

McKinney Community Development Corporation
Summary Operating Statement
February 2023 (42% of FY Complete)

						Monthly Comparison		YTD Comparison	
Revenues	FY23 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Received	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
Sales Tax Receipts	\$ 21,772,226	\$ 2,200,406	\$ 9,438,026	\$ 12,334,200	43.3%	\$ 1,814,352	\$ 386,054	\$ 9,071,761	\$ 366,265
Interest Income	1,921,000	145,485	837,047	1,083,953	43.6%	160,083	(14,598)	800,417	36,630
Unrealized Gains/Losses	-	-	116,846	(116,846)	-	-	-	-	116,846
Contributions & Donations - Other Capital	13,329	-	250,000	(236,671)	1875.6%	1,111	(1,111)	5,554	244,446
Miscellaneous Revenue	-	678	1,903	(1,903)	-	-	678	-	1,903
Total Revenues	\$ 23,706,555	\$ 2,346,569	\$ 10,643,821	\$ 13,062,734	44.9%	\$ 1,975,546	\$ 371,023	\$ 9,872,178	\$ 766,090
Expenses	FY23 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 319,676	\$ 23,207	\$ 125,649	\$ 194,027	39.3%	\$ 26,640	\$ 3,433	\$ 133,198	\$ 7,550
Supplies Expense	15,250	188	3,774	11,476	24.7%	1,271	1,083	6,354	2,580
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	1,042	1,042
Services/Sundry	1,180,242	18,403	92,592	1,087,650	7.8%	98,354	79,950	491,768	399,175
Capital	318,410	74,556	90,431	227,979	0.0%	26,534	48,021	132,671	42,240
Total Administrative	\$ 1,836,078	\$ 116,354	\$ 312,445	\$ 1,523,633	17.0%	\$ 153,007	\$ 132,696	\$ 765,033	\$ 452,587
Projects									
Community Grants & Projects	\$ 27,069,509	\$ 66,121	\$ 810,967	\$ 26,258,542	3.0%	\$ 2,255,792	\$ 2,189,672	\$ 11,278,962	\$ 10,467,995
Capital	114,600	13,448	55,110	59,490	0.0%	9,550	(3,898)	47,750	(7,360)
Other Project Expenses	165,000	2,140	7,099	157,901	4.3%	13,750	11,610	68,750	61,651
Total Projects	\$ 27,349,109	\$ 81,708	\$ 873,176	\$ 26,475,933	3.2%	\$ 2,279,092	\$ 2,197,384	\$ 11,395,462	\$ 10,522,286
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 73,419	\$ 101,581	42.0%	\$ 14,583	\$ -	\$ 72,917	\$ (502)
Economic Incentive	518,387	-	-	518,387	0.0%	43,199	43,199	215,995	215,995
Insurance & Risk Fund	754	63	314	440	41.7%	63	-	314	-
Park Construction Fund	15,485,340	102,571	1,830,499	13,654,841	11.8%	1,290,445	1,187,874	6,452,225	4,621,726
MPAC	500,000	41,667	208,333	291,667	41.7%	41,667	-	208,333	-
Buildings & Structures	12,425,097	705,385	4,879,614	7,545,483	39.3%	1,035,425	330,040	5,177,124	297,510
MCDC Debt Service Payments	1,085,000	-	-	1,085,000	0.0%	90,417	90,417	452,083	452,083
MCDC Debt Service I & S	636,044	318,022	318,022	318,022	50.0%	53,004	(265,018)	265,018	(53,003)
Paying Agent	1,000	200	200	800	20.0%	83	(117)	417	217
Total Non-Departmental	\$ 30,826,622	\$ 1,182,491	\$ 7,310,401	\$ 23,516,221	23.7%	\$ 2,568,885	\$ 1,386,395	\$ 12,844,426	\$ 5,534,026
Total Expenses	\$ 60,011,809	\$ 1,380,552	\$ 8,496,022	\$ 51,515,786	14.2%	\$ 5,000,984	\$ 3,716,475	\$ 25,004,920	\$ 16,508,899
Net	\$ (36,305,254)	\$ 966,017	\$ 2,147,799			\$ (3,025,438)	\$ 3,991,455	\$ (15,132,743)	\$ 17,280,542
FY23 Beginning Fund Balance	\$ 67,101,844								
Add FY23 Budgeted Revenue	23,706,555								
Less FY23 Budgeted Expenses	(60,011,809)								
FY23 Projected Ending Fund Balance	\$ 30,796,590								

McKinney Community Development Corporation
Project Details - February 2023

Community 4B Projects	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 200,000	\$ -	\$ -	\$ 200,000
Habitat for Humanity of Collin County	2019-2020	4B2003	13,720	-	-	13,720
Heard Museum	2021-2022	4B2201	30,000	-	30,000	-
McK Parks Foundation	2021-2022	4B2202	2,451	1,178	2,451	-
Housing & Community Development	2021-2022	4B2204	93,790	-	10,440	83,350
Boys & Girls Club of Collin County	2021-2022	4B2207	7,606	-	4,961	2,646
Hugs Greenhouse	2021-2022	4B2208	744	-	-	744
Habitat for Humanity of Collin County - Land/Home Repairs	2021-2022	4B2210	300,000	37,062	89,606	210,394
Habitat for Humanity of Collin County - Renovations	2021-2022	4B2212	73,765	-	63,189	10,576
Main Street - Downtown lighting improvements and speaker upgrades	2021-2022	4B2214	38,200	-	-	38,200
Colin County History Museum - Construction	2021-2022	4B2215	35,375	-	-	35,375
Adriatica Business Association	2021-2022	4B2216	98,392	-	91,785	6,607
Haddington Fund	2022-2023	4B2301	59,538	-	-	59,538
Heard-Craig Center for the Arts	2022-2023	4B2302	135,300	-	-	135,300
McKinney Roots	2022-2023	4B2303	22,000	-	-	22,000
Undesignated FY 2023 Budget			6,285,408	-	-	6,285,408
Total Community 4B Projects			\$ 7,396,288	\$ 38,241	\$ 292,431	\$ 7,103,857

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 Productions	2020-2021	PC2107	1,534	-	-	1,534
Colorful Collaborations/Legacy Keepers - Dia De Los Muertos Celebrati	2020-2021	PC2112	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	PC2118	63	-	-	63
25 Revolutions - Documentary set in McKinney	2021-2022	PC2201	9,500	9,500	9,500	-
SBG Hospitatlity - 2022 Sip & Stroll	2021-2022	PC2203	10,000	-	10,000	-
Ovation Academy of Performing Arts - 2022 Spring/Summer Productior	2021-2022	PC2204	450	-	-	450
DFW 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	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 (2022-;	2021-2022	PC2215	11,667	-	1,381	10,287
Odysseus (McK Philharmonic) - 6 performances (2022-23 season)	2021-2022	PC2216	11,613	3,067	7,570	4,043
Heritage Guild of CC - Farmers Market (52 markets) , Bar Wars Series,	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 Holidays	2021-2022	PC2220	11,820	11,820	11,820	-
Collin County Master Gardeners - 2023 McKinney Garden Show	2021-2022	PC2221	9,850	-	-	9,850
SBG Hospitality - 2022 McKinney Wine & Music Festival	2021-2022	PC2222	9,850	-	9,850	-
Adriatica Business Association - 2022 events: Fall Flavors Wine Walk &	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 unique	2022-2023	PC2301	3,000	-	-	3,000
Shakespeare McKinney (Ovation)-2023 Shakespeare McKinney at Adria	2022-2023	PC2302	2,500	-	-	2,500
Heritage Guild of Collin County-Spring events to including but not limit	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
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 (Country F	2022-2023	PC2308	7,500	-	-	7,500
McKinney Garden Club-2023 Art Meets Floral at Heard-Craig Museum	2022-2023	PC2309	3,000	-	-	3,000
McKinney Main Street-2023 Arts in Bloom	2022-2023	PC2310	11,000	-	-	11,000
Collin County History Museum-2023 Created in Collin Exhibit and 10 ex	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	-	-	10,000
Undesignated FY 2023 Budget			93,160			93,160
Total Promotional & Event Grants			\$ 388,718	\$ 27,880	\$ 97,978	\$ 290,740

Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
The Cotton Mill	2021-2022	RI2202	\$ 13,754	\$ -	\$ 12,793	\$ 961
Undesignated FY 2023 Budget			200,000	-	-	200,000
Total Retail Development Infrastructure Grants			\$ 213,754	\$ -	\$ 12,793	\$ 200,961

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	12,539,697	718,833	4,934,724	7,604,973
The HUB (4 acre)	2020-2021	4B2101	2,600,000	-	-	2,600,000
Apex Center Expansion	2020-2021	4B2108	3,172,858	-	7,765	3,165,093
City of McKinney - Municipal Complex	2021-2022	4B2218	7,000,000	-	-	7,000,000
Total Special Projects			\$ 31,210,448	\$ 718,833	\$ 4,942,489	\$ 19,267,959

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	\$ -	\$ -	\$ 9,789
Hike & Bike Trail Construction	2016-2017	PK1213	180,345	-	-	180,345
Prosper ISD Neighborhood Park	2016-2017	PK1643	176,920	-	5,921	170,999
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 - Aging Park	2019-2020	PK1831	6,231,845	96,701	1,638,850	4,592,995
Finch Park Phase V	2019-2020	PK2039	257,606	-	106,675	150,931
Parks Master Plan	2019-2020	PK2040	48,901	-	1,116	47,785
OSCR Aquatic and Park Renovation	2019-2020	PK2041	507,603	-	-	507,603
Greens Neighborhood Park	2020-2021	PK2109	1,651,138	5,513	45,363	1,605,775
Towne Center Park Improvement	2020-2021	PK2113	10,998	-	-	10,998
Gray Branch Community Park Phase I	2016-2017	PK2206	65,417	-	-	65,417
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	-	-	600,000
Parks Accessibility	2016-2017	PK4325	107,258	-	16,111	91,147
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	130,229	-	7,948	122,281
Towne Lake Parke Enrichment	2020-2021	PK4393	431,166	357	357	430,809
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	83,439	-	8,159	75,280
Community Center Renovation	2019-2020	PK4397	1,145,000	-	-	1,145,000
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
Total Parks Construction Projects			\$ 15,485,340	\$ 102,571	\$ 1,830,499	\$ 13,654,842

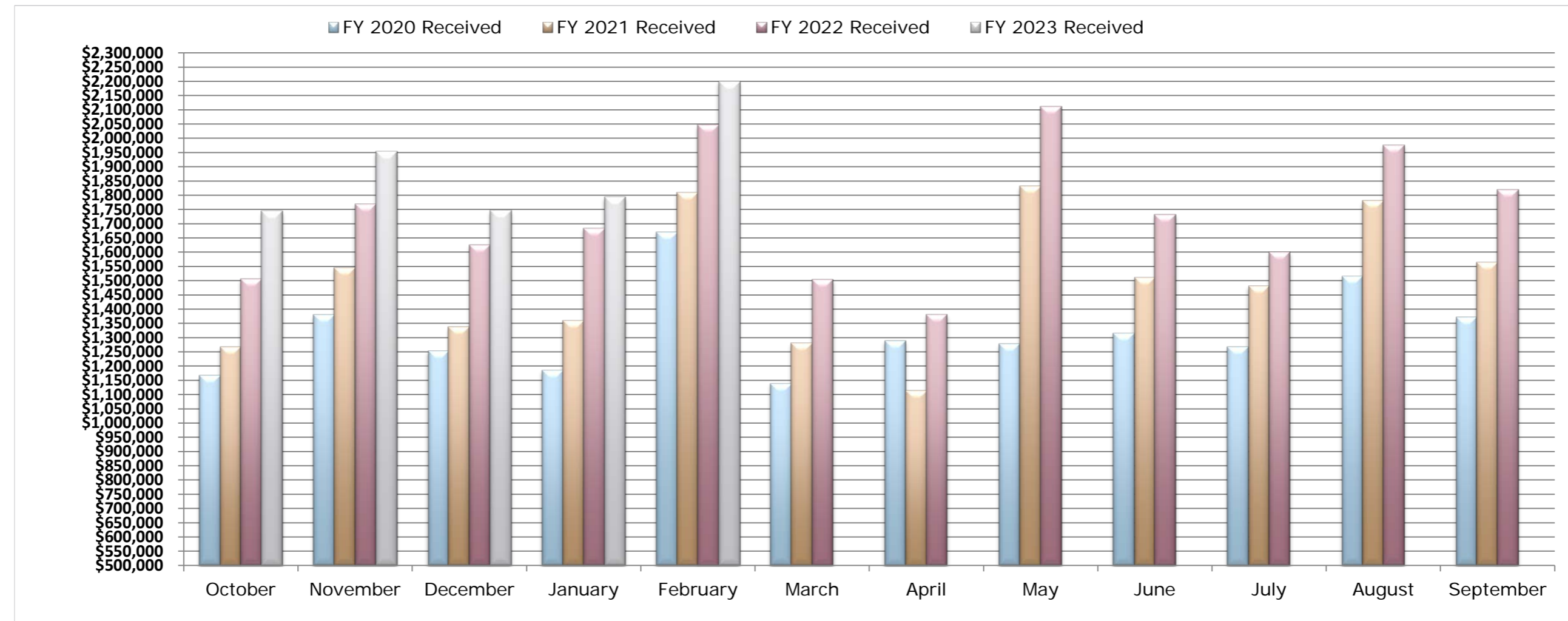
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

February 2023 (42% of FY Complete)

Month Received	FY 2018 Received	FY 2019 Received	FY 2020 Received	FY 2021 Received	FY 2022 Received	FY 2023 Received	Difference to FY 2022	Variance to FY 2022	% of Budget
October	\$1,026,985	\$1,081,713	\$1,165,480	\$1,266,887	\$1,505,930	\$1,744,754	\$238,824	15.9%	8.0%
November	1,208,295	1,219,028	1,380,273	1,546,275	1,769,473	1,953,351	183,878	10.4%	9.0%
December	1,023,356	1,123,713	1,253,931	1,337,046	1,625,682	1,746,641	120,958	7.4%	8.0%
January	1,079,316	1,068,303	1,185,717	1,360,427	1,685,372	1,792,873	107,501	6.4%	8.2%
February	1,312,944	1,420,142	1,670,492	1,810,982	2,047,001	2,200,406	153,405	7.5%	10.1%
March	980,238	1,021,757	1,140,182	1,281,889	1,503,190				
April	930,962	1,006,335	1,288,819	1,113,662	1,381,890				
May	1,258,169	1,291,030	1,276,942	1,830,977	2,111,453				
June	1,011,758	1,174,600	1,316,761	1,513,303	1,732,613				
July	1,125,759	1,072,098	1,267,094	1,482,555	1,600,462				
August	1,306,035	1,310,882	1,516,349	1,780,053	1,977,131				
September	1,136,996	1,216,602	1,369,952	1,564,200	1,819,544				
Total	\$13,400,813	\$14,006,204	\$15,831,992	\$17,888,256	\$20,759,743	\$9,438,026	\$804,567	9.3%	43.3%

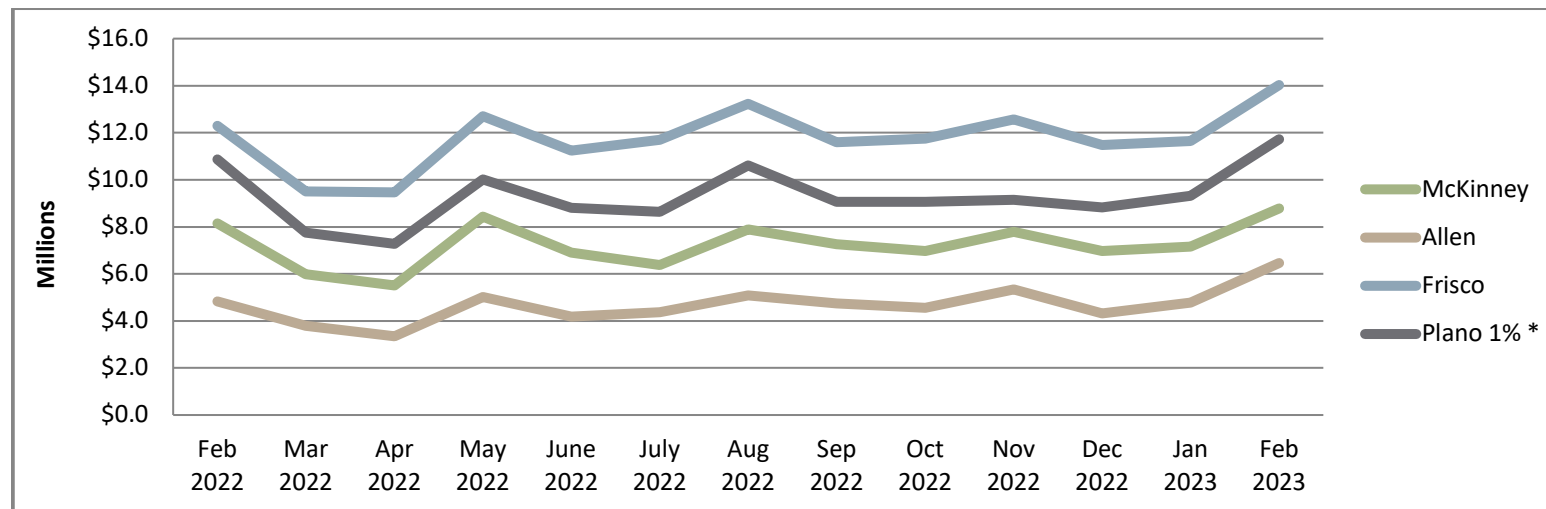


TOTAL SALES TAX COLLECTED

Sister City Comparison

Feb 2023	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$632,541	\$1,626,100	\$1,726,921	\$854,362
Var to LY	7.8%	33.6%	14.0%	7.9%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$3,235,960	\$3,115,344	\$9,238,086	\$3,613,260
Var to LY	9.4%	13.9%	17.7%	8.1%



Year-to-Date Collections

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

FY 2023 Total	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
FY 2023 Total	\$37,670,928	\$25,459,627	\$61,477,094	\$48,065,211

* 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 2023

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 681,552	\$ -	\$ -	\$ 681,552
Investments	65,080,318	-	-	65,080,318
Interest Receivable - Investments	157,615	-	-	157,615
Accounts Receivable	3,693,069	-	-	3,693,069
Security Deposits	13,499	-	-	13,499
Capital/Land	-	-	6,279,989	6,279,989
Capital/Land Improvements (Net of Depreciation)	-	-	98,213	98,213
Capital/Construction in Progress*	-	-	6,072,845	6,072,845
GASB 68 & 75/TMRS Actuarial	-	15,574	-	15,574
GASB 68 & 75/TMRS Assumption Change	-	1,464	-	1,464
GASB 68 & 75/TMRS Contributions	-	28,502	-	28,502
GASB 68 & 75/OPEB Actuarial	-	455	-	455
GASB 68 & 75/OPEB Assumption Change	-	7,624	-	7,624
GASB 68 & 75/OPEB Contributions	-	146	-	146
Total Assets	\$ 69,626,053	\$ 53,765	\$ 12,451,048	\$ 82,130,865
Liabilities				
Vouchers Payable	\$ 373,909	\$ -	\$ -	\$ 373,909
Compensated Absences	-	58,925	-	58,925
Bonds Payable Interest	-	79,505	-	79,505
Bonds Payable Current	-	1,085,000	-	1,085,000
Deposits/Office Space	2,500	-	-	2,500
Bonds Payable	-	16,210,000	-	16,210,000
TMRS Pension Liability	-	55,914	-	55,914
OPEB Liability	-	51,150	-	51,150
TMRS Actuarial Experience	-	666	-	666
TMRS Investment Experience	-	52,583	-	52,583
OPEB Actuarial Experience	-	7,448	-	7,448
OPEB Contributions	-	6,063	-	6,063
Total Liabilities	\$ 376,409	\$ 17,607,254	\$ -	\$ 17,983,663
Fund Equity				
Unreserved Fund Balance *	\$ 67,938,236	\$ (17,553,489)	\$ -	\$ 50,384,748
Reserved for Encumbrances	1,292,879	-	-	1,292,879
Reserved for Prepaids	18,529	-	-	18,529
Investment in Capital Assets	-	-	12,451,048	12,451,048
Total Fund Equity	\$ 69,249,644	\$ (17,553,489)	\$ 12,451,048	\$ 64,147,202
Total Liabilities and Equity	\$ 69,626,053	\$ 53,765	\$ 12,451,048	\$ 82,130,865

Unreserved Fund Balance *	\$ 69,231,115
Committed Projects Reserve:	
Community Projects	\$ 818,449
Discretionary Prom & Comm Grants	197,580
Retail Development Infrastructure Grants	961
Economic Development Grants	-
Special Projects	19,267,959
Parks Construction Projects	13,654,842
Total Committed Projects	\$ 33,939,792
Unreserved Fund Balance after Project Commit.	\$ 35,291,323
Undesignated Reserve:	
Community Projects (FY23)	\$ 6,285,408
Discretionary Prom & Comm Grants (FY23)	93,160
Retail Development Infrastructure Grants	200,000
Economic Development Grants	-
Total Undesignated Allocations	\$ 6,578,568
Remaining Unreserved Fund Balance	\$ 28,712,756
Less Contingency	-
Final Unreserved Fund Balance	\$ 28,712,756