

McKinney Community Development Corporation
Summary Operating Statement
January 2023 (33% 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	\$ 1,792,873	\$ 7,237,620	\$ 14,534,606	33.2%	\$ 1,814,352	\$ (21,479)	\$ 7,257,409	\$ (19,789)
Interest Income	1,921,000	160,492	691,561	1,229,439	36.0%	160,083	409	640,333	51,228
Unrealized Gains/Losses	-	-	116,846	(116,846)	-	-	-	-	116,846
Contributions & Donations - Other Capital	13,329	-	250,000	(236,671)	1875.6%	1,111	(1,111)	4,443	245,557
Miscellaneous Revenue	-	339	1,225	(1,225)	-	-	339	-	1,225
Total Revenues	\$ 23,706,555	\$ 1,953,704	\$ 8,297,252	\$ 15,409,303	35.0%	\$ 1,975,546	\$ (21,842)	\$ 7,897,742	\$ 395,067
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	\$ 29,541	\$ 102,442	\$ 217,234	32.0%	\$ 26,640	\$ (2,902)	\$ 106,559	\$ 4,117
Supplies Expense	15,250	3,284	3,586	11,664	23.5%	1,271	(2,014)	5,083	1,497
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	833	833
Services/Sundry	1,180,242	18,648	74,189	1,106,053	6.3%	98,354	79,705	393,414	319,225
Capital	318,410	-	15,875	302,535	0.0%	26,534	(26,534)	106,137	90,261
Total Administrative	\$ 1,836,078	\$ 51,474	\$ 196,092	\$ 1,639,986	10.7%	\$ 153,007	\$ 48,464	\$ 612,026	\$ 415,934
Projects									
Community Grants & Projects	\$ 27,819,509	\$ 300,015	\$ 744,847	\$ 27,074,662	2.7%	\$ 2,318,292	\$ 2,018,277	\$ 9,273,170	\$ 8,528,323
Capital	48,600	14,603	41,663	6,938	0.0%	4,050	(10,553)	16,200	(25,463)
Other Project Expenses	231,000	240	4,959	226,041	2.1%	19,250	19,010	77,000	72,041
Total Projects	\$ 28,099,109	\$ 314,858	\$ 791,468	\$ 27,307,641	2.8%	\$ 2,341,592	\$ 2,026,735	\$ 9,366,370	\$ 8,574,901
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 15,085	\$ 58,835	\$ 116,165	33.6%	\$ 14,583	\$ (502)	\$ 58,333	\$ (502)
Economic Incentive	518,387	-	-	518,387	0.0%	43,199	43,199	172,796	172,796
Insurance & Risk Fund	754	63	251	503	33.3%	63	-	251	-
Park Construction Fund	15,485,340	249,412	1,727,928	13,757,412	11.2%	1,290,445	1,041,033	5,161,780	3,433,852
MPAC	500,000	41,667	166,667	333,333	33.3%	41,667	-	166,667	-
Buildings & Structures	11,675,097	-	4,174,229	7,500,868	35.8%	972,925	972,925	3,891,699	(282,530)
MCDC Debt Service Payments	1,085,000	-	-	1,085,000	0.0%	90,417	90,417	361,667	361,667
MCDC Debt Service I & S	636,044	-	-	636,044	0.0%	53,004	53,004	212,015	212,015
Paying Agent	1,000	-	-	1,000	0.0%	83	83	333	333
Total Non-Departmental	\$ 30,076,622	\$ 306,227	\$ 6,127,910	\$ 23,948,713	20.4%	\$ 2,506,385	\$ 2,200,159	\$ 10,025,541	\$ 3,897,631
Total Expenses	\$ 60,011,809	\$ 672,559	\$ 7,115,470	\$ 52,896,340	11.9%	\$ 5,000,984	\$ 4,275,358	\$ 20,003,936	\$ 12,888,467
Net	\$ (36,305,254)	\$ 1,281,146	\$ 1,181,782			\$ (3,025,438)	\$ 4,306,584	\$ (12,106,194)	\$ 13,287,976
FY23 Beginning Fund Balance	\$ 67,101,844								
Add FY23 Budgeted Revenue	23,706,555								
Less FY23 Budgeted Expenses	(60,011,809)								
FY23 Projected Ending Fund Balance	\$ 30,796,590								

McKinney Community Development Corporation
Project Details - January 2023

Community 4B Projects	FY Board Approved	Project Code	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	1,273	1,273	1,178
Housing & Community Development	2021-2022	4B2204	93,790	10,440	10,440	83,350
Boys & Girls Club of Collin County	2021-2022	4B2207	7,606	-	4,961	2,646
Hugs Greenhouse	2021-2022	4B2208	744	-	-	744
Habitat for Humanity of Collin County - Land/Home Repairs	2021-2022	4B2210	300,000	21,904	52,544	247,456
Habitat for Humanity of Collin County - Renovations	2021-2022	4B2212	73,765	-	63,189	10,576
Main Street - Downtown lighting improvements and speaker upgrac	2021-2022	4B2214	38,200	-	-	38,200
Collin County History Museum - Construction	2021-2022	4B2215	35,375	-	-	35,375
Adriatica Business Association	2021-2022	4B2216	98,392	-	91,785	6,607
Undesignated FY 2023 Budget			7,252,245	-	-	7,252,245
Total Community 4B Projects			\$ 8,146,288	\$ 33,616	\$ 254,191	\$ 7,892,098

Promotional and Event Grants	FY Board Approved	Project Code	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 Product	2020-2021	PC2107	1,534	-	-	1,534
Colorful Collaborations/Legacy Keepers - Dia De Los Muertos Celebr	2020-2021	PC2112	2,018	-	-	2,018
Crape Myrtle Trails Foundation - 15th Crape Myrtle Run & Festival	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 Produ	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	-
McKinney Lacrosse - Turlaxin Tournament	2021-2022	PC2214	2,554	-	-	2,554
McKinney Repertory Theater - 5 shows with 22+ performances (20:	2021-2022	PC2215	11,667	-	1,381	10,287
Odysseus (McK Philharmonic) - 6 performances (2022-23 season)	2021-2022	PC2216	11,613	84	4,503	7,110
Heritage Guild of CC - Farmers Market (52 markets) , Bar Wars Ser	2021-2022	PC2217	13,751	6,624	13,751	(0)
Legacy Keepers of Old East McK - Dia de los Muertos	2021-2022	PC2218	12,880	960	5,305	7,575
McK Rotary Foundation - 2022 Parade of Lights	2021-2022	PC2219	7,388	7,054	7,054	334
McKinney Main Street - 2022 Oktoberfest and Home for the Holiday	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 Wa	2021-2022	PC2223	2,463	-	2,463	(1)
Meals on Wheels - I Spy McKinney	2021-2022	PC2224	2,955	-	1,591	1,364
McKinney Community Concerts Association-2023-24 season - 6 uni	2022-2023	PC2301	3,000	-	-	3,000
Shakespeare McKinney (Ovation)-2023 Shakespeare McKinney at A	2022-2023	PC2302	2,500	-	-	2,500
Heritage Guild of Collin County-Spring events to including but not I	2022-2023	PC2303	11,240	-	-	11,240
SBG Hospitality-2023 Sip & Stroll series	2022-2023	PC2304	15,000	-	-	15,000
Marching Music Made in McKinney-2023 DCI	2022-2023	PC2305	5,600	-	-	5,600
St. Peter's Episcopal Church-2023 Empty Bowls	2022-2023	PC2306	9,500	-	-	9,500
Kiwanis Foundation-2023 Triathlon	2022-2023	PC2307	2,500	-	-	2,500
ManeGait Therapeutic Horsemanship-2023 LIVE at the Gait (Count	2022-2023	PC2308	7,500	-	-	7,500
McKinney Garden Club-2023 Art Meets Floral at Heard-Craig Museu	2022-2023	PC2309	3,000	-	-	3,000
McKinney Main Street-2023 Arts in Bloom	2022-2023	PC2310	11,000	-	-	11,000
Collin County History Museum-2023 Created in Collin Exhibit and 1	2022-2023	PC2311	12,000	-	-	12,000
McKinney Chamber Foundation-2023 Black History Month events	2022-2023	PC2312	14,000	-	-	14,000
MillHouse Foundation-4 2-day art festivals	2022-2023	PC2313	10,000	-	-	10,000
Undesignated FY 2023 Budget			93,160	-	-	93,160
Total Promotional & Event Grants			\$ 388,718	\$ 14,722	\$ 70,098	\$ 318,620

Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
The Cotton Mill	2021-2022	RI2202	\$ 13,754	\$ -	\$ 12,793	\$ 961
Undesignated FY 2023 Budget			200,000	-	-	200,000
Total Retail Development Infrastructure Grants			\$ 213,754	\$ -	\$ 12,793	\$ 200,961

Economic Development Grants	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
City of McKinney - Engineering Department	2021-2022	4B2203	\$ 400,000	\$ 251,677	\$ 400,000	\$ -
Undesignated FY 2023 Budget			-	-	-	-
Total Economic Development Grants			\$ 400,000	\$ 251,677	\$ 400,000	\$ -

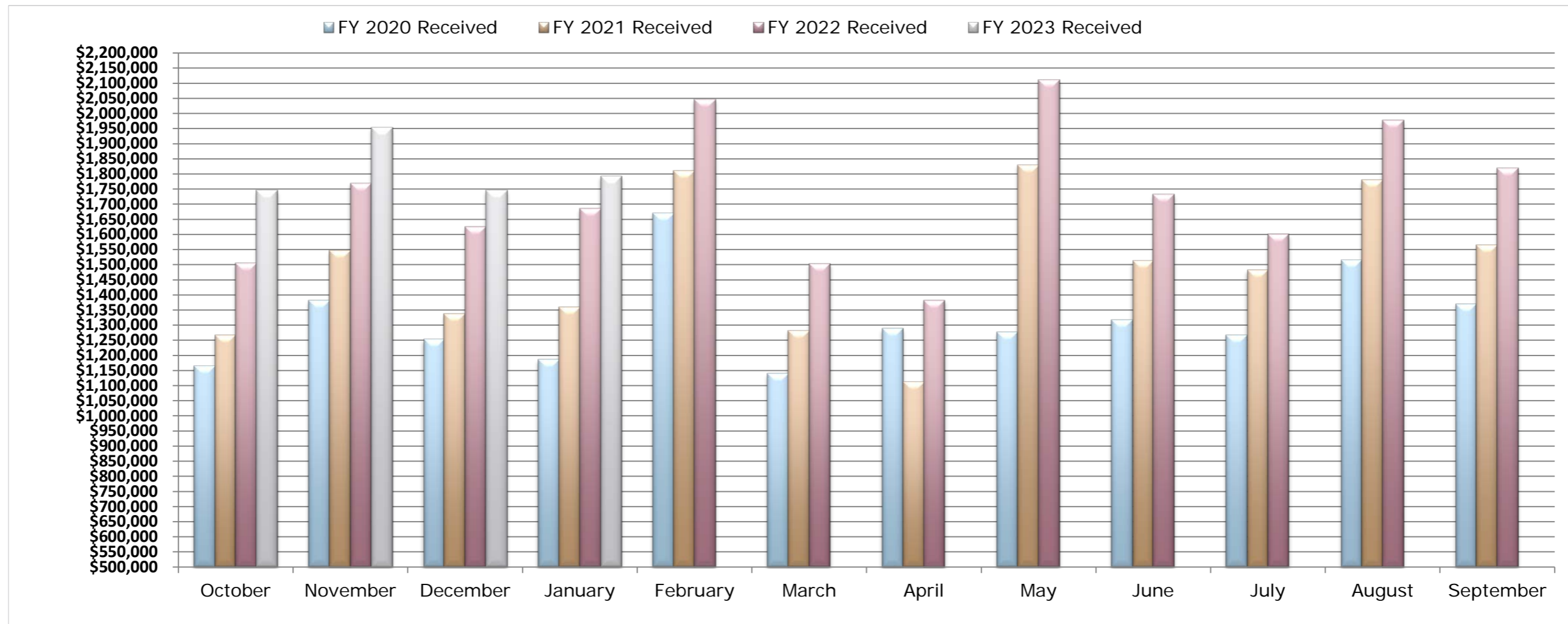
Special Projects	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
Craig Ranch Hotel	2018-2019	4B1704	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000
District 121, LLC	2019-2020	4B2008	2,897,893	-	-	2,897,893
Tupps Brewery	2019-2020	4B2009	11,723,697	14,603	4,215,891	7,507,806
The HUB (4 acre)	2020-2021	4B2101	2,600,000	-	-	2,600,000
Apex Center Expansion	2020-2021	4B2108	3,172,858	-	7,765	3,165,093
City of McKinney - Municipal Complex	2021-2022	4B2218	7,000,000	-	-	7,000,000
Total Special Projects			\$ 30,394,448	\$ 14,603	\$ 4,223,656	\$ 19,170,792

Park Construction Fund	FY Board Approved	Project Code	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	180,345	-	-	180,345
Prosper ISD Neighborhood Park	2016-2017	PK1643	176,920	5,921	5,921	170,999
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	6,231,845	194,888	1,542,149	4,689,697
Finch Park Phase V	2019-2020	PK2039	257,606	-	106,675	150,931
Parks Master Plan	2019-2020	PK2040	48,901	594	1,116	47,785
OSCR Aquatic and Park Renovation	2019-2020	PK2041	507,603	-	-	507,603
Greens Neighborhood Park	2020-2021	PK2109	1,651,138	39,850	39,850	1,611,288
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	-	16,111	91,147
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	130,229	-	7,948	122,281
Towne Lake Parke Enrichment	2020-2021	PK4393	431,166	-	-	431,166
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	83,439	8,159	8,159	75,280
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			\$ 15,485,340	\$ 249,412	\$ 1,727,928	\$ 13,757,413

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

McKinney Community Development Corporation
Sales Tax Revenue
 January 2023 (33% 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	1,746,641	120,958	7.4%	8.0%
January	1,079,316	1,068,303	1,185,717	1,360,427	1,685,372	1,792,873	107,501	6.4%	8.2%
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	\$7,237,620	\$651,162	9.9%	33.2%

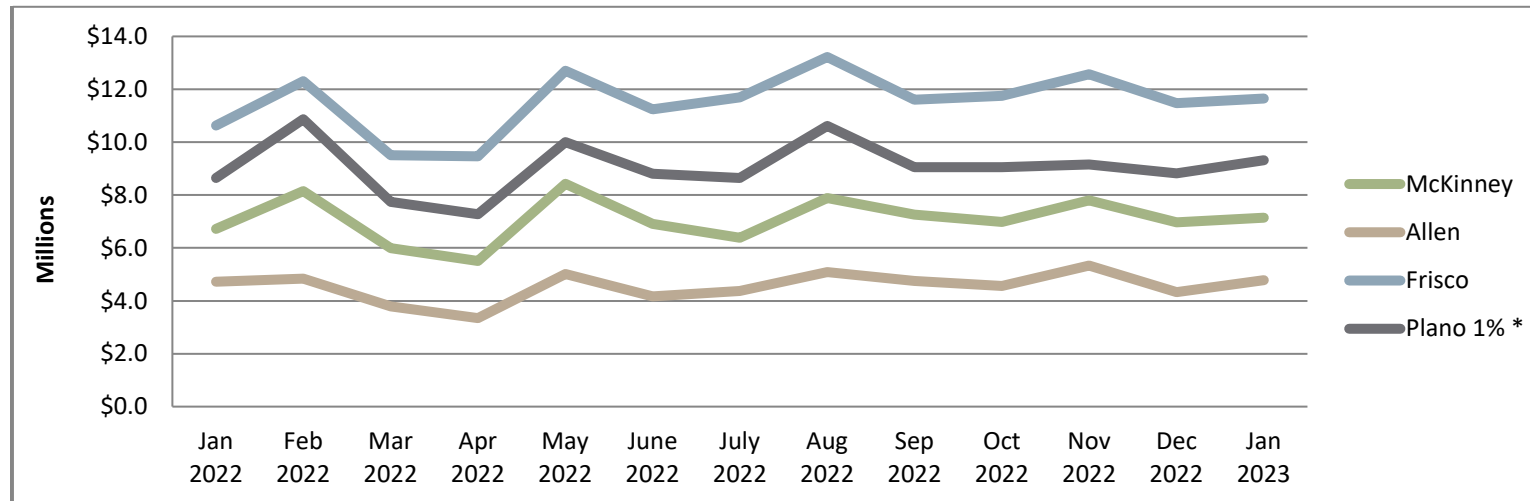


TOTAL SALES TAX COLLECTED

Sister City Comparison

Jan 2023	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$429,572	\$49,779	\$1,030,134	\$677,379
Var to LY	6.4%	1.1%	9.7%	7.8%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$2,603,419	\$1,489,244	\$7,511,165	\$2,758,898
Var to LY	9.9%	8.5%	18.8%	8.2%



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
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
FY 2022 Total	\$26,286,448	\$17,509,700	\$39,937,868	\$33,583,896

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
Dec 2022	6,966,351	4,327,359	11,471,207	8,820,439
Jan 2023	7,151,240	4,777,602	11,653,368	9,317,261
FY 2023 Total	\$28,889,867	\$18,998,944	\$47,449,033	\$36,342,793

* 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
 January 2023

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 1,312,618	\$ -	\$ -	\$ 1,312,618
Investments	62,836,139	-	-	62,836,139
Interest Receivable - Investments	430,803	-	-	430,803
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)	-	-	99,075	99,075
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	\$ 68,286,127	\$ 53,765	\$ 12,451,909	\$ 80,791,801
Liabilities				
Vouchers Payable	\$ -	\$ -	\$ -	\$ -
Compensated Absences	-	58,925	-	58,925
Bonds Payable Interest	-	79,505	-	79,505
Bonds Payable Current	-	1,085,000	-	1,085,000
Deposits/Office Space	2,500	-	-	2,500
Bonds Payable	-	16,210,000	-	16,210,000
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	\$ 2,500	\$ 17,607,254	\$ -	\$ 17,609,754
Fund Equity				
Unreserved Fund Balance *	\$ 66,778,626	\$ (17,553,489)	\$ -	\$ 49,225,137
Reserved for Encumbrances	1,486,472	-	-	1,486,472
Reserved for Prepays	18,529	-	-	18,529
Investment in Capital Assets	-	-	12,451,909	12,451,909
Total Fund Equity	\$ 68,283,627	\$ (17,553,489)	\$ 12,451,909	\$ 63,182,047
Total Liabilities and Equity	\$ 68,286,127	\$ 53,765	\$ 12,451,909	\$ 80,791,801
Unreserved Fund Balance *				
Unreserved Fund Balance *	\$ 68,265,098			
Committed Projects Reserve:				
Community Projects	\$ 639,853			
Discretionary Prom & Comm Grants	225,460			
Retail Development Infrastructure Grants	961			
Economic Development Grants	-			
Special Projects	19,170,792			
Parks Construction Projects	13,757,413			
Total Committed Projects	\$ 33,794,478			
Unreserved Fund Balance after Project Commit.	\$ 34,470,620			
Undesignated Reserve:				
Community Projects (FY23)	\$ 7,252,245			
Discretionary Prom & Comm Grants (FY23)	93,160			
Retail Development Infrastructure Grants	200,000			
Economic Development Grants	-			
Total Undesignated Allocations	\$ 7,545,405			
Remaining Unreserved Fund Balance	\$ 26,925,215			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 26,925,215			