2022 McKinney Made	2021-2022	PC2210	12,000	-	-	12,000
CC History Museum-2022 Then & Now	2021-2022	PC2211	7,500	-	-	7,500
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
Undesignated FY 2022 Budget			101,000	-	-	101,000
Total Promotional & Event Grants			\$ 345,502	\$ 10,242	\$ 108,622	\$ 236,880
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY22	Monthly Actual	YTD Actual	Budget Balance
Haddington Fund LP	2020-2021	RI2101	\$ 25,000	\$ -	\$ 25,000	\$ -
James West Architect	2020-2021	RI2102	25,000	-	-	25,000
Gather	2020-2021	RI2103	9,000	-	8,976	24
Neathery Estate	2020-2021	RI2104	25,000	-	25,000	-
Undesignated FY 2022 Budget			120,000	-	-	120,000
Total Retail Development Infrastructure Grants			\$ 204,000	\$ -	\$ 58,976	\$ 145,024
Economic Development Grants	FY Board Approved	Project Code	Budget FY22	Monthly Actual	YTD Actual	Budget Balance
City of McKinney - Engineering Department	2021-2022	4B2203	\$ 800,000	\$ -	\$ -	\$ 800,000
Archstreet McKinney - District 121 Hotel	2021-2022	4B2209	\$ 250,000	-	-	250,000
Undesignated FY 2022 Budget			4,492,357	-	-	4,492,357
Total Economic Development Grants			\$ 5,542,357	\$ -	\$ -	\$ 5,542,357
Special Projects	FY Board Approved	Project Code	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	2,897,893	-	-	2,897,893
Tupps Brewery	2019-2020	4B2009	12,935,237	-	1,581,843	11,353,394
The HUB (4 acre)	2020-2021	4B2101	2,600,000	-	-	2,600,000
Apex Center Expansion	2020-2021	4B2108	3,522,471	45,061	284,778	3,237,693
Total Special Projects			\$ 24,955,601	\$ 45,061	\$ 1,866,620	\$ 23,088,981
Park Construction Fund	FY Board Approved	Project Code	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	588,586	-	4,241	584,345
Prosper ISD Neighborhood Park	2016-2017	PK1643	705,000	-	491,325	213,675
Cottonwood Park Redevelopment	2018-2019	PK1737	38,055	-	-	38,055
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	1,001,389	157,561
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	51,345	4,815	15,217	36,128
JMAC Improvements	2018-2019	PK1823	33,917	-	11,783	22,134
New Senior Center	2020-2021	PK1829	200,000	-	-	200,000
Renovations - Aging Park	2019-2020	PK1831	5,442,479	-	-	5,442,479
Finch Park Phase V	2019-2020	PK2039	1,854,288	217,613	1,220,550	633,737
Parks Master Plan	2019-2020	PK2040	75,659	1,403	26,758	48,901
Bonnie Wenk Park Outdoor Equipment	2019-2020	PK2062	5,192	-	5,192	-
OSCR Aquatic and Park Renovation	2019-2020	PK2041	993,504	-	460,242	533,261
Greens Neighborhood Park	2020-2021	PK2109	1,700,000	5,900	5,900	1,694,100
Towne Center Park Improvement	2020-2021	PK2113	53,259	32,647	37,552	15,707
Gray Branch Community Park Phase I	2016-2017	PK2206	65,417	-	-	65,417
Parks Accessibility	2016-2017	PK4325	157,765	-	34,833	122,932
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	778,083	126,795	434,962	343,121
Towne Lake Parke Enrichment	2020-2021	PK4393	180,075	21,286	47,511	132,564
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	159,324	0	44,918	114,406
Community Center Renovation	2019-2020	PK4397	1,145,000	-	-	1,145,000
Old Settler's Renovation	2018-2019	PK4398	57,351	-	13,730	43,622
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			\$ 15,696,632	\$ 410,459	\$ 3,856,103	\$ 11,840,529

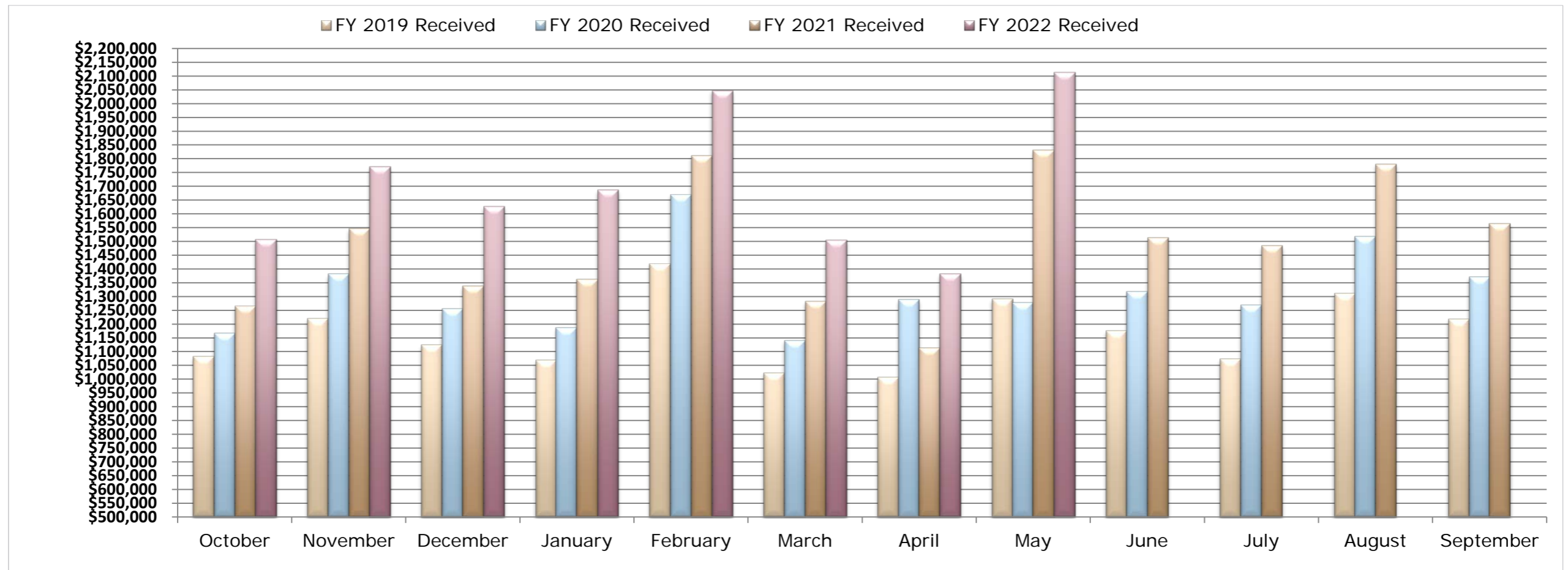
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

May 2022 (67% 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	1,769,473	223,198	14.4%	9.9%
December	929,699	1,023,356	1,123,713	1,253,931	1,337,046	1,625,682	288,637	21.6%	9.1%
January	985,393	1,079,316	1,068,303	1,185,717	1,360,427	1,685,372	324,945	23.9%	9.5%
February	1,334,043	1,312,944	1,420,142	1,670,492	1,810,982	2,047,001	236,019	13.0%	11.5%
March	891,649	980,238	1,021,757	1,140,182	1,281,889	1,503,190	221,301	17.3%	8.4%
April	880,093	930,962	1,006,335	1,288,819	1,113,662	1,381,890	268,228	24.1%	7.8%
May	1,208,091	1,258,169	1,291,030	1,276,942	1,830,977	2,111,453	280,476	15.3%	11.8%
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	\$13,629,993	\$2,081,847	18.0%	76.8%

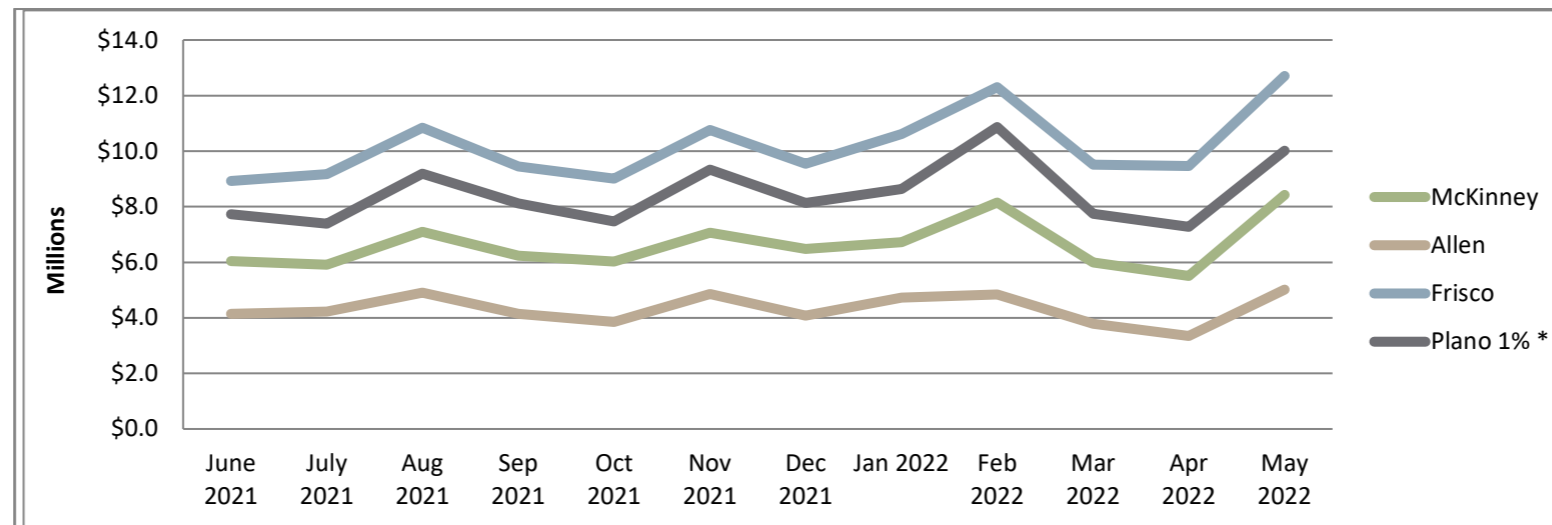


TOTAL SALES TAX COLLECTED

Sister City Comparison

May 2022	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,119,813	-\$144,609	\$2,449,192	\$2,430,059
Var to LY	15.3%	-2.8%	23.9%	32.1%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$8,310,267	\$3,027,097	\$16,323,191	\$10,692,221
Var to LY	18.0%	9.6%	24.1%	18.2%



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
Nov 2020	6,167,503	4,116,373	8,578,551	8,387,377
Dec 2020	5,330,461	3,514,816	8,019,758	6,966,038
Jan 2021	5,423,992	3,739,118	8,371,047	6,776,005
Feb 2021	7,226,145	5,256,089	10,905,133	9,958,094
Mar 2021	5,109,790	3,392,762	7,755,264	6,713,629
Apr 2021	4,436,818	2,947,251	6,492,629	6,075,688
May 2021	7,306,027	5,160,603	10,256,756	7,578,152
FY 2021 Total	\$46,051,032	\$31,473,881	\$67,594,194	\$58,792,467

FY 2022	McKinney	Allen	Frisco	Plano 1%*
Oct 2021	\$6,023,722	\$3,847,481	\$9,006,874	\$7,468,711
Nov 2021	7,058,141	4,849,938	10,769,146	9,338,127
Dec 2021	6,482,918	4,084,457	9,538,614	8,137,176
Jan 2022	6,721,668	4,727,823	10,623,234	8,639,882
Feb 2022	8,148,520	4,834,584	12,301,140	10,868,056
Mar 2022	5,992,894	3,793,789	9,507,244	7,749,110
Apr 2022	5,507,596	3,346,911	9,465,184	7,275,415
May 2022	8,425,840	5,015,994	12,705,949	10,008,211
FY 2022 Total	\$54,361,299	\$34,500,978	\$83,917,386	\$69,484,687

* 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

May 2022

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 73,656	\$ -	\$ -	\$ 73,656
Investments	64,089,683	-	-	64,089,683
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)	-	-	105,967	105,967
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	\$ 64,176,839	\$ 47,121	\$ 7,183,982	\$ 71,407,941
Liabilities				
Vouchers Payable	\$ 1,422	\$ -	\$ -	\$ 1,422
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
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	\$ 1,422	\$ 18,667,395	\$ -	\$ 18,668,817
Fund Equity				
Unreserved Fund Balance *	\$ 54,898,201	\$ (18,620,274)	\$ -	\$ 36,277,927
Reserved for Encumbrances*	9,270,920	-	-	9,270,920
Reserved for Prepays	6,295	-	-	6,295
Investment in Capital Assets	-	-	7,183,982	7,183,982
Total Fund Equity	\$ 64,175,417	\$ (18,620,274)	\$ 7,183,982	\$ 52,739,124
Total Liabilities and Equity	\$ 64,176,839	\$ 47,121	\$ 7,183,982	\$ 71,407,941
Unreserved Fund Balance *	\$ 64,169,121			
Committed Projects Reserve:				
Community Projects	\$ 1,551,761			
Discretionary Prom & Comm Grants	135,880			
Retail Development Infrastructure Grants	25,024			
Special Projects	23,088,981			
Parks Construction Projects	11,840,529			
Total Committed Projects	\$ 36,642,175			
Unreserved Fund Balance after Project Commit.	\$ 27,526,946			
Undesignated Reserve:				
Community Projects (FY22)	\$ 731,520			
Discretionary Prom & Comm Grants (FY22)	101,000			
Retail Development Infrastructure Grants	120,000			
Total Undesignated Allocations	\$ 952,520			
Remaining Unreserved Fund Balance	\$ 26,574,426			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 26,574,426			