

McKinney Community Development Corporation
Summary Operating Statement
December 2025 (25% 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	\$ 2,059,637	\$ 6,273,271	\$ 19,180,038	24.6%	\$ 2,121,109	\$ (61,472)	\$ 6,363,327	\$ (90,056)
Interest Income	1,442,037	377,837	966,043	475,994	67.0%	120,170	257,668	360,509	605,534
Rent & Royalties - Office Space	-	17,647	52,941	(52,941)	-	-	17,647	-	52,941
Contributions & Donations - Other Capital	-	38,460	62,454	(62,454)	-	-	38,460	-	62,454
Miscellaneous Revenue	416,028	9,941	33,893	382,135	-	34,669	(24,728)	104,007	(70,114)
Total Revenues	\$ 27,311,374	\$ 2,503,524	\$ 7,388,603	\$ 19,922,771	27.1%	\$ 2,275,948	\$ 227,576	\$ 6,827,844	\$ 560,759
Expenses	FY26 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 472,120	\$ 31,041	\$ 98,381	\$ 373,739	20.8%	\$ 39,343	\$ 8,303	\$ 118,030	\$ 19,649
Supplies Expense	15,250	2,736	3,074	12,176	20.2%	1,271	(1,466)	3,813	738
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	625	625
Services/Sundry	958,308	36,609	105,645	852,663	11.0%	79,859	43,250	239,577	133,932
Capital	27,500	-	-	27,500	-	2,292	(2,292)	6,875	6,875
Total Administrative	\$ 1,475,678	\$ 70,386	\$ 207,100	\$ 1,268,578	14.0%	\$ 122,973	\$ 48,003	\$ 368,920	\$ 161,820
Projects									
Community Grants & Projects	\$ 11,640,416	\$ 292,048	\$ 981,864	\$ 10,658,552	8.4%	\$ 970,035	\$ 677,987	\$ 2,910,104	\$ 1,928,240
Park Construction Fund	8,000,000	216,329	571,376	7,428,624	-	666,667	450,338	2,000,000	1,428,624
Capital	72,000	11,250	11,250	60,750	-	6,000	(5,250)	18,000	6,750
Other Project Expenses	115,000	1,605	4,005	110,995	3.5%	9,583	7,978	28,750	24,745
Total Projects	\$ 19,827,416	\$ 521,232	\$ 1,568,494	\$ 18,258,922	7.9%	\$ 1,652,285	\$ 1,131,053	\$ 4,956,854	\$ 3,388,359
Non-Departmental									
Administrative Fee to GF	\$ 330,000	\$ 27,500	\$ 82,500	\$ 247,500	25.0%	\$ 27,500	\$ -	\$ 82,500	\$ -
Economic Incentive	2,132,986	-	-	2,132,986	-	177,749	177,749	533,247	533,247
Insurance & Risk Fund	1,454	121	364	1,090	25.0%	121	-	364	-
MPAC	500,000	41,667	125,000	375,000	25.0%	41,667	-	125,000	-
Buildings & Structures	-	-	62,454	(62,454)	-	-	-	-	(62,454)
MCDC Debt Service Payments	1,180,000	-	-	1,180,000	0.0%	98,333	98,333	295,000	295,000
MCDC Debt Service I & S	1,825,848	-	-	1,825,848	0.0%	152,154	152,154	456,462	456,462
Paying Agent	1,000	-	-	1,000	0.0%	83	83	250	250
Total Non-Departmental	\$ 5,971,288	\$ 69,288	\$ 270,318	\$ 5,700,970	4.5%	\$ 497,607	\$ 428,319	\$ 1,492,822	\$ 1,222,505
Total Expenses	\$ 27,274,382	\$ 660,906	\$ 2,045,912	\$ 25,228,470	7.5%	\$ 2,272,865	\$ 1,607,376	\$ 6,818,596	\$ 4,772,684
Net	\$ 36,992	\$ 1,842,617	\$ 5,342,691			\$ 3,083	\$ 1,839,535	\$ 9,248	\$ 5,333,443
FY26 Beginning Fund Balance	\$ 92,450,096								
Add FY26 Budgeted Revenue	27,311,374								
Less FY26 Budgeted Expenses	(27,274,382)								
FY26 Projected Ending Fund Balance	\$ 92,487,088								

**McKinney Community Development Corporation
Project Details - December 2025**

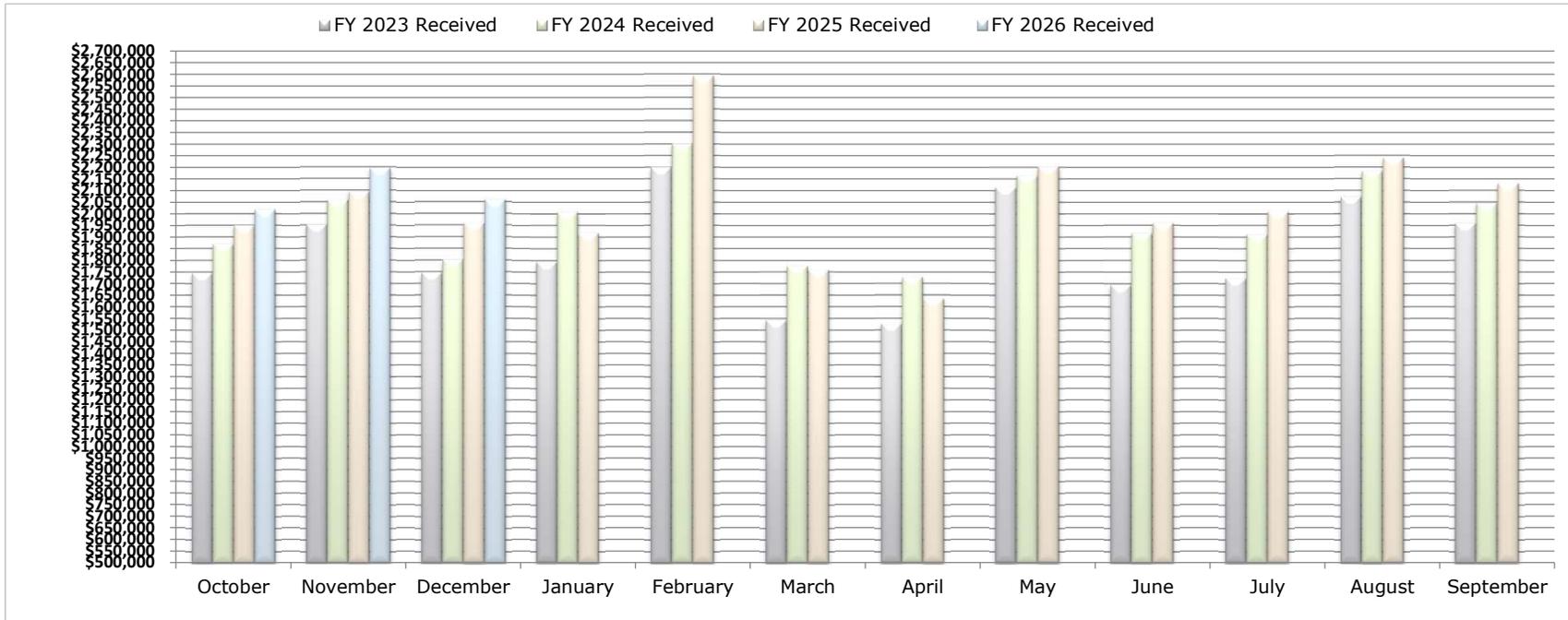
Community 4B Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY26	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 85,410	\$ -	\$ -	\$ -	\$ 85,410
Housing & Community Development	2022-2023	4B2312	28,405	-	-	28,405	-
Habitat for Humanity of CC	2022-2023	4B2315	66,417	-	-	27,452	38,965
ManeGait Therapeutic Horsemanship	2023-2024	4B2401	440,000	-	9,666	9,666	430,334
McKinney Parks Foundation	2023-2024	4B2406	115,527	-	-	-	115,527
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	-	250,875	740,124	119,942
Collin County History Museum	2024-2025	4B2502	31,475	-	1,301	1,301	30,174
McKinney Parks Foundation	2024-2025	4B2503	7,438	-	-	-	7,438
Habitat for Humanity of Collin County	2024-2025	4B2505	298,995	-	4,398	79,197	219,798
Cannon Development Company	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	-	-	-	305,000
Entertainment Properties 360, LLC	2024-2025	4B2516	2,000,000	-	-	-	2,000,000
Undesignated FY 2026 Budget				11,090,416	-	-	11,090,416
Total Community 4B Projects			\$ 12,269,062	\$ 11,090,416	\$ 266,240	\$ 886,145	\$ 22,473,332
Promotional and Event Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY26	Monthly Actual	YTD Actual	Budget Balance
McKinney Philharmonic Orchestra-2025-2026 Season	2024-2025	PC2502	\$ 9,551	\$ -	\$ 964	\$ 2,504	\$ 7,047
McKinney Chamber Foundation	2024-2025	PC2503	9,000	-	-	8,482	518
CC History Museum-2025 Festivals	2024-2025	PC2507	6,000	-	4,175	4,175	1,825
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	5,600	-
SBG Hospitality-2025 Sip & Strolls	2024-2025	PC2515	15,000	-	-	15,000	-
Heritage Guild of CC	2024-2025	PC2517	14,905	-	-	4,728	10,177
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	649	11,351
McKinney Main Street	2024-2025	PC2523	14,000	-	-	-	14,000
Art Club of McKinney	2024-2025	PC2524	4,200	-	-	-	4,200
Undesignated FY 2026 Budget				250,000	-	-	250,000
Total Promotional & Event Grants			\$ 134,365	\$ 250,000	\$ 11,388	\$ 53,139	\$ 331,227
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY26	Monthly Actual	YTD Actual	Budget Balance
Venezia Sepori 1820 Eldorado	2023-2024	RI2407	\$ 40,000	\$ -	\$ 14,420	\$ 14,419.55	\$ 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
Total Retail Development Infrastructure Grants			\$ 166,909	\$ 300,000	\$ 14,420	\$ 42,580	\$ 424,329
Park Construction Fund	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY26	Monthly Actual	YTD Actual	Budget Balance
Towne Center Park Improvement	2020-2021	PK2113	\$ 5,352	\$ -	\$ 3,050	\$ 3,050	\$ 2,302
Parks Accessibility	2016-2017	PK4325	202,112	100,000	-	-	302,112
Erwin Park Development - Phase I	2016-2017	PK9143	5,700,000	3,000,000	-	-	8,700,000
Wattley	2024-2025	PK1831	2,589,383	-	52,008	52,008	2,537,375
Old Settlers Park	2024-2025	PK2041	489,314	2,800,000	-	-	3,289,314
Greens Neighborhood Park	2024-2025	PK2109	792,043	-	-	97,969	694,074
Mobile Stage	2024-2025	PK2349	315,077	-	-	257,078	57,999
Recreation Center at Towne Lake	2024-2025	PK4397	1,039,504	-	161,271	161,271	878,233
Trails Wayfinding Plan	2025-2026	PK2609	-	100,000	-	-	100,000
Al Ruschhaupt Improvements and Infrastructure	2025-2026	PK2345	-	2,000,000	-	-	2,000,000
Total Parks Construction Projects			\$ 11,132,785	\$ 8,000,000	\$ 216,329	\$ 571,376	\$ 18,561,409

McKinney Community Development Corporation

Sales Tax Revenue

December 2025 (25% 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	\$1,949,963	\$2,018,640	\$68,677	3.5%	8.3%
November	1,546,275	1,769,473	1,953,351	2,057,621	2,093,662	2,194,994	101,332	4.9%	8.9%
December	1,337,046	1,625,682	1,746,641	1,802,724	1,957,829	2,059,637	101,808	5.6%	8.4%
January	1,360,427	1,685,372	1,792,873	2,007,689	1,917,560		0.0%	8.2%	
February	1,810,982	2,047,001	2,200,406	2,301,628	2,592,891		0.0%	11.1%	
March	1,281,889	1,503,190	1,542,369	1,774,394	1,757,562		0.0%	7.5%	
April	1,113,662	1,381,890	1,527,564	1,726,631	1,633,911		0.0%	7.0%	
May	1,830,977	2,111,453	2,113,379	2,163,234	2,202,558		0.0%	9.4%	
June	1,513,303	1,732,613	1,694,214	1,917,699	1,960,053		0.0%	8.4%	
July	1,482,555	1,600,462	1,723,832	1,910,588	2,010,013		0.0%	8.6%	
August	1,780,053	1,977,131	2,073,238	2,184,303	2,241,168		0.0%	9.6%	
September	1,564,200	1,819,544	1,959,047	2,045,170	2,130,873		0.0%	9.1%	
Total	\$17,888,256	\$20,759,743	\$22,071,669	\$23,761,682	\$24,448,042	\$6,273,271	\$271,817	4.5%	96.1%

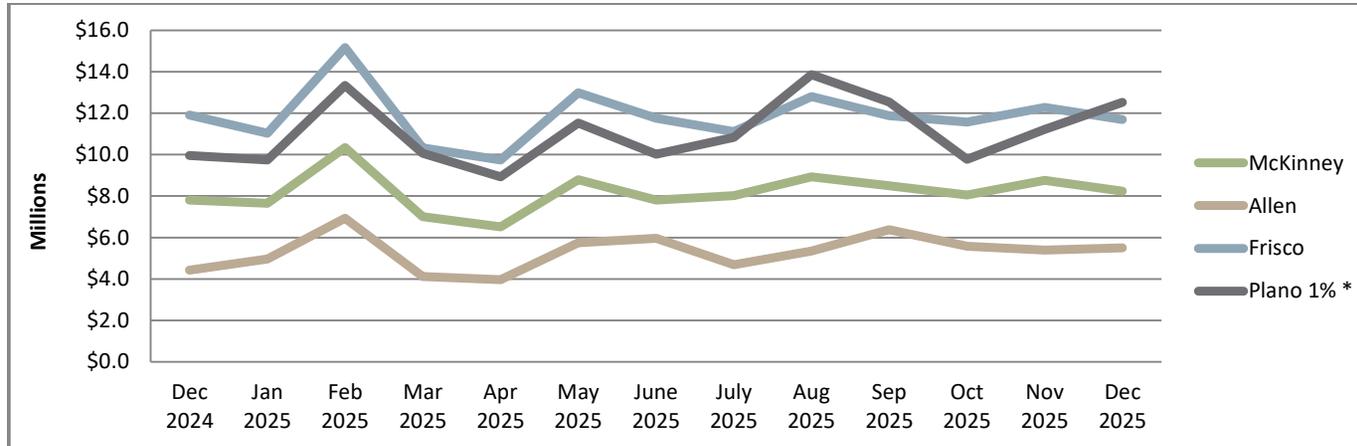


TOTAL SALES TAX COLLECTED

Sister City Comparison

December 2025	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$430,781	\$1,088,272	-\$217,231	\$2,577,623
Var to LY	5.5%	24.6%	-1.8%	25.9%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,083,048	\$2,555,155	-\$21,798	\$3,439,825
Var to LY	4.5%	18.3%	-0.1%	11.4%



Year-to-Date Collections

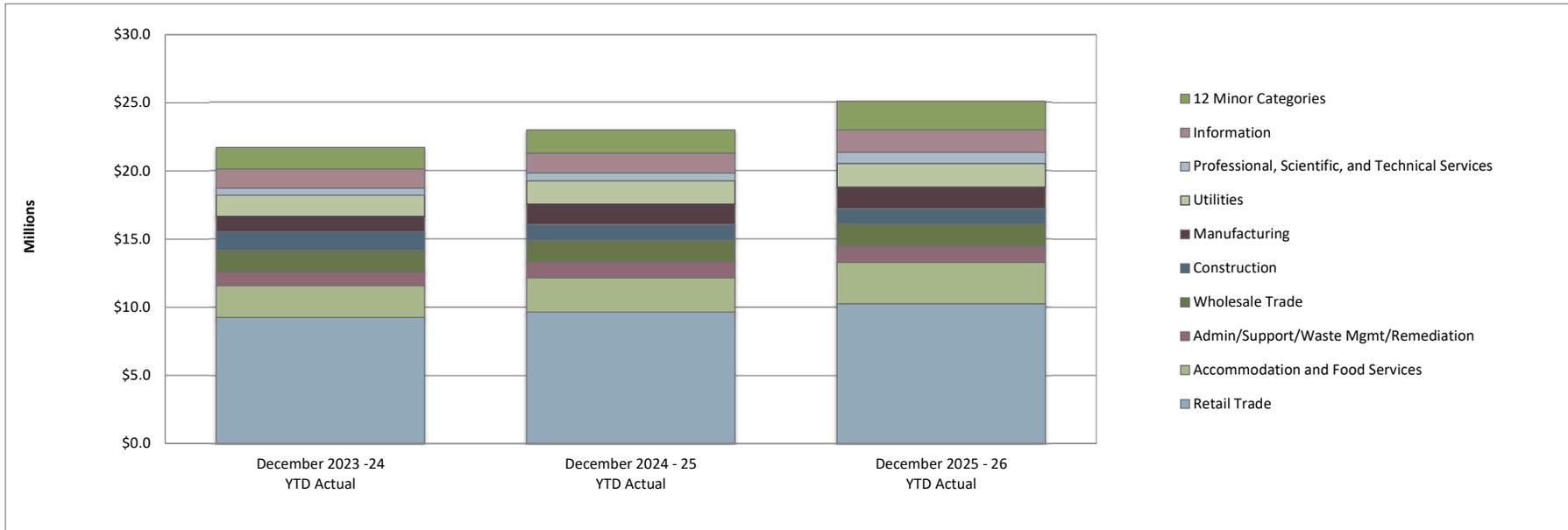
FY 2025 Total	McKinney	Allen	Frisco	Plano 1% *
Oct 2024	\$7,799,853	\$4,641,443	\$11,371,930	\$9,213,154
Nov 2024	8,351,365	4,878,599	12,304,553	10,911,347
Dec 2024	7,806,527	4,420,996	11,910,412	9,956,397
FY 2025 Total	\$23,957,745	\$13,941,038	\$35,586,896	\$30,080,898

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
FY 2026 Total	\$25,040,793	\$16,496,193	\$35,565,097	\$33,520,723

* 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

December YTD Collections for Prior Three Years



December Collections

Industries	December 2023 -24 YTD Actual	December 2024 - 25 YTD Actual	December 2025 - 26 YTD Actual	December 26 vs December 25 YTD Variance	Variance as a %
Retail Trade	\$9,253,747	\$9,640,879	\$10,266,247	\$625,368	6%
Accommodation and Food Services	2,341,553	2,533,211	3,023,559	490,348	16%
Utilities	1,548,277	1,723,438	1,742,974	19,536	1%
Information	1,416,855	1,442,710	1,638,044	195,334	12%
Wholesale Trade	1,567,330	1,554,362	1,616,313	61,951	4%
Manufacturing	1,133,016	1,506,159	1,569,481	63,322	4%
Admin/Support/Waste Mgmt/Remediation	1,002,112	1,177,166	1,212,566	35,400	3%
Construction	1,389,031	1,166,933	1,136,353	(30,580)	-3%
Professional, Scientific, and Technical Services	499,969	576,591	825,448	248,857	30%
12 Minor Categories	1,576,916	1,695,959	2,096,626	400,667	19%
Totals	\$21,728,806	\$23,017,408	\$25,127,611	\$2,110,203	8%

McKinney Community Development Corporation
 Balance Sheet
 December 2025

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 2,219,346	\$ -	\$ -	\$ 2,219,346
Investments	90,268,747	-	-	90,268,747
Interest Receivable - Investments	106,625	-	-	106,625
Accounts Receivable	4,194,526	-	-	4,194,526
Notes Receivable	813,209	-	-	813,209
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	-	-	18,516,400	18,516,400
Capital/Land Improvements (Net of Depreciation)	-	-	79,260	79,260
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	\$ 97,792,449	\$ 675,905	\$ 24,875,649	\$ 123,344,004
Liabilities				
Vouchers Payable	\$ 36,416	\$ -	\$ -	\$ 36,416
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	\$ 210,297	\$ 16,079,485	\$ -	\$ 16,289,782
Fund Equity				
Unreserved Fund Balance *	\$ 97,390,524	\$ (15,403,579)	\$ -	\$ 81,986,945
Reserved for Encumbrances	181,106	-	-	181,106
Reserved for Prepays	10,522	-	-	10,522
Investment in Capital Assets	-	-	24,875,649	24,875,649
Total Fund Equity	\$ 97,582,152	\$ (15,403,579)	\$ 24,875,649	\$ 107,054,222
Total Liabilities and Equity	\$ 97,792,449	\$ 675,905	\$ 24,875,649	\$ 123,344,004
Unreserved Fund Balance *				
Committed Projects Reserve:				
Community Projects	\$ 11,382,916			
Discretionary Prom & Comm Grants	81,227			
Retail Development Infrastructure Grants	124,329			
Parks Construction Projects	18,561,409			
Total Committed Projects	\$ 30,149,882			
Unreserved Fund Balance after Project Commit.				
Undesignated Reserve:				
Community Projects (FY26)	\$ 11,090,416			
Discretionary Prom & Comm Grants (FY26)	250,000			
Retail Development Infrastructure Grants	300,000			
Total Undesignated Allocations	\$ 11,640,416			
Remaining Unreserved Fund Balance	\$ 55,781,333			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 55,781,333			