

McKinney Community Development Corporation
Summary Operating Statement
February 2022 (42% 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	\$ 2,047,001	\$ 8,633,459	\$ 9,115,566	48.6%	\$ 1,479,085	\$ 567,916	\$ 7,395,427	\$ 1,238,032
Interest Income	70,000	5,842	19,951	50,049	28.5%	5,833	9	29,167	(9,216)
Contributions & Donations - Other Capital	-	1,000,000	1,000,000	(1,000,000)	-	-	1,000,000	-	1,000,000
Total Revenues	\$ 17,819,025	\$ 3,052,844	\$ 9,653,410	\$ 8,165,615	54.2%	\$ 1,484,919	\$ 1,567,925	\$ 7,424,594	\$ 2,228,817
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	\$ 20,929	\$ 117,360	\$ 188,433	38.4%	\$ 25,483	\$ 4,554	\$ 127,414	\$ 10,054
Supplies Expense	17,250	104	518	16,732	3.0%	1,438	1,333	7,188	6,669
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	1,042	1,042
Services/Sundry	659,953	25,809	82,928	577,025	12.6%	54,996	29,187	274,980	192,052
Total Administrative	\$ 985,496	\$ 46,842	\$ 200,807	\$ 784,689	20.4%	\$ 82,125	\$ 35,282	\$ 410,623	\$ 209,817
Projects									
Community Grants & Projects	\$ 21,560,386	\$ 281,353	\$ 1,010,505	\$ 20,549,881	4.7%	\$ 1,796,699	\$ 1,515,346	\$ 8,983,494	\$ 7,972,989
Capital	165,255	-	19,305	145,950	0.0%	13,771	13,771	68,856	49,551
Other Project Expenses	142,422	3,003	17,289	125,133	12.1%	11,869	8,865	59,343	42,053
Total Projects	\$ 21,868,063	\$ 284,357	\$ 1,047,099	\$ 20,820,964	4.8%	\$ 1,822,339	\$ 1,537,982	\$ 9,111,693	\$ 8,064,594
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 72,917	\$ 102,083	41.7%	\$ 14,583	\$ -	\$ 72,917	\$ -
Insurance & Risk Fund	921	77	384	537	41.7%	77	-	384	-
Park Construction Fund	15,696,632	297,420	1,212,407	14,484,226	7.7%	1,308,053	1,010,632	6,540,263	5,327,857
MPAC	375,000	31,250	156,250	218,750	41.7%	31,250	-	156,250	-
Buildings & Structures	12,769,982	-	1,162,642	11,607,340	9.1%	1,064,165	1,064,165	5,320,826	4,158,184
MCDC Debt Service Payments	1,055,000	-	-	1,055,000	0.0%	87,917	87,917	439,583	439,583
MCDC Debt Service I & S	663,284	-	331,642	331,642	50.0%	55,274	55,274	276,368	(55,273)
Paying Agent	1,000	-	200	800	20.0%	83	83	417	217
Total Non-Departmental	\$ 30,736,819	\$ 343,330	\$ 2,936,441	\$ 27,800,378	9.6%	\$ 2,561,402	\$ 2,218,071	\$ 12,807,008	\$ 9,870,568
Total Expenses**	\$ 53,590,378	\$ 674,529	\$ 4,184,347	\$ 49,406,031	7.8%	\$ 4,465,865	\$ 3,791,336	\$ 22,329,324	\$ 18,144,978
Net	\$ (35,771,353)	\$ 2,378,315	\$ 5,469,064			\$ (2,980,946)	\$ 5,359,261	\$ (14,904,730)	\$ 20,373,794
FY22 Preliminary Beginning Fund Balance	\$ 62,154,018								
Add FY22 Budgeted Revenue	17,819,025								
Less FY22 Budgeted Expenses	(53,590,378)								
FY22 Projected Ending Fund Balance	\$ 26,382,665								

McKinney Community Development Corporation
Project Details - February 2022

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	-	34,983	115
Habitat for Humanity of Collin County	2019-2020	4B2003	503,311	-	248,183	255,128
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	-	748	5,488
Heritage Guild of Collin County	2020-2021	4B2112	125,000	-	-	125,000
Habitat for Humanity of Collin County	2020-2021	4B2113	200,000	-	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	155,497
Collin County Children's Advocacy Center – Infrastructure Improven	2020-2021	4B2116	250,000	250,000	250,000	-
Undesignated FY 2022 Budget			7,799,025	-	-	7,799,025
Total Community 4B Projects			\$ 9,848,164	\$ 250,000	\$ 705,134	\$ 9,143,029
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	-	1,629.23	-
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	-
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	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	-	7,500	-
McKinney Main Street - Oktoberfest and Home for the Holidays	2020-2021	PC2117	12,000	12,000	12,000	-
McKinney Rotary Foundation - 2021 Parade of Lights	2020-2021	PC2118	7,500	7,437	7,437	63
McKinney Philharmonic Orchestra - 6 Performances (2021-2022 Se	2020-2021	PC2119	8,900	2,936	4,516	4,384
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	-	-	12,000
SBG Hospitality - 2022 Sip & Stroll	2021-2022	PC2203	10,000	-	-	10,000
Ovation Academy of Performing Arts - 2022 Spring/Summer Produc	2021-2022	PC2204	5,000	-	-	5,000
Kiwanis Club of McKinney - 2022 Triathlon	2021-2022	PC2205	3,000	-	-	3,000
Millhouse Foundation - 2022 Arts Festivals	2021-2022	PC2206	5,000	-	-	5,000
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	-	-	3,000
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	-	-	7,500
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
Undesignated FY 2022 Budget			101,000	-	-	101,000
Total Promotional & Event Grants			\$ 345,502	\$ 22,373	\$ 95,159	\$ 250,342
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	3,045	19,965	5,035
Undesignated FY 2022 Budget			120,000	-	-	120,000
Total Retail Development Infrastructure Grants			\$ 204,000	\$ 3,045	\$ 53,941	\$ 150,059
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	12,935,237	-	1,181,947	11,753,290
The HUB (4 acre)	2020-2021	4B2101	2,600,000	-	-	2,600,000
Apex Center Expansion	2020-2021	4B2108	3,522,471	5,936	156,270	3,366,201
Total Special Projects			\$ 24,097,958	\$ 5,936	\$ 1,338,217	\$ 22,759,741
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	88,719	488,041	216,959
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	-	10,402	40,943
JMAC Improvements	2018-2019	PK1823	33,917	-	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	86,715	86,715	1,767,573
Parks Master Plan	2019-2020	PK2040	75,659	20,000	25,355	50,304
Bonnie Wenk Park Outdoor Equipment	2019-2020	PK2062	5,192	-	5,192	-
OSCR Aquatic and Park Renovation	2019-2020	PK2041	993,504	14,533	421,942	571,561
Greens Neighborhood Park	2020-2021	PK2109	1,700,000	-	-	1,700,000
Towne Center Park Improvement	2020-2021	PK2113	53,259	-	5,121	48,137
Gray Branch Community Park Phase I	2016-2017	PK2206	65,417	-	-	65,417
Parks Accessibility	2016-2017	PK4325	157,765	-	34,833	122,932
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	778,083	39,908	39,908	738,174
Towne Lake Parke Enrichment	2020-2021	PK4393	180,075	1,500	20,225	159,850
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	159,324	35,694	44,918	114,406
Community Center Renovation	2019-2020	PK4397	1,145,000	-	-	1,145,000
Old Settler's Renovation	2018-2019	PK4398	57,351	10,351	13,730	43,622
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	\$ 297,420	\$ 1,212,407	\$ 14,484,225

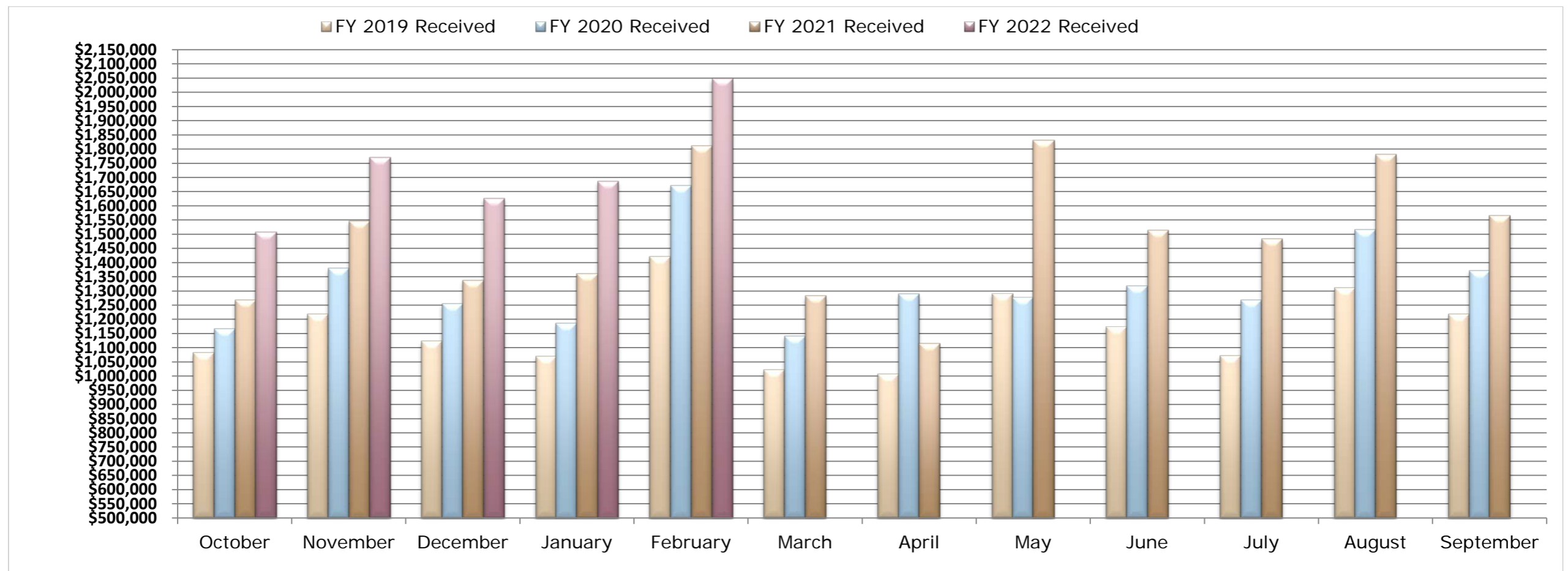
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

February 2022 (42% 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	1,685,372	324,945	23.9%	9.5%
February	1,334,043	1,312,944	1,420,142	1,670,492	1,810,982	2,047,001	236,019	13.0%	11.5%
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	\$8,633,459	\$1,311,842	17.9%	48.6%

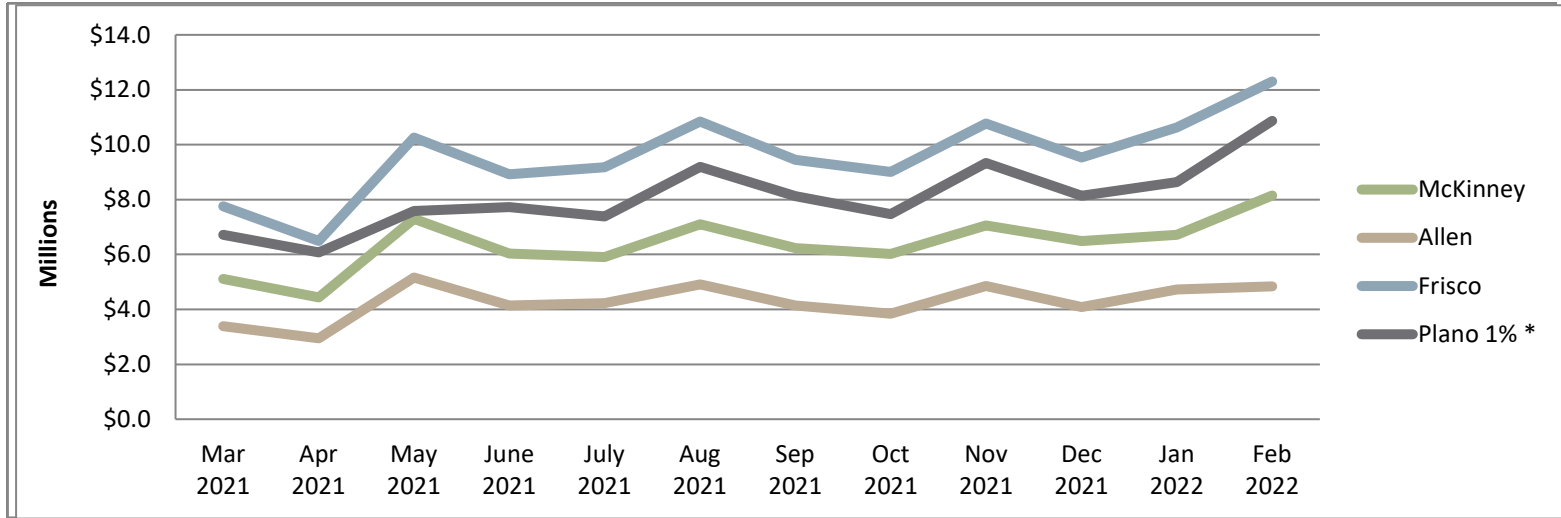


TOTAL SALES TAX COLLECTED

Sister City Comparison

Feb 2022	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$922,376	-\$421,505	\$1,396,007	\$909,962
Var to LY	12.8%	-8.0%	12.8%	9.1%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$5,236,571	\$2,371,018	\$9,149,464	\$6,026,954
Var to LY	17.9%	11.9%	21.2%	15.7%



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
Jan 2021	5,423,992	3,739,118	8,371,047	6,776,005
Feb 2021	7,226,145	5,256,089	10,905,133	9,958,094
FY 2021 Total	\$29,198,397	\$19,973,265	\$43,089,545	\$38,424,998

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
Feb 2022	8,148,520	4,834,584	12,301,140	10,868,056
FY 2022 Total	\$34,434,968	\$22,344,283	\$52,239,008	\$44,451,951

* 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

February 2022

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 1,036,241	\$ -	\$ -	\$ 1,036,241
Investments	62,608,634	-	-	62,608,634
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)	-	-	108,552	108,552
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	\$ 63,647,852	\$ 47,121	\$ 7,186,566	\$ 70,881,539
Liabilities				
Vouchers Payable	\$ 20,142	\$ -	\$ -	\$ 20,142
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	\$ 20,142	\$ 18,667,395	\$ -	\$ 18,687,537
Fund Equity				
Unreserved Fund Balance *	\$ 53,952,989	\$ (18,620,274)	\$ -	\$ 35,332,715
Reserved for Encumbrances*	9,668,426	-	-	9,668,426
Reserved for Prepays	6,295	-	-	6,295
Investment in Capital Assets	-	-	7,186,566	7,186,566
Total Fund Equity	\$ 63,627,710	\$ (18,620,274)	\$ 7,186,566	\$ 52,194,002
Total Liabilities and Equity	\$ 63,647,852	\$ 47,121	\$ 7,186,566	\$ 70,881,539
Unreserved Fund Balance *	\$ 63,621,414			
Committed Projects Reserve:				
Community Projects	\$ 1,344,004			
Discretionary Prom & Comm Grants	149,342			
Retail Development Infrastructure Grants	30,059			
Special Projects	22,759,741			
Parks Construction Projects	14,484,225			
Total Committed Projects	\$ 38,767,371			
Unreserved Fund Balance after Project Commit.	\$ 24,854,043			
Undesignated Reserve:				
Community Projects (FY22)	\$ 7,799,025			
Discretionary Prom & Comm Grants (FY22)	101,000			
Retail Development Infrastructure Grants	120,000			
Total Undesignated Allocations	\$ 8,020,025			
Remaining Unreserved Fund Balance	\$ 16,834,018			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 16,834,018			