

McKinney Community Development Corporation
Summary Operating Statement
 April 2024 (58% 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	\$ 1,726,631	\$ 13,540,688	\$ 9,818,351	58.0%	\$ 1,946,587	\$ (219,956)	\$ 13,626,106	\$ (85,418)
Interest Income	994,000	109,939	2,488,272	(1,494,272)	250.3%	82,833	27,106	579,833	1,908,439
Contributions & Donations - Other Capital	134,959	-	121,630	13,329	90.1%	11,247	(11,247)	78,726	42,904
Miscellaneous Revenue	-	1,913	13,163	(13,163)	-	-	1,913	-	13,163
Total Revenues	\$ 24,487,998	\$ 1,838,483	\$ 16,163,753	\$ 8,324,245	66.0%	\$ 2,040,667	\$ (202,184)	\$ 14,284,666	\$ 1,879,088
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	\$ 31,651	\$ 198,383	\$ 134,423	59.6%	\$ 27,734	\$ (3,918)	\$ 194,137	\$ (4,246)
Supplies Expense	16,750	1,952	3,584	13,166	21.4%	1,396	(556)	9,771	6,187
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	1,458	1,458
Services/Sundry	1,021,846	37,203	265,582	756,264	26.0%	85,154	47,951	596,077	330,495
Capital	58,500	-	-	58,500	0.0%	4,875	(4,875)	34,125	34,125
Total Administrative	\$ 1,432,402	\$ 70,806	\$ 467,549	\$ 964,853	32.6%	\$ 119,367	\$ 38,811	\$ 835,568	\$ 368,019
Projects									
Community Grants & Projects	\$ 26,751,238	\$ 270,687	\$ 553,031	\$ 26,198,207	2.1%	\$ 2,229,270	\$ 1,958,583	\$ 15,604,889	\$ 15,051,858
Capital	110,465	5,000	51,900	58,565	0.0%	9,205	4,205	64,438	12,538
Other Project Expenses	105,000	1,284	7,182	97,818	6.8%	8,750	7,466	61,250	54,068
Total Projects	\$ 26,966,703	\$ 276,972	\$ 612,113	\$ 26,354,590	2.3%	\$ 2,247,225	\$ 1,970,254	\$ 15,730,577	\$ 15,118,464
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 102,083	\$ 72,917	58.3%	\$ 14,583	\$ -	\$ 102,083	\$ -
Economic Incentive	1,085,851	-	-	1,085,851	0.0%	90,488	90,488	633,413	633,413
Insurance & Risk Fund	754	63	440	314	58.3%	63	-	440	-
Park Construction Fund	16,278,855	34,511	135,594	16,143,261	0.8%	1,356,571	1,322,061	9,495,999	9,360,404
MPAC	500,000	41,667	291,667	208,333	58.3%	41,667	-	291,667	-
Buildings & Structures	2,123,784	292,927	1,338,802	784,982	0.0%	176,982	(115,945)	1,238,874	(99,928)
MCDC Debt Service Payments	1,115,000	-	-	1,115,000	0.0%	92,917	92,917	650,417	650,417
MCDC Debt Service I & S	605,436	-	302,718	302,718	50.0%	50,453	50,453	353,171	50,453
Paying Agent	1,000	-	200	800	20.0%	83	83	583	383
Total Non-Departmental	\$ 21,885,680	\$ 383,750	\$ 2,171,504	\$ 19,714,176	9.9%	\$ 1,823,807	\$ 1,440,057	\$ 12,766,647	\$ 10,595,142
Total Expenses	\$ 50,284,785	\$ 731,528	\$ 3,251,166	\$ 47,033,619	6.5%	\$ 4,190,399	\$ 3,449,122	\$ 29,332,791	\$ 26,081,625
Net	\$ (25,796,787)	\$ 1,106,955	\$ 12,912,587			\$ (2,149,732)	\$ 3,256,687	\$ (15,048,126)	\$ 27,960,713
FY24 Beginning Fund Balance	\$ 68,333,868								
Add FY24 Budgeted Revenue	24,487,998								
Less FY24 Budgeted Expenses	(50,284,785)								
FY24 Projected Ending Fund Balance	\$ 42,537,081								

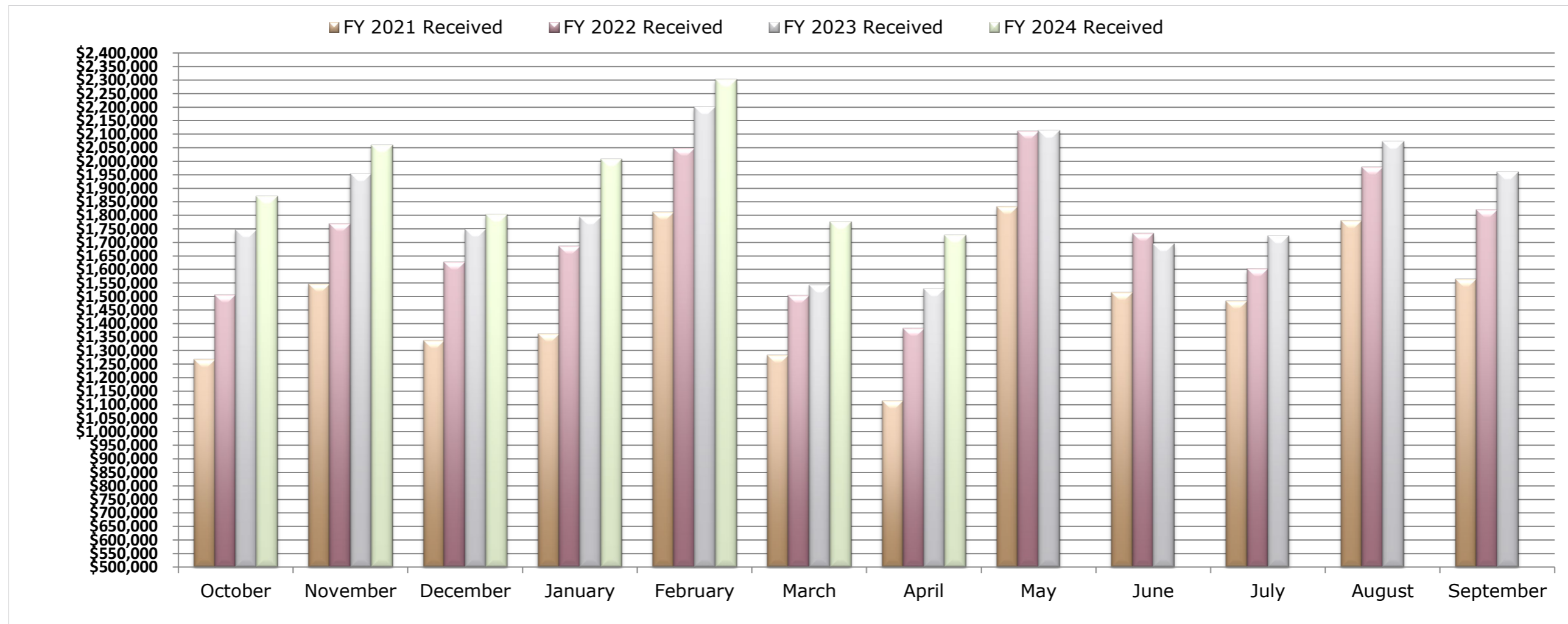
**McKinney Community Development Corporation
Project Details - April 2024**

Community 4B Projects	FY Board Approved	Project Code	Budget FY24	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 191,300	\$ -	\$ -	\$ 191,300
Adriatica Business Association	2021-2022	4B2216	2,352	-	2,352	-
City of McKinney - Engineering Department	2022-2023	4B2301	500,000	-	-	500,000
Haddington 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	135,580	-
McKinney Main Street	2022-2023	4B2314	103,134	-	-	103,134
Habitat for Humanity of CC	2022-2023	4B2315	400,000	40,832	65,005	334,995
Boys & Girls Club of McKinney	2022-2023	4B2316	71,477	-	-	71,477
ManeGait Therapeutic Horsemanship	2023-2024	4B2401	500,000	60,000	60,000	440,000
Undesignated FY 2024 Budget			9,875,904	-	-	9,875,904
Total Community 4B Projects			\$ 13,886,636	\$ 236,412	\$ 344,792	\$ 13,541,843
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	5,253	7,139	3,361
Art Club of McKinney-Season performances to include one student show, one member show and an Art Meets P	2022-2023	PC2317	2,100	1,625	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	-	5,300	4,082
McKinney Chamber Foundation-2023 Dia de los Muertos	2022-2023	PC2320	6,900	-	2,153	4,747
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	-	-	9,000
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	2,920	3,957	4,043
ArtByMetta, LLC - McKinney RNB Picnic Festival	2023-2024	PC2402	2,000	-	-	2,000
St. Peter's Episcopal Church - 2024 Empty Bowls	2023-2024	PC2403	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	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 I	2023-2024	PC2411	12,000	-	-	12,000
CC History Museum-Created in Collin Exhibit and Shelby Car Exhibit	2023-2024	PC2412	13,000	10,000	10,000	3,000
Direction 61:3-BBQ & Bingo and Mosaix Concert	2023-2024	PC2413	3,500	-	-	3,500
Undesignated FY 2024 Budget			154,606	-	-	154,606
Total Promotional & Event Grants			\$ 397,180	\$ 24,275	\$ 99,355	\$ 297,825
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY24	Monthly Actual	YTD Actual	Budget Balance
The Cotton Mill	2021-2022	RI2202	\$ 961	\$ -	\$ -	\$ 961
Lelo's Coffee Co.	2022-2023	RI2301	50,000	-	-	50,000
Waterboy RE LLC	2022-2023	RI2302	50,000	-	50,000	-
Haddington Fund	2022-2023	RI2303	50,000	10,000	50,000	-
Neathery Estate	2022-2023	RI2304	4,650	-	3,071	1,578
T & I Bakery	2022-2023	RI2305	6,000	-	-	6,000
Cocktail Creamery	2022-2023	RI2306	5,813	-	5,813	-
Wells Group	2023-2024	RI2401	24,364	-	-	24,364
Hope Hardware Bldg 214 E. Louisiana	2023-2024	RI2402	50,000	-	-	50,000
SugarRush Holdings dba CamiCakes	2023-2024	RI2403	33,127	-	-	33,127
Haddington Fund	2023-2024	RI2404	13,500	-	-	13,500
Kelly's Art Shack 312 East Cloyd	2023-2024	RI2405	44,000	-	-	44,000
Cotton Mill	2023-2024	RI2406	31,200	-	-	31,200
Venezia Sepori 1820 Eldorado	2023-2024	RI2407	40,000	-	-	40,000
Antique Company Mall 213 E. Virginia	2023-2024	RI2408	50,000	-	-	50,000
Undesignated FY 2024 Budget			13,809	-	-	13,809
Total Retail Development Infrastructure Grants			\$ 467,423	\$ 10,000	\$ 108,884	\$ 358,539
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	2,234,249	297,927	1,390,702	843,547
City of McKinney - Municipal Complex	2021-2022	4B2218	7,000,000	-	-	7,000,000
Total Special Projects			\$ 12,234,249	\$ 297,927	\$ 1,390,702	\$ 10,843,547
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 - Aging 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	12,400	24,800	114,131
Towne Lake Parke Enrichment	2020-2021	PK4393	3,784,221	22,111	95,377	3,688,845
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	\$ 34,511	\$ 135,594	\$ 16,143,260

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

McKinney Community Development Corporation
Sales Tax Revenue
 April 2024 (58% 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			0.0%	0.0%
June	1,174,600	1,316,761	1,513,303	1,732,613	1,694,214			0.0%	0.0%
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	\$13,540,688	\$1,032,729	8.3%	58.0%

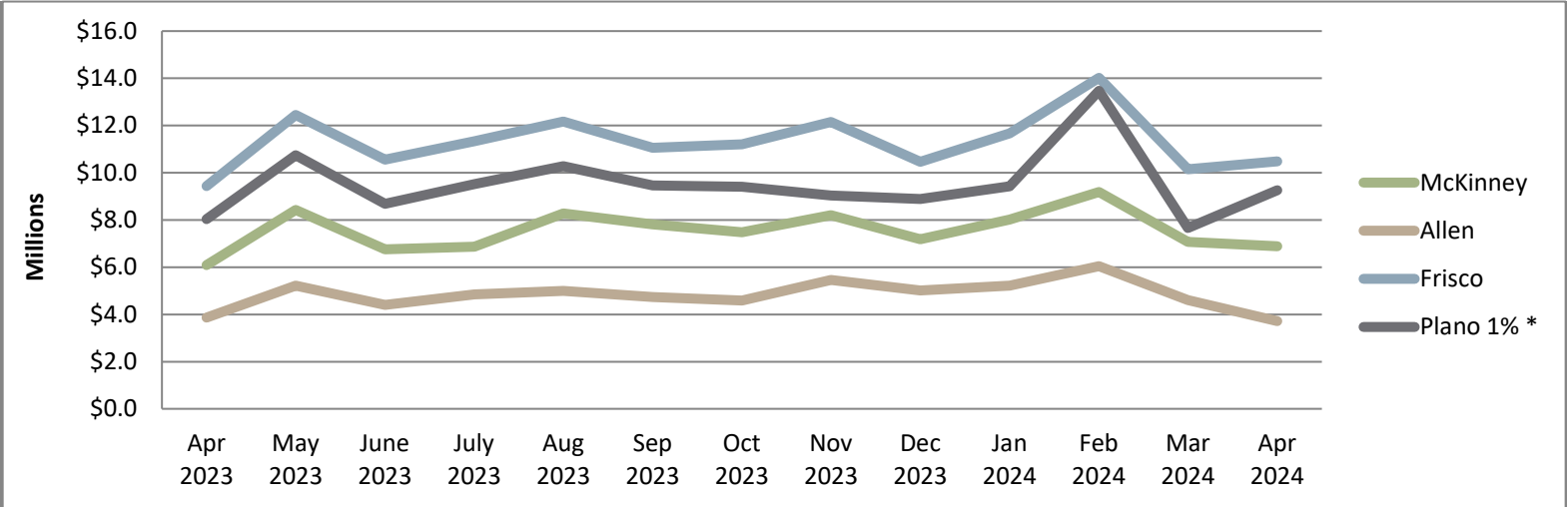


TOTAL SALES TAX COLLECTED

Sister City Comparison

Apr 2024	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$794,533	-\$140,598	\$1,048,417	\$1,233,831
Var to LY	13.0%	-3.6%	11.1%	15.4%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$4,121,107	\$1,265,077	-\$859,748	\$2,183,384
Var to LY	8.3%	3.8%	-1.1%	3.4%



Year-to-Date Collections

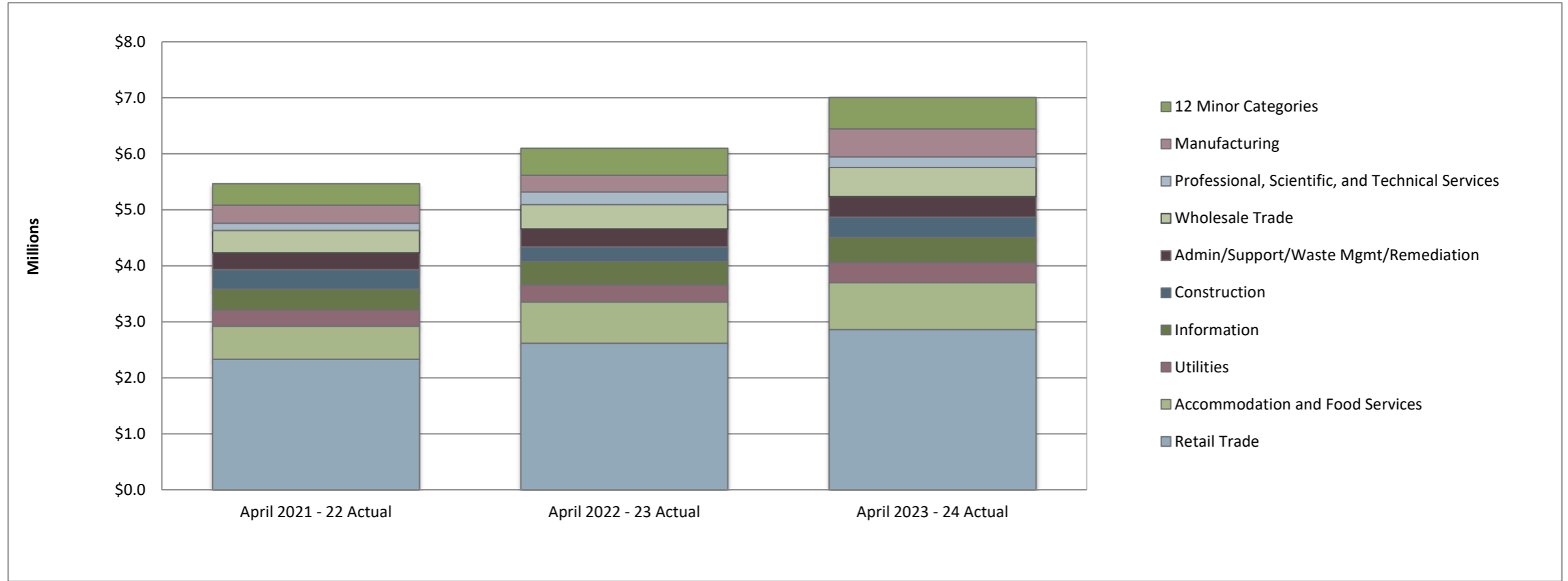
FY 2023	McKinney	Allen	Frisco	Plano 1% *
Oct 2022	\$6,979,018	\$4,559,468	\$11,753,057	\$9,054,926
Nov 2022	7,793,258	5,334,514	12,571,401	9,150,168
Dec 2022	6,966,351	4,327,359	11,471,207	8,820,439
Jan 2023	7,151,240	4,777,602	11,653,368	9,317,261
Feb 2023	8,781,061	6,460,683	14,028,061	11,722,418
Mar 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
FY 2023 Total	\$49,907,753	\$33,366,879	\$80,997,778	\$64,972,354

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
FY 2024 Total	\$54,028,860	\$34,631,957	\$80,138,030	\$67,155,737

* 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

April Collections for Prior Three Years



April Collections

Industries	April 2021 - 22 Actual	April 2022 - 23 Actual	April 2023 - 24 Actual	April 24 vs April 23 Variance	Variance as a %
Retail Trade	\$2,333,362	\$2,618,513	\$2,862,818	\$244,305	9%
Accommodation and Food Services	587,399	733,568	838,026	104,458	14%
Wholesale Trade	401,776	436,419	516,563	80,144	18%
Manufacturing	323,308	298,592	496,234	197,642	66%
Information	370,892	423,482	450,039	26,557	6%
Admin/Support/Waste Mgmt/Remediation	299,677	321,331	372,275	50,944	16%
Utilities	290,611	304,970	359,002	54,032	18%
Construction	350,820	257,248	356,414	99,166	39%
Professional, Scientific, and Technical Services	127,240	224,958	194,513	(30,445)	-14%
12 Minor Categories	382,670	478,801	560,433	81,632	17%
Totals	\$5,467,755	\$6,097,882	\$7,006,317	\$908,435	

McKinney Community Development Corporation
Balance Sheet
April 2024

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 76,136	\$ -	\$ -	\$ 76,136
Investments	76,876,133	-	-	76,876,133
Interest Receivable - Investments	460,847	-	-	460,847
Accounts Receivable	3,922,161	-	-	3,922,161
Leases Receivable/GASB 87 Leases Receivable	194,672	-	-	194,672
Security Deposits	10,522	-	-	10,522
Discounts on Investments	20,872	-	-	20,872
Capital/Land	-	-	6,279,989	6,279,989
Capital/Buildings and Structures	-	-	13,229	13,229
Capital/Land Improvements (Net of Depreciation)	-	-	86,152	86,152
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	\$ 81,561,343	\$ 779,561	\$ 22,914,211	\$ 105,255,115
Liabilities				
Vouchers Payable	\$ 121,002	\$ -	\$ -	\$ 121,002
Compensated Absences	-	58,462	-	58,462
Retainage Payable	-	-	-	-
Bonds Payable Interest	-	75,679	-	75,679
Deferred Revenue/Misc.	38	-	-	38
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	\$ 314,887	\$ 17,269,802	\$ -	\$ 17,584,689
Fund Equity				
Unreserved Fund Balance *	\$ 80,250,717	\$ (16,490,241)	\$ -	\$ 63,760,477
Reserved for Encumbrances	975,459	-	-	975,459
Reserved for Prepays	20,279	-	-	20,279
Investment in Capital Assets	-	-	22,914,211	22,914,211
Total Fund Equity	\$ 81,246,456	\$ (16,490,241)	\$ 22,914,211	\$ 87,670,426
Total Liabilities and Equity	\$ 81,561,343	\$ 779,561	\$ 22,914,211	\$ 105,255,115
Unreserved Fund Balance *				
\$ 81,226,177				
Committed Projects Reserve:				
Community Projects	\$ 3,665,939			
Discretionary Prom & Comm Grants	143,219			
Retail Development Infrastructure Grants	344,731			
Economic Development Grants	-			
Special Projects	10,843,547			
Parks Construction Projects	16,143,260			
Total Committed Projects	\$ 31,140,695			
Unreserved Fund Balance after Project Commit.				
\$ 50,085,482				
Undesignated Reserve:				
Community Projects (FY24)	\$ 9,875,904			
Discretionary Prom & Comm Grants (FY24)	154,606			
Retail Development Infrastructure Grants	13,809			
Economic Development Grants	2,000,000			
Total Undesignated Allocations	\$ 12,044,319			
Remaining Unreserved Fund Balance				
\$ 38,041,163				
Less Contingency				
-				
Final Unreserved Fund Balance	\$ 38,041,163			