

**McKinney Community Development Corporation**  
**Summary Operating Statement**  
December 2022 (25% 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	\$ 1,746,641	\$ 5,444,747	\$ 16,327,479	25.0%	\$ 1,814,352	\$ (67,711)	\$ 5,443,057	\$ 1,690
Interest Income	1,921,000	150,131	531,069	1,389,931	27.6%	160,083	(9,952)	480,250	50,819
Unrealized Gains/Losses	-	116,846	116,846	(116,846)	-	-	116,846	-	116,846
Contributions & Donations - Other Capital	13,329	250,000	250,000	(236,671)	1875.6%	1,111	248,889	3,332	246,668
Miscellaneous Revenue	-	886	886	(886)	-	-	886	-	886
<b>Total Revenues</b>	<b>\$ 23,706,555</b>	<b>\$ 2,264,504</b>	<b>\$ 6,343,547</b>	<b>\$ 17,363,008</b>	<b>26.8%</b>	<b>\$ 1,975,546</b>	<b>\$ 288,957</b>	<b>\$ 5,923,307</b>	<b>\$ 416,909</b>
Expenses	FY23 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
<b>MDCDC Operations</b>									
Personnel Expense	\$ 319,676	\$ 21,447	\$ 72,901	\$ 246,775	22.8%	\$ 26,640	\$ 5,193	\$ 79,919	\$ 7,018
Supplies Expense	15,250	54	302	14,948	2.0%	1,271	1,217	3,813	3,511
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	625	625
Services/Sundry	1,380,242	8,500	55,540	1,324,702	4.0%	115,020	106,520	345,061	289,520
Capital	318,410	-	15,875	302,535	0.0%	26,534	(26,534)	79,603	63,727
<b>Total Administrative</b>	<b>\$ 2,036,078</b>	<b>\$ 30,001</b>	<b>\$ 144,618</b>	<b>\$ 1,891,460</b>	<b>7.1%</b>	<b>\$ 169,673</b>	<b>\$ 86,604</b>	<b>\$ 509,020</b>	<b>\$ 364,402</b>
<b>Projects</b>									
Community Grants & Projects	\$ 27,619,509	\$ 244,274	\$ 444,832	\$ 27,174,677	1.6%	\$ 2,301,626	\$ 2,057,351	\$ 6,904,877	\$ 6,460,046
Capital	48,600	-	27,060	21,540	0.0%	4,050	4,050	12,150	(14,910)
Other Project Expenses	165,000	3,389	4,719	160,281	2.9%	13,750	10,361	41,250	36,531
<b>Total Projects</b>	<b>\$ 27,833,109</b>	<b>\$ 247,663</b>	<b>\$ 476,611</b>	<b>\$ 27,356,498</b>	<b>1.7%</b>	<b>\$ 2,319,426</b>	<b>\$ 2,071,762</b>	<b>\$ 6,958,277</b>	<b>\$ 6,481,667</b>
<b>Non-Departmental</b>									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 43,750	\$ 131,250	25.0%	\$ 14,583	\$ -	\$ 43,750	\$ -
Economic Incentive	518,387	-	-	518,387	0.0%	43,199	43,199	129,597	129,597
Insurance & Risk Fund	754	63	188	566	25.0%	63	-	189	-
Park Construction Fund	15,485,340	351,085	1,478,515	14,006,825	9.5%	1,290,445	939,360	3,871,335	2,392,820
MPAC	500,000	41,667	125,000	375,000	25.0%	41,667	-	125,000	-
Buildings & Structures	11,675,097	1,805,680	4,174,229	7,500,868	35.8%	972,925	(832,755)	2,918,774	(1,255,455)
MCDC Debt Service Payments	1,085,000	-	-	1,085,000	0.0%	90,417	90,417	271,250	271,250
MCDC Debt Service I & S	636,044	-	-	636,044	0.0%	53,004	53,004	159,011	159,011
Paying Agent	1,000	-	-	1,000	0.0%	83	83	250	250
<b>Total Non-Departmental</b>	<b>\$ 30,076,622</b>	<b>\$ 2,213,078</b>	<b>\$ 5,821,683</b>	<b>\$ 24,254,939</b>	<b>19.4%</b>	<b>\$ 2,506,385</b>	<b>\$ 293,308</b>	<b>\$ 7,519,156</b>	<b>\$ 1,697,473</b>
<b>Total Expenses</b>	<b>\$ 59,945,809</b>	<b>\$ 2,490,743</b>	<b>\$ 6,442,911</b>	<b>\$ 53,502,898</b>	<b>10.7%</b>	<b>\$ 4,995,484</b>	<b>\$ 2,451,674</b>	<b>\$ 14,986,452</b>	<b>\$ 8,543,541</b>
<b>Net</b>	<b>\$ (36,239,254)</b>	<b>\$ (226,239)</b>	<b>\$ (99,364)</b>			<b>\$ (3,019,938)</b>	<b>\$ 2,793,699</b>	<b>\$ (9,063,146)</b>	<b>\$ 8,963,782</b>
<b>FY23 Preliminary Beginning Fund Balance</b>	<b>\$ 67,807,625</b>								
<b>Add FY23 Budgeted Revenue</b>	<b>23,706,555</b>								
<b>Less FY23 Budgeted Expenses</b>	<b>(59,945,809)</b>								
<b>FY23 Projected Ending Fund Balance</b>	<b>\$ 31,568,371</b>								

**McKinney Community Development Corporation**  
Project Details - December 2022

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	-	-	2,451
Housing & Community Development	2021-2022	4B2204	93,790	-	-	93,790
Boys & Girls Club of Collin County	2021-2022	4B2207	7,606	4,961	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	30,640	30,640	269,360
Habitat for Humanity of Collin County - Renovations	2021-2022	4B2212	73,765	23,330	63,189	10,576
Main Street - Downtown lighting improvements and speaker upgrad	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	47,362	91,785	6,607
Undesignated FY 2023 Budget			7,252,245	-	-	7,252,245
<b>Total Community 4B Projects</b>			<b>\$ 8,146,288</b>	<b>\$ 106,293</b>	<b>\$ 220,575</b>	<b>\$ 7,925,714</b>
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 - 2021 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 Producti	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 Produc	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	(12,000)
McKinney Lacrosse - Turlaxin Tournament	2021-2022	PC2214	2,554	-	-	-
McKinney Repertory Theater - 5 shows with 22+ performances (202	2021-2022	PC2215	11,667	1,099	1,381	(282)
Odysseus (McK Philharmonic) - 6 performances (2022-23 season)	2021-2022	PC2216	11,613	276	4,419	(4,144)
Heritage Guild of CC - Farmers Market (52 markets) , Bar Wars Seri	2021-2022	PC2217	13,751	-	7,127	(7,127)
Legacy Keepers of Old East McK - Dia de los Muertos	2021-2022	PC2218	12,880	-	4,345	(4,345)
McK Rotary Foundation - 2022 Parade of Lights	2021-2022	PC2219	7,388	-	-	-
McKinney Main Street - 2022 Oktoberfest and Home for the Holiday	2021-2022	PC2220	11,820	-	-	-
Collin County Master Gardeners - 2023 McKinney Garden Show	2021-2022	PC2221	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 Wall	2021-2022	PC2223	2,463	-	2,463	(2,463)
Meals on Wheels - I Spy McKinney	2021-2022	PC2224	2,955	-	1,591	(1,591)
Undesignated FY 2023 Budget			200,000	-	-	200,000
<b>Total Promotional &amp; Event Grants</b>			<b>\$ 388,718</b>	<b>\$ 1,375</b>	<b>\$ 55,376</b>	<b>\$ 225,927</b>
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			-	-	-	-
<b>Total Retail Development Infrastructure Grants</b>			<b>\$ 13,754</b>	<b>\$ -</b>	<b>\$ 12,793</b>	<b>\$ 961</b>
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	\$ 136,607	\$ 148,323	\$ 251,677
Undesignated FY 2023 Budget			-	-	-	-
<b>Total Economic Development Grants</b>			<b>\$ 400,000</b>	<b>\$ 136,607</b>	<b>\$ 148,323</b>	<b>\$ 251,677</b>
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	1,805,680	4,201,289	7,522,408
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
<b>Total Special Projects</b>			<b>\$ 30,394,448</b>	<b>\$ 1,805,680</b>	<b>\$ 4,209,054</b>	<b>\$ 19,185,394</b>
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	-	-	176,920
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	241,764	1,347,261	4,884,585
Finch Park Phase V	2019-2020	PK2039	257,606	105,183	106,675	150,931
Parks Master Plan	2019-2020	PK2040	48,901	-	522	48,379
OSCR Aquatic and Park Renovation	2019-2020	PK2041	507,603	-	-	507,603
Greens Neighborhood Park	2020-2021	PK2109	1,651,138	-	-	1,651,138
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	1,191	16,111	91,147
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	130,229	2,948	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	-	-	83,439
Community Center Renovation	2019-2020	PK4397	1,145,000	-	-	1,145,000
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
<b>Total Parks Construction Projects</b>			<b>\$ 15,485,340</b>	<b>\$ 351,085</b>	<b>\$ 1,478,515</b>	<b>\$ 14,006,825</b>

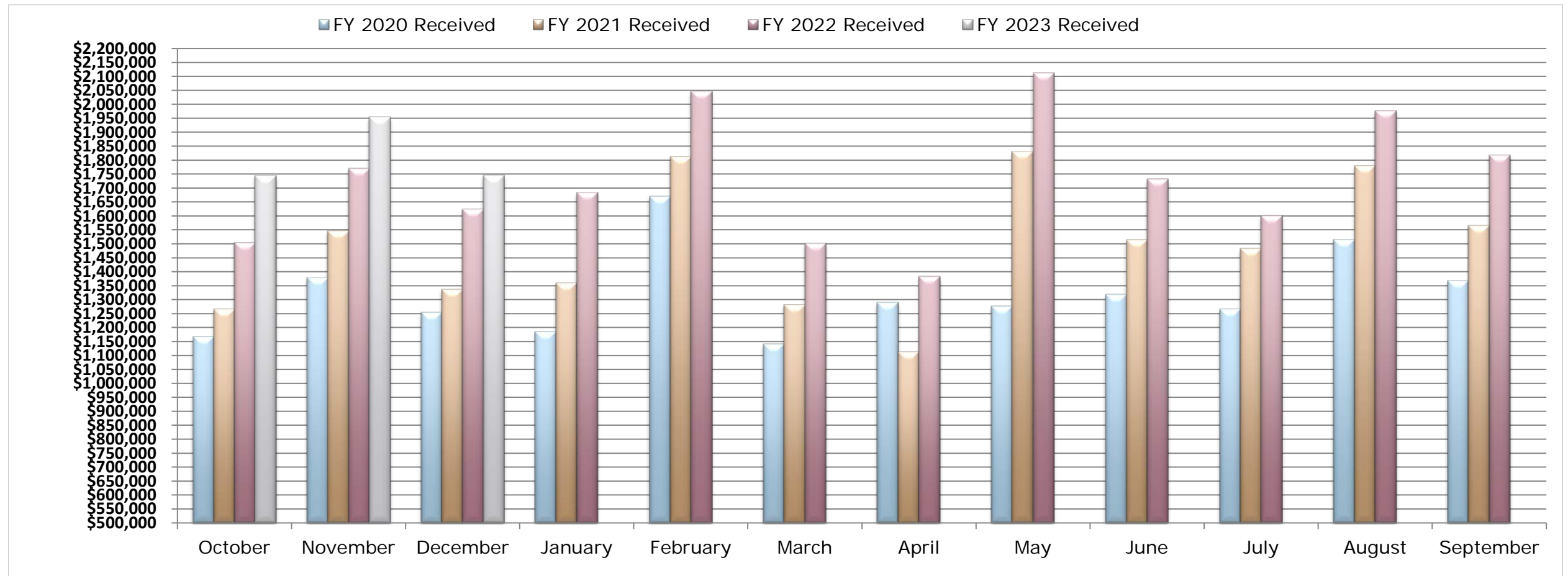
\* Other City of McKinney Projects in Eco/Comm Project Allocations

# McKinney Community Development Corporation

## Sales Tax Revenue

December 2022 (25% 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	<b>\$1,505,930</b>	<b>\$1,744,754</b>	<b>\$238,824</b>	<b>15.9%</b>	<b>8.0%</b>
November	1,208,295	1,219,028	1,380,273	1,546,275	<b>1,769,473</b>	<b>1,953,351</b>	<b>183,878</b>	<b>10.4%</b>	<b>9.0%</b>
December	1,023,356	1,123,713	1,253,931	1,337,046	<b>1,625,682</b>	<b>1,746,641</b>	<b>120,958</b>	<b>7.4%</b>	<b>8.0%</b>
January	1,079,316	1,068,303	1,185,717	1,360,427	<b>1,685,372</b>				
February	1,312,944	1,420,142	1,670,492	1,810,982	<b>2,047,001</b>				
March	980,238	1,021,757	1,140,182	1,281,889	<b>1,503,190</b>				
April	930,962	1,006,335	1,288,819	1,113,662	<b>1,381,890</b>				
May	1,258,169	1,291,030	1,276,942	1,830,977	<b>2,111,453</b>				
June	1,011,758	1,174,600	1,316,761	1,513,303	<b>1,732,613</b>				
July	1,125,759	1,072,098	1,267,094	1,482,555	<b>1,600,462</b>				
August	1,306,035	1,310,882	1,516,349	1,780,053	<b>1,977,131</b>				
September	1,136,996	1,216,602	1,369,952	1,564,200	<b>1,819,544</b>				
<b>Total</b>	<b>\$13,400,813</b>	<b>\$14,006,204</b>	<b>\$15,831,992</b>	<b>\$17,888,256</b>	<b>\$20,759,743</b>	<b>\$5,444,747</b>	<b>\$543,660</b>	<b>11.1%</b>	<b>25.0%</b>



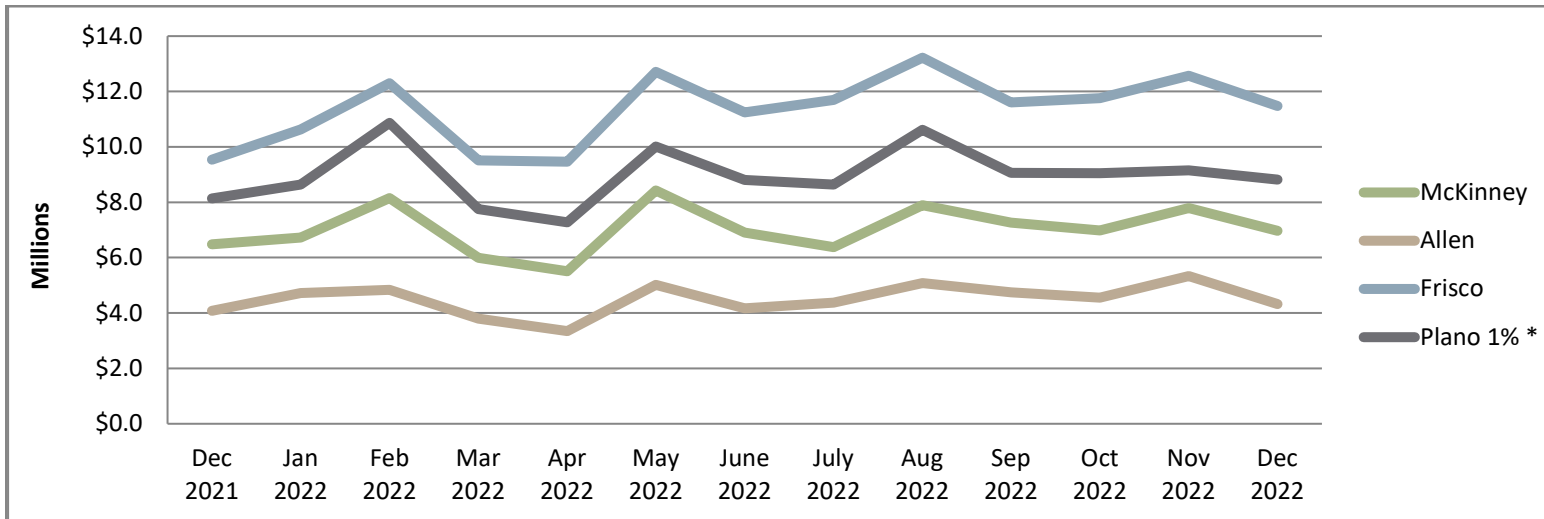
# TOTAL SALES TAX COLLECTED

## Sister City Comparison

Dec 2022	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$483,433	\$242,902	\$1,932,593	\$683,263
Var to LY	7.5%	5.9%	20.3%	8.4%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$2,173,847	\$1,439,465	\$6,481,031	\$2,081,519
Var to LY	11.1%	11.3%	22.1%	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
<b>Dec 2021</b>	<b>6,482,918</b>	<b>4,084,457</b>	<b>9,538,614</b>	<b>8,137,176</b>
<b>FY 2022 Total</b>	<b>\$19,564,780</b>	<b>\$12,781,877</b>	<b>\$29,314,634</b>	<b>\$24,944,013</b>

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
<b>Dec 2022</b>	<b>6,966,351</b>	<b>4,327,359</b>	<b>11,471,207</b>	<b>8,820,439</b>
<b>FY 2023 Total</b>	<b>\$21,738,627</b>	<b>\$14,221,342</b>	<b>\$35,795,665</b>	<b>\$27,025,532</b>

\* 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 2022

	MCDC Operations		MCDC Long Term Debt		General Fixed Assets		Consolidated
<b>Assets</b>							
Cash and Cash Equivalents	\$ 750,785	\$	-	\$	-	\$	750,785
Investments	62,210,932		-		-		62,210,932
Interest Receivable - Investments	336,696		-		-		336,696
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)	-		-		100,798		100,798
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
<b>Total Assets</b>	<b>\$ 67,004,981</b>	<b>\$</b>	<b>53,765</b>	<b>\$</b>	<b>12,453,632</b>	<b>\$</b>	<b>79,512,378</b>
<b>Liabilities</b>							
Vouchers Payable	\$ -	\$	-	\$	-	\$	-
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
<b>Total Liabilities</b>	<b>\$ 2,500</b>	<b>\$</b>	<b>18,662,254</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>18,664,754</b>
<b>Fund Equity</b>							
Unreserved Fund Balance *	\$ 65,631,315	\$	(18,608,489)	\$	-	\$	47,022,826
Reserved for Encumbrances	1,352,637		-		-		1,352,637
Reserved for Prepays	18,529		-		-		18,529
Investment in Capital Assets	-		-		12,453,632		12,453,632
<b>Total Fund Equity</b>	<b>\$ 67,002,481</b>	<b>\$</b>	<b>(18,608,489)</b>	<b>\$</b>	<b>12,453,632</b>	<b>\$</b>	<b>60,847,624</b>
<b>Total Liabilities and Equity</b>	<b>\$ 67,004,981</b>	<b>\$</b>	<b>53,765</b>	<b>\$</b>	<b>12,453,632</b>	<b>\$</b>	<b>79,512,378</b>
<b>Unreserved Fund Balance *</b>							
<b>Unreserved Fund Balance *</b>	<b>\$ 66,983,952</b>						
Committed Projects Reserve:							
Community Projects	\$ 673,469						
Discretionary Prom & Comm Grants	25,927						
Retail Development Infrastructure Grants	961						
Economic Development Grants	251,677						
Special Projects	19,185,394						
Parks Construction Projects	14,006,825						
<b>Total Committed Projects</b>	<b>\$ 34,144,253</b>						
<b>Unreserved Fund Balance after Project Commit.</b>	<b>\$ 32,839,699</b>						
Undesignated Reserve:							
Community Projects (FY23)	\$ 7,252,245						
Discretionary Prom & Comm Grants (FY23)	200,000						
Retail Development Infrastructure Grants	-						
Economic Development Grants	-						
<b>Total Undesignated Allocations</b>	<b>\$ 7,452,245</b>						
<b>Remaining Unreserved Fund Balance</b>	<b>\$ 25,387,454</b>						
Less Contingency	-						
<b>Final Unreserved Fund Balance</b>	<b>\$ 25,387,454</b>						