

McKinney Community Development Corporation
Summary Operating Statement
November 2022 (17% 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	\$ 1,953,351	\$ 3,698,106	\$ 18,074,120	17.0%	\$ 1,814,352	\$ 138,999	\$ 3,628,704	\$ 69,401
Interest Income	1,921,000	179,582	380,938	1,540,062	19.8%	160,083	19,498	320,167	60,771
Contributions & Donations - Other Capital	13,329	-	-	13,329	-	1,111	(1,111)	2,222	(2,222)
Total Revenues	\$ 23,706,555	\$ 2,132,933	\$ 4,079,044	\$ 19,627,511	17.2%	\$ 1,975,546	\$ 157,387	\$ 3,948,871	\$ 127,951
Expenses	FY23 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 319,676	\$ 23,208	\$ 51,454	\$ 268,222	16.1%	\$ 26,640	\$ 3,431	\$ 53,279	\$ 1,826
Supplies Expense	15,250	248	248	15,002	1.6%	1,271	1,023	2,542	2,294
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	417	417
Services/Sundry	1,380,242	19,334	47,040	1,333,202	3.4%	115,020	95,686	230,040	183,001
Capital	300,000	726	15,875	284,125	0.0%	25,000	(24,274)	50,000	34,125
Total Administrative	\$ 2,017,668	\$ 43,517	\$ 114,617	\$ 1,903,051	5.7%	\$ 168,139	\$ 76,074	\$ 336,278	\$ 221,661
Projects									
Community Grants & Projects	\$ 7,452,223	\$ 67,906	\$ 200,557	\$ 7,251,666	2.7%	\$ 621,019	\$ 553,112	\$ 1,242,037	\$ 1,041,480
Capital	-	14,933	27,060	(27,060)	0.0%	-	(14,933)	-	(27,060)
Other Project Expenses	165,000	1,330	1,330	163,670	0.8%	13,750	12,420	27,500	26,170
Total Projects	\$ 7,617,223	\$ 84,169	\$ 228,947	\$ 7,388,276	3.0%	\$ 634,769	\$ 550,600	\$ 1,269,537	\$ 1,040,590
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 29,167	\$ 145,833	16.7%	\$ 14,583	\$ -	\$ 29,167	\$ -
Economic Incentive	518,387	-	-	518,387	0.0%	43,199	43,199	86,398	86,398
Insurance & Risk Fund	754	63	126	628	16.7%	63	-	126	-
Park Construction Fund	5,500,000	326,082	1,127,430	4,372,570	20.5%	458,333	132,251	916,667	(210,764)
MPAC	500,000	41,667	83,333	416,667	16.7%	41,667	-	83,333	-
Buildings & Structures	3,300,000	193,221	2,368,549	931,451	71.8%	275,000	81,779	550,000	(1,818,549)
MCDC Debt Service Payments	1,085,000	-	-	1,085,000	0.0%	90,417	90,417	180,833	180,833
MCDC Debt Service I & S	636,044	-	-	636,044	0.0%	53,004	53,004	106,007	106,007
Paying Agent	1,000	-	-	1,000	0.0%	83	83	167	167
Total Non-Departmental	\$ 11,716,185	\$ 575,616	\$ 3,608,605	\$ 8,107,580	30.8%	\$ 976,349	\$ 400,733	\$ 1,952,698	\$ (1,655,908)
Total Expenses	\$ 21,351,076	\$ 703,301	\$ 3,952,169	\$ 17,398,907	18.5%	\$ 1,779,256	\$ 1,027,407	\$ 3,558,513	\$ (393,657)
Net	\$ 2,355,479	\$ 1,429,631	\$ 126,875			\$ 196,290	\$ 1,233,342	\$ 390,358	\$ (263,483)
FY23 Preliminary Beginning Fund Balance	\$ 67,807,625								
Add FY23 Budgeted Revenue	23,706,555								
Less FY23 Budgeted Expenses	(21,351,076)								
FY23 Projected Ending Fund Balance	\$ 70,163,104								

McKinney Community Development Corporation
Project Details - November 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	-
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	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	-	14,309	44,423	53,969
Undesignated FY 2023 Budget			-	7,252,223	-	-	7,252,223
Total Community 4B Projects			\$ 913,753	\$ 7,252,223	\$ 14,309	\$ 114,282	\$ 8,051,694
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	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	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	-
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	-	282	282	11,667
Odysseus (McK Philharmonic) - 6 performances (2022-23 season	2021-2022	PC2216	11,613	-	2,194	4,144	9,663
Heritage Guild of CC - Farmers Market (52 markets) , Bar Wars S	2021-2022	PC2217	13,751	-	-	7,127	6,624
Legacy Keepers of Old East McK - Dia de los Muertos	2021-2022	PC2218	14,420	-	2,100	4,345	12,175
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	9,850	-
Adriatica Business Association - 2022 events: Fall Flavors Wine W	2021-2022	PC2223	2,463	-	2,463	2,463	-
Meals on Wheels - I Spy McKinney	2021-2022	PC2224	2,955	-	-	1,591	1,364
Undesignated FY 2023 Budget			-	200,000	-	-	200,000
Total Promotional & Event Grants			\$ 190,258	\$ 200,000	\$ 29,089	\$ 54,001	\$ 353,145
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	\$ -	\$ 12,793	\$ 12,793	\$ 961
Undesignated FY 2023 Budget			-	-	-	-	-
Total Retail Development Infrastructure Grants			\$ 13,754	\$ -	\$ 12,793	\$ 12,793	\$ 961
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	\$ -	\$ 11,716	\$ 11,716	\$ 388,284
Undesignated FY 2023 Budget			-	-	-	-	-
Total Economic Development Grants			\$ 400,000	\$ -	\$ 11,716	\$ 11,716	\$ 388,284
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	208,153	2,395,609	9,469,940
The HUB (4 acre)	2020-2021	4B2101	2,600,000	-	-	-	2,600,000
Apex Center Expansion	2020-2021	4B2108	3,189,126	-	-	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	\$ 208,153	\$ 2,403,374	\$ 21,149,194
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	305,640	1,105,497	5,754,444
Finch Park Phase V	2019-2020	PK2039	272,965	-	-	1,492	271,473
Parks Master Plan	2019-2020	PK2040	48,901	-	522	522	48,379
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	-	-	14,920	92,338
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	130,229	-	5,000	5,000	125,229
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	\$ 311,162	\$ 1,127,430	\$ 15,052,785

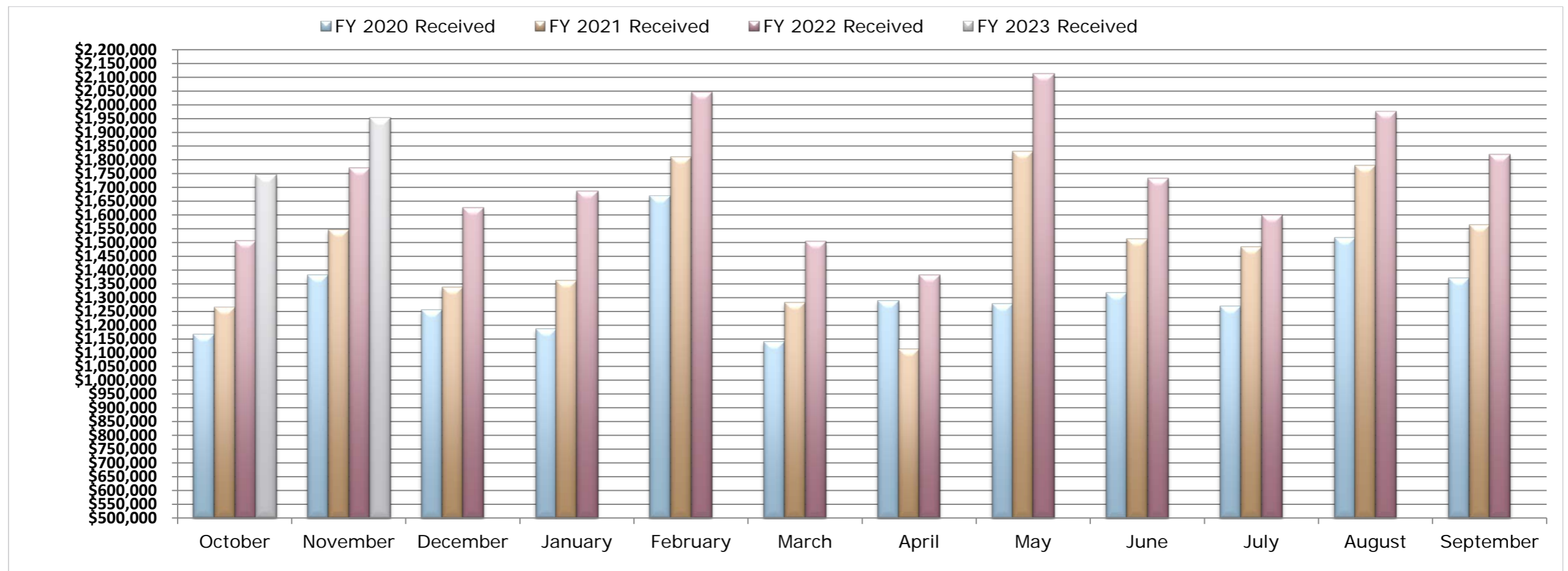
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

November 2022 (17% 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	15.9%	8.0%
November	1,208,295	1,219,028	1,380,273	1,546,275	1,769,473	1,953,351	183,878	10.4%	9.0%
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	\$3,698,106	\$422,702	12.9%	17.0%

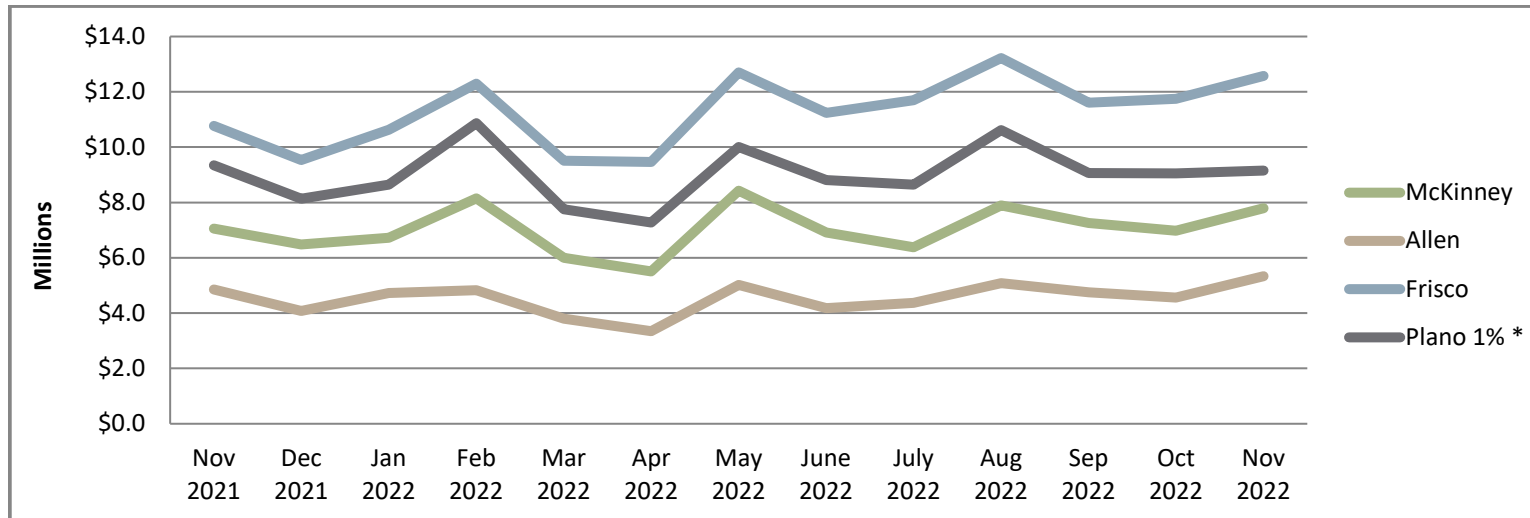


TOTAL SALES TAX COLLECTED

Sister City Comparison

Nov 2022	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$735,117	\$484,576	\$1,802,254	-\$187,959
Var to LY	10.4%	10.0%	16.7%	-2.0%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,690,414	\$1,196,563	\$4,548,437	\$1,398,256
Var to LY	12.9%	13.8%	23.0%	8.3%



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
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

FY 2023 Total	McKinney	Allen	Frisco	Plano 1% *
Oct 2022	\$6,979,018	\$4,559,468	\$11,753,057	\$9,054,926
Nov 2022	7,793,258	5,334,514	12,571,401	9,150,168
FY 2023 Total	\$14,772,276	\$9,893,983	\$24,324,458	\$18,205,094

* 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 2022

	MCDC Operations		MCDC Long Term Debt		General Fixed Assets		Consolidated
Assets							
Cash and Cash Equivalents	\$ 1,265,441	\$	-	\$	-	\$	1,265,441
Investments	62,039,136		-		-		62,039,136
Interest Receivable - Investments	252,287		-		-		252,287
Accounts Receivable	3,693,069		-		-		3,693,069
Security Deposits	13,499		-		-		13,499
Capital/Land	-		-		6,279,989		6,279,989
Capital/Land Improvements (Net of Depreciation)	-		-		103,383		103,383
Capital/Construction in Progress*	-		-		6,072,845		6,072,845
GASB 68 & 75/TMRS Actuarial	-		15,574		-		15,574
GASB 68 & 75/TMRS Assumption Change	-		1,464		-		1,464
GASB 68 & 75/TMRS Contributions	-		28,502		-		28,502
GASB 68 & 75/OPEB Actuarial	-		455		-		455
GASB 68 & 75/OPEB Assumption Change	-		7,624		-		7,624
GASB 68 & 75/OPEB Contributions	-		146		-		146
Total Assets	\$ 67,263,432	\$	53,765	\$	12,456,217	\$	79,773,414
Liabilities							
Vouchers Payable	\$ 32,212	\$	-	\$	-	\$	32,212
Compensated Absences	-		58,925		-		58,925
Bonds Payable Interest	-		79,505		-		79,505
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	-		55,914		-		55,914
OPEB Liability	-		51,150		-		51,150
TMRS Actuarial Experience	-		666		-		666
TMRS Investment Experience	-		52,583		-		52,583
OPEB Actuarial Experience	-		7,448		-		7,448
OPEB Contributions	-		6,063		-		6,063
Total Liabilities	\$ 34,712	\$	18,662,254	\$	-	\$	18,696,966
Fund Equity							
Unreserved Fund Balance *	\$ 64,139,601	\$	(18,608,489)	\$	-	\$	45,531,112
Reserved for Encumbrances	3,070,591		-		-		3,070,591
Reserved for Prepays	18,529		-		-		18,529
Investment in Capital Assets	-		-		12,456,217		12,456,217
Total Fund Equity	\$ 67,228,720	\$	(18,608,489)	\$	12,456,217	\$	61,076,448
Total Liabilities and Equity	\$ 67,263,432	\$	53,765	\$	12,456,217	\$	79,773,414
Unreserved Fund Balance *							
Unreserved Fund Balance *	\$ 67,210,192						
Committed Projects Reserve:							
Community Projects	\$ 799,471						
Discretionary Prom & Comm Grants	153,145						
Retail Development Infrastructure Grants	961						
Economic Development Grants	388,284						
Special Projects	21,149,194						
Parks Construction Projects	15,052,785						
Total Committed Projects	\$ 37,543,840						
Unreserved Fund Balance after Project Commit.	\$ 29,666,352						
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	\$ 22,214,129						
Less Contingency	-						
Final Unreserved Fund Balance	\$ 22,214,129						