

McKinney Community Development Corporation
Summary Operating Statement
September 2022 Unaudited Final (100% 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	\$ 20,735,453	\$ 2,247,138	\$ 21,187,337	\$ (451,884)	102.2%	\$ 1,727,954	\$ 519,184	\$ 20,735,453	\$ 451,884
Interest Income	387,000	27,222	422,548	(35,548)	109.2%	32,250	(5,028)	387,000	35,548
Contributions & Donations - Other Capital	1,000,000	-	1,000,000	-	-	83,333	(83,333)	1,000,000	-
Total Revenues	\$ 22,122,453	\$ 2,274,360	\$ 22,609,885	\$ (487,432)	102.2%	\$ 1,843,538	\$ 430,823	\$ 21,122,453	\$ 487,432
Expenses	FY22 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 307,795	\$ 41,400	\$ 310,649	\$ (2,854)	100.9%	\$ 25,650	\$ (15,750)	\$ 307,795	\$ (2,854)
Supplies Expense	17,250	507	1,725	15,525	10.0%	1,438	930	17,250	15,525
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	2,500	2,500
Services/Sundry	659,953	20,644	437,689	222,264	66.3%	54,996	34,352	659,953	222,264
Capital	83,540	-	-	83,540	0.0%	6,962	(6,962)	83,540	83,540
Total Administrative	\$ 1,071,038	\$ 62,551	\$ 750,062	\$ 320,976	70.0%	\$ 89,253	\$ 12,779	\$ 1,071,038	\$ 320,976
Projects									
Community Grants & Projects	\$ 27,713,566	\$ 571,985	\$ 2,883,275	\$ 24,830,291	10.4%	\$ 2,309,464	\$ 1,737,479	\$ 27,713,566	\$ 24,830,291
Capital	165,255	14,685	116,655	48,600	0.0%	13,771	(914)	165,255	48,600
Other Project Expenses	142,422	29,060	50,929	91,493	35.8%	11,869	(17,192)	142,422	91,493
Total Projects	\$ 28,021,243	\$ 615,730	\$ 3,050,860	\$ 24,970,384	10.9%	\$ 2,335,104	\$ 1,719,374	\$ 28,021,243	\$ 24,970,384
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 175,000	\$ -	100.0%	\$ 14,583	\$ -	\$ 175,000	\$ -
Insurance & Risk Fund	921	77	921	-	100.0%	77	-	921	-
Park Construction Fund	15,696,632	1,190,909	5,708,460	9,988,172	36.4%	1,308,053	117,144	15,696,632	9,988,172
MPAC	375,000	31,250	375,000	-	100.0%	31,250	-	375,000	-
Buildings & Structures	13,533,262	873,044	5,158,165	8,375,097	38.1%	1,127,772	254,728	13,533,262	8,375,097
MCDC Debt Service Payments	1,055,000	-	1,055,000	-	100.0%	87,917	87,917	1,055,000	-
MCDC Debt Service I & S	663,284	-	663,284	-	100.0%	55,274	55,274	663,284	-
Paying Agent	1,000	-	400	600	40.0%	83	83	1,000	600
Total Non-Departmental	\$ 31,500,099	\$ 2,109,863	\$ 13,136,230	\$ 18,363,869	41.7%	\$ 2,625,008	\$ 515,146	\$ 31,500,099	\$ 18,363,869
Total Expenses	\$ 60,592,380	\$ 2,788,144	\$ 16,937,151	\$ 43,655,228	28.0%	\$ 5,049,365	\$ 2,247,299	\$ 60,592,380	\$ 43,655,228
Net	\$ (38,469,927)	\$ (513,783)	\$ 5,672,733			\$ (3,205,827)	\$ 2,692,044	\$ (39,469,927)	\$ 45,142,660
FY22 Beginning Fund Balance	\$ 61,429,111								
Add FY22 Actual Revenue	22,609,885								
Less FY22 Actual Expenses	(16,937,151)								
FY22 Actual Ending Fund Balance	\$ 67,101,844								

McKinney Community Development Corporation
Project Details - September 2022 Unaudited Final

Community 4B Projects	FY Board Approved	Project Code	Budget FY22	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 400,000	\$ -	\$ 200,000	\$ 200,000
City of McKinney - Department of Housing and Community Dev	2018-2019	4B1909	35,098	-	34,983	115
Habitat for Humanity of Collin County	2019-2020	4B2003	503,311	-	489,592	13,720
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	-	4,624	1,612
Heritage Guild of Collin County	2020-2021	4B2112	125,000	46,521	125,000	-
Habitat for Humanity of Collin County	2020-2021	4B2113	200,000	48,299	200,000	-
Collin County Habitat for Humanity – Cotton Groves Amenity Center	2020-2021	4B2114	125,000	3,910	125,000	-
Heard Craig Center for the Arts – Funding for facility repairs and impr	2020-2021	4B2115	239,494	-	239,383	111
Collin County Children's Advocacy Center – Infrastructure Improve	2020-2021	4B2116	250,000	-	250,000	-
Heard Museum	2021-2022	4B2201	30,000	-	-	30,000
McK Parks Foundation	2021-2022	4B2202	15,600	-	13,149	2,451
Housing & Community Development	2021-2022	4B2204	160,000	31,883	66,211	93,790
Boys & Girls Club of Collin County	2021-2022	4B2207	147,746	-	140,140	7,606
Hugs Greenhouse	2021-2022	4B2208	14,159	13,415	13,415	744
Habitat for Humanity of Collin County - Land/Home Repairs	2021-2022	4B2210	700,000	400,000	400,000	300,000
Habitat for Humanity of Collin County - Renovations	2021-2022	4B2212	73,765	-	-	73,765
Main Street - Downtown lighting improvements and speaker upgrade	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	-	-	98,392
City of McKinney - Municipal Complex	2021-2023	4B2218	7,000,000	-	-	7,000,000
Undesignated FY 2022 Budget			402,248	-	-	402,248
Total Community 4B Projects			\$ 10,764,624	\$ 544,027	\$ 2,316,495	\$ 8,448,128

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	\$ -	\$ -	\$ 9,500
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	-
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 Productio	2020-2021	PC2107	2,482	-	948	1,534
Heritage Guild of CC - Farmers Market, Educational Programming, Gh	2020-2021	PC2111	9,334	-	9,334	-
Colorful Collaborations/Legacy Keepers - Dia De Los Muertos Celebrat	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	435
McKinney Main Street - Light Up Louisiana spotlight	2020-2021	PC2114	15,000	-	13,779	1,221
McKinney ISD Athletics - 2021 NCAA D2	2020-2021	PC2115	15,000	-	14,495	505
SBG Hospitality - 2021 Wine & Music Festival	2020-2021	PC2116	7,500	959	8,459	(959)
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	-	7,437	63
McKinney Philharmonic Orchestra - 6 Performances (2021-2022 Seaso	2020-2021	PC2119	8,900	-	8,900	-
25 Revolutions - Documentary set in McKinney	2021-2022	PC2201	9,500	-	-	9,500
Heritage Guild of CC - Chestnut Square Events	2021-2022	PC2202	12,000	1,382	12,000	-
SBG Hospitality - 2022 Sip & Stroll	2021-2022	PC2203	10,000	-	-	10,000
Ovation Academy of Performing Arts - 2022 Spring/Summer Productio	2021-2022	PC2204	5,000	-	4,550	450
Kiwanis Club of McKinney - 2022 Triathlon	2021-2022	PC2205	3,000	-	3,000	-
Millhouse Foundation - 2022 Arts Festivals	2021-2022	PC2206	5,000	945	4,261	739
St. Peter's Episcopal Church -2022 Empty Bowls	2021-2022	PC2207	8,500	-	8,500	-
DFW Series - 2022 off-road race series (17 events)	2021-2022	PC2208	3,000	-	800	2,200
ManeGait - 2022 Country Fair	2021-2022	PC2209	7,500	-	7,500	-
McKinney Restaurant Council - 2022 McKinney Made	2021-2022	PC2210	12,000	-	-	12,000
CC History Museum-2022 Then & Now	2021-2022	PC2211	7,500	-	4,000	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	3,054	-	500	2,554
McKinney Repertory Theater - 5 shows with 22+ performances (2022	2021-2022	PC2215	11,667	-	-	11,667
Odysseus (McK Philharmonic) - 6 performances (2022-23 season)	2021-2022	PC2216	13,760	-	1,188	12,572
Heritage Guild of CC - Farmers Market (52 markets) , Bar Wars Series	2021-2022	PC2217	13,751	-	-	13,751
Legacy Keepers of Old East McK - Dia de los Muertos	2021-2022	PC2218	14,420	1,540	1,540	12,880
McK Rotary Foundation - 2022 Parade of Lights	2021-2022	PC2219	7,388	-	-	7,388
McKinney Main Street - 2022 Oktoberfest and Home for the Holidays	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 Walk &	2021-2022	PC2223	2,463	-	-	2,463
Meals on Wheels - I Spy McKinney	2021-2022	PC2224	2,955	-	-	2,955
Undesignated FY 2022 Budget			22	-	-	22
Total Promotional & Event Grants			\$ 345,501	\$ 4,826	\$ 148,341	\$ 197,160

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	-	9,850	15,150
Gather	2020-2021	RI2103	9,000	-	8,976	24
Neathery Estate	2020-2021	RI2104	25,000	-	25,000	-
The Cotton Mill	2021-2022	RI2202	13,754	-	-	13,754
Undesignated FY 2022 Budget			106,246	-	-	106,246
Total Retail Development Infrastructure Grants			\$ 204,000	\$ -	\$ 68,826	\$ 135,174

Economic Development Grants	FY Board Approved	Project Code	Budget FY22	Monthly Actual	YTD Actual	Budget Balance
City of McKinney - Engineering Department	2021-2022	4B2203	\$ 400,000	\$ -	\$ -	\$ 400,000
Archstreet McKinney - District 121 Hotel	2021-2022	4B2209	250,000	-	-	250,000
Undesignated FY 2022 Budget			3,729,077	-	-	3,729,077
Total Economic Development Grants			\$ 4,379,077	\$ -	\$ -	\$ 4,379,077

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	2,897,893	-	-	2,897,893
Tupps Brewery	2019-2020	4B2009	13,698,517	887,729	5,274,820	8,423,697
The HUB (4 acre)	2020-2021	4B2101	2,600,000	-	-	2,600,000
Apex Center Expansion	2020-2021	4B2108	3,522,471	23,131	349,613	3,172,858
Total Special Projects			\$ 25,718,881	\$ 910,861	\$ 5,624,433	\$ 20,094,448

Park Construction Fund	FY Board Approved	Project Code	Budget FY22	Monthly Actual	YTD Actual	Budget Balance
Finch Park Phase IV	2017-2018	PK1211	\$ -	\$ -	\$ (9,789)	\$ 9,789
Hike & Bike Trail Construction	2016-2017	PK1213	588,586	-	4,241	584,345
Prosper ISD Neighborhood Park	2016-2017	PK1643	705,000	27,492	528,080	176,920
Cottonwood Park Redevelopment	2018-2019	PK1737	38,055	-	38,054	1
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	1,001,389	157,561
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	51,345	-	15,217	36,128
JMAC Improvements	2018-2019	PK1823	33,917	504	31,088	2,829
New Senior Center	2020-2021	PK1829	200,000	-	-	200,000
Renovations - Aging Park	2019-2020	PK1831	5,442,479	960,634	960,634	4,481,845
Finch Park Phase V	2019-2020	PK2039	1,868,696	15,359	1,611,091	257,606
Parks Master Plan	2019-2020	PK2040	75,659	-	26,758	48,901
Bonnie Wenk Park Outdoor Equipment	2019-2020	PK2062	5,192	-	5,192	-
OSCR Aquatic and Park Renovation	2019-2020	PK2041	993,504	-	485,901	507,603
Greens Neighborhood Park	2020-2021	PK2109	1,700,000	23,375	48,863	1,651,138
Towne Center Park Improvement	2020-2021	PK2113	53,259	-	42,261	10,998
Gray Branch Community Park Phase I	2016-2017	PK2206	65,417	-	-	65,417
Parks Accessibility	2016-2017	PK4325	157,765	-	50,507	107,258
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	778,083	96,661	647,854	130,229
Towne Lake Parke Enrichment	2020-2021	PK4393	198,377	-	67,211	131,166
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	159,324	2,589	75,886	83,439
Community Center Renovation	2019-2020	PK4397	1,145,000	-	-	1,145,000
Old Settler's Renovation	2018-2019	PK4398	57,351	43,621	57,351	1
Parks Projects (Umbrella)	2020-2021	PK4399	20,673	20,673	20,673	-
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
Total Parks Construction Projects			\$ 15,696,632	\$ 1,190,909	\$ 5,708,460	\$ 9,988,171

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

McKinney Community Development Corporation
 Balance Sheet
 September 2022 Unaudited Final

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 55,626	\$ -	\$ -	\$ 55,626
Investments	63,516,467	-	-	63,516,467
Interest Receivable - Investments	67,326	-	-	67,326
Accounts Receivable	3,693,069	-	-	3,693,069
Security Deposits	13,499	-	-	13,499
Deferred Charges - Prepaid Items	5,030	-	-	5,030
Capital/Land	-	-	6,279,989	6,279,989
Capital/Land Improvements (Net of Depreciation)	-	-	102,521	102,521
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 Investment	-	-	-	-
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
General Long Term Debt	-	-	-	-
Total Assets	\$ 67,351,017	\$ 53,765	\$ 12,455,355	\$ 79,860,137
Liabilities				
Vouchers Payable	\$ 238,057	\$ -	\$ -	\$ 238,057
Accrued Payroll Payable	8,615	-	-	8,615
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 Assumption Change	-	6,063	-	6,063
Total Liabilities	\$ 249,172	\$ 17,607,254	\$ -	\$ 17,856,426
Fund Equity				
Unreserved Fund Balance *	\$ 67,083,316	\$ (17,553,489)	\$ -	\$ 49,529,827
Reserved for Encumbrances*	-	-	-	-
Reserved for Prepays	18,529	-	-	18,529
Investment in Capital Assets	-	-	12,455,355	12,455,355
Total Fund Equity	\$ 67,101,845	\$ (17,553,489)	\$ 12,455,355	\$ 62,003,711
Total Liabilities and Equity	\$ 67,351,017	\$ 53,765	\$ 12,455,355	\$ 79,860,137

Unreserved Fund Balance *	\$ 67,083,316
Committed Projects Reserve:	
Community Projects	\$ 8,045,880
Discretionary Prom & Comm Grants	197,138
Retail Development Infrastructure Grants	28,928
Economic Development Grants	650,000
Special Projects	20,094,448
Parks Construction Projects	9,988,171
Total Committed Projects	\$ 39,004,565
Unreserved Fund Balance after Project Commit.	\$ 28,078,751
Undesignated Reserve:	
Community Projects (FY22)	\$ 402,248
Discretionary Prom & Comm Grants (FY22)	22
Retail Development Infrastructure Grants	106,246
Economic Development Grants	3,729,077
Total Undesignated Allocations	\$ 4,237,593
Remaining Unreserved Fund Balance	\$ 23,841,158
Less Contingency	-
Final Unreserved Fund Balance	\$ 23,841,158