

**McKinney Community Development Corporation**  
**Summary Operating Statement**  
**January 2026 (33% of FY Complete)**

| Revenues                                  | FY26 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                        | \$ 25,453,309          | \$ 2,019,247        | \$ 8,292,518        | \$ 17,160,791        | 32.6%           | \$ 2,121,109          | \$ (101,862)        | \$ 8,484,436          | \$ (191,918)         |
| Interest Income                           | 1,442,037              | 373,443             | 1,339,486           | 102,551              | 92.9%           | 120,170               | 253,273             | 480,679               | 858,807              |
| Rent & Royalties - Office Space           | -                      | 17,647              | 70,588              | (70,588)             | -               | -                     | 17,647              | -                     | 70,588               |
| Contributions & Donations - Other Capital | -                      | 16,616              | 79,070              | (79,070)             | -               | -                     | 16,616              | -                     | 79,070               |
| Miscellaneous Revenue                     | 416,028                | 10,872              | 44,764              | 371,264              | -               | 34,669                | (23,798)            | 138,676               | (93,912)             |
| <b>Total Revenues</b>                     | <b>\$ 27,311,374</b>   | <b>\$ 2,437,824</b> | <b>\$ 9,826,426</b> | <b>\$ 17,484,948</b> | <b>36.0%</b>    | <b>\$ 2,275,948</b>   | <b>\$ 161,876</b>   | <b>\$ 9,103,791</b>   | <b>\$ 722,635</b>    |
| Expenses                                  | FY26 Adopted Budget    | Monthly Actual      | YTD Actual          | Remaining Budget     | Budget Spent    | Monthly Budget        | Monthly Variance    | YTD Budget            | YTD Variance         |
| <b>MCDC Operations</b>                    |                        |                     |                     |                      |                 |                       |                     |                       |                      |
| Personnel Expense                         | \$ 472,120             | \$ 59,160           | \$ 157,540          | \$ 314,580           | 33.4%           | \$ 39,343             | \$ (19,816)         | \$ 157,373            | \$ (167)             |
| Supplies Expense                          | 15,250                 | 224                 | 3,299               | 11,951               | 21.6%           | 1,271                 | 1,046               | 5,083                 | 1,785                |
| Maintenance Expense                       | 2,500                  | -                   | -                   | 2,500                | 0.0%            | 208                   | 208                 | 833                   | 833                  |
| Services/Sundry                           | 958,308                | 19,508              | 125,154             | 833,154              | 13.1%           | 79,859                | 60,351              | 319,436               | 194,282              |
| Capital                                   | 27,500                 | -                   | -                   | 27,500               | -               | 2,292                 | (2,292)             | 9,167                 | 9,167                |
| <b>Total Administrative</b>               | <b>\$ 1,475,678</b>    | <b>\$ 78,893</b>    | <b>\$ 285,992</b>   | <b>\$ 1,189,686</b>  | <b>19.4%</b>    | <b>\$ 122,973</b>     | <b>\$ 39,497</b>    | <b>\$ 491,893</b>     | <b>\$ 205,900</b>    |
| <b>Projects</b>                           |                        |                     |                     |                      |                 |                       |                     |                       |                      |
| Community Grants & Projects               | \$ 24,210,751          | \$ 84,719           | \$ 1,066,583        | \$ 23,144,168        | 4.4%            | \$ 2,017,563          | \$ 1,932,844        | \$ 8,070,250          | \$ 7,003,668         |
| Park Construction Fund                    | 19,132,784             | 134,984             | 706,360             | 18,426,424           | -               | 1,594,399             | 1,459,415           | 6,377,595             | 5,671,235            |
| Capital                                   | 72,000                 | 3,375               | 14,625              | 57,375               | -               | 6,000                 | 2,625               | 24,000                | 9,375                |
| Other Project Expenses                    | 115,000                | 200                 | 4,205               | 110,795              | 3.7%            | 9,583                 | 9,383               | 38,333                | 34,128               |
| <b>Total Projects</b>                     | <b>\$ 43,530,535</b>   | <b>\$ 223,278</b>   | <b>\$ 1,791,772</b> | <b>\$ 41,738,763</b> | <b>4.1%</b>     | <b>\$ 3,627,545</b>   | <b>\$ 3,404,267</b> | <b>\$ 14,510,178</b>  | <b>\$ 12,718,406</b> |
| <b>Non-Departmental</b>                   |                        |                     |                     |                      |                 |                       |                     |                       |                      |
| Administrative Fee to GF                  | \$ 330,000             | \$ 27,500           | \$ 110,000          | \$ 220,000           | 33.3%           | \$ 27,500             | \$ -                | \$ 110,000            | \$ -                 |
| Economic Incentive                        | 2,132,986              | -                   | -                   | 2,132,986            | -               | 177,749               | 177,749             | 710,995               | 710,995              |
| Insurance & Risk Fund                     | 1,454                  | 121                 | 485                 | 969                  | 33.3%           | 121                   | -                   | 485                   | -                    |
| MPAC                                      | 500,000                | 41,667              | 166,667             | 333,333              | 33.3%           | 41,667                | -                   | 166,667               | -                    |
| Buildings & Structures                    | 91,070                 | 28,616              | 91,070              | (0)                  | -               | 7,589                 | (21,027)            | 30,357                | (60,714)             |
| MCDC Debt Service Payments                | 1,180,000              | -                   | -                   | 1,180,000            | 0.0%            | 98,333                | 98,333              | 393,333               | 393,333              |
| MCDC Debt Service I & S                   | 1,825,848              | -                   | -                   | 1,825,848            | 0.0%            | 152,154               | 152,154             | 608,616               | 608,616              |
| Paying Agent                              | 1,000                  | -                   | -                   | 1,000                | 0.0%            | 83                    | 83                  | 333                   | 333                  |
| <b>Total Non-Departmental</b>             | <b>\$ 6,062,358</b>    | <b>\$ 97,904</b>    | <b>\$ 368,222</b>   | <b>\$ 5,694,136</b>  | <b>6.1%</b>     | <b>\$ 505,197</b>     | <b>\$ 407,292</b>   | <b>\$ 2,020,786</b>   | <b>\$ 1,652,563</b>  |
| <b>Total Expenses</b>                     | <b>\$ 51,068,571</b>   | <b>\$ 400,074</b>   | <b>\$ 2,445,986</b> | <b>\$ 48,622,585</b> | <b>4.8%</b>     | <b>\$ 4,255,714</b>   | <b>\$ 3,851,056</b> | <b>\$ 17,022,857</b>  | <b>\$ 14,576,870</b> |
| <b>Net</b>                                | <b>\$ (23,757,197)</b> | <b>\$ 2,037,749</b> | <b>\$ 7,380,440</b> |                      |                 | <b>\$ (1,979,766)</b> | <b>\$ 4,017,516</b> | <b>\$ (7,919,066)</b> | <b>\$ 15,299,506</b> |
| <b>FY26 Beginning Fund Balance</b>        | <b>\$ 92,450,096</b>   |                     |                     |                      |                 |                       |                     |                       |                      |
| <b>Add FY26 Budgeted Revenue</b>          | <b>27,311,374</b>      |                     |                     |                      |                 |                       |                     |                       |                      |
| <b>Less FY26 Budgeted Expenses</b>        | <b>(51,068,571)</b>    |                     |                     |                      |                 |                       |                     |                       |                      |
| <b>FY26 Projected Ending Fund Balance</b> | <b>\$ 68,692,899</b>   |                     |                     |                      |                 |                       |                     |                       |                      |

**McKinney Community Development Corporation  
Project Details - January 2026**

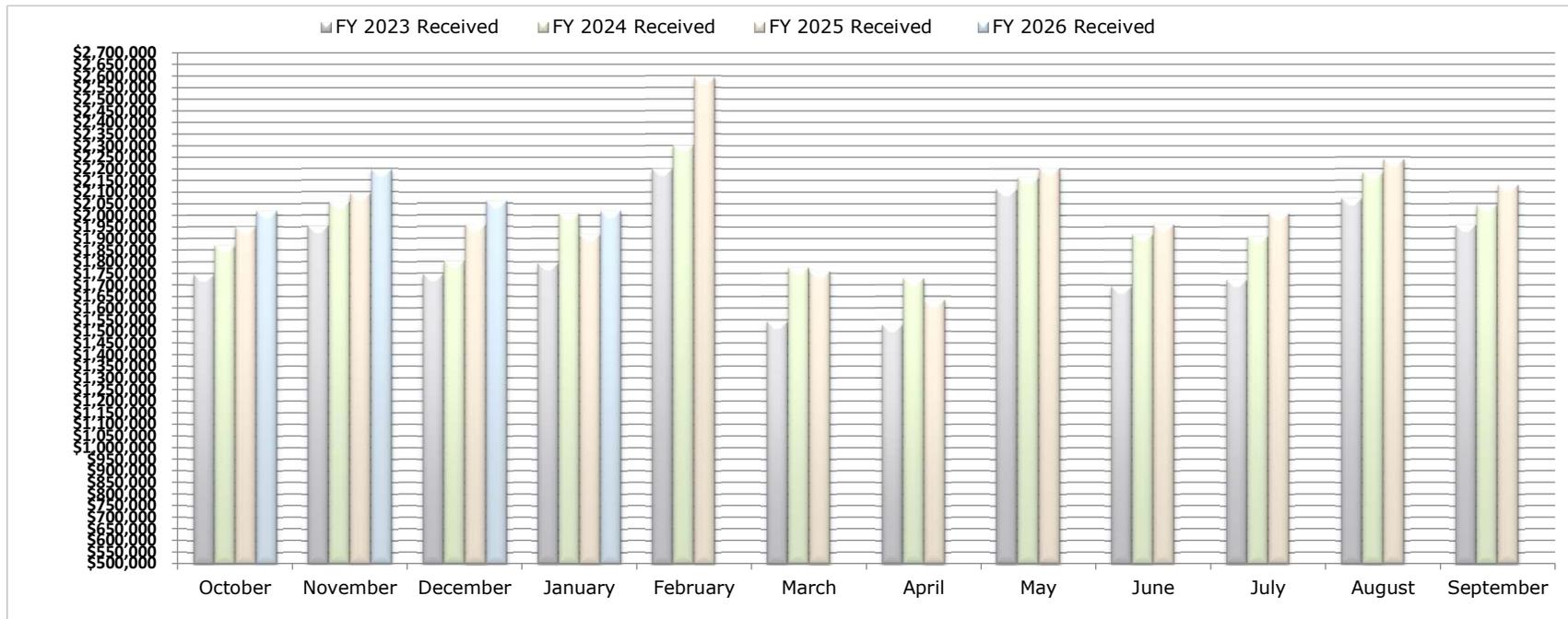
| <b>Community 4B Projects</b>                               | <b>FY Board Approved</b> | <b>Project Code</b> | <b>Budget FY26</b>   | <b>Monthly Actual</b> | <b>YTD Actual</b> | <b>Budget Balance</b> |
|--|--------------------------|---------------------|----------------------|-----------------------|-------------------|-----------------------|
| HUB 121  | 2017-2018                | 4B1805              | \$ 85,410            | \$ -                  | \$ -              | \$ 85,410             |
| Housing & Community Development                            | 2022-2023                | 4B2312              | 28,405               | -                     | 28,405            | -                     |
| Habitat for Humanity of CC                                 | 2022-2023                | 4B2315              | 66,417               | -                     | 27,452            | 38,965                |
| ManeGait Therapeutic Horsemanship                          | 2023-2024                | 4B2401              | 440,000              | -                     | 9,666             | 430,334               |
| McKinney Parks Foundation                                  | 2023-2024                | 4B2406              | 115,527              | 29,100                | 29,100            | 86,427                |
| Sphinx   | 2023-2024                | 4B2408              | 500,000              | -                     | -                 | 500,000               |
| City of McKinney - Parks & Recreation                      | 2023-2024                | 4B2412              | 1,000,000            | -                     | -                 | 1,000,000             |
| Sanchez Charities  | 2023-2024                | 4B2415              | 1,717,192            | -                     | -                 | 1,717,192             |
| Hugs Café, Inc   | 2024-2025                | 4B2501              | 860,066              | -                     | 740,124           | 119,942               |
| Collin County History Museum                               | 2024-2025                | 4B2502              | 31,475               | 7,160                 | 8,461             | 23,014                |
| McKinney Parks Foundation                                  | 2024-2025                | 4B2503              | 7,438                | -                     | -                 | 7,438                 |
| Habitat for Humanity of Collin County                      | 2024-2025                | 4B2505              | 298,995              | 20,700                | 99,897            | 199,098               |
| Cannon Development Company (Project Mirage)                | 2024-2025                | 4B2507              | 4,000,000            | -                     | -                 | 4,000,000             |
| Direction 61:3   | 2024-2025                | 4B2510              | 500,000              | -                     | -                 | 500,000               |
| The Harbor at Adriatica Master Condominium Association     | 2024-2025                | 4B2512              | 233,137              | -                     | -                 | 233,137               |
| McKinney Main Street                                       | 2024-2025                | 4B2513              | 80,000               | -                     | -                 | 80,000                |
| Habitat for Humanity of Collin County                      | 2024-2025                | 4B2515              | 305,000              | 10,500                | 10,500            | 294,500               |
| Entertainment Properties 360, LLC                          | 2024-2025                | 4B2516              | 2,000,000            | -                     | -                 | 2,000,000             |
| Undesignated FY 2026 Budget                                |                          |                     | 11,090,416           | -                     | -                 | 11,090,416            |
| <b>Total Community 4B Projects</b>                         |                          |                     | <b>\$ 23,359,478</b> | <b>\$ 67,460</b>      | <b>\$ 953,605</b> | <b>\$ 22,405,872</b>  |
| <b>Promotional and Event Grants</b>                        | <b>FY Board Approved</b> | <b>Project Code</b> | <b>Budget FY26</b>   | <b>Monthly Actual</b> | <b>YTD Actual</b> | <b>Budget Balance</b> |
| McKinney Philharmonic Orchestra-2025-2026 Season           | 2024-2025                | PC2502              | \$ 9,551             | \$ 5,264              | \$ 7,768          | \$ 1,783              |
| McKinney Chamber Foundation                                | 2024-2025                | PC2503              | 9,000                | -                     | 8,482             | 518                   |
| CC History Museum-2025 Festivals                           | 2024-2025                | PC2507              | 6,000                | 1,818                 | 5,993             | 7                     |
| MillHouse Foundation                                       | 2024-2025                | PC2508              | 7,319                | -                     | -                 | 7,319                 |
| 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             | -                     |
| SBG Hospitality-2025 Sip & Strolls                         | 2024-2025                | PC2515              | 15,000               | -                     | 15,000            | -                     |
| Heritage Guild of CC                                       | 2024-2025                | PC2517              | 14,905               | 10,177                | 14,905            | -                     |
| Rotary of McKinney   | 2024-2025                | PC2518              | 7,500                | -                     | -                 | 7,500                 |
| Texas Womens Society                                       | 2024-2025                | PC2519              | 12,000               | -                     | 12,000            | -                     |
| McKinney Repertory Theater                                 | 2024-2025                | PC2520              | 6,790                | -                     | -                 | 6,790                 |
| The Warrior's Keep   | 2024-2025                | PC2521              | 5,000                | -                     | -                 | 5,000                 |
| CC Master Gardeners  | 2024-2025                | PC2522              | 12,000               | -                     | 649               | 11,351                |
| McKinney Main Street                                       | 2024-2025                | PC2523              | 14,000               | -                     | -                 | 14,000                |
| Art Club of McKinney                                       | 2024-2025                | PC2524              | 4,200                | -                     | -                 | 4,200                 |
| Heritage Guild of CC                                       | 2025-2026                | PC2601              | 13,000               | -                     | -                 | 13,000                |
| Art by Metta   | 2025-2026                | PC2602              | 5,000                | -                     | -                 | 5,000                 |
| ManeGait Therapeutic                                       | 2025-2026                | PC2603              | 10,000               | -                     | -                 | 10,000                |
| St. Peter's Episcopal Church                               | 2025-2026                | PC2604              | 10,000               | -                     | -                 | 10,000                |
| McKinney Philharmonic Orchestra-2026-2027 Performances     | 2025-2026                | PC2605              | 11,000               | -                     | -                 | 11,000                |
| Texas Homegrown Music                                      | 2025-2026                | PC2606              | 9,000                | -                     | -                 | 9,000                 |
| CC History Museum-2026 Museum Events                       | 2025-2026                | PC2607              | 8,000                | -                     | -                 | 8,000                 |
| SBG-2026 Museum Events                                     | 2025-2026                | PC2608              | 13,500               | -                     | -                 | 13,500                |
| McKinney Repertory Theater-2026 Events                     | 2025-2026                | PC2609              | 1,030                | -                     | -                 | 1,030                 |
| MillHouse Foundation                                       | 2025-2026                | PC2610              | 13,500               | -                     | -                 | 13,500                |
| Sostenuto Choral   | 2025-2026                | PC2611              | 2,000                | -                     | -                 | 2,000                 |
| Marching Music Made in McKinney                            | 2025-2026                | PC2612              | 7,000                | -                     | -                 | 7,000                 |
| McKinney Main Street-2026 Arts in Bloom                    | 2025-2026                | PC2613              | 14,000               | -                     | -                 | 14,000                |
| 25 Revolutions   | 2025-2026                | PC2614              | 7,500                | -                     | -                 | 7,500                 |
| Undesignated FY 2026 Budget                                |                          |                     | 125,470              | -                     | -                 | 125,470               |
| <b>Total Promotional &amp; Event Grants</b>                |                          |                     | <b>\$ 384,365</b>    | <b>\$ 17,259</b>      | <b>\$ 70,398</b>  | <b>\$ 313,968</b>     |
| <b>Retail Development Infrastructure Grants</b>            | <b>FY Board Approved</b> | <b>Project Code</b> | <b>Budget FY26</b>   | <b>Monthly Actual</b> | <b>YTD Actual</b> | <b>Budget Balance</b> |
| Venezia Sepori 1820 Eldorado                               | 2023-2024                | RI2407              | \$ 40,000            | \$ -                  | \$ 14,420         | \$ 25,580             |
| Hester Eats, LLC (dba Hamm's meat + market)                | 2023-2024                | RI2410              | 50,000               | -                     | 28,160            | 21,840                |
| Samaritan Inn (InnStyle Resale Shop)                       | 2024-2025                | RI2503              | 9,450                | -                     | -                 | 9,450                 |
| 380 Marketplace  | 2024-2025                | RI2504              | 40,000               | -                     | -                 | 40,000                |
| Cotton Mill  | 2024-2025                | RI2505              | 27,459               | -                     | -                 | 27,459                |
| Undesignated FY 2026 Budget                                |                          |                     | 300,000              | -                     | -                 | 300,000               |
| <b>Total Retail Development Infrastructure Grants</b>      |                          |                     | <b>\$ 466,909</b>    | <b>\$ -</b>           | <b>\$ 42,580</b>  | <b>\$ 424,329</b>     |
| <b>Park Construction Fund</b>                              | <b>FY Board Approved</b> | <b>Project Code</b> | <b>Budget FY26</b>   | <b>Monthly Actual</b> | <b>YTD Actual</b> | <b>Budget Balance</b> |
| Towne Center Park Improvement                              | 2020-2021                | PK2113              | \$ 5,352             | \$ -                  | \$ 3,050          | \$ 2,302              |
| Parks Accessibility  | 2016-2017                | PK4325              | 302,112              | -                     | -                 | 302,112               |
| Erwin Park Development - Phase I                           | 2016-2017                | PK9143              | 8,700,000            | -                     | -                 | 8,700,000             |
| Wattley  | 2024-2025                | PK1831              | 2,589,383            | 2,161                 | 54,169            | 2,535,214             |
| Old Settlers Park  | 2024-2025                | PK2041              | 3,289,314            | -                     | -                 | 3,289,314             |
| Greens Neighborhood Park                                   | 2024-2025                | PK2109              | 792,043              | 119,617               | 217,586           | 574,457               |
| Mobile Stage   | 2024-2025                | PK2349              | 315,077              | -                     | 257,078           | 57,999                |
| Recreation Center at Towne Lake                            | 2024-2025                | PK4397              | 1,039,504            | 13,206                | 174,477           | 865,027               |
| Trails Wayfinding Plan                                     | 2025-2026                | PK2609              | 100,000              | -                     | -                 | 100,000               |
| Al Ruschhaupt Improvements and Infrastructure              | 2025-2026                | PK2345              | 2,000,000            | -                     | -                 | 2,000,000             |
| <b>Total Parks Construction Projects</b>                   |                          |                     | <b>\$ 19,132,785</b> | <b>\$ 134,984</b>     | <b>\$ 706,360</b> | <b>\$ 18,426,425</b>  |

# McKinney Community Development Corporation

## Sales Tax Revenue

January 2026 (33% of FY Complete)

| Month Received | FY 2021 Received    | FY 2022 Received    | FY 2023 Received    | FY 2024 Received    | FY 2025 Received    | FY 2026 Received   | Difference to FY 2025 | Variance to FY 2025 | % of Budget  |
|----------------|---------------------|---------------------|---------------------|---------------------|---------------------|--------------------|-----------------------|---------------------|--------------|
| October        | \$1,266,887         | \$1,505,930         | \$1,744,754         | \$1,870,001         | <b>\$1,949,963</b>  | <b>\$2,018,640</b> | <b>\$68,677</b>       | <b>3.5%</b>         | <b>8.3%</b>  |
| November       | 1,546,275           | 1,769,473           | 1,953,351           | 2,057,621           | <b>2,093,662</b>    | <b>2,194,994</b>   | <b>101,332</b>        | <b>4.9%</b>         | <b>8.9%</b>  |
| December       | 1,337,046           | 1,625,682           | 1,746,641           | 1,802,724           | <b>1,957,829</b>    | <b>2,059,637</b>   | <b>101,808</b>        | <b>5.6%</b>         | <b>8.4%</b>  |
| January        | 1,360,427           | 1,685,372           | 1,792,873           | 2,007,689           | <b>1,917,560</b>    | <b>2,019,247</b>   | <b>101,687</b>        | <b>5.1%</b>         | <b>8.2%</b>  |
| February       | 1,810,982           | 2,047,001           | 2,200,406           | 2,301,628           | <b>2,592,891</b>    |                    |                       | <b>0.0%</b>         | <b>11.1%</b> |
| March          | 1,281,889           | 1,503,190           | 1,542,369           | 1,774,394           | <b>1,757,562</b>    |                    |                       | <b>0.0%</b>         | <b>7.5%</b>  |
| April          | 1,113,662           | 1,381,890           | 1,527,564           | 1,726,631           | <b>1,633,911</b>    |                    |                       | <b>0.0%</b>         | <b>7.0%</b>  |
| May            | 1,830,977           | 2,111,453           | 2,113,379           | 2,163,234           | <b>2,202,558</b>    |                    |                       | <b>0.0%</b>         | <b>9.4%</b>  |
| June           | 1,513,303           | 1,732,613           | 1,694,214           | 1,917,699           | <b>1,960,053</b>    |                    |                       | <b>0.0%</b>         | <b>8.4%</b>  |
| July           | 1,482,555           | 1,600,462           | 1,723,832           | 1,910,588           | <b>2,010,013</b>    |                    |                       | <b>0.0%</b>         | <b>8.6%</b>  |
| August         | 1,780,053           | 1,977,131           | 2,073,238           | 2,184,303           | <b>2,241,168</b>    |                    |                       | <b>0.0%</b>         | <b>9.6%</b>  |
| September      | 1,564,200           | 1,819,544           | 1,959,047           | 2,045,170           | <b>2,130,873</b>    |                    |                       | <b>0.0%</b>         | <b>9.1%</b>  |
| <b>Total</b>   | <b>\$17,888,256</b> | <b>\$20,759,743</b> | <b>\$22,071,669</b> | <b>\$23,761,682</b> | <b>\$24,448,042</b> | <b>\$8,292,518</b> | <b>\$373,503</b>      | <b>4.7%</b>         | <b>96.1%</b> |



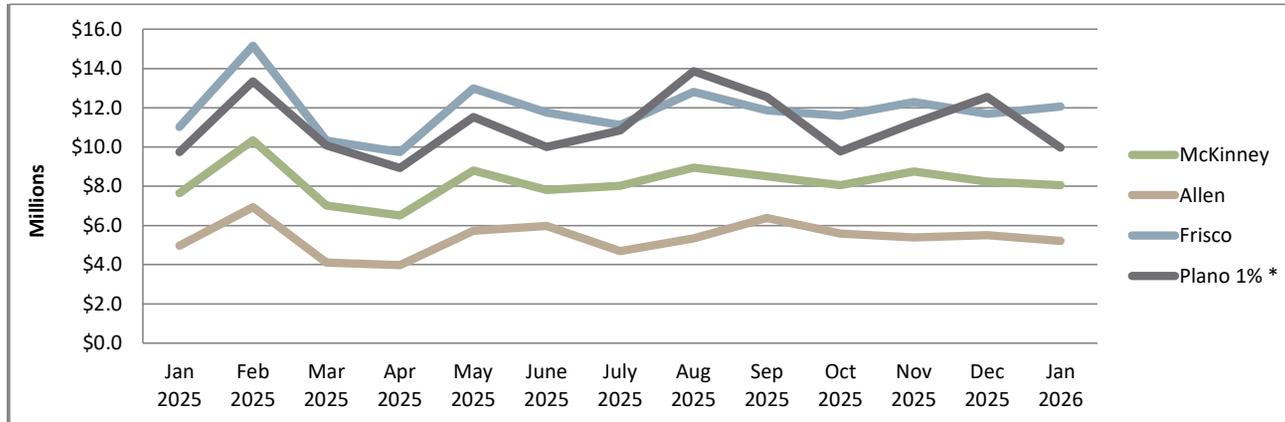
# TOTAL SALES TAX COLLECTED

## Sister City Comparison

| January 2026 | McKinney  | Allen     | Frisco      | Plano (1%)* |
|--------------|-----------|-----------|-------------|-------------|
| Diff to LY   | \$405,137 | \$248,924 | \$1,038,567 | \$230,378   |
| Var to LY    | 5.3%      | 5.0%      | 9.4%        | 2.4%        |

| Year To Date | McKinney    | Allen       | Frisco      | Plano (1%)* |
|--------------|-------------|-------------|-------------|-------------|
| Diff to LY   | \$1,488,185 | \$2,804,079 | \$1,016,768 | \$3,670,203 |
| Var to LY    | 4.7%        | 14.8%       | 2.2%        | 9.2%        |



### Year-to-Date Collections

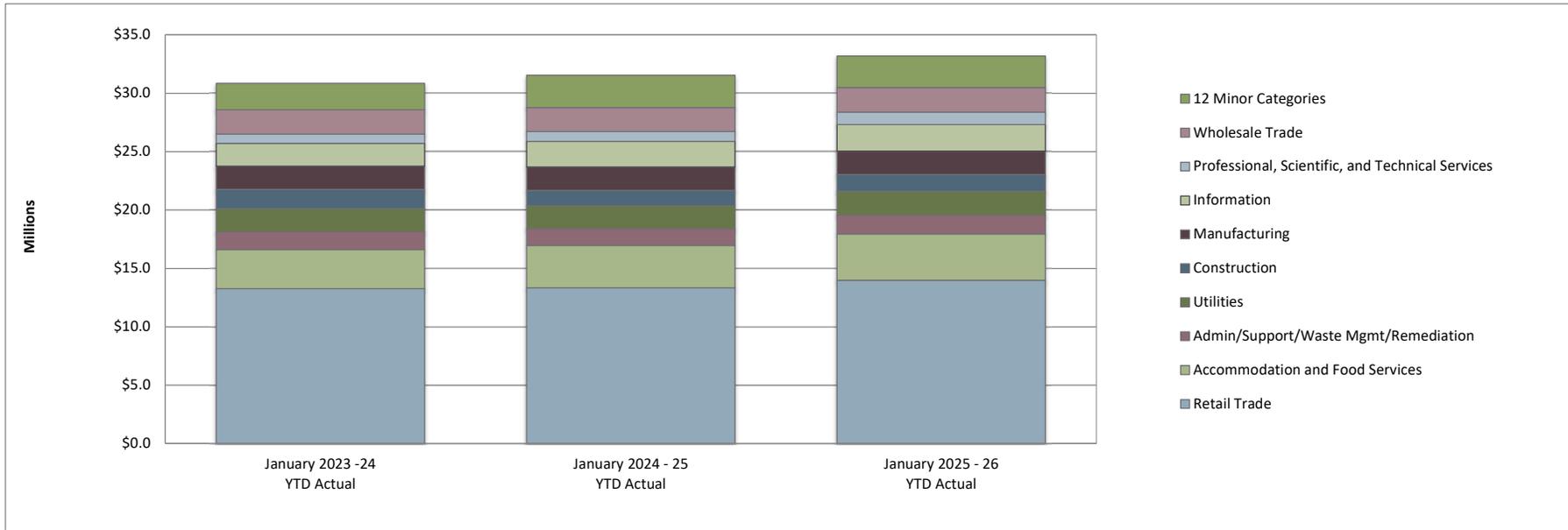
| FY 2025 Total        | McKinney            | Allen               | Frisco              | Plano 1% *          |
|----------------------|---------------------|---------------------|---------------------|---------------------|
| Oct 2024             | \$7,799,853         | \$4,641,443         | \$11,371,930        | \$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           |
| <b>Jan 2025</b>      | <b>7,645,144</b>    | <b>4,964,076</b>    | <b>11,023,330</b>   | <b>9,736,887</b>    |
| <b>FY 2025 Total</b> | <b>\$31,602,889</b> | <b>\$18,905,115</b> | <b>\$46,610,226</b> | <b>\$39,817,785</b> |

| FY 2026 Total        | McKinney            | Allen               | Frisco              | Plano 1% *          |
|----------------------|---------------------|---------------------|---------------------|---------------------|
| Oct 2025             | \$8,049,179         | \$5,587,310         | \$11,580,337        | \$9,772,275         |
| Nov 2025             | 8,754,306           | 5,399,615           | 12,291,580          | 11,214,429          |
| Dec 2025             | 8,237,308           | 5,509,268           | 11,693,181          | 12,534,019          |
| <b>Jan 2026</b>      | <b>8,050,281</b>    | <b>5,213,000</b>    | <b>12,061,897</b>   | <b>9,967,265</b>    |
| <b>FY 2026 Total</b> | <b>\$33,091,074</b> | <b>\$21,709,193</b> | <b>\$47,626,994</b> | <b>\$43,487,988</b> |

\* 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

## January YTD Collections for Prior Three Years



### January Collections

| Industries                                       | January 2023 -24<br>YTD Actual | January 2024 - 25<br>YTD Actual | January 2025 - 26<br>YTD Actual | January 26 vs January<br>25<br>YTD Variance | Variance as a % |
|--|--------------------------------|---------------------------------|---------------------------------|---|-----------------|
| Retail Trade                                     | \$13,261,395                   | \$13,327,973                    | \$13,973,590                    | \$645,617                                   | 5%              |
| Accommodation and Food Services                  | 3,342,455                      | 3,626,551                       | 3,971,401                       | 344,850                                     | 9%              |
| Information                                      | 1,964,881                      | 2,178,064                       | 2,271,243                       | 93,179                                      | 4%              |
| Wholesale Trade                                  | 2,090,110                      | 2,062,639                       | 2,109,904                       | 47,265                                      | 2%              |
| Utilities  | 1,990,409                      | 1,966,969                       | 2,032,528                       | 65,559                                      | 3%              |
| Manufacturing                                    | 1,975,787                      | 2,013,284                       | 2,014,408                       | 1,124                                       | 0%              |
| Admin/Support/Waste Mgmt/Remediation             | 1,528,994                      | 1,452,789                       | 1,635,102                       | 182,313                                     | 11%             |
| Construction                                     | 1,648,970                      | 1,304,155                       | 1,411,232                       | 107,077                                     | 8%              |
| Professional, Scientific, and Technical Services | 784,186                        | 844,602                         | 1,068,472                       | 223,870                                     | 21%             |
| 12 Minor Categories                              | 2,275,145                      | 2,749,909                       | 2,710,969                       | (38,940)                                    | -1%             |
| <b>Totals</b>                                    | <b>\$30,862,332</b>            | <b>\$31,526,935</b>             | <b>\$33,198,849</b>             | <b>\$1,671,914</b>                          | <b>5%</b>       |

**McKinney Community Development Corporation**  
 Balance Sheet  
 January 2026

|  | MCDC Operations       | MCDC Long Term Debt    | General Fixed Assets | Consolidated          |
|--|-----------------------|------------------------|----------------------|-----------------------|
| <b>Assets</b>  |                       |                        |                      |                       |
| Cash and Cash Equivalents                            | \$ 451,722            | \$ -                   | \$ -                 | \$ 451,722            |
| Investments  | 94,108,256            | -                      | -                    | 94,108,256            |
| Interest Receivable - Investments                    | 97,381                | -                      | -                    | 97,381                |
| Accounts Receivable                                  | 4,200,871             | -                      | -                    | 4,200,871             |
| Notes Receivable                                     | 824,362               | -                      | -                    | 824,362               |
| Leases Receivable/GASB 87 Leases Receivable          | 7,508,231             | -                      | -                    | 7,508,231             |
| Security Deposits                                    | 10,522                | -                      | -                    | 10,522                |
| Capital/Land   | -                     | -                      | 6,279,989            | 6,279,989             |
| Capital/Buildings and Structures                     | -                     | -                      | 18,009,312           | 18,009,312            |
| Capital/Land Improvements (Net of Depreciation)      | -                     | -                      | 68,060               | 68,060                |
| Capital/Construction in Progress*                    | -                     | -                      | 28,930               | 28,930                |
| Other Assets/Leases ROU Asset                        | -                     | 520,270                | -                    | 520,270               |
| GASB 68 & 75/TMRS Actuarial                          | -                     | 26,984                 | -                    | 26,984                |
| GASB 68 & 75/TMRS Assumption Change                  | -                     | 203                    | -                    | 203                   |
| GASB 68 & 75/TMRS Contributions                      | -                     | 40,278                 | -                    | 40,278                |
| GASB 68 & 75/OPEB Actuarial                          | -                     | 256                    | -                    | 256                   |
| GASB 68 & 75/OPEB Assumption Change                  | -                     | 4,788                  | -                    | 4,788                 |
| GASB 68 & 75/OPEB Contributions                      | -                     | 9                      | -                    | 9                     |
| <b>Total Assets</b>                                  | <b>\$ 107,201,345</b> | <b>\$ 592,788</b>      | <b>\$ 24,386,291</b> | <b>\$ 132,180,424</b> |
| <b>Liabilities</b>                                   |                       |                        |                      |                       |
| Vouchers Payable                                     | \$ 72,460             | \$ -                   | \$ -                 | \$ 72,460             |
| Compensated Absences                                 | -                     | 68,092                 | -                    | 68,092                |
| Bonds Payable Interest                               | -                     | 228,232                | -                    | 228,232               |
| Bonds Payable Current                                | -                     | 1,180,000              | -                    | 1,180,000             |
| Lease Liability Current                              | -                     | 59,151                 | -                    | 59,151                |
| Deposits/Office Space                                | 2,500                 | -                      | -                    | 2,500                 |
| Bonds Payable  | -                     | 42,940,000             | -                    | 42,940,000            |
| TMRS Pension Liability                               | -                     | 144,740                | -                    | 144,740               |
| OPEB Liability                                       | -                     | 34,937                 | -                    | 34,937                |
| Non Current Liabilities                              | -                     | 499,742                | -                    | 499,742               |
| TMRS Actuarial Experience                            | -                     | 545                    | -                    | 545                   |
| TMRS Assumption Change                               | -                     | 14,212                 | -                    | 14,212                |
| OPEB Actuarial Experience                            | -                     | 18,601                 | -                    | 18,601                |
| OPEB Assumption Change                               | -                     | 19,041                 | -                    | 19,041                |
| GASB Inflow/GASB 87 Leases                           | 7,295,849             | -                      | -                    | 7,295,849             |
| <b>Total Liabilities</b>                             | <b>\$ 7,370,808</b>   | <b>\$ 45,207,293</b>   | <b>\$ -</b>          | <b>\$ 52,578,101</b>  |
| <b>Fund Equity</b>                                   |                       |                        |                      |                       |
| Unreserved Fund Balance *                            | \$ 98,768,374         | \$ (44,614,505)        | \$ -                 | \$ 54,153,869         |
| Reserved for Encumbrances                            | 1,051,641             | -                      | -                    | 1,051,641             |
| Reserved for Prepaids                                | 10,522                | -                      | -                    | 10,522                |
| Investment in Capital Assets                         | -                     | -                      | 24,386,291           | 24,386,291            |
| <b>Total Fund Equity</b>                             | <b>\$ 99,830,536</b>  | <b>\$ (44,614,505)</b> | <b>\$ 24,386,291</b> | <b>\$ 79,602,323</b>  |
| <b>Total Liabilities and Equity</b>                  | <b>\$ 107,201,345</b> | <b>\$ 592,788</b>      | <b>\$ 24,386,291</b> | <b>\$ 132,180,424</b> |
| <b>Unreserved Fund Balance *</b>                     |                       |                        |                      |                       |
| Committed Projects Reserve:                          |                       |                        |                      |                       |
| Community Projects                                   | \$ 11,315,456         |                        |                      |                       |
| Discretionary Prom & Comm Grants                     | 188,498               |                        |                      |                       |
| Retail Development Infrastructure Grants             | 124,329               |                        |                      |                       |
| Parks Construction Projects                          | 18,426,425            |                        |                      |                       |
| <b>Total Committed Projects</b>                      | <b>\$ 30,054,709</b>  |                        |                      |                       |
| <b>Unreserved Fund Balance after Project Commit.</b> |                       |                        |                      |                       |
| Undesignated Reserve:                                |                       |                        |                      |                       |
| Community Projects (FY26)                            | \$ 11,090,416         |                        |                      |                       |
| Discretionary Prom & Comm Grants (FY26)              | 125,470               |                        |                      |                       |
| Retail Development Infrastructure Grants             | 300,000               |                        |                      |                       |
| <b>Total Undesignated Allocations</b>                | <b>\$ 11,515,886</b>  |                        |                      |                       |
| <b>Remaining Unreserved Fund Balance</b>             | <b>\$ 58,249,419</b>  |                        |                      |                       |
| Less Contingency                                     | -                     |                        |                      |                       |
| <b>Final Unreserved Fund Balance</b>                 | <b>\$ 58,249,419</b>  |                        |                      |                       |