

McKinney Community Development Corporation
Summary Operating Statement
November 2021 (17% 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	\$ 1,769,473	\$ 3,275,404	\$ 14,473,621	18.5%	\$ 1,479,085	\$ 290,388	\$ 2,958,171	\$ 317,233
Interest Income	70,000	2,904	5,593	64,407	8.0%	5,833	(2,930)	11,667	(6,074)
Total Revenues	\$ 17,819,025	\$ 1,772,377	\$ 3,280,996	\$ 14,538,029	18.4%	\$ 1,484,919	\$ 287,458	\$ 2,969,838	\$ 311,159
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	\$ 22,211	\$ 47,742	\$ 258,051	15.6%	\$ 25,483	\$ 3,272	\$ 50,966	\$ 3,224
Supplies Expense	17,250	231	256	16,994	1.5%	1,438	1,207	2,875	2,619
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	417	417
Services/Sundry	638,203	16,978	28,592	609,611	4.5%	53,184	36,206	106,367	77,775
Total Administrative	\$ 963,746	\$ 39,420	\$ 76,591	\$ 887,155	7.9%	\$ 80,312	\$ 40,893	\$ 160,624	\$ 84,034
Projects									
Community Grants & Projects	\$ 8,119,025	\$ 166,676	\$ 245,772	\$ 7,873,253	3.0%	\$ 676,585	\$ 509,909	\$ 1,353,171	\$ 1,107,399
Capital	-	3,135	3,135	3135	0.0%	-	(3,135)	-	(3,135)
Other Project Expenses	130,000	1,583	3,448	126,552	2.7%	10,833	9,250	21,667	18,218
Total Projects	\$ 8,249,025	\$ 171,395	\$ 252,355	\$ 7,996,670	3.1%	\$ 687,419	\$ 516,024	\$ 1,374,838	\$ 1,122,482
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 29,167	\$ 145,833	16.7%	\$ 14,583	\$ -	\$ 29,167	\$ -
Insurance & Risk Fund	921	77	154	768	16.7%	77	-	154	-
Park Construction Fund	5,500,000	160,087	192,894	5,307,107	3.5%	458,333	298,246	916,667	723,773
MPAC	375,000	31,250	62,500	312,500	16.7%	31,250	-	62,500	-
Buildings & Structures	200,000	10,979	32,888	167,112	16.4%	16,667	5,688	33,333	446
MCDC Debt Service Payments	1,055,000	-	-	1,055,000	0.0%	87,917	87,917	175,833	175,833
MCDC Debt Service I & S	663,284	-	-	663,284	0.0%	55,274	55,274	110,547	110,547
Paying Agent	1,000	-	-	1,000	0.0%	83	83	167	167
Total Non-Departmental	\$ 7,970,205	\$ 216,976	\$ 317,601	\$ 7,652,604	4.0%	\$ 664,184	\$ 447,208	\$ 1,328,368	\$ 1,010,766
Total Expenses**	\$ 17,182,976	\$ 427,790	\$ 646,547	\$ 16,536,429	3.8%	\$ 1,431,915	\$ 1,004,125	\$ 2,863,829	\$ 2,217,282
Net	\$ 636,049	\$ 1,344,587	\$ 2,634,449			\$ 53,004	\$ 1,291,583	\$ 106,008	\$ 2,528,441
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 - November 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	-	11,700	11,700	23,398
Habitat for Humanity of Collin County	2019-2020	4B2003	503,311	-	129,492	129,492	373,819
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	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	\$ 141,192	\$ 181,674	\$ 9,666,490
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	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 Productic	2020-2021	PC2107	2,482	-	-	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	-	6,457	6,457	2,018
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	14,405
SBG Hospitality - 2021 Wine & Music Festival	2020-2021	PC2116	7,500	-	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	-	322	775	8,125
Undesignated FY 2022 Budget				200,000	-	-	200,000
Total Promotional & Event Grants			\$ 145,502	\$ 200,000	\$ 15,908	\$ 22,904	\$ 322,598
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	\$ -
James West Architect	2020-2021	RI2102	25,000	-	-	-	25,000
Gather	2020-2021	RI2103	9,000	-	8,976	8,976	24
Neathery Estate	2020-2021	RI2104	25,000	-	600	7,218	17,782
Undesignated FY 2022 Budget				120,000	-	-	120,000
Total Retail Development Infrastructure Grants			\$ 84,000	\$ 120,000	\$ 9,576	\$ 41,194	\$ 162,806
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	14,114	36,023	10,899,214
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	\$ 14,114	\$ 36,023	\$ 22,061,935
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	1,697	4,241	584,345
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	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	-	638	5,100	70,559
Bonnie Wenk Park Outdoor Equipment	2019-2020	PK2062	5,192	-	-	-	5,192
OSCR Aquatic and Park Renovation	2019-2020	PK2041	993,504	-	139,766	139,766	853,738
Greens Neighborhood Park	2020-2021	PK2109	200,000	1,500,000	-	-	1,700,000
Towne Center Park Improvement	2020-2021	PK2113	53,259	-	3,393	4,905	48,353
Gray Branch Community Park Phase I	2016-2017	PK2206	65,417	-	-	-	65,417
Parks Accessibility	2016-2017	PK4325	157,765	-	14,593	24,888	132,877
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	150,100
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			\$ 10,196,632	\$ 5,500,000	\$ 160,087	\$ 192,894	\$ 15,503,738

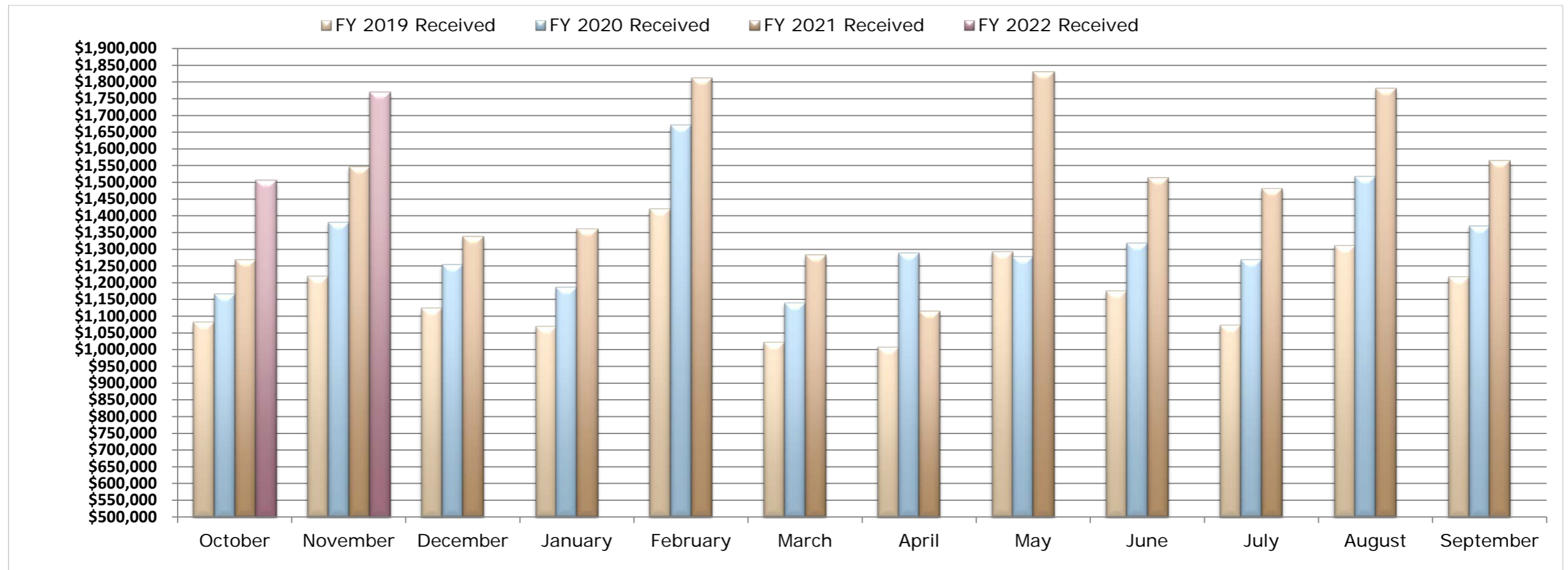
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

November 2021 (17% 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				
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	\$3,275,404	\$462,241	16.4%	18.5%

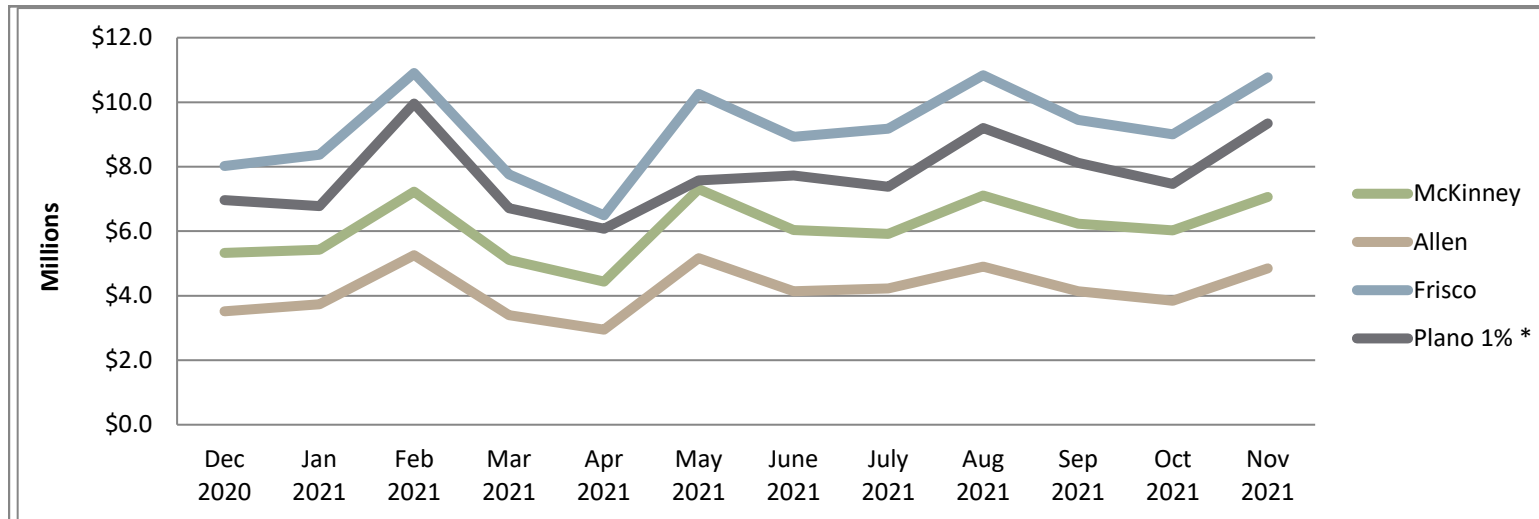


TOTAL SALES TAX COLLECTED

Sister City Comparison

Nov 2021	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$890,638	\$733,565	\$2,190,595	\$950,749
Var to LY	14.4%	17.8%	25.5%	11.3%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,864,063	\$1,234,177	\$3,982,415	\$2,081,978
Var to LY	16.6%	16.5%	25.2%	14.1%



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
FY 2021 Total	\$11,217,799	\$7,463,243	\$15,793,606	\$14,724,860

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
FY 2022 Total	\$13,081,862	\$8,697,420	\$19,776,020	\$16,806,838

* 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 2021

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 92,135	\$ -	\$ -	\$ 92,135
Investments	60,944,419	-	-	60,944,419
Accounts Receivable	-	-	-	-
Security Deposits	2,977	-	-	2,977
Deferred Charges - Prepaid Items	-	-	-	-
Capital/Land	-	-	6,279,989	6,279,989
Capital/Land Improvements (Net of Depreciation)	-	-	113,721	113,721
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	\$ 61,039,531	\$ 47,121	\$ 7,191,735	\$ 68,278,387
Liabilities				
Vouchers Payable	\$ 154,438	\$ -	\$ -	\$ 154,438
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	\$ 154,438	\$ 18,667,395	\$ -	\$ 18,821,806
Fund Equity				
Unreserved Fund Balance *	\$ 50,053,321	\$ (18,620,274)	\$ -	\$ 31,433,047
Reserved for Encumbrances*	10,825,476	-	-	10,825,476
Reserved for Prepays	6,295	-	-	6,295
Investment in Capital Assets	-	-	7,191,735	7,191,735
Total Fund Equity	\$ 60,885,093	\$ (18,620,274)	\$ 7,191,735	\$ 49,456,554
Total Liabilities and Equity	\$ 61,039,531	\$ 47,121	\$ 7,191,735	\$ 68,278,387
Unreserved Fund Balance *				
Unreserved Fund Balance *	\$ 60,878,797			
Committed Projects Reserve:				
Community Projects	\$ 1,867,465			
Discretionary Prom & Comm Grants	122,598			
Retail Development Infrastructure Grants	42,806			
Special Projects	22,061,935			
Parks Construction Projects	15,503,738			
Total Committed Projects	\$ 39,598,542			
Unreserved Fund Balance after Project Commit.	\$ 21,280,256			
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	\$ 13,161,231			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 13,161,231			