

McKinney Community Development Corporation
Summary Operating Statement
September 2023 Unaudited Final (100% of FY Complete)

Revenues	FY23 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	\$ 22,246,704	\$ 2,193,562	\$ 22,306,184	\$ (59,480)	100.3%	\$ 1,853,892	\$ 339,670	\$ 22,246,704	\$ 59,480
Interest Income	1,557,780	134,778	1,951,488	(393,708)	125.3%	129,815	4,963	1,557,780	393,708
Unrealized Gains/Losses	-	(155,756)	207,008	(207,008)	-	-	(155,756)	-	207,008
Contributions & Donations - Other Capital	163,329	-	531,598	(368,269)	325.5%	13,611	(13,611)	163,329	368,269
Miscellaneous Revenue	-	1,223	12,840	(12,840)	-	-	1,223	-	12,840
Total Revenues	\$ 23,967,813	\$ 2,173,807	\$ 25,009,119	\$ (1,041,306)	104.3%	\$ 1,997,318	\$ 176,489	\$ 23,804,484	\$ 1,041,306
Expenses	FY23 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MDCD Operations									
Personnel Expense	\$ 323,145	\$ 40,883	\$ 331,146	\$ (8,001)	102.5%	\$ 26,929	\$ (13,954)	\$ 323,145	\$ (8,001)
Supplies Expense	15,250	76,942	82,475	(67,225)	540.8%	1,271	(75,671)	15,250	(67,225)
Maintenance Expense	2,500	1,282	1,282	1,218	51.3%	208	(1,074)	2,500	1,218
Services/Sundry	1,180,242	44,802	695,347	484,895	58.9%	98,354	53,552	1,180,242	484,895
Capital	318,410	(76,477)	15,875	302,535	0.0%	26,534	(103,011)	318,410	302,535
Total Administrative	\$ 1,839,547	\$ 87,432	\$ 1,126,126	\$ 713,421	61.2%	\$ 153,296	\$ (140,157)	\$ 1,839,547	\$ 713,421
Projects									
Community Grants & Projects	\$ 27,069,509	\$ 82,829	\$ 4,476,940	\$ 22,592,569	16.5%	\$ 2,255,792	\$ 2,172,963	\$ 27,069,509	\$ 22,592,569
Capital	189,600	27,265	139,135	50,465	0.0%	15,800	(11,465)	189,600	50,465
Other Project Expenses	165,000	3,610	16,588	148,412	10.1%	13,750	10,140	165,000	148,412
Total Projects	\$ 27,424,109	\$ 113,704	\$ 4,632,662	\$ 22,791,447	16.9%	\$ 2,285,342	\$ 2,171,638	\$ 27,424,109	\$ 22,791,447
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 175,502	\$ (502)	100.3%	\$ 14,583	\$ -	\$ 175,000	\$ (502)
Economic Incentive	518,387	591,267	591,267	(72,880)	114.1%	43,199	(548,068)	518,387	(72,880)
Insurance & Risk Fund	754	63	754	-	100.0%	63	-	754	-
Park Construction Fund	15,485,340	395,019	4,706,480	10,778,860	30.4%	1,290,445	895,427	15,485,340	10,778,860
MPAC	500,000	41,667	500,000	(0)	100.0%	41,667	-	500,000	-
Buildings & Structures	12,575,097	1,022,280	10,322,861	2,252,236	82.1%	1,047,925	25,644	12,575,097	2,252,236
MCDC Debt Service Payments	1,085,000	-	1,085,000	-	100.0%	90,417	90,417	1,085,000	-
MCDC Debt Service I & S	636,044	-	636,044	-	100.0%	53,004	53,004	636,044	-
Paying Agent	1,000	-	400	600	40.0%	83	83	1,000	600
Total Non-Departmental	\$ 30,976,622	\$ 2,064,878	\$ 18,018,307	\$ 12,958,314	58.2%	\$ 2,581,385	\$ 516,507	\$ 30,976,622	\$ 12,958,314
Total Expenses	\$ 60,240,278	\$ 2,266,014	\$ 23,777,095	\$ 36,463,182	39.5%	\$ 5,020,023	\$ 2,547,988	\$ 60,240,278	\$ 36,463,182
Net	\$ (36,272,465)	\$ (92,207)	\$ 1,232,024			\$ (3,022,705)	\$ 2,930,498	\$ (36,435,794)	\$ 37,667,818
FY23 Beginning Fund Balance	\$ 67,101,844								
Add FY23 Actual Revenue	25,009,119								
Less FY23 Actual Expenses	(23,777,095)								
FY23 Ending Fund Balance	\$ 68,333,868								

McKinney Community Development Corporation
Project Details - September 2023 Unaudited Final

Community 4B Projects	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 200,000	\$ -	\$ 8,700	\$ 191,300
Habitat for Humanity of Collin County	2019-2020	4B2003	13,720	-	-	13,720
Heard Museum	2021-2022	4B2301	30,000	-	30,000	-
Mck Parks Foundation	2021-2022	4B2202	2,451	-	2,451	-
Housing & Community Development	2021-2022	4B2204	93,790	-	87,558	6,232
Boys & Girls Club of Collin County	2021-2022	4B2207	7,606	-	7,606	-
Huas Greenhouse	2021-2022	4B2208	744	-	-	744
Habitat for Humanity of Collin County - Land/Home Repairs	2021-2022	4B2210	300,000	-	300,000	-
Habitat for Humanity of Collin County - Renovations	2021-2022	4B2212	73,765	-	73,765	-
Main Street - Downtown lighting improvements and speaker upqra	2021-2022	4B2214	38,200	-	35,738	2,462
Collin County History Museum - Construction	2021-2022	4B2215	35,375	4,729	35,375	-
Adriatica Business Association	2021-2022	4B2216	98,392	-	96,040	2,352
City of McKinney - Engineering Department	2022-2023	4B2301	500,000	-	-	500,000
Haddington Fund	2022-2023	4B2302	95,038	-	44,375	50,663
Heard-Craig Center for the Arts	2022-2023	4B2303	135,300	10,174	129,074	6,226
McKinney Roots	2022-2023	4B2304	22,000	22,000	22,000	-
Heard Museum	2022-2023	4B2306	50,000	16,476	50,000	-
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	-	-	400,000
Boys & Girls Club of McKinney	2022-2023	4B2316	71,477	-	-	71,477
Undesignated FY 2023 Budget			2,939,717	-	-	2,939,717
Total Community 4B Projects			\$ 7,396,288	\$ 53,379	\$ 922,682	\$ 6,473,606
Promotional and Event Grants	FY Board Approved	Project Code	Budget FY23	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
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
Colorful Collaborations-Legacy Keepers 2021 events	2020-2021	PC2105	1,125	-	-	1,125
Ovation Academy of Performing Arts-2021 Spring/Summer Product	2020-2021	PC2107	1,534	-	-	1,534
Colorful Collaborations-Legacy Keepers - Dia De Los Muertos Celeb	2020-2021	PC2108	2,018	-	-	2,018
Crape Myrtle Trails Foundation - 15th Crape Myrtle Run & Festival	2020-2021	PC2113	435	-	-	435
McKinney Main Street - Light Up Louisiana spotlight	2020-2021	PC2114	1,221	-	-	1,221
McKinney ISD Athletics - 2021 NCAA D2	2020-2021	PC2115	505	-	-	505
McKinney Rotary Foundation - 2021 Parade of Lights	2020-2021	PC2116	63	-	-	63
25 Revolutions - Documentary set in McKinney	2021-2022	PC2201	9,500	-	9,500	-
SBG Hospitality - 2022 Sip & Stroll	2021-2022	PC2203	10,000	-	10,000	-
Ovation Academy of Performing Arts - 2022 Spring/Summer Produ	2021-2022	PC2204	450	-	-	450
OFW Series - 2022 off-road race series (17 events)	2021-2022	PC2208	2,200	-	2,200	-
McKinney Restaurant Council - 2022 McKinney Made	2021-2022	PC2210	12,000	-	-	12,000
CC History Museum-2022 Then & Now	2021-2022	PC2211	3,500	-	3,493	7
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	2,554	-	-	2,554
McKinney Repertory Theater - 5 shows with 22+ performances (20	2021-2022	PC2215	11,667	2,222	10,701	966
Odysseus (Mck Philharmonic) - 6 performances (2022-23 season)	2021-2022	PC2216	11,613	-	9,869	1,744
Heritage Guild of CC - Farmers Market (52 markets) , Bar Wars Se	2021-2022	PC2217	13,751	-	13,751	-
Legacy Keepers of Old East Mck - Dia de los Muertos	2021-2022	PC2218	12,880	-	5,305	7,575
Mck Rotary Foundation - 2022 Parade of Lights	2021-2022	PC2219	7,388	-	7,054	334
McKinney Main Street - 2022 Oktoberfest and Home for the Holid	2021-2022	PC2220	11,820	-	11,820	-
Collin County Master Gardeners - 2023 McKinney Garden Show	2021-2022	PC2221	9,850	-	8,876	974
SBG Hospitality - 2022 McKinney Wine & Music Festival	2021-2022	PC2222	9,850	-	9,850	-
Adriatica Business Association - 2022 events: Fall Flavors Wine Wa	2021-2022	PC2223	2,463	-	2,463	-
Meals on Wheels - I Spy McKinney	2021-2022	PC2224	2,955	-	1,591	1,364
McKinney Community Concerts Association-2023-24 season - 6 uni	2022-2023	PC2301	3,000	-	3,000	-
Shakespeare McKinney (Ovation)-2023 Shakespeare McKinney at /	2022-2023	PC2302	2,500	-	2,500	-
Heritage Guild of Collin County-Spring events to including but not i	2022-2023	PC2303	11,240	-	11,240	-
SBG Hospitality-2023 Sip & Stroll series	2022-2023	PC2304	15,000	-	-	15,000
Marching Music Made in McKinney-2023 DCI	2022-2023	PC2305	5,600	5,600	5,600	-
St. Peter's Episcopal Church-2023 Empty Bowls	2022-2023	PC2306	9,500	-	9,500	-
Kiwanis Foundation-2023 Triathlon	2022-2023	PC2307	2,500	-	2,500	-
ManeGait Therapeutic Horsemanship-2023 LIVE at the Gait (Count	2022-2023	PC2308	7,500	-	7,500	-
McKinney Garden Club-2023 Art Meets Floral at Heard-Craig Museu	2022-2023	PC2309	3,000	-	1,581	1,419
McKinney Main Street-2023 Arts in Bloom	2022-2023	PC2310	11,000	-	11,000	-
Collin County History Museum-2023 Created in Collin Exhibit and 1	2022-2023	PC2311	12,000	-	12,000	-
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	10,000	-	3,427	6,573
Heritage Guild-Farmers Market, Legends of Mck Hauntings, Murder	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 produc	2022-2023	PC2316	10,500	-	-	10,500
Art Club of McKinney-Season performances to include one student	2022-2023	PC2317	2,100	-	-	2,100
McKinney Rotary Club-2023 Parade of Lights	2022-2023	PC2318	7,500	-	-	7,500
McKinney Philharmonic Orchestra-2023-24 Performances	2022-2023	PC2319	10,500	-	1,118	9,382
McKinney Chamber Foundation-2023 Dia de los Muertos	2022-2023	PC2320	9,000	2,100	2,100	6,900
McKinney Main Street-2023 Oktoberfest and 2023 Home for the Hc	2022-2023	PC2321	13,500	-	-	13,500
Texas Cellos-2023-24 Performances	2022-2023	PC2322	4,500	-	-	4,500
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
Undesignated FY 2023 Budget			1,960	-	-	1,960
Total Promotional & Event Grants			\$ 388,718	\$ 9,922	\$ 191,539	\$ 197,178
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
The Cotton Mill	2021-2022	R12202	\$ 13,754	\$ -	\$ 12,793	\$ 961
Lelo's Coffee Co.	2022-2023	R12301	50,000	-	-	50,000
Waterboy RE LLC	2022-2023	R12302	50,000	-	-	50,000
Haddington Fund	2022-2023	R12303	50,000	-	-	50,000
Neathery Estate	2022-2023	R12304	21,244	1,410	16,594	4,650
T & I Bakery	2022-2023	R12305	6,000	-	-	6,000
Cocktail Creamery	2022-2023	R12306	5,813	-	-	5,813
Undesignated FY 2023 Budget			16,944	-	-	16,944
Total Retail Development Infrastructure Grants			\$ 213,754	\$ 1,410	\$ 29,387	\$ 184,367
Economic Development Grants	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
City of McKinney - Engineering Department	2021-2022	4B2203	\$ 400,000	\$ -	\$ 400,000	\$ -
Undesignated FY 2023 Budget			-	-	-	-
Total Economic Development Grants			\$ 400,000	\$ -	\$ 400,000	\$ -
Special Projects	FY Board Approved	Project Code	Budget FY23	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	12,764,697	1,049,545	10,461,996	2,302,702
The HUB (4 acre)	2020-2021	4B2101	2,600,000	-	-	2,600,000
Apex Center Expansion	2020-2021	4B2108	3,172,858	18,118	35,438	3,137,420
City of McKinney - Municipal Complex	2021-2022	4B2218	7,000,000	-	-	7,000,000
Total Special Projects			\$ 31,435,448	\$ 1,067,664	\$ 13,395,326	\$ 18,040,122
Park Construction Fund	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
Finch Park Phase IV	2017-2018	PK1211	\$ 9,789	\$ 9,787	\$ 9,787	\$ 2
Hike & Bike Trail Construction	2016-2017	PK1213	180,345	-	-	180,345
Prestwycck Park	2016-2017	PK1643	96,920	54,377	96,919	1
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	2,404,000	-	-	2,404,000
New Senior Center	2020-2021	PK1829	200,000	-	-	200,000
Renovations - Aquina Park	2019-2020	PK1831	6,231,845	-	3,434,041	2,797,804
Finch Park Phase V	2019-2020	PK2039	257,606	139,541	257,606	0
Parks Master Plan	2019-2020	PK2040	1,111	-	1,111	-
OSCR Aquatic and Park Renovation	2019-2020	PK2041	507,603	-	18,289	489,314
Greens Neighborhood Park	2020-2021	PK2109	1,651,138	4,000	70,394	1,580,743
Towne Center Park Improvement	2020-2021	PK2113	10,998	1,191	1,191	9,807
Gray Branch Community Park Phase I	2020-2021	PK2206	65,417	49,998	49,998	15,419
2023-2024 Playground/Park Improvements	2022-2023	PK2343	850,000	-	-	850,000
Park Equipment - Trail sweeper, van with a lift, and stage	2022-2023	PK2349	600,000	-	284,923	315,077
Grady Littlejohn Shade and Seating Improvements	2022-2024	PK2448	80,000	-	-	80,000
Parks Accessibility	2020-2017	PK2545	155,042	-	16,111	138,931
Rauschhaut PK Restroom Renovation	2017-2018	PK3292	130,229	117,380	130,228	1
Towne Lake Parke Enrichment	2020-2021	PK4393	431,166	17,927	146,944	284,221
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	83,439	817	83,437	2
Community Center Renovation	2019-2020	PK4397	1,145,000	-	105,499	1,039,501
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
Total Parks Construction Projects			\$ 15,485,340	\$ 395,019	\$ 4,706,480	\$ 10,778,860

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

McKinney Community Development Corporation
Balance Sheet
September 2023 Unaudited Final

	MDCD Operations	MDCD Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 2,049,155	\$ -	\$ -	\$ 2,049,155
Investments	63,231,343	-	-	63,231,343
Interest Receivable - Investments	205,331	-	-	205,331
Accounts Receivable	4,116,832	-	-	4,116,832
Security Deposits	10,522	-	-	10,522
Deferred Charges - Prepaid Items	9,757	-	-	9,757
Discounts on Investments	20,872	-	-	20,872
Capital/Land	-	-	6,279,989	6,279,989
Capital/Buildings and Structures	-	-	14,155	14,155
Capital/Land Improvements (Net of Depreciation)	-	-	92,183	92,183
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	\$ 69,643,813	\$ 779,561	\$ 22,921,168	\$ 93,344,542
Liabilities				
Vouchers Payable	\$ 1,110,174	\$ -	\$ -	\$ 1,110,174
Accrued Payroll Payable	5,924	-	-	5,924
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
Lease Liability Noncurrent	-	614,103	-	614,103
TMRS Actuarial Experience	-	400	-	400
OPEB Actuarial Experience	-	16,450	-	16,450
GASB Inflow/GASB 87 Leases	191,348	-	-	191,348
OPEB Contributions	-	11,284	-	11,284
Total Liabilities	\$ 1,309,945	\$ 17,269,802	\$ -	\$ 18,579,747
Fund Equity				
Unreserved Fund Balance *	\$ 68,313,589	\$ (16,490,241)	\$ -	\$ 51,823,349
Reserved for Prepays	20,279	-	-	20,279
Investment in Capital Assets	-	-	22,921,168	22,921,168
Total Fund Equity	\$ 68,333,868	\$ (16,490,241)	\$ 22,921,168	\$ 74,764,796
Total Liabilities and Equity	\$ 69,643,813	\$ 779,561	\$ 22,921,168	\$ 93,344,543
Unreserved Fund Balance *				
Unreserved Fund Balance *	\$ 68,313,589			
Committed Projects Reserve:				
Community Projects	\$ 3,533,889			
Discretionary Prom & Comm Grants	195,218			
Retail Development Infrastructure Grants	167,423			
Economic Development Grants	-			
Special Projects	18,040,122			
Parks Construction Projects	10,778,860			
Total Committed Projects	\$ 32,715,512			
Unreserved Fund Balance after Project Commit.	\$ 35,598,077			
Undesignated Reserve:				
Community Projects (FY23)	\$ 2,939,717			
Discretionary Prom & Comm Grants (FY23)	1,960			
Retail Development Infrastructure Grants	16,944			
Economic Development Grants	-			
Total Undesignated Allocations	\$ 2,958,620			
Remaining Unreserved Fund Balance	\$ 32,639,457			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 32,639,457			