

McKinney Community Development Corporation
Summary Operating Statement
June 2024 (75% of FY Complete)

Revenues	FY24 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	\$ 23,359,039	\$ 1,917,699	\$ 17,621,621	\$ 5,737,418	75.4%	\$ 1,946,587	\$ (28,887)	\$ 17,519,279	\$ 102,342
Interest Income	994,000	324,594	2,928,713	(1,934,713)	294.6%	82,833	241,760	745,500	2,183,213
Contributions & Donations - Other Capital	134,959	60,000	187,531	(52,572)	139.0%	11,247	48,753	101,219	86,312
Miscellaneous Revenue	-	1,913	16,988	(16,988)	-	-	1,913	-	16,988
Total Revenues	\$ 24,487,998	\$ 2,304,205	\$ 20,754,853	\$ 3,733,145	84.8%	\$ 2,040,667	\$ 263,539	\$ 18,365,999	\$ 2,388,854
Expenses	FY24 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 332,806	\$ 24,206	\$ 246,794	\$ 86,012	74.2%	\$ 27,734	\$ 3,528	\$ 249,605	\$ 2,811
Supplies Expense	16,750	215	3,907	12,843	23.3%	1,396	1,181	12,563	8,655
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	1,875	1,875
Services/Sundry	1,021,846	15,120	516,675	505,171	50.6%	85,154	70,034	766,385	249,710
Capital	58,500	-	-	58,500	0.0%	4,875	(4,875)	43,875	43,875
Total Administrative	\$ 1,432,402	\$ 39,541	\$ 767,376	\$ 665,026	53.6%	\$ 119,367	\$ 70,076	\$ 1,074,302	\$ 306,926
Projects									
Community Grants & Projects	\$ 30,358,268	\$ 3,705,680	\$ 4,472,151	\$ 25,886,117	14.7%	\$ 2,529,856	\$ (1,175,824)	\$ 22,768,701	\$ 18,296,550
Park Construction Fund	16,278,855	83,436	230,456	16,048,399	1.4%	1,356,571	1,273,135	12,209,141	11,978,685
Capital	125,465	4,600	56,500	68,965	0.0%	10,455	5,855	94,099	37,599
Buildings & Structures	2,123,784	683,971	2,058,086	65,698	0.0%	176,982	(506,989)	1,592,838	(465,248)
Other Project Expenses	105,000	2,248	11,059	93,941	10.5%	8,750	6,503	78,750	67,691
Total Projects	\$ 48,991,372	\$ 4,479,934	\$ 6,828,253	\$ 42,163,119	13.9%	\$ 4,082,614	\$ (397,320)	\$ 36,743,529	\$ 29,915,276
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 131,250	\$ 43,750	75.0%	\$ 14,583	\$ -	\$ 131,250	\$ -
Economic Incentive	1,085,851	-	-	1,085,851	0.0%	90,488	90,488	814,388	814,388
Insurance & Risk Fund	754	63	565	189	75.0%	63	-	566	-
MPAC	500,000	41,667	375,000	125,000	75.0%	41,667	-	375,000	-
MCDC Debt Service Payments	1,115,000	-	-	1,115,000	0.0%	92,917	92,917	836,250	836,250
MCDC Debt Service I & S	605,436	-	302,718	302,718	50.0%	50,453	50,453	454,077	151,359
Paying Agent	1,000	-	200	800	20.0%	83	83	750	550
Total Non-Departmental	\$ 3,483,041	\$ 56,313	\$ 809,733	\$ 2,673,308	23.2%	\$ 290,253	\$ 233,941	\$ 2,612,281	\$ 1,802,547
Total Expenses	\$ 53,906,815	\$ 4,575,788	\$ 8,405,362	\$ 45,501,453	15.6%	\$ 4,492,235	\$ (93,303)	\$ 40,430,111	\$ 32,024,749
Net	\$ (29,418,817)	\$ (2,271,583)	\$ 12,349,491			\$ (2,451,568)	\$ 179,985	\$ (22,064,113)	\$ 34,413,604
FY24 Beginning Fund Balance	\$ 68,333,868								
Add FY24 Budgeted Revenue	24,487,998								
Less FY24 Budgeted Expenses	(53,906,815)								
FY24 Projected Ending Fund Balance	\$ 38,915,051								

**McKinney Community Development Corporation
Project Details - June 2024**

Community 4B Projects	FY Board Approved	Project Code	Budget FY24	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 191,300	\$ 8,825	\$ 8,825	\$ 182,475
Adriatica Business Association	2021-2022	4B2216	2,352	-	2,352	-
City of McKinney - Engineering Department	2022-2023	4B2301	500,000	-	-	500,000
Haddintion Fund	2022-2023	4B2302	50,663	-	50,663	-
Heard-Craig Center for the Arts	2022-2023	4B2303	6,226	-	6,193	33
McKinney Housing Authority-The Remnant	2022-2023	4B2308	1,800,000	-	-	1,800,000
McKinney Parks Foundation	2022-2023	4B2310	25,000	-	25,000	-
Heritage Guild	2022-2023	4B2311	25,000	-	25,000	-
Housing & Community Development	2022-2023	4B2312	200,000	-	-	200,000
The Cotton Mill	2022-2023	4B2313	135,580	-	135,580	-
McKinney Main Street	2022-2023	4B2314	103,134	-	103,134	-
Habitat for Humanity of CC	2022-2023	4B2315	400,000	9,838	74,843	325,157
Boys & Girls Club of McKinney	2022-2023	4B2316	71,477	21,818	67,632	3,845
ManeGait Therapeutic Horsemanship	2023-2024	4B2401	500,000	-	60,000	440,000
City of McKinney - McKinney National Airport (TK1)	2023-2024	4B2402	3,607,030	3,607,030	3,607,030	-
City of McKinney - Engineering Department	2023-2024	4B2403	500,000	-	-	500,000
Notes Live	2023-2024	4B2404	3,000,000	-	-	3,000,000
McKinney Parks Foundation	2023-2024	4B2406	233,499	-	-	233,499
LifePath Systems	2023-2024	4B2407	1,000,000	-	-	1,000,000
Sphinx	2023-2024	4B2408	500,000	-	-	500,000
Undesignated FY 2024 Budget			4,642,405	-	-	4,642,405
Total Community 4B Projects			\$ 17,493,666	\$ 3,647,510	\$ 4,166,251	\$ 13,327,415
Promotional and Event Grants	FY Board Approved	Project Code	Budget FY24	Monthly Actual	YTD Actual	Budget Balance
SBG Hospitality-2023 Sip & Stroll series	2022-2023	PC2304	15,000	-	15,000	-
McKinney Garden Club-2023 Art Meets Floral at Heard-Craig Museum	2022-2023	PC2309	1,419	-	-	1,419
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	6,573	-	6,110	463
Heritage Guild-Farmers Market, Legends of Mck Hauntings, Murder Mystery, Bar Wars, Tour of Homes	2022-2023	PC2314	11,500	-	11,500	-
McKinney Lacrosse Club-2023 Turlaxin	2022-2023	PC2315	3,100	-	-	3,100
McKinney Repertory Theatre-2023-2024 Season-5 different productions and more than 20 total performances	2022-2023	PC2316	10,500	-	7,139	3,361
Art Club of McKinney-Season performances to include one student show, one member show and an Art Meets Poet	2022-2023	PC2317	2,100	-	1,625	475
McKinney Rotary Club-2023 Parade of Lights	2022-2023	PC2318	7,500	-	7,500	-
McKinney Philharmonic Orchestra-2023-24 Performances	2022-2023	PC2319	9,382	-	9,382	-
McKinney Chamber Foundation-2023 Dia de los Muertos	2022-2023	PC2320	6,900	2,825	4,978	1,922
McKinney Main Street-2023 Oktoberfest and 2023 Home for the Holidays	2022-2023	PC2321	13,500	-	13,500	-
Texas Cellos-2023-24 Performances	2022-2023	PC2322	4,500	-	1,094	3,406
CC Master Gardeners-2024 Garden Show	2022-2023	PC2323	9,000	-	8,945	55
SBG Hospitality-2023 Mck Wine & Music Festival	2022-2023	PC2324	10,000	-	10,000	-
Texas Women Society - McKinney Asian Festival - 2.23.23	2023-2024	PC2401	8,000	1,942	8,000	-
ArtByMetta, LLC - McKinney RNB Picnic Festival	2023-2024	PC2402	2,000	1,945	1,945	55
St. Peter's Episcopal Church - 2024 Emtyg Bowls	2023-2024	PC2403	12,000	12,000	12,000	-
Community Concerts Association 2024 Season	2023-2024	PC2404	4,000	-	-	4,000
ManeGait Therapeutic Horsemanship - 2024 ManeGait LIVE	2023-2024	PC2405	9,000	-	-	9,000
SBG Hospitality - 2024 Sip & Stroll Series (Downtown McKinney)	2023-2024	PC2406	15,000	-	-	15,000
McKinney Main Street-2024 Arts in Bloom	2023-2024	PC2407	11,000	-	-	11,000
Heritage Guild-Chestnut Square Events (FM, Bar Wars, Murder Mystery, Farm to Table)	2023-2024	PC2408	11,500	-	4,477	7,023
Marching Music Made in McKinney 2024 DCI	2023-2024	PC2409	5,600	-	-	5,600
McKinney Philharmonic Orchestra-2024-2025 Season	2023-2024	PC2410	11,000	-	-	11,000
MillHouse Foundation-9 Maker Markets, Winter ArtFest, MuralFest, Summer ArtFest, International Postcard Art Exh	2023-2024	PC2411	12,000	6,331	6,331	5,669
CC History Museum-Created in Collin Exhibit and Shelby Car Exhibit	2023-2024	PC2412	13,000	-	10,000	3,000
Direction 61-3-BBO & Bingo and Mosaic Concert	2023-2024	PC2413	3,500	-	-	3,500
Undesignated FY 2024 Budget			154,606	-	-	154,606
Total Promotional & Event Grants			\$ 397,180	\$ 25,043	\$ 139,525	\$ 257,654
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY24	Monthly Actual	YTD Actual	Budget Balance
The Cotton Mill	2021-2022	R12202	961	-	-	961
Lelo's Coffee Co.	2022-2023	R12301	50,000	-	-	50,000
Waterbov RE LLC	2022-2023	R12302	50,000	-	50,000	-
Haddintion Fund	2022-2023	R12303	50,000	-	50,000	-
Neathery Estate	2022-2023	R12304	4,650	-	3,071	1,578
T & I Bakery	2022-2023	R12305	6,000	-	-	6,000
Cocktail Creamery	2022-2023	R12306	5,813	-	5,813	-
Wells Group	2023-2024	R12401	24,364	-	24,364	-
Hope Hardware Bldg 214 E. Louisiana	2023-2024	R12402	50,000	-	-	50,000
SuoaRush Holdings dba CamiCakes	2023-2024	R12403	33,127	33,127	33,127	-
Haddintion Fund	2023-2024	R12404	13,500	-	-	13,500
Kelly's Art Shack 312 East Cloyd	2023-2024	R12405	44,000	-	-	44,000
Cotton Mill	2023-2024	R12406	31,200	-	-	31,200
Venezia Sepori 1820 Eldorado	2023-2024	R12407	40,000	-	-	40,000
Antiaque Company Mall 213 E. Virginia	2023-2024	R12408	50,000	-	-	50,000
Undesignated FY 2024 Budget			13,809	-	-	13,809
Total Retail Development Infrastructure Grants			\$ 467,423	\$ 33,127	\$ 166,375	\$ 301,048
Economic Development Grants	FY Board Approved	Project Code	Budget FY24	Monthly Actual	YTD Actual	Budget Balance
Undesignated FY 2024 Budget			\$ 2,000,000	\$ -	\$ -	\$ 2,000,000
Total Economic Development Grants			\$ 2,000,000	\$ -	\$ -	\$ 2,000,000
Special Projects	FY Board Approved	Project Code	Budget FY24	Monthly Actual	YTD Actual	Budget Balance
Craig Ranch Hotel	2018-2019	4B1704	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000
Tupps Brewery	2019-2020	4B2009	2,249,249	688,571	2,114,586	134,663
City of McKinney - Municipal Complex	2021-2022	4B2218	7,000,000	-	-	7,000,000
Total Special Projects			\$ 12,249,249	\$ 688,571	\$ 2,114,586	\$ 10,134,663
Park Construction Fund	FY Board Approved	Project Code	Budget FY24	Monthly Actual	YTD Actual	Budget Balance
Hike & Bike Trail Construction	2016-2017	PK1213	\$ 180,344.92	\$ -	\$ -	\$ 180,344.92
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	4,404,000	-	-	4,404,000
New Senior Center	2020-2021	PK1829	200,000	-	-	200,000
Renovations - Ainao Park	2019-2020	PK1831	2,797,804	-	-	2,797,804
OSCR Aquatic and Park Renovation	2019-2020	PK2041	489,314	-	-	489,314
Greens Neighborhood Park	2020-2021	PK2109	1,580,743	-	-	1,580,743
Towne Center Park Improvement	2020-2021	PK2113	9,807	-	-	9,807
Gray Branch Community Park Phase I	2016-2017	PK2206	15,419	-	15,418	1
2023-2024 Playground/Park Improvements	2022-2023	PK2343	350,000	-	-	350,000
Park Equipment - Trail sweeper, van with a lift, and stage	2022-2023	PK2349	315,077	-	-	315,077
Grady Littlejohn Shade and Seating Improvements	2022-2023	PK2448	80,000	-	-	80,000
2023-2024 Playground/Park Improvements - Aviator	2023-2024	PK2456	500,000	-	-	500,000
Parks Accessibility	2016-2017	PK4325	138,931	66,352	91,152	47,779
Towne Lake Park Enrichment	2020-2021	PK4393	3,784,221	17,083	123,886	3,660,335
Community Center Renovation	2019-2020	PK4397	1,039,504	-	-	1,039,504
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
Total Parks Construction Projects			\$ 16,278,854	\$ 83,436	\$ 230,456	\$ 16,048,398

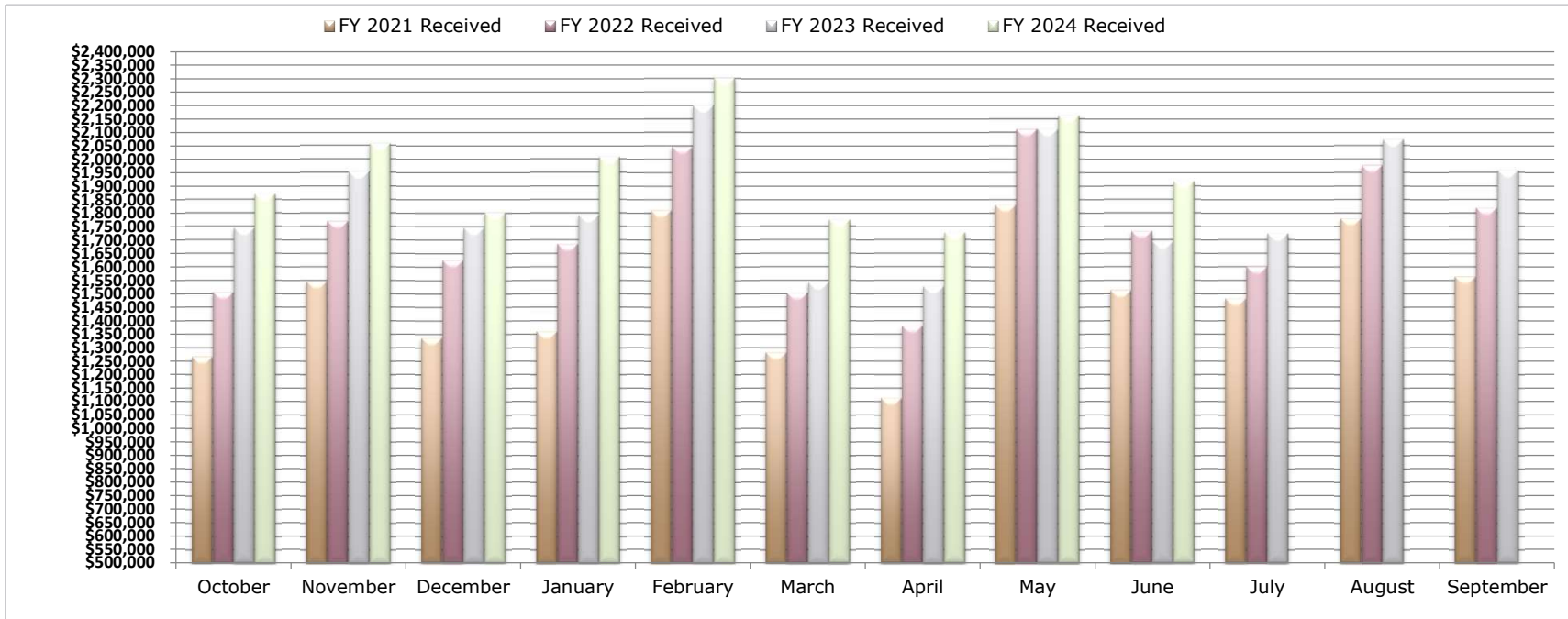
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

June 2024 (75% of FY Complete)

Month Received	FY 2019 Received	FY 2020 Received	FY 2021 Received	FY 2022 Received	FY 2023 Received	FY 2024 Received	Difference to FY 2023	Variance to FY 2023	% of Budget
October	\$1,081,713	\$1,165,480	\$1,266,887	\$1,505,930	\$1,744,754	\$1,870,001	\$125,247	7.2%	8.0%
November	1,219,028	1,380,273	1,546,275	1,769,473	1,953,351	2,057,621	104,270	5.3%	8.8%
December	1,123,713	1,253,931	1,337,046	1,625,682	1,746,641	1,802,724	56,083	3.2%	7.7%
January	1,068,303	1,185,717	1,360,427	1,685,372	1,792,873	2,007,689	214,816	12.0%	8.6%
February	1,420,142	1,670,492	1,810,982	2,047,001	2,200,406	2,301,628	101,222	4.6%	9.9%
March	1,021,757	1,140,182	1,281,889	1,503,190	1,542,369	1,774,394	232,025	15.0%	7.6%
April	1,006,335	1,288,819	1,113,662	1,381,890	1,527,564	1,726,631	199,067	13.0%	7.4%
May	1,291,030	1,276,942	1,830,977	2,111,453	2,113,379	2,163,234	49,855	2.4%	9.3%
June	1,174,600	1,316,761	1,513,303	1,732,613	1,694,214	1,917,699	223,485	13.2%	8.2%
July	1,072,098	1,267,094	1,482,555	1,600,462	1,723,832			0.0%	0.0%
August	1,310,882	1,516,349	1,780,053	1,977,131	2,073,238			0.0%	0.0%
September	1,216,602	1,369,952	1,564,200	1,819,544	1,959,047			0.0%	0.0%
Total	\$14,006,204	\$15,831,992	\$17,888,256	\$20,759,743	\$22,071,669	\$17,621,621	\$1,306,070	8.0%	75.4%

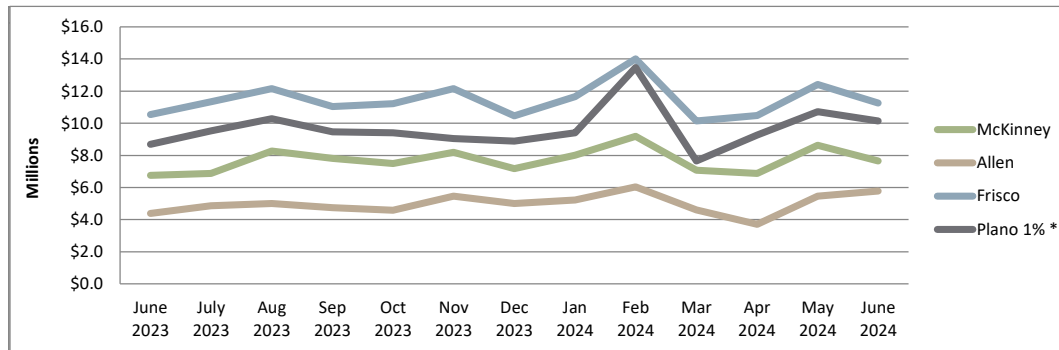


TOTAL SALES TAX COLLECTED

Sister City Comparison

June 2024	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$892,122	\$1,384,503	\$703,630	\$1,469,738
Var to LY	13.2%	31.5%	6.7%	16.9%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$5,210,971	\$2,901,346	-\$195,385	\$3,650,063
Var to LY	8.0%	6.8%	-0.2%	4.3%



Year-to-Date Collections

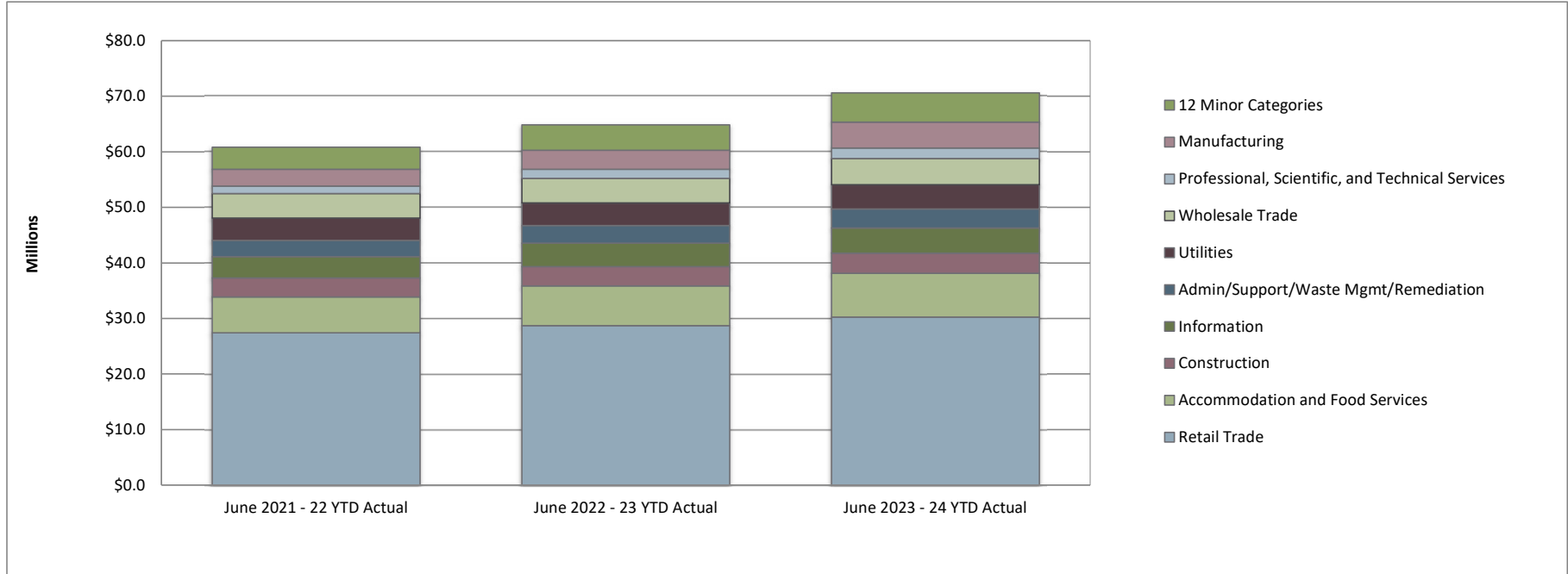
FY 2023	McKinney	Allen	Frisco	Plano 1%*
Oct 2022	\$6,979,018	\$4,559,468	\$11,753,057	\$9,054,926
Nov 2022	7,793,258	5,334,514	12,571,401	9,150,168
Dec 2022	6,966,351	4,327,359	11,471,207	8,820,439
Jan 2023	7,151,240	4,777,602	11,653,368	9,317,261
Feb 2023	8,781,061	6,460,683	14,028,061	11,722,418
Mar 2023	6,148,030	4,050,630	10,085,533	8,876,401
Apr 2023	6,088,794	3,856,622	9,435,151	8,030,741
May 2023	8,431,987	5,208,884	12,455,121	10,740,431
June 2023	6,755,591	4,393,940	10,550,614	8,681,587
FY 2023 Total	\$65,095,331	\$42,969,703	\$104,003,514	\$84,394,372

FY 2024	McKinney	Allen	Frisco	Plano 1%*
Oct 2023	\$7,480,005	\$4,580,679	\$11,211,998	\$9,402,743
Nov 2023	8,208,639	5,465,276	12,149,941	9,043,425
Dec 2023	7,189,048	5,005,509	10,468,069	8,895,406
Jan 2024	8,008,845	5,221,220	11,660,064	9,418,268
Feb 2024	9,184,310	6,042,212	14,020,497	13,471,501
Mar 2024	7,074,686	4,601,037	10,143,893	7,659,821
Apr 2024	6,883,327	3,716,024	10,483,568	9,264,572
May 2024	8,629,729	5,460,650	12,415,855	10,737,372
June 2024	7,647,714	5,778,442	11,254,244	10,151,326
FY 2024 Total	\$70,306,303	\$45,871,049	\$103,808,129	\$88,044,435

* State Comptroller reports 1% sales tax for City of Plano and 1% for DART. All other Sister Cities represent 2% sales tax.

Sales Tax by Industry

June Collections for Prior Three Years



June Collections

Industries	June 2021 - 22 YTD Actual	June 2022 - 23 YTD Actual	June 2023 - 24 YTD Actual	June 24 vs June 23 YTD Variance	Variance as a %
Retail Trade	\$27,387,544	\$28,702,517	\$30,269,632	\$1,567,115	5%
Accommodation and Food Services	6,481,747	7,150,008	7,873,295	723,287	10%
Wholesale Trade	4,417,128	4,428,275	4,699,562	271,287	6%
Manufacturing	3,029,651	3,397,775	4,651,777	1,254,002	37%
Information	3,814,559	4,198,523	4,484,453	285,930	7%
Utilities	4,006,313	4,066,623	4,391,134	324,511	8%
Construction	3,442,850	3,485,681	3,623,166	137,485	4%
Admin/Support/Waste Mgmt/Remediation	2,927,387	3,193,316	3,443,817	250,501	8%
Professional, Scientific, and Technical Services	1,357,393	1,650,813	1,906,632	255,819	15%
12 Minor Categories	3,976,403	4,591,806	5,260,592	668,786	15%
Totals	\$60,840,975	\$64,865,337	\$70,604,060	\$5,738,723	9%

McKinney Community Development Corporation
Balance Sheet
June 2024

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 7,614	\$ -	\$ -	\$ 7,614
Investments	76,294,932	-	-	76,294,932
Interest Receivable - Investments	494,969	-	-	494,969
Accounts Receivable	3,922,161	-	-	3,922,161
Leases Receivable/GASB 87 Leases Receivable	194,672	-	-	194,672
Security Deposits	10,522	-	-	10,522
Capital/Land	-	-	6,279,989	6,279,989
Capital/Buildings and Structures	-	-	12,965	12,965
Capital/Land Improvements (Net of Depreciation)	-	-	84,429	84,429
Capital/Construction in Progress*	-	-	16,534,841	16,534,841
Other Assets/Leases ROU Asset	-	657,484	-	657,484
GASB 68 & 75/TMRS Actuarial	-	21,678	-	21,678
GASB 68 & 75/TMRS Assumption Change	-	1,041	-	1,041
GASB 68 & 75/TMRS Investment	-	60,703	-	60,703
GASB 68 & 75/TMRS Contributions	-	31,495	-	31,495
GASB 68 & 75/OPEB Actuarial	-	385	-	385
GASB 68 & 75/OPEB Assumption Change	-	6,609	-	6,609
GASB 68 & 75/OPEB Contributions	-	166	-	166
Total Assets	\$ 80,924,870	\$ 779,561	\$ 22,912,224	\$ 104,616,655
Liabilities				
Vouchers Payable	\$ 47,663	\$ -	\$ -	\$ 47,663
Compensated Absences	-	58,462	-	58,462
Bonds Payable Interest	-	75,679	-	75,679
Bonds Payable Current	-	1,115,000	-	1,115,000
Lease Liability Current	-	51,422	-	51,422
Deposits/Office Space	2,500	-	-	2,500
Bonds Payable	-	15,095,000	-	15,095,000
TMRS Pension Liability	-	192,548	-	192,548
OPEB Liability	-	39,453	-	39,453
Non Current Liabilities	-	614,103	-	614,103
TMRS Actuarial Experience	-	400	-	400
OPEB Actuarial Experience	-	16,450	-	16,450
OPEB Contributions	-	11,284	-	11,284
GASB Inflow/GASB 87 Leases	191,348	-	-	191,348
Total Liabilities	\$ 241,511	\$ 17,269,802	\$ -	\$ 17,511,313
Fund Equity				
Unreserved Fund Balance *	\$ 80,568,123	\$ (16,490,241)	\$ -	\$ 64,077,882
Reserved for Encumbrances	94,957	-	-	94,957
Reserved for Prepaids	20,279	-	-	20,279
Investment in Capital Assets	-	-	22,912,224	22,912,224
Total Fund Equity	\$ 80,683,359	\$ (16,490,241)	\$ 22,912,224	\$ 87,105,342
Total Liabilities and Equity	\$ 80,924,870	\$ 779,561	\$ 22,912,224	\$ 104,616,655
Unreserved Fund Balance *				
\$ 80,663,080				
Committed Projects Reserve:				
Community Projects	\$ 8,685,010			
Discretionary Prom & Comm Grants	103,048			
Retail Development Infrastructure Grants	287,239			
Economic Development Grants	-			
Special Projects	10,134,663			
Parks Construction Projects	16,048,398			
Total Committed Projects	\$ 35,258,358			
Unreserved Fund Balance after Project Commit.				
\$ 45,404,722				
Undesignated Reserve:				
Community Projects (FY24)	\$ 4,642,405			
Discretionary Prom & Comm Grants (FY24)	154,606			
Retail Development Infrastructure Grants	13,809			
Economic Development Grants	2,000,000			
Total Undesignated Allocations	\$ 6,810,820			
Remaining Unreserved Fund Balance				
\$ 38,593,903				
Less Contingency	-			
Final Unreserved Fund Balance	\$ 38,593,903			