

McKinney Community Development Corporation
Summary Operating Statement
February 2025 (42% 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	\$ 2,592,891	\$ 10,511,905	\$ 14,080,664	42.7%	\$ 2,049,381	\$ 543,510	\$ 10,246,904	\$ 265,002
Interest Income	1,565,000	210,224	976,157	588,843	62.4%	130,417	79,807	652,083	324,074
Rent & Royalties - Office Space	-	17,647	35,294	(35,294)	-	-	17,647	-	35,294
Miscellaneous Revenue	217,970	7,907	150,098	67,872	-	18,164	(10,257)	90,821	59,277
Total Revenues	\$ 26,375,539	\$ 2,828,669	\$ 11,673,455	\$ 14,702,084	44.3%	\$ 2,197,962	\$ 630,707	\$ 10,989,808	\$ 683,647
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	\$ 30,942	\$ 189,771	\$ 266,880	41.6%	\$ 38,054	\$ 7,112	\$ 190,271	\$ 501
Supplies Expense	18,750	199	6,443	12,307	34.4%	1,563	1,364	7,813	1,369
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	1,042	1,042
Services/Sundry	940,738	12,620	154,123	786,615	16.4%	78,395	65,774	391,974	237,852
Capital	40,000	-	-	40,000	0.0%	3,333	(3,333)	16,667	16,667
Total Administrative	\$ 1,458,639	\$ 43,761	\$ 350,337	\$ 1,108,302	24.0%	\$ 121,553	\$ 71,125	\$ 607,766	\$ 257,430
Projects									
Community Grants & Projects	\$ 26,243,184	\$ 98,702	\$ 1,653,098	\$ 24,590,086	6.3%	\$ 2,186,932	\$ 2,088,230	\$ 10,934,660	\$ 9,281,562
Park Construction Fund	14,370,108	296,969	418,237	13,951,871	2.9%	1,197,509	900,540	5,987,545	5,569,308
Capital	60,000	-	-	60,000	0.0%	5,000	5,000	25,000	25,000
Other Project Expenses	148,000	-	2,778	145,223	1.9%	12,333	12,333	61,667	58,889
Total Projects	\$ 40,821,292	\$ 395,671	\$ 2,074,112	\$ 38,747,180	5.1%	\$ 3,401,774	\$ 3,006,104	\$ 17,008,872	\$ 14,934,760
Non-Departmental									
Administrative Fee to GF	\$ 330,000	\$ 27,500	\$ 137,500	\$ 192,500	41.7%	\$ 27,500	\$ -	\$ 137,500	\$ -
Economic Incentive	1,702,616	-	-	1,702,616	0.0%	141,885	141,885	709,423	709,423
Insurance & Risk Fund	1,454	121	606	848	41.7%	121	-	606	-
MPAC	500,000	41,667	208,333	291,667	41.7%	41,667	-	208,333	-
MCDC Debt Service Payments	1,145,000	-	-	1,145,000	0.0%	95,417	95,417	477,083	477,083
MCDC Debt Service I & S	572,867	-	286,433	286,434	50.0%	47,739	47,739	238,695	(47,739)
Paying Agent	1,000	-	200	800	20.0%	83	83	417	217
Total Non-Departmental	\$ 4,252,937	\$ 69,288	\$ 633,072	\$ 3,619,865	14.9%	\$ 354,411	\$ 285,124	\$ 1,772,057	\$ 1,138,984
Total Expenses	\$ 46,532,868	\$ 508,720	\$ 3,057,521	\$ 43,475,347	6.6%	\$ 3,877,739	\$ 3,362,353	\$ 19,388,695	\$ 16,331,173
Net	\$ (20,157,329)	\$ 2,319,949	\$ 8,615,933			\$ (1,679,777)	\$ 3,999,726	\$ (8,398,887)	\$ 17,014,820
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 - February 2025

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	17,500	42,509	282,648
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	-	126,224	158,853
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	2023-2024		10,479,257	-	-	10,479,257
Total Community 4B Projects			\$ 18,744,164	\$ 17,500	\$ 169,129	\$ 18,575,035
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 RINB 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	-
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	1,599	4,054	4,599
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 & Binoo 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	-	7,822	123
Heritage Guild of Collin County-FM, Educational Programminq, Ghostly Haunting, Tour of Home and Farm to Table	2023-2024	PC2415	13,000	-	12,869	131
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	7,500	-
McKinney Repertory theatre-2024-2025 Performances	2023-2024	PC2418	12,500	-	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 (Eqstravagenza, 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	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
Texas Women Society-McKinney Asian Festival	2024-2025	PC2501	10,000	-	-	10,000
McKinney Philharmonic Orchestra-2025-2026 Season	2024-2025	PC2502	11,250	-	-	11,250
McKinney Chamber Foundation	2024-2025	PC2503	12,500	-	-	12,500
St. Peter's Episcopal Church-2025 Empty Bowls	2024-2025	PC2504	10,000	-	-	10,000
Heritage Guild-Chestnut Square Events (FM, Ghostly Hauntings, Trolley Tours, Educational Programminq, Exhibits)	2024-2025	PC2505	12,500	-	-	12,500
Texas Homegrown Music-2025 Texas Music Revolution and Hippiefest	2024-2025	PC2506	9,500	-	-	9,500
CC History Museum-2025 Festivals	2024-2025	PC2507	10,000	-	-	10,000
MillHouse Foundation	2024-2025	PC2508	13,000	-	-	13,000
Sostenuto Choral Community Community of North Texas-2025 Spring Concert	2024-2025	PC2509	1,325	-	-	1,325
ManeGait Therapeutic Horsemanship-2025 ManeGait Live Country Fair & Concert	2024-2025	PC2510	10,000	-	-	10,000
McKinney Library Foundation-2025 Events	2024-2025	PC2511	5,500	-	-	5,500
Marching Music Made in McKinney-2025 DCI & Drumline Battle	2024-2025	PC2512	5,600	-	-	5,600
McKinney Main Street-2025 Arts in Bloom	2024-2025	PC2513	11,300	-	-	11,300
Sanchez Charities-2025 Run for Hope: Walk in Unity	2024-2025	PC2514	7,500	-	-	7,500
SBG Hospitality-2025 Sip & Strolls	2024-2025	PC2515	15,000	-	-	15,000
Undesignated FY 2024 Budget			149,581	-	-	149,581
Total Promotional & Event Grants			\$ 478,968	\$ 9,099	\$ 89,393	\$ 364,734
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY25	Monthly Actual	YTD Actual	Budget Balance
Lelo's Coffee Co.	2022-2023	RI2301	\$ 50,000	\$ 22,103	\$ 22,103	\$ 27,897
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	50,000	-
Kelly's Art Shack 312 East Cloyd	2023-2024	RI2405	27,264	-	27,264	-
Venezia Saponi 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	\$ 72,103	\$ 99,367	\$ 625,475
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	-	1,295,208	-
Total Special Projects			\$ 4,295,208	\$ -	\$ 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	\$ 296,969	\$ 417,697	\$ 3,986,303
Towne Center Park Improvement	2020-2021	PK2113	5,892	-	540	5,352
Grady Littlejohn Shade and Seating Improvements	2022-2023	PK2448	80,000	-	-	80,000
2023-2024 Playaround/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	\$ 296,969	\$ 418,237	\$ 13,951,871

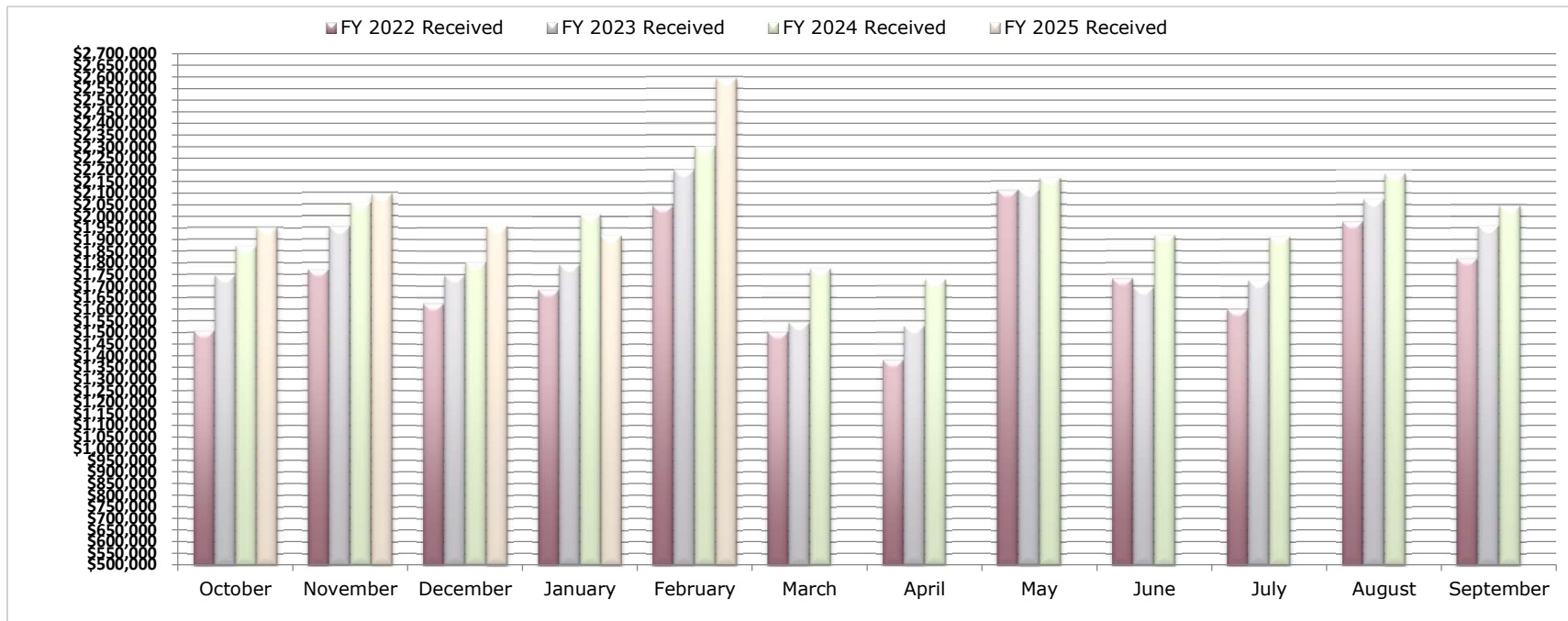
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

February 2025 (42% of FY Complete)

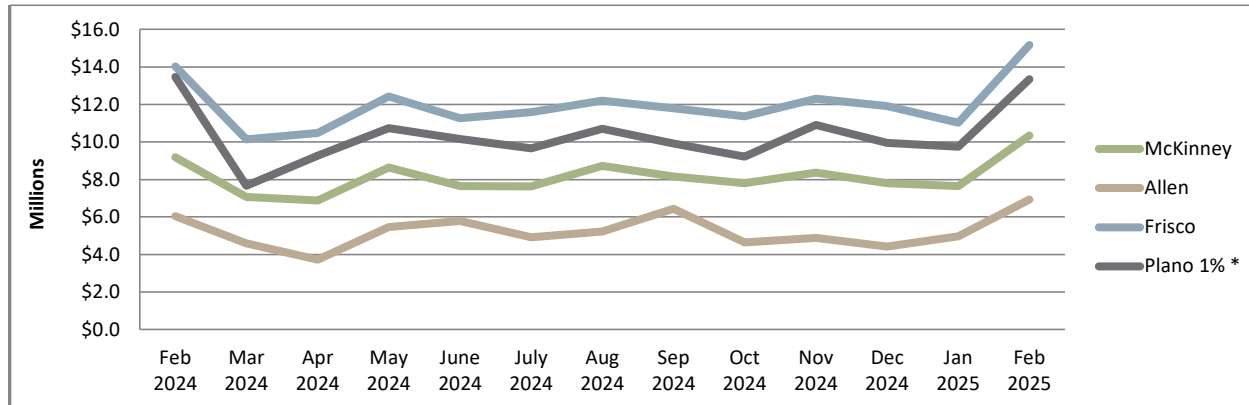
Month Received	FY 2020 Received	FY 2021 Received	FY 2022 Received	FY 2023 Received	FY 2024 Received	FY 2025 Received	Difference to FY 2024	Variance to FY 2024	% of Budget
October	\$1,165,480	\$1,266,887	\$1,505,930	\$1,744,754	\$1,870,001	\$1,949,963	\$79,962	4.3%	8.3%
November	1,380,273	1,546,275	1,769,473	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	1,917,560	(90,129)	-4.5%	8.2%
February	1,670,492	1,810,982	2,047,001	2,200,406	2,301,628	2,592,891	291,263	12.7%	11.1%
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	\$10,511,905	\$472,242	4.7%	42.7%



TOTAL SALES TAX COLLECTED

Sister City Comparison

February 2025	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,162,190	\$892,705	\$1,145,769	-\$129,233
Var to LY	12.7%	14.8%	8.2%	-1.0%
Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,878,543	-\$474,864	\$2,265,923	\$2,928,709
Var to LY	4.7%	-1.8%	3.8%	5.8%



Year-to-Date Collections

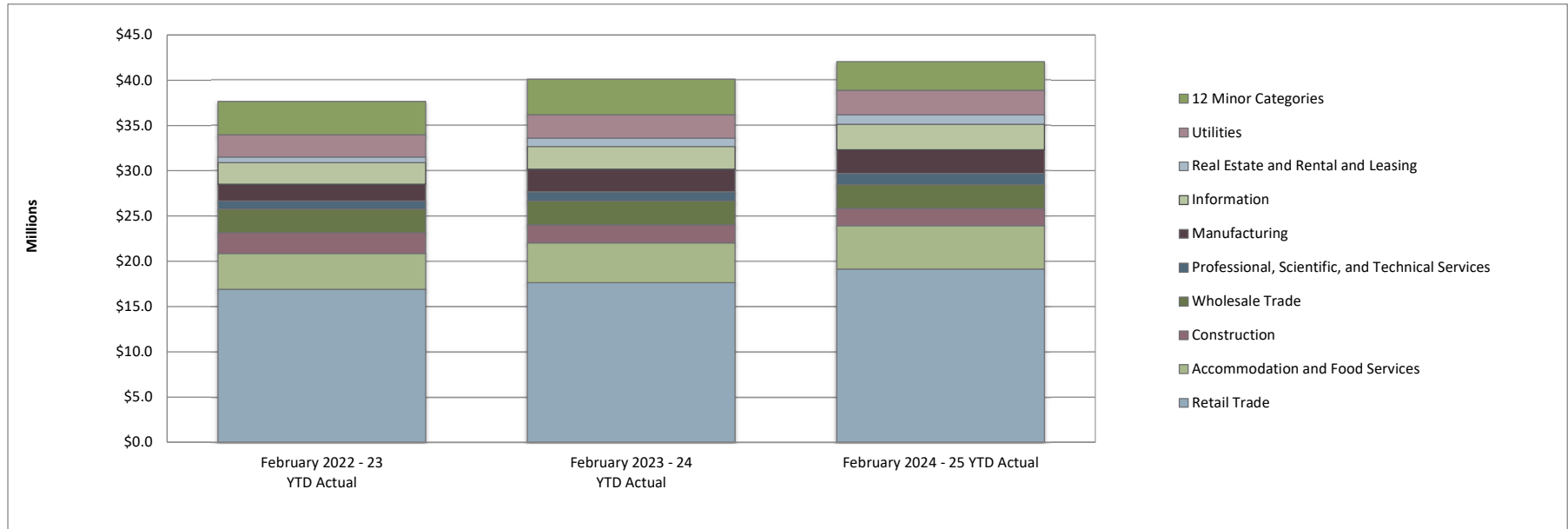
FY 2024 Total	McKinney	Allen	Frisco	Plano 1% *
Oct 2023	\$7,480,005	\$4,580,679	\$11,211,998	\$9,402,743
Nov 2023	8,208,639	5,465,276	12,149,941	9,043,425
Dec 2023	7,189,048	5,005,509	10,468,069	8,895,406
Jan 2024	8,008,845	5,221,220	11,660,064	9,418,268
Feb 2024	9,184,310	6,042,212	14,020,497	13,471,501
FY 2024 Total	\$40,070,847	\$26,314,895	\$59,510,569	\$50,231,344

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
Jan 2025	7,645,144	4,964,076	11,023,330	9,736,887
Feb 2025	10,346,500	6,934,917	15,166,266	13,342,268
FY 2025 Total	\$41,949,390	\$25,840,031	\$61,776,492	\$53,160,053

* 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

February YTD Collections for Prior Three Years



February Collections

Industries	February 2022 - 23 YTD Actual	February 2023 - 24 YTD Actual	February 2024 - 25 YTD Actual	February 25 vs February 24 YTD Variance	Variance as a %
Retail Trade	\$16,890,402	\$17,656,648	\$19,131,450	\$1,474,802	8%
Accommodation and Food Services	3,962,673	4,348,928	4,819,707	470,779	10%
Information	2,387,166	2,516,877	2,812,826	295,949	11%
Utilities	2,444,438	2,594,184	2,694,620	100,436	4%
Wholesale Trade	2,590,148	2,611,960	2,631,239	19,279	1%
Manufacturing	1,867,072	2,474,293	2,602,719	128,426	5%
Construction	2,335,685	2,030,930	1,907,298	(123,632)	-6%
Professional, Scientific, and Technical Services	882,369	1,044,604	1,222,454	177,850	15%
Real Estate and Rental and Leasing	614,085	921,657	1,060,935	139,278	13%
12 Minor Categories	3,699,756	3,917,343	3,168,300	(749,043)	-24%
Totals	\$37,673,794	\$40,117,424	\$42,051,548	\$1,934,124	5%

McKinney Community Development Corporation
Balance Sheet
February 2025

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 1,659,580	\$ -	\$ -	\$ 1,659,580
Investments	82,974,062	-	-	82,974,062
Interest Receivable - Investments	313,565	-	-	313,565
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	-	-	18,438,386	18,438,386
Capital/Land Improvements (Net of Depreciation)	-	-	77,537	77,537
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	\$ 89,925,007	\$ 675,905	\$ 24,795,913	\$ 115,396,825
Liabilities				
Vouchers Payable	\$ 54,901	\$ -	\$ -	\$ 54,901
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	\$ 228,782	\$ 16,079,485	\$ -	\$ 16,308,267
Fund Equity				
Unreserved Fund Balance *	\$ 89,546,832	\$ (15,403,579)	\$ -	\$ 74,143,252
Reserved for Encumbrances	138,872	-	-	138,872
Reserved for Prepaids	10,522	-	-	10,522
Investment in Capital Assets	-	-	24,795,913	24,795,913
Total Fund Equity	\$ 89,696,226	\$ (15,403,579)	\$ 24,795,913	\$ 99,088,559
Total Liabilities and Equity	\$ 89,925,007	\$ 675,905	\$ 24,795,913	\$ 115,396,825
Unreserved Fund Balance *				
	\$ 89,685,704			
Committed Projects Reserve:				
Community Projects	\$ 8,095,778			
Discretionary Prom & Comm Grants	215,153			
Retail Development Infrastructure Grants	225,475			
Special Projects	3,000,000			
Parks Construction Projects	13,951,871			
Total Committed Projects	\$ 25,488,276			
Unreserved Fund Balance after Project Commit.				
	\$ 64,197,427			
Undesignated Reserve:				
Community Projects (FY25)	\$ 10,479,257			
Discretionary Prom & Comm Grants (FY25)	149,581			
Retail Development Infrastructure Grants	400,000			
Economic Development Grants	2,000,000			
Total Undesignated Allocations	\$ 13,028,838			
Remaining Unreserved Fund Balance	\$ 51,168,589			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 51,168,589			