

McKinney Community Development Corporation
Summary Operating Statement
December 2024 (25% of FY Complete)

						Monthly Comparison		YTD Comparison		
Revenues	FY25 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Received	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance	
Sales Tax Receipts	\$ 24,592,569	\$ 1,957,829	\$ 6,001,455	\$ 18,591,114	24.4%	\$ 2,049,381	\$ (91,551)	\$ 6,148,142	\$ (146,688)	
Interest Income	1,565,000	253,345	579,975	985,025	37.1%	130,417	122,928	391,250	188,725	
Unrealized Gains/Losses	-	6,310	6,310	(6,310)	-	-	6,310	-	6,310	
Miscellaneous Revenue	217,970	136,454	140,279	77,691	-	18,164	118,289	54,493	85,786	
Total Revenues	\$ 26,375,539	\$ 2,353,938	\$ 6,728,019	\$ 19,647,520	25.5%	\$ 2,197,962	\$ 155,976	\$ 6,593,885	\$ 134,134	
Expenses	FY25 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance	
MCDC Operations										
Personnel Expense	\$ 456,651	\$ 30,056	\$ 101,183	\$ 355,468	22.2%	\$ 38,054	\$ 7,998	\$ 114,163	\$ 12,980	
Supplies Expense	18,750	200	3,535	15,215	18.9%	1,563	1,363	4,688	1,153	
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	625	625	
Services/Sundry	940,738	17,097	62,428	878,310	6.6%	78,395	61,298	235,185	172,757	
Capital	40,000	-	-	40,000	0.0%	3,333	(3,333)	10,000	10,000	
Total Administrative	\$ 1,458,639	\$ 47,353	\$ 167,145	\$ 1,291,494	11.5%	\$ 121,553	\$ 67,534	\$ 364,660	\$ 197,514	
Projects										
Community Grants & Projects	\$ 26,243,184	\$ 411,751	\$ 1,457,695	\$ 24,785,489	5.6%	\$ 2,186,932	\$ 1,775,181	\$ 6,560,796	\$ 5,103,101	
Park Construction Fund	14,370,108	5,500	44,726	14,325,382	0.3%	1,197,509	1,192,009	3,592,527	3,547,801	
Capital	60,000	-	-	60,000	0.0%	5,000	5,000	15,000	15,000	
Other Project Expenses	148,000	250	603	147,398	0.4%	12,333	12,083	37,000	36,398	
Total Projects	\$ 40,821,292	\$ 417,501	\$ 1,503,023	\$ 39,318,269	3.7%	\$ 3,401,774	\$ 2,984,274	\$ 10,205,323	\$ 8,702,300	
Non-Departmental										
Administrative Fee to GF	\$ 330,000	\$ 27,500	\$ 82,500	\$ 247,500	25.0%	\$ 27,500	\$ -	\$ 82,500	\$ -	
Economic Incentive	1,702,616	-	-	1,702,616	0.0%	141,885	141,885	425,654	425,654	
Insurance & Risk Fund	1,454	121	364	1,090	25.0%	121	-	364	-	
MPAC	500,000	41,667	125,000	375,000	25.0%	41,667	-	125,000	-	
MCDC Debt Service Payments	1,145,000	-	-	1,145,000	0.0%	95,417	95,417	286,250	286,250	
MCDC Debt Service I & S	572,867	-	-	572,867	0.0%	47,739	47,739	143,217	143,217	
Paying Agent	1,000	-	-	1,000	0.0%	83	83	250	250	
Total Non-Departmental	\$ 4,252,937	\$ 69,288	\$ 207,864	\$ 4,045,073	4.9%	\$ 354,411	\$ 285,124	\$ 1,063,234	\$ 855,371	
Total Expenses	\$ 46,532,868	\$ 534,141	\$ 1,878,032	\$ 44,654,836	4.0%	\$ 3,877,739	\$ 3,336,932	\$ 11,633,217	\$ 9,755,185	
Net	\$ (20,157,329)	\$ 1,819,797	\$ 4,849,987				\$ (1,679,777)	\$ 3,499,574	\$ (5,039,332)	\$ 9,889,319
FY25 Beginning Fund Balance	\$ 81,080,292									
Add FY25 Budgeted Revenue	26,375,539									
Less FY25 Budgeted Expenses	(46,532,868)									
FY25 Projected Ending Fund Balance	\$ 60,922,963									

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

Community 4B Projects	FY Board Approved	Project Code	Budget FY25	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 100,000	\$ -	\$ -	100,000
McKinney Housing Authority-The Remnant	2022-2023	4B2308	1,800,000	-	-	1,800,000
Housing & Community Development	2022-2023	4B2312	147,738	-	-	147,738
Habitat for Humanity of CC	2022-2023	4B2315	325,157	-	25,009	300,148
Boys & Girls Club of McKinney	2022-2023	4B2316	425	-	397	28
ManeGait Therapeutic Horsemanship	2023-2024	4B2401	440,000	-	-	440,000
Project Venu	2023-2024	4B2404	3,000,000	-	-	3,000,000
McKinney Parks Foundation	2023-2024	4B2406	285,077	41,182	41,182	243,896
Sphinx	2023-2024	4B2408	500,000	-	-	500,000
Boys & Girls Club of Collin County	2023-2024	4B2410	35,000	-	-	35,000
YMCA of McKinney	2023-2024	4B2411	5,000	-	-	5,000
City of McKinney - Parks & Recreation	2023-2024	4B2412	1,000,000	-	-	1,000,000
McKinney Main Street	2023-2024	4B2414	109,320	-	-	109,320
Sanchez Charities	2023-2024	4B2415	517,190	-	-	517,190
Undesignated FY 2024 Budget			10,479,257	-	-	10,479,257
Total Community 4B Projects			\$ 18,744,164	\$ 41,182	\$ 66,587	\$ 18,677,577
Promotional and Event Grants	FY Board Approved	Project Code	Budget FY25	Monthly Actual	YTD Actual	Budget Balance
McKinney Garden Club-2023 Art Meets Floral at Heard-Craig Museum	2022-2023	PC2309	\$ 1,419	\$ -	\$ -	1,419
McKinney Chamber Foundation	2022-2023	PC2312	14,000	-	-	14,000
Millhouse Foundation	2022-2023	PC2313	463	-	-	463
McKinney Lacrosse - Turlaxin	2022-2023	PC2315	3,100	-	-	3,100
Art Club of McKinney	2022-2023	PC2317	475	-	-	475
McKinney Chamber Foundation - Dia de los Muertos	2022-2023	PC2320	1,922	-	-	1,922
Texas Cellos	2022-2023	PC2322	3,406	-	-	3,406
Collin County Master Gardeners	2022-2023	PC2323	55	-	-	55
ArtByMetta, LLC - McKinney RNB Picnic Festival	2023-2024	PC2402	55	-	-	55
Community Concerts Association 2024 Season	2023-2024	PC2404	4,000	-	2,715	1,285
SBG Hospitality - 2024 Sip & Stroll Series (Downtown McKinney)	2023-2024	PC2406	15,000	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	50	-	-	50
McKinney Philharmonic Orchestra-2024-2025 Season	2023-2024	PC2410	8,653	584	2,455	6,198
MillHouse Foundation-9 Maker Markets, Winter ArtFest, Summer ArtFest, International Postcard Art Exh	2023-2024	PC2411	5,669	-	-	5,669
CC History Museum-Created in Collin Exhibit and Shelby Car Exhibit	2023-2024	PC2412	3,000	-	-	3,000
Direction 61:3-BBO & Binoq and Mosaix Concert	2023-2024	PC2413	3,500	-	-	3,500
McKinney Chamber Foundation-2024 Dia de los Muertos at Mitchell Park	2023-2024	PC2414	7,945	801	7,822	123
Heritage Guild of Collin County-FM, Educational Programing, Ghostly Haunting, Tour of Home and Farm to Table	2023-2024	PC2415	13,000	-	6,879	6,121
Texas Women Society-Lunar Harvest at Mitchell Park	2023-2024	PC2416	8,000	-	8,000	-
Rotary Club of McKinney-2024 Parade of Lights	2023-2024	PC2417	7,500	-	-	7,500
McKinney Repertory theatre-2024-2025 Performances	2023-2024	PC2418	12,500	1,087	1,087	11,413
Warrior's Keep-Annual Gala at TUPPS	2023-2024	PC2419	5,000	-	4,226	774
Art Club of McKinney-3 Art Shows: Student, Spring Member Show, Art Meets Poetry	2023-2024	PC2420	4,200	-	-	4,200
McKinney Chamber Foundation-2025 Black History Month Events	2023-2024	PC2421	10,000	-	-	10,000
Adriatica Business Association-Adriatica Events (Eqstravaqenza, Go Fly A Kite, Cars & Guitars, Touch A Truck, Fall	2023-2024	PC2422	4,000	-	-	4,000
McKinney Public Library-Cultural Events (Library Palooza, Fire Safety Day, Diwali Festival of Lights, Halloween Hunt	2023-2024	PC2423	4,500	4,452	4,452	48
Young Actors Guild-2024-2025 Performances	2023-2024	PC2424	3,000	-	-	3,000
SBG Hospitality-2024 Wine & Music Festival at District 121	2023-2024	PC2425	5,000	-	5,000	-
CC Master Gardeners-2025 Garden Show, Plant Sales, Workshops and Other Events at Myers Park	2023-2024	PC2426	11,000	-	-	11,000
McKinney Main Street-2024 Oktoberfest	2023-2024	PC2427	13,000	-	-	13,000
Undesignated FY 2024 Budget			294,556	-	-	294,556
Total Promotional & Event Grants			\$ 478,968	\$ 21,923	\$ 68,636	\$ 385,492
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY25	Monthly Actual	YTD Actual	Budget Balance
Lolo's Coffee Co.	2022-2023	RI2301	\$ 50,000	\$ -	\$ -	50,000
Neathery Estate	2022-2023	RI2304	1,578	-	-	1,578
T & I Bakery	2022-2023	RI2305	6,000	-	-	6,000
Hope Hardware Bldg 214 E. Louisiana	2023-2024	RI2402	50,000	-	-	50,000
Kelly's Art Shack 312 East Cloyd	2023-2024	RI2405	27,264	-	27,264	-
Venezia Sepori 1820 Eldorado	2023-2024	RI2407	40,000	-	-	40,000
Antique Company Mall 213 E. Virginia	2023-2024	RI2408	50,000	-	-	50,000
Hope Hardware Bldg 214 E. Louisiana	2023-2024	RI2409	50,000	-	-	50,000
Hester Eats, LLC (dba Hamm's meat + market)	2023-2024	RI2410	50,000	-	-	50,000
Undesignated FY 2024 Budget			400,000	-	-	400,000
Total Retail Development Infrastructure Grants			\$ 724,842	\$ -	\$ 27,264	\$ 697,578
Economic Development Grants	FY Board Approved	Project Code	Budget FY25	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 FY25	Monthly Actual	YTD Actual	Budget Balance
Craig Ranch Hotel	2018-2019	4B1704	\$ 3,000,000	\$ -	\$ -	3,000,000
City of McKinney - Municipal Complex	2021-2022	4B2218	1,295,208	348,646	1,295,208	-
Total Special Projects			\$ 4,295,208	\$ 348,646	\$ 1,295,208	\$ 3,000,000
Park Construction Fund	FY Board Approved	Project Code	Budget FY25	Monthly Actual	YTD Actual	Budget Balance
Greens of McKinney Park Trail Improvements	2022-2023	PK1827	\$ 4,404,000	\$ 5,500	\$ 44,726	4,359,274
Towne Center Park Improvement	2020-2021	PK2113	5,892	-	-	5,892
Grady Littleiohn 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	229,147	-	-	229,147
Towne Lake Park Enrichment	2020-2021	PK4393	3,651,069	-	-	3,651,069
Erwin Park Development - Phase I	2016-2017	PK9143	5,500,000	-	-	5,500,000
Total Parks Construction Projects			\$ 14,370,108	\$ 5,500	\$ 44,726	\$ 14,325,382

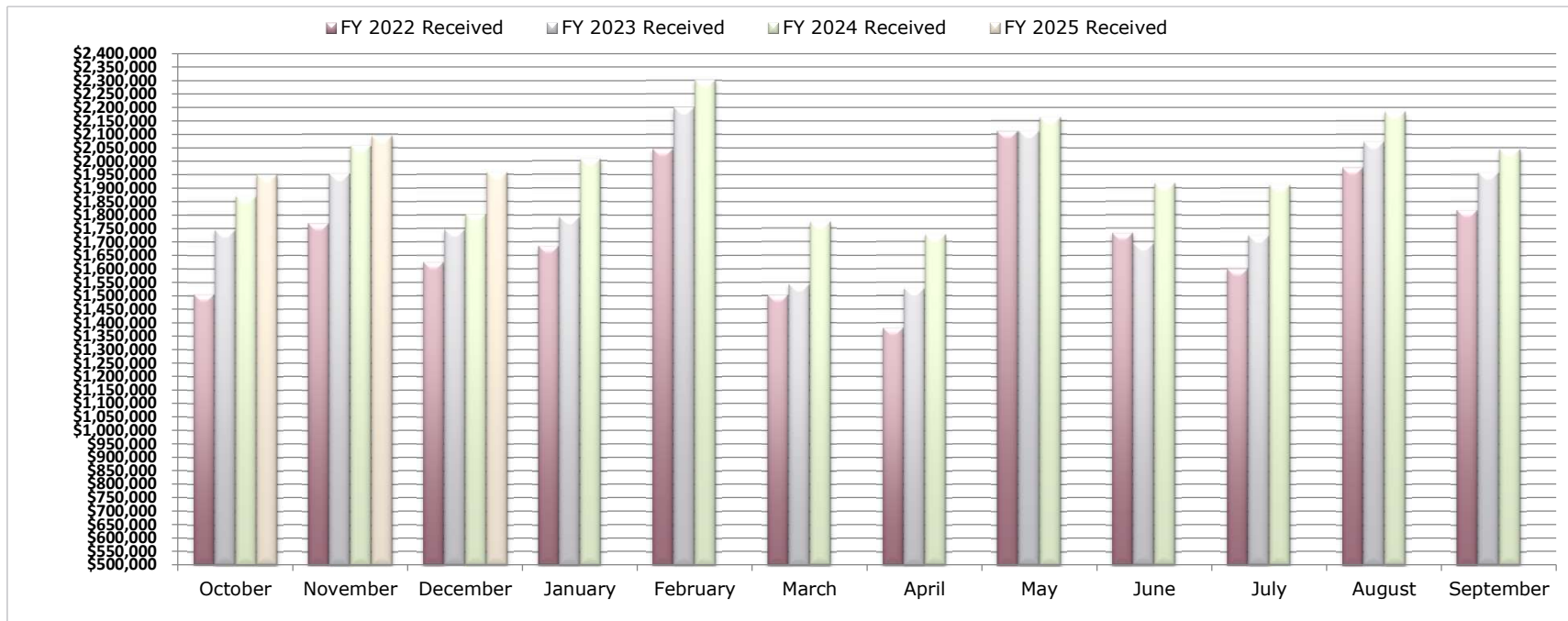
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

December 2024 (25% of FY Complete)

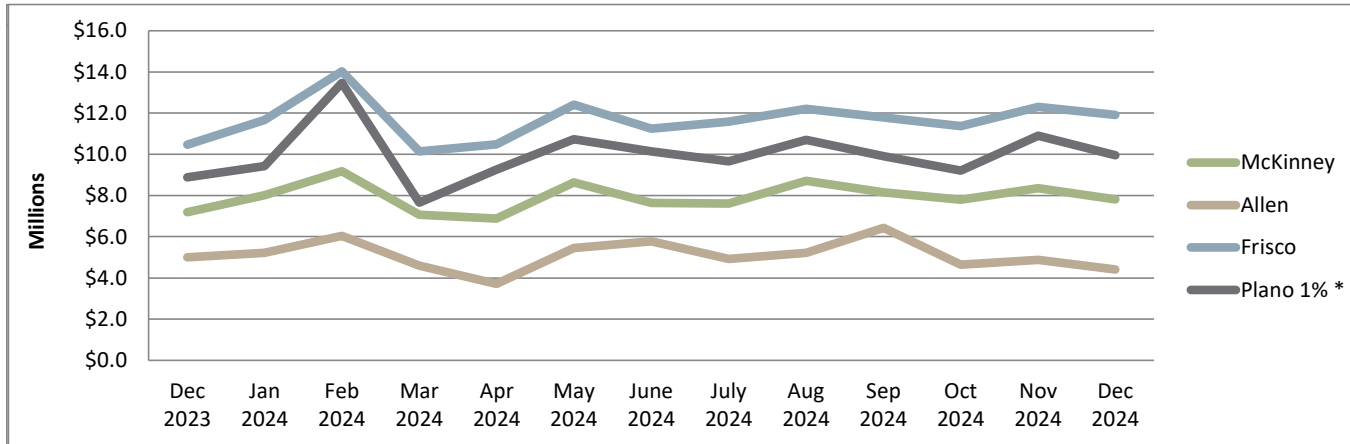
Month Received	FY 2020 Received	FY 2021 Received	FY 2022 Received	FY 2023 Received	FY 2024 Received	FY 2025 Received	Difference to FY 2024	Variance to FY 2024	% of Budget
October	\$1,165,480	\$1,266,887	\$1,505,930	\$1,744,754	\$1,870,001	\$1,949,963	\$79,962	4.3%	8.3%
November	1,380,273	1,546,275	1,769,473	1,953,351	2,057,621	2,093,662	36,041	1.8%	8.9%
December	1,253,931	1,337,046	1,625,682	1,746,641	1,802,724	1,957,829	155,105	8.6%	8.4%
January	1,185,717	1,360,427	1,685,372	1,792,873	2,007,689			0.0%	0.0%
February	1,670,492	1,810,982	2,047,001	2,200,406	2,301,628			0.0%	0.0%
March	1,140,182	1,281,889	1,503,190	1,542,369	1,774,394			0.0%	0.0%
April	1,288,819	1,113,662	1,381,890	1,527,564	1,726,631			0.0%	0.0%
May	1,276,942	1,830,977	2,111,453	2,113,379	2,163,234			0.0%	0.0%
June	1,316,761	1,513,303	1,732,613	1,694,214	1,917,699			0.0%	0.0%
July	1,267,094	1,482,555	1,600,462	1,723,832	1,910,588			0.0%	0.0%
August	1,516,349	1,780,053	1,977,131	2,073,238	2,184,303			0.0%	0.0%
September	1,369,952	1,564,200	1,819,544	1,959,047	2,045,170			0.0%	0.0%
Total	\$15,831,992	\$17,888,256	\$20,759,743	\$22,071,669	\$23,761,682	\$6,001,455	\$271,108	4.7%	24.4%



TOTAL SALES TAX COLLECTED

Sister City Comparison

December 2024	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$617,479	-\$584,513	\$1,442,343	\$1,060,991
Var to LY	8.6%	-11.7%	13.8%	11.9%
Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,080,053	-\$1,110,425	\$1,756,888	\$2,739,323
Var to LY	4.7%	-7.4%	5.2%	10.0%



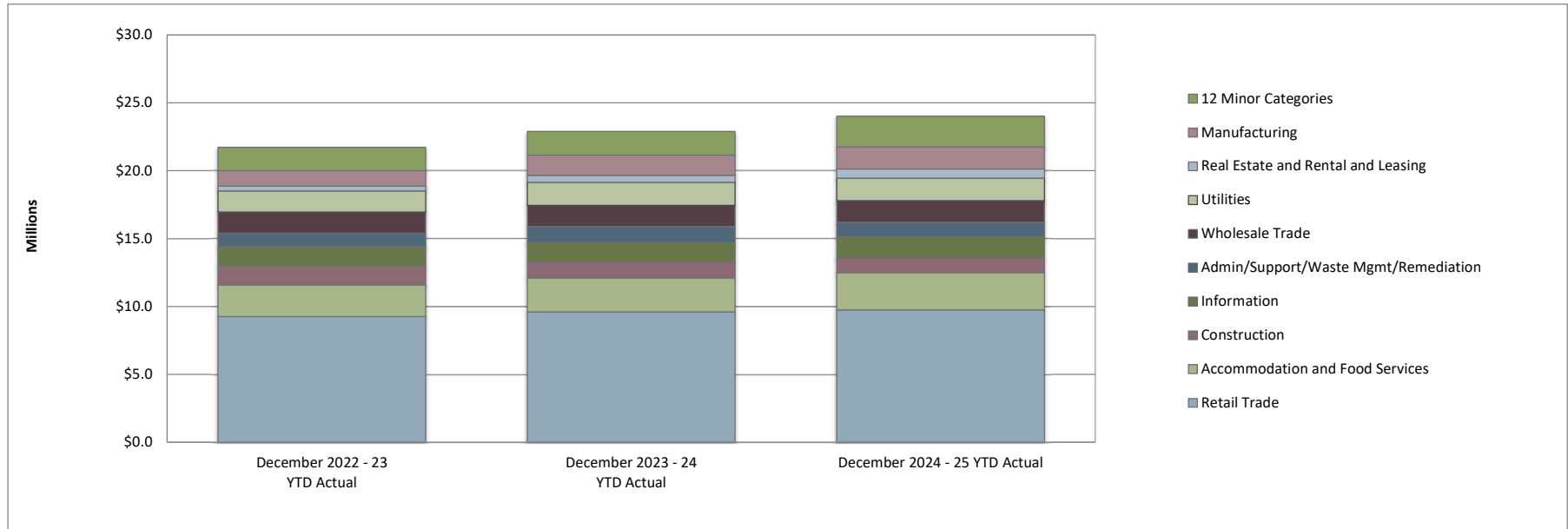
Year-to-Date Collections

FY 2024 Total	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
FY 2024 Total	\$22,877,692	\$15,051,463	\$33,830,008	\$27,341,575
FY 2025 Total	McKinney	Allen	Frisco	Plano 1% *
Oct 2024	\$7,799,853	\$4,641,443	\$11,371,930	\$9,213,154
Nov 2024	8,351,365	4,878,599	12,304,553	10,911,347
Dec 2024	7,806,527	4,420,996	11,910,412	9,956,397
FY 2025 Total	\$23,957,745	\$13,941,038	\$35,586,896	\$30,080,898

* 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

December YTD Collections for Prior Three Years



December Collections

Industries	December 2022 - 23 YTD Actual	December 2023 - 24 YTD Actual	December 2024 - 25 YTD Actual	December 25 vs December 24 YTD Variance	Variance as a %
Retail Trade	\$9,253,747	\$9,601,956	\$9,755,586	\$153,630	2%
Accommodation and Food Services	2,341,553	2,506,908	2,741,581	234,673	9%
Utilities	1,548,277	1,723,232	1,677,136	(46,096)	-3%
Manufacturing	1,133,016	1,497,660	1,612,680	115,020	7%
Information	1,416,855	1,463,235	1,591,664	128,429	8%
Wholesale Trade	1,567,330	1,541,898	1,585,731	43,833	3%
Construction	1,389,031	1,156,293	1,067,115	(89,178)	-8%
Admin/Support/Waste Mgmt/Remediation	1,002,112	1,168,948	1,052,980	(115,968)	-11%
Real Estate and Rental and Leasing	347,604	507,725	655,638	147,913	23%
12 Minor Categories	1,729,281	1,733,484	2,291,272	557,788	24%
Totals	\$21,728,806	\$22,901,339	\$24,031,383	\$1,130,044	5%

McKinney Community Development Corporation
Balance Sheet
December 2024

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 12,010,195	\$ -	\$ -	\$ 12,010,195
Investments	68,741,103	-	-	68,741,103
Interest Receivable - Investments	391,087	-	-	391,087
Accounts Receivable	4,037,805	-	-	4,037,805
Notes Receivable	750,000	-	-	750,000
Leases Receivable/GASB 87 Leases Receivable	179,474	-	-	179,474
Security Deposits	10,522	-	-	10,522
Capital/Land	-	-	6,279,989	6,279,989
Capital/Buildings and Structures	-	-	18,516,400	18,516,400
Capital/Land Improvements (Net of Depreciation)	-	-	79,260	79,260
Capital/Construction in Progress*	-	-	-	-
Other Assets/Leases ROU Asset	-	588,877	-	588,877
GASB 68 & 75/TMRS Actuarial	-	23,829	-	23,829
GASB 68 & 75/TMRS Assumption Change	-	618	-	618
GASB 68 & 75/TMRS Investment	-	22,204	-	22,204
GASB 68 & 75/TMRS Contributions	-	34,378	-	34,378
GASB 68 & 75/OPEB Actuarial	-	315	-	315
GASB 68 & 75/OPEB Assumption Change	-	5,594	-	5,594
GASB 68 & 75/OPEB Contributions	-	90	-	90
Total Assets	\$ 86,120,185	\$ 675,905	\$ 24,875,649	\$ 111,671,740
Liabilities				
Vouchers Payable	\$ 16,025	\$ -	\$ -	\$ 16,025
Compensated Absences	-	66,201	-	66,201
Bonds Payable Interest	-	71,608	-	71,608
Bonds Payable Current	-	1,145,000	-	1,145,000
Lease Liability Current	-	55,210	-	55,210
Deposits/Office Space	2,500	-	-	2,500
Bonds Payable	-	13,950,000	-	13,950,000
TMRS Pension Liability	-	162,893	-	162,893
OPEB Liability	-	42,168	-	42,168
Non Current Liabilities	-	558,894	-	558,894
TMRS Actuarial Experience	-	133	-	133
TMRS Assumption Change	-	663	-	663
OPEB Actuarial Experience	-	15,033	-	15,033
OPEB Assumption Change	-	11,682	-	11,682
GASB Inflow/GASB 87 Leases	171,381	-	-	171,381
Total Liabilities	\$ 189,906	\$ 16,079,485	\$ -	\$ 16,269,391
Fund Equity				
Unreserved Fund Balance *	\$ 85,811,023	\$ (15,403,579)	\$ -	\$ 70,407,444
Reserved for Encumbrances	108,734	-	-	108,734
Reserved for Prepaids	10,522	-	-	10,522
Investment in Capital Assets	-	-	24,875,649	24,875,649
Total Fund Equity	\$ 85,930,279	\$ (15,403,579)	\$ 24,875,649	\$ 95,402,349
Total Liabilities and Equity	\$ 86,120,185	\$ 675,905	\$ 24,875,649	\$ 111,671,740
Unreserved Fund Balance *				
	\$ 85,919,757			
Committed Projects Reserve:				
Community Projects	\$ 8,198,320			
Discretionary Prom & Comm Grants	90,936			
Retail Development Infrastructure Grants	297,578			
Economic Development Grants	-			
Special Projects	3,000,000			
Parks Construction Projects	14,325,382			
Total Committed Projects	\$ 25,912,217			
Unreserved Fund Balance after Project Commit.				
	\$ 60,007,541			
Undesignated Reserve:				
Community Projects (FY25)	\$ 10,479,257			
Discretionary Prom & Comm Grants (FY25)	294,556			
Retail Development Infrastructure Grants	400,000			
Economic Development Grants	2,000,000			
Total Undesignated Allocations	\$ 13,173,813			
Remaining Unreserved Fund Balance				
	\$ 46,833,728			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 46,833,728			