

McKinney Community Development Corporation
Summary Operating Statement
December 2021 (25% 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	\$ 1,625,682	\$ 4,901,086	\$ 12,847,939	27.6%	\$ 1,479,085	\$ 146,597	\$ 4,437,256	\$ 463,830
Interest Income	70,000	3,942	9,535	60,465	13.6%	5,833	(1,891)	17,500	(7,965)
Total Revenues	\$ 17,819,025	\$ 1,629,625	\$ 4,910,621	\$ 12,908,404	27.6%	\$ 1,484,919	\$ 144,706	\$ 4,454,756	\$ 455,865
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	\$ 20,187	\$ 67,928	\$ 237,865	22.2%	\$ 25,483	\$ 5,296	\$ 76,448	\$ 8,520
Supplies Expense	17,250	47	304	16,946	1.8%	1,438	1,390	4,313	4,009
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	625	625
Services/Sundry	659,953	16,279	44,871	615,082	6.8%	54,996	38,717	164,988	120,117
Total Administrative	\$ 985,496	\$ 36,513	\$ 113,104	\$ 872,392	11.5%	\$ 82,125	\$ 45,612	\$ 246,374	\$ 133,270
Projects									
Community Grants & Projects	\$ 21,560,386	\$ 266,987	\$ 512,759	\$ 21,047,627	2.4%	\$ 1,796,699	\$ 1,529,711	\$ 5,390,097	\$ 4,877,337
Capital	165,255	6,765	9,900	155,355	0.0%	13,771	7,006	41,314	31,414
Other Project Expenses	142,422	7,260	10,708	131,714	7.5%	11,869	4,609	35,606	24,897
Total Projects	\$ 21,868,063	\$ 281,012	\$ 533,368	\$ 21,334,695	2.4%	\$ 1,822,339	\$ 1,541,326	\$ 5,467,016	\$ 4,933,648
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 43,750	\$ 131,250	25.0%	\$ 14,583	\$ -	\$ 43,750	\$ -
Insurance & Risk Fund	921	77	230	691	25.0%	77	-	230	-
Park Construction Fund	15,696,632	276,283	469,177	15,227,455	3.0%	1,308,053	1,031,769	3,924,158	3,454,981
MPAC	375,000	31,250	93,750	281,250	25.0%	31,250	-	93,750	-
Buildings & Structures	10,769,982	35,530	68,417	10,701,565	0.6%	897,499	861,969	2,692,496	2,624,078
MCDC Debt Service Payments	1,055,000	-	-	1,055,000	0.0%	87,917	87,917	263,750	263,750
MCDC Debt Service I & S	663,284	-	-	663,284	0.0%	55,274	55,274	165,821	165,821
Paying Agent	1,000	-	-	1,000	0.0%	83	83	250	250
Total Non-Departmental	\$ 28,736,819	\$ 357,723	\$ 675,324	\$ 28,061,495	2.4%	\$ 2,394,735	\$ 2,037,012	\$ 7,184,205	\$ 6,508,880
Total Expenses**	\$ 51,590,378	\$ 675,249	\$ 1,321,796	\$ 50,268,582	2.6%	\$ 4,299,198	\$ 3,623,950	\$ 12,897,595	\$ 11,575,798
Net	\$ (33,771,353)	\$ 954,376	\$ 3,588,825			\$ (2,814,279)	\$ 3,768,656	\$ (8,442,838)	\$ 12,031,664
FY22 Preliminary Beginning Fund Balance	\$ 62,154,018								
Add FY22 Budgeted Revenue	17,819,025								
Less FY22 Budgeted Expenses	(51,590,378)								
FY22 Projected Ending Fund Balance	\$ 28,382,665								

McKinney Community Development Corporation
Project Details - December 2021

Community 4B Projects	FY Board Approved	Project Code	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	23,313	35,013	85
Habitat for Humanity of Collin County	2019-2020	4B2003	503,311	76,744	206,236	297,075
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	46,742	87,223	112,777
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 im	2020-2021	4B2115	239,494	83,997	83,997	155,497
Collin County Children's Advocacy Center – Infrastructure Improven	2020-2021	4B2116	250,000	-	-	250,000
Undesignated FY 2022 Budget			7,799,025	-	-	7,799,025
Total Community 4B Projects			\$ 9,848,164	\$ 230,795	\$ 412,469	\$ 9,435,694
Promotional and Event Grants	FY Board Approved	Project Code	Budget FY22	Monthly Actual	YTD Actual	Budget Balance
Tupps Brewery Music Festival	2019-2020	PC2006	\$ 9,500.00	\$ -	\$ -	\$ 9,500.00
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	-	1,629.23	-
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 Producti	2020-2021	PC2107	2,482	-	948	1,534
Heritage Guild of CC - Farmers Market, Educational Programming, C	2020-2021	PC2111	9,334	9,334	9,334	-
Colorful Collaborations/Legacy Keepers - Dia De Los Muertos Celebr	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	9,565	435
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	8,587	9,182	5,818
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 Se	2020-2021	PC2119	8,900	563	1,339	7,561
Undesignated FY 2022 Budget			200,000	-	-	200,000
Total Promotional & Event Grants			\$ 345,502	\$ 28,050	\$ 50,953	\$ 255,492
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	8,143	15,361	9,639
Undesignated FY 2022 Budget			120,000	-	-	120,000
Total Retail Development Infrastructure Grants			\$ 204,000	\$ 8,143	\$ 49,337	\$ 154,663
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	2,040,250	-	-	2,040,250
Tupps Brewery	2019-2020	4B2009	10,935,237	42,295	78,317	10,856,919
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			\$ 22,097,958	\$ 42,295	\$ 78,317	\$ 22,019,640
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	236,951	236,951	468,049
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	11,783	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	-	-	1,854,288
Parks Master Plan	2019-2020	PK2040	75,659	255	5,355	70,304
Bonnie Wenk Park Outdoor Equipment	2019-2020	PK2062	5,192	5,192	5,192	-
OSCR Aquatic and Park Renovation	2019-2020	PK2041	993,504	-	139,766	853,738
Greens Neighborhood Park	2020-2021	PK2109	1,700,000	-	-	1,700,000
Towne Center Park Improvement	2020-2021	PK2113	53,259	-	4,905	48,353
Gray Branch Community Park Phase I	2016-2017	PK2206	65,417	-	-	65,417
Parks Accessibility	2016-2017	PK4325	157,765	-	24,888	132,877
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	778,083	-	-	778,083
Towne Lake Parke Enrichment	2020-2021	PK4393	180,075	18,725	18,725	161,350
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	3,378	3,378	53,973
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	\$ 276,283	\$ 469,177	\$ 15,227,455

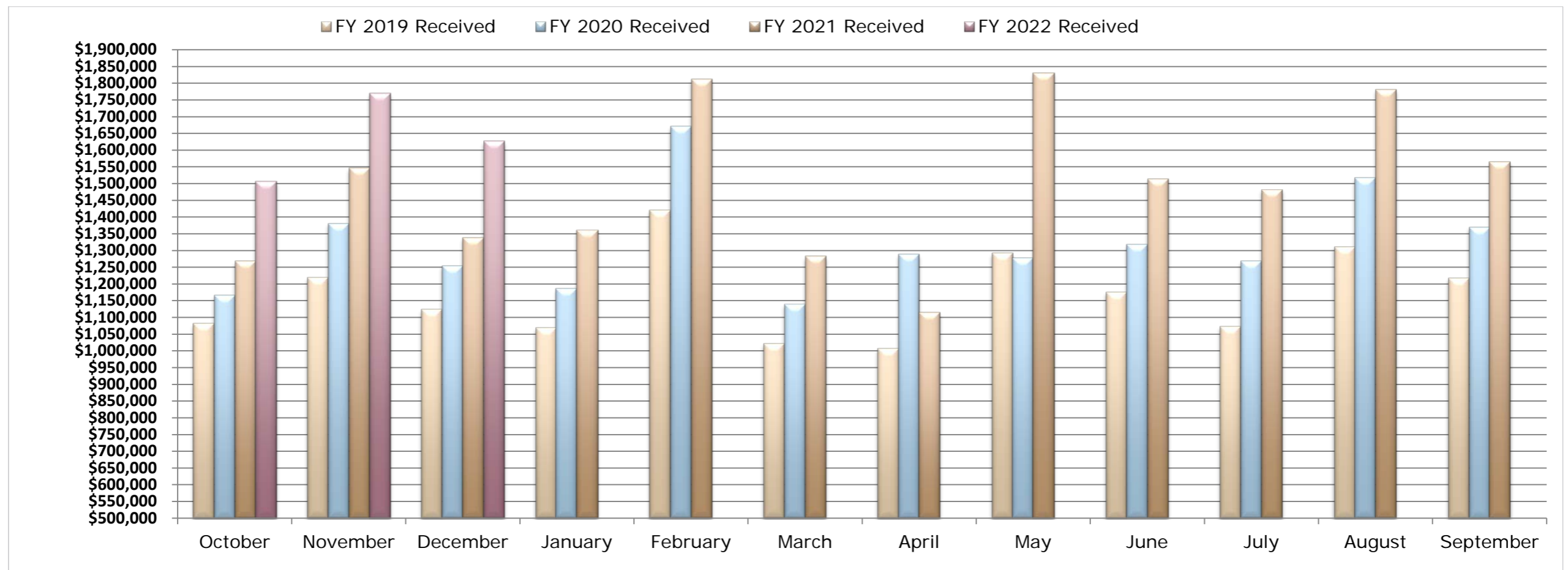
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

December 2021 (25% 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				
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	\$4,901,086	\$750,878	18.1%	27.6%

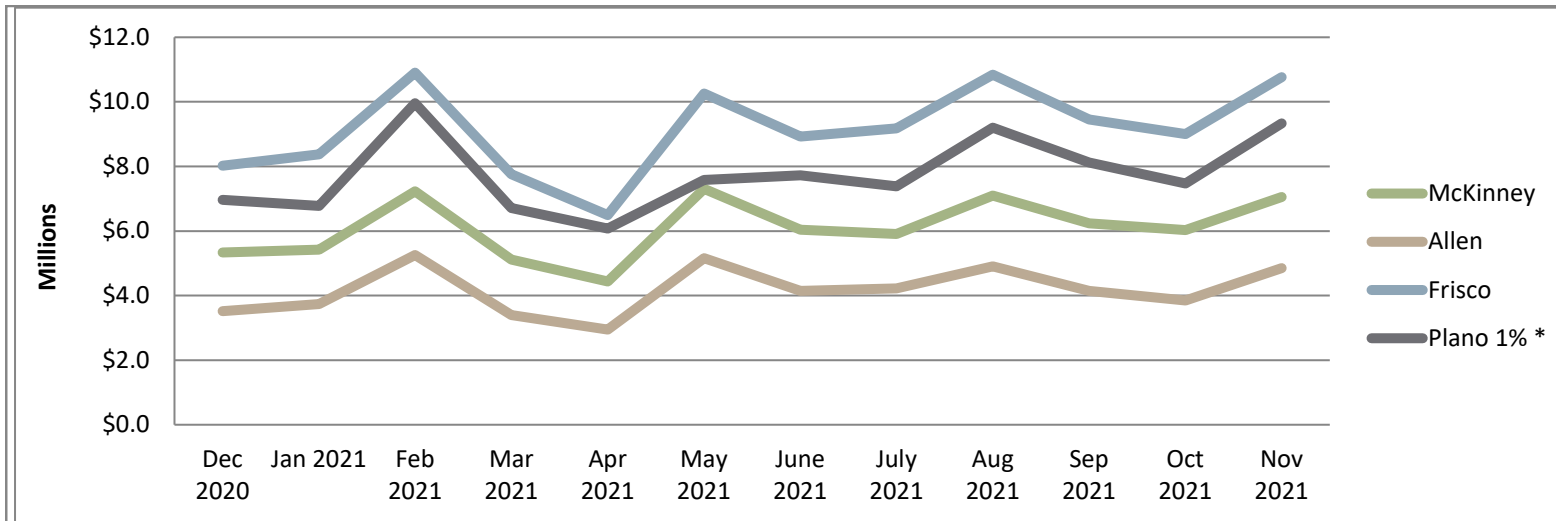


TOTAL SALES TAX COLLECTED

Sister City Comparison

Dec 2021	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,152,457	\$569,642	\$1,518,856	\$1,171,137
Var to LY	21.6%	16.2%	18.9%	16.8%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$3,016,520	\$1,803,819	\$5,501,270	\$3,253,115
Var to LY	18.2%	16.4%	23.1%	15.0%



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
FY 2021 Total	\$16,548,260	\$10,978,058	\$23,813,364	\$21,690,898

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
FY 2022 Total	\$19,564,780	\$12,781,877	\$29,314,634	\$24,944,013

* 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

December 2021

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 61,497	\$ -	\$ -	\$ 61,497
Investments	61,848,353	-	-	61,848,353
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)	-	-	111,136	111,136
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	\$ 61,912,827	\$ 47,121	\$ 7,189,151	\$ 69,149,098
Liabilities				
Vouchers Payable	\$ 73,358	\$ -	\$ -	\$ 73,358
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	\$ 73,358	\$ 18,667,395	\$ -	\$ 18,740,753
Fund Equity				
Unreserved Fund Balance *	\$ 51,052,655	\$ (18,620,274)	\$ -	\$ 32,432,381
Reserved for Encumbrances*	10,780,519	-	-	10,780,519
Reserved for Prepays	6,295	-	-	6,295
Investment in Capital Assets	-	-	7,189,151	7,189,151
Total Fund Equity	\$ 61,839,469	\$ (18,620,274)	\$ 7,189,151	\$ 50,408,346
Total Liabilities and Equity	\$ 61,912,827	\$ 47,121	\$ 7,189,151	\$ 69,149,099
Unreserved Fund Balance *	\$ 61,833,174			
Committed Projects Reserve:				
Community Projects	\$ 1,636,669			
Discretionary Prom & Comm Grants	55,492			
Retail Development Infrastructure Grants	34,663			
Special Projects	22,019,640			
Parks Construction Projects	15,227,455			
Total Committed Projects	\$ 38,973,920			
Unreserved Fund Balance after Project Commit.	\$ 22,859,254			
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	\$ 14,740,229			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 14,740,229			