

McKinney Community Development Corporation
Summary Operating Statement
September 2025 Unaudited Final (100% of FY Complete)

Revenues	FY25 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	\$ 24,592,569	\$ 2,300,285	\$ 24,617,454	\$ (24,885)	100.1%	\$ 2,049,381	\$ 250,904	\$ 24,592,569	\$ 24,885
Interest Income	2,442,577	671,809	3,727,530	(1,284,953)	152.6%	203,548	468,261	2,442,577	1,284,953
Rent & Royalties - Office Space	-	(24,253)	116,923	(116,923)	-	-	(24,253)	-	116,923
Contributions & Donations - Other Capital	-	28,930	28,930	(28,930)	-	-	-	-	28,930
Miscellaneous Revenue	217,970	30,703	253,095	(35,125)	-	18,164	12,539	217,970	35,125
2025 Debt (Bond) Issuance	30,000,000	-	30,170,000	(170,000)	-	2,500,000	(2,500,000)	30,000,000	170,000
Total Revenues	\$ 57,253,116	\$ 3,007,473	\$ 58,913,931	\$ (1,660,815)	102.9%	\$ 4,771,093	\$ (1,763,620)	\$ 57,253,116	\$ 1,660,815
Expenses	FY25 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 463,057	\$ 42,424	\$ 456,522	\$ 6,535	98.6%	\$ 38,588	\$ (3,836)	\$ 463,057	\$ 6,535
Supplies Expense	18,750	928	10,064	8,686	53.7%	1,563	635	18,750	8,686
Maintenance Expense	2,500	-	386	2,114	15.4%	208	208	2,500	2,114
Services/Sundry	940,738	(42,757)	462,994	477,744	49.2%	78,395	121,151	940,738	477,744
Capital	40,000	-	-	40,000	-	3,333	(3,333)	40,000	40,000
Total Administrative	\$ 1,465,045	\$ 595	\$ 929,967	\$ 535,078	63.5%	\$ 122,087	\$ 114,825	\$ 1,465,045	\$ 535,078
Projects									
Community Grants & Projects	\$ 59,647,258	\$ 4,680,203	\$ 39,064,393.49	\$ 20,582,865	65.5%	\$ 4,970,605	\$ 290,402	\$ 59,647,258	\$ 20,582,865
Park Construction Fund	21,111,214	224,670	2,517,941	18,593,273	11.9%	1,759,268	1,534,598	21,111,214	18,593,273
Capital	60,000	-	-	60,000	-	5,000	5,000	60,000	60,000
Other Project Expenses	148,000	13,200	66,588	81,413	45.0%	12,333	(867)	148,000	81,413
Total Projects	\$ 80,966,472	\$ 4,918,073	\$ 41,648,922	\$ 39,317,550	51.4%	\$ 6,747,206	\$ 1,829,133	\$ 80,966,472	\$ 39,317,550
Non-Departmental									
Administrative Fee to GF	\$ 330,000	\$ 27,500	\$ 330,000	\$ -	100.0%	\$ 27,500	\$ -	\$ 330,000	\$ -
Bond Issuance Costs	166,506	-	166,506	-	-	13,876	13,876	166,506	-
Lease Principal Payments	-	55,210	55,210	(55,210)	-	-	(55,210)	-	(55,210)
Lease Interest Payments	-	23,567	23,567	(23,567)	-	-	(23,567)	-	(23,567)
Economic Incentive	1,702,616	1,711,886	1,711,886	(9,270)	-	141,885	(1,570,001)	1,702,616	(9,270)
Insurance & Risk Fund	1,454	121	1,454	-	100.0%	121	-	1,454	-
MPAC	500,000	41,667	500,000	-	100.0%	41,667	-	500,000	-
Buildings & Structures	120,000	28,930	28,930	91,070	-	10,000	(18,930)	120,000	91,070
MCDC Debt Service Payments	1,145,000	-	1,145,000	-	100.0%	95,417	95,417	1,145,000	-
MCDC Debt Service I & S	1,002,287	-	1,002,286	1	100.0%	83,524	83,524	1,002,287	1
Paying Agent	1,000	-	400	600	40.0%	83	83	1,000	600
Total Non-Departmental	\$ 4,968,863	\$ 1,888,880	\$ 4,965,238	\$ 3,624	99.9%	\$ 414,072	\$ (1,474,808)	\$ 4,968,863	\$ 3,624
Total Expenses	\$ 87,400,380	\$ 6,807,548	\$ 47,544,127	\$ 39,856,252	54.4%	\$ 7,283,365	\$ 469,151	\$ 87,400,380	\$ 39,856,252
Net	\$ (30,147,264)	\$ (3,800,075)	\$ 11,369,804			\$ (2,512,272)	\$ (1,287,803)	\$ (30,147,264)	\$ 41,517,068
FY25 Beginning Fund Balance	\$ 81,080,292								
Add FY25 Actual Revenue	58,913,931								
Less FY25 Actual Expenses	(47,544,127)								
FY25 Ending Fund Balance	\$ 92,450,096								

**McKinney Community Development Corporation
Project Details - September 2025 Unaudited Final**

Community 4B Projects	FY Board Approved	Project Code	Budget FY25	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 100,000	\$ -	\$ 14,590	\$ 85,410
McKinney Housing Authority-The Remnant	2022-2023	4B2308	1,800,000	-	1,800,000	-
Housing & Community Development	2022-2023	4B2312	147,738	40,352	52,831	94,908
Habitat for Humanity of CC	2022-2023	4B2315	325,157	77,961	258,740	66,417
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	3,000,000	-
McKinney Parks Foundation	2023-2024	4B2406	285,077	-	169,550	115,527
Sphinx	2023-2024	4B2408	500,000	-	-	500,000
Boys & Girls Club of Collin County	2022-2023	4B2410	35,000	31,947	31,947	3,053
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	1,717,190	-	-	1,717,190
Hugs Cafe, Inc	2024-2025	4B2501	970,000	-	109,934	860,066
Collin County History Museum	2024-2025	4B2502	31,475	-	-	31,475
McKinney Parks Foundation	2024-2025	4B2503	20,000	12,562	12,562	7,438
Habitat for Humanity of Collin County	2024-2025	4B2505	411,455	13,648	112,460	298,995
Cannon Development Company (Project Mirage)	2024-2025	4B2507	4,000,000	-	-	4,000,000
Heritage Guild of Collin County	2024-2025	4B2508	25,481	-	25,481	-
Direction 61-3	2024-2025	4B2510	500,000	-	-	500,000
Heard Natural Science Museum	2024-2025	4B2511	211,160	-	211,160	-
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	-	-	305,000
Entertainment Properties 360, LLC	2024-2025	4B2516	2,000,000	-	-	2,000,000
Clubcorp (TPC Invited)	2024-2025	4B2504	1,500,000	1,500,000	1,500,000	-
Undesignated FY 2025 Budget			2,991,549	-	-	2,991,549
Total Community 4B Projects			\$ 22,744,164	\$ 4,676,471	\$ 7,408,972	\$ 15,335,192

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-Craik Museum	2022-2023	PC2309	\$ 1,419	\$ -	\$ -	\$ 1,419
McKinney Chamber Foundation	2022-2023	PC2312	14,000	-	-	14,000
Millhouse Foundation	2022-2023	PC2313	463	-	-	463
McKinney Lacrosse - Turlaxin	2022-2023	PC2315	3,100	-	-	3,100
Art Club of McKinney	2022-2023	PC2317	475	-	-	475
McKinney Chamber Foundation - Dia de los Muertos	2022-2023	PC2320	1,922	-	-	1,922
Texas Cellos	2022-2023	PC2322	3,406	-	-	3,406
Collin County Master Gardeners	2022-2023	PC2323	55	-	-	55
ArtByMetta, LLC - McKinney RNB Picnic Festival	2023-2024	PC2402	55	-	-	55
Community Concerts Association 2024 Season	2023-2024	PC2404	4,000	-	2,715	1,285
SBG Hospitality - 2024 Sip & Stroll Series (Downtown McKinney)	2023-2024	PC2406	15,000	-	15,000	-
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	-	6,767	1,886
Millhouse Foundation-9 Maker Markets, Winter ArtFest, MuralFest, 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 & Bingo and Mosaic 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 Programming, 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	-
McKinney Repertory Theatre-2024-2025 Performances	2023-2024	PC2418	12,500	2,385	12,344	156
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	-	1,633	2,567
McKinney Chamber Foundation-2025 Black History Month Events	2023-2024	PC2421	10,000	-	4,750	5,250
Adriatica Business Association-Adriatica Events (Eoatravaenza, 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	-	10,384	616
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	1,348	1,699	9,551
McKinney Chamber Foundation	2024-2025	PC2503	12,500	-	3,500	9,000
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 Programming, Exhibits)	2024-2025	PC2505	12,500	-	12,500	-
Texas Homegrown Music-2025 Texas Music Revolution and Hipiefest	2024-2025	PC2506	9,500	-	7,768	1,732
CC History Museum-2025 Festivals	2024-2025	PC2507	10,000	-	4,000	6,000
Millhouse Foundation	2024-2025	PC2508	13,000	-	5,681	7,319
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	-	9,881	119
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	13,000	-	13,000	-
Sanchez Charities-2025 Run for Hope: Walk in Unity	2024-2025	PC2514	7,500	-	4,748	2,752
SBG Hospitality-2025 Sip & Strolls	2024-2025	PC2515	15,000	-	-	15,000
Heritage Guild of CC	2024-2025	PC2517	14,905	-	-	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	-	-	12,000
McKinney Main Street	2024-2025	PC2523	14,000	-	-	14,000
Art Club of McKinney	2024-2025	PC2524	4,200	-	-	4,200
Millennial Maven Creative Foundation	2024-2025	PC2525	4,000	-	4,000	-
Undesignated FY 2025 Budget			67,486	-	-	67,486
Total Promotional & Event Grants			\$ 478,968	\$ 3,733	\$ 224,734	\$ 229,395

Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY25	Monthly Actual	YTD Actual	Budget Balance
Lelo's Coffee Co.	2022-2023	R12301	\$ 50,000	\$ -	\$ 34,471	\$ 15,529
Neathery Estate	2022-2023	R12304	1,578	-	-	1,578
T & I Bakery	2022-2023	R12305	6,000	-	-	6,000
Hope Hardware Bldg 214 E. Louisiana	2023-2024	R12402	50,000	-	50,000	-
Kelly's Art Shack 312 East Clond	2023-2024	R12405	27,264	-	27,264	-
Venezia Sepori 1820 Eldorado	2023-2024	R12407	40,000	-	-	40,000
Antique Company Mall 213 E. Virginia	2023-2024	R12408	50,000	-	-	50,000
Hope Hardware Bldg 214 E. Louisiana	2023-2024	R12409	50,000	-	-	50,000
Hester Eats, LLC (dba Hamm's meat + market)	2023-2024	R12410	50,000	-	-	50,000
Cotton Mill	2024-2025	R12502	23,745	-	23,745	-
Samaritan Inn (InnStyle Resale Shop)	2024-2025	R12503	9,450	-	-	9,450
380 Marketplace	2024-2025	R12504	40,000	-	-	40,000
Cotton Mill	2024-2025	R12505	27,459	-	-	27,459
Undesignated FY 2025 Budget			299,346	-	-	299,346
Total Retail Development Infrastructure Grants			\$ 724,842	\$ -	\$ 135,480	\$ 589,362

Economic Development Grants	FY Board Approved	Project Code	Budget FY25	Monthly Actual	YTD Actual	Budget Balance
Undesignated FY 2025 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	-
City of McKinney National Airport (TK1) - Eastside Infrastructure & Passenger Terminal	2024-2025	4B2506	30,000,000	-	30,000,000	-
Total Special Projects			\$ 34,295,208	\$ -	\$ 31,295,208	\$ 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	\$ -	\$ 594,578	\$ 3,809,422
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	80,000	-
2023-2024 Playground/Park Improvements - Aviator	2023-2024	PK2456	500,000	7,117	500,000	-
Parks Accessibility	2016-2017	PK4325	229,147	-	27,035	202,112
Towne Lake Park Enrichment	2020-2021	PK4393	3,651,069	-	-	3,651,069
Erwin Park Development - Phase I	2016-2017	PK1413	5,700,000	-	-	5,700,000
Wattley	2024-2025	PK1831	2,797,804	-	208,421	2,589,383
Old Settlers Park	2024-2025	PK2041	489,314	-	-	489,314
Greens Neighborhood Park	2024-2025	PK2109	1,580,743	137,552	788,700	792,043
Mobile Stage	2024-2025	PK2349	315,077	-	-	315,077
Horizon Park	2024-2025	PK2343	318,664	-	318,664	-
Recreation Center at Towne Lake	2024-2025	PK4397	1,039,504	-	-	1,039,504
Total Parks Construction Projects			\$ 21,111,214	\$ 224,669	\$ 2,517,938	\$ 18,593,276

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

McKinney Community Development Corporation
Balance Sheet

September 2025 Unaudited Final

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 596,811	\$ -	\$ -	\$ 596,811
Investments	91,286,765	-	-	91,286,765
Interest Receivable - Investments	14,373	-	-	14,373
Accounts Receivable	4,207,217	-	-	4,207,217
Notes Receivable	767,526	-	-	767,526
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	-	-	18,165,339	18,165,339
Capital/Land Improvements (Net of Depreciation)	-	-	71,506	71,506
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
Total Assets	\$ 104,391,445	\$ 592,788	\$ 24,545,764	\$ 129,529,998
Liabilities				
Vouchers Payable	\$ 4,631,940	\$ -	\$ -	\$ 4,631,940
Accrued Payroll Payable	11,060	-	-	11,060
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 Assumption Change	-	545	-	545
TMRS Investment Experience	-	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
Total Liabilities	\$ 11,941,349	\$ 45,207,293	\$ -	\$ 57,148,642
Fund Equity				
Unreserved Fund Balance *	\$ 92,439,574	\$ (44,614,505)	\$ -	\$ 47,825,069
Reserved for Encumbrances	-	-	-	-
Reserved for Prepaids	10,522	-	-	10,522
Investment in Capital Assets	-	-	24,545,764	24,545,764
Total Fund Equity	\$ 92,450,096	\$ (44,614,505)	\$ 24,545,764	\$ 72,381,356
Total Liabilities and Equity	\$ 104,391,445	\$ 592,788	\$ 24,545,764	\$ 129,529,998
Unreserved Fund Balance *	\$ 92,439,574			
Committed Projects Reserve:				
Community Projects	\$ 12,343,643			
Discretionary Prom & Comm Grants	161,909			
Retail Development Infrastructure Grants	290,016			
Special Projects	3,000,000			
Parks Construction Projects	18,593,276			
Total Committed Projects	\$ 34,388,844			
Unreserved Fund Balance after Project Commit.	\$ 58,050,730			
Undesignated Reserve:				
Community Projects (FY25)	\$ 2,991,549			
Discretionary Prom & Comm Grants (FY25)	67,486			
Retail Development Infrastructure Grants	299,346			
Economic Development Grants	2,000,000			
Total Undesignated Allocations	\$ 5,358,381			
Remaining Unreserved Fund Balance	\$ 52,692,349			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 52,692,349			