

**McKinney Economic Development Corporation**

Balance Sheet

February 2026

	MEDC Operations	Interest and Sinking	Reserve Fund	Long-Term Debt	General Fixed Assets	Total
<b>Assets</b>						
Cash and Cash Equivalents	\$ 383,561	\$ 128,701	\$ -	\$ -	\$ -	\$ 512,262
Cash with Fiscal Agent/Sunset Ground	10,028,238	-	-	-	-	10,028,238
Investment Pools	41,432,285	4,961,443	-	-	-	46,393,728
Accounts Receivable	465,361	-	-	-	-	465,361
Accounts Receivable/Other Taxes & Franchise Fees	4,200,871	-	-	-	-	4,200,871
Lease Receivable/GASB 87 Leases Receivable	489,585	-	-	-	-	489,585
Deposits/Security Deposits	31,566	-	-	-	-	31,566
Land	-	-	-	-	106,201,057	106,201,057
Buildings & Structures (Net of Depreciation)	-	-	-	-	123,864	123,864
Machinery & Equipment (Net of Depreciation)	-	-	-	-	67,766	67,766
Other Assets/Leases ROU Asset	-	-	-	1,560,810	-	1,560,810
GASB 68 TMRS/Actuarial	-	-	-	92,011	-	92,011
GASB 68 TMRS/Assumption	-	-	-	694	-	694
GASB 68 TMRS/Contributions	-	-	-	137,341	-	137,341
GASB 75 OPEB/Actuarial	-	-	-	874	-	874
GASB 75 OPEB/Assumption Change	-	-	-	16,321	-	16,321
GASB 75 OPEB/Contributions	-	-	-	29	-	29
<b>Total Assets</b>	<b>\$ 57,031,466</b>	<b>\$ 5,090,144</b>	<b>\$ -</b>	<b>\$ 1,808,080</b>	<b>\$ 106,392,687</b>	<b>\$ 170,322,378</b>
<b>Other Debits</b>						
Deferred Charges/Unamortized Advance Refunding	\$ -	\$ -	\$ -	\$ 35,939	\$ -	\$ 35,939
<b>Total Other Debits</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,939</b>	<b>\$ -</b>	<b>\$ 35,939</b>
<b>Total Assets and Other Debits</b>	<b>\$ 57,031,466</b>	<b>\$ 5,090,144</b>	<b>\$ -</b>	<b>\$ 1,844,019</b>	<b>\$ 106,392,687</b>	<b>\$ 170,358,317</b>
<b>Liabilities</b>						
Vouchers Payable	\$ 164,828	\$ -	\$ -	\$ -	\$ -	\$ 164,828
Accounts Payable/Refunds Payable	28,238	-	-	-	-	28,238
Compensated Absences Payable	-	-	-	159,303	-	159,303
Accrued Interest Payable	-	-	-	320,268	-	320,268
Deferred Revenue/Miscellaneous	465,361	-	-	-	-	465,361
Deposits/Other Deposits	10,000,000	-	-	-	-	10,000,000
Deposits/Office Space	7,500	-	-	-	-	7,500
Bonds Payable	-	-	-	2,230,000	-	2,230,000
Lease Liability Current	-	-	-	177,453	-	177,453
Current Unamortized Premium	-	-	-	8,462	-	8,462
Noncurrent Bonds Payable	-	-	-	74,725,000	-	74,725,000
Unamortized Premium on Bonds	-	-	-	166,649	-	166,649
TMRS Pension Liability	-	-	-	493,537	-	493,537
OPEB Liability	-	-	-	119,129	-	119,129
Pension & Benefits/TMRS Pension Liability	-	-	-	1,499,227	-	1,499,227
TMRS Actuarial Assumption Change	-	-	-	1,857	-	1,857
TMRS Investment Experience	-	-	-	48,460	-	48,460
OPEB Actuarial Experience	-	-	-	63,426	-	63,426
OPEB Assumption Change	-	-	-	64,925	-	64,925
GASB Inflow/GASB 87 Leases	454,242	-	-	-	-	454,242
<b>Total Liabilities</b>	<b>\$ 11,120,169</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 80,077,697</b>	<b>\$ -</b>	<b>\$ 91,197,865</b>
<b>Fund Balances/Equity</b>						
Reserve for Encumbrances	\$ 983,462	\$ -	\$ -	\$ -	\$ -	\$ 983,462
Reserve for Prepays	31,566	-	-	-	-	31,566
Unreserved Fund Balance	44,896,269	5,090,144	-	-	-	49,986,413
Investment in Capital Assets	-	-	-	(78,233,677)	106,392,687	28,159,010
<b>Total Fund Balances/Equity</b>	<b>\$ 45,911,298</b>	<b>\$ 5,090,144</b>	<b>\$ -</b>	<b>\$ (78,233,677)</b>	<b>\$ 106,392,687</b>	<b>\$ 79,160,451</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 57,031,466</b>	<b>\$ 5,090,144</b>	<b>\$ -</b>	<b>\$ 1,844,019</b>	<b>\$ 106,392,687</b>	<b>\$ 170,358,317</b>

**McKinney Economic Development Corporation**  
 Summary Operating Statement  
 February 2026 (42% 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	YTD Variance as a %
Sales Tax	\$ 25,453,309	\$ 2,593,718	\$ 10,886,236	\$ 14,567,073	42.8%	\$ 2,121,109	\$ 472,609	\$ 10,605,545	\$ 280,691	2.6%
Interest Income	1,598,000	111,805	662,788	935,212	41.5%	133,167	(21,362)	665,833	(3,045)	-0.5%
Miscellaneous Revenue	468,111	37,062	138,821	329,290	29.7%	39,009	(1,947)	195,046	(56,225)	-28.8%
Sale of Land	-	399,950	9,074,950	(9,074,950)	0.0%	-	399,950	-	9,074,950	0.0%
<b>Total Revenues</b>	<b>\$ 27,519,420</b>	<b>\$ 3,142,535</b>	<b>\$ 20,762,796</b>	<b>\$ 6,756,624</b>	<b>75.4%</b>	<b>\$ 2,293,285</b>	<b>\$ 849,250</b>	<b>\$ 11,466,425</b>	<b>\$ 9,296,371</b>	<b>81.07%</b>
Expenditures	FY26 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance	YTD Variance as a %
<b>MEDC Operations</b>										
Personnel	\$ 2,066,736	\$ 146,806	\$ 788,663	\$ 1,278,073	38.2%	\$ 172,228	\$ 25,422	\$ 861,140	\$ 72,477	8.4%
Supplies	69,500	3,693	24,135	45,365	34.7%	5,792	2,099	28,958	4,824	16.7%
Maintenance	3,039	39	582	2,457	19.1%	253	214	1,266	685	54.1%
Services/Sundry	3,404,128	297,671	1,048,182	2,355,946	30.8%	283,677	(13,993)	1,418,387	370,204	26.1%
<b>Total MEDC Operational Exp.</b>	<b>\$ 5,543,403</b>	<b>\$ 448,208</b>	<b>\$ 1,861,562</b>	<b>\$ 3,681,841</b>	<b>33.6%</b>	<b>\$ 461,950</b>	<b>\$ 13,742</b>	<b>\$ 2,309,751</b>	<b>\$ 448,190</b>	<b>19.4%</b>
<b>Projects</b>										
Committed Projects	\$ 31,841,252	\$ 75,000	\$ 10,599,058	\$ 21,242,194	33.3%	\$ 2,653,438	\$ 2,578,438	\$ 13,267,188	\$ 2,668,130	20.1%
Leasehold Improvements	54,766	748	41,139	13,627	0.0%	4,564	3,816	22,819	(18,320)	-80.3%
<b>Total Project Expenses</b>	<b>\$ 31,896,018</b>	<b>\$ 75,748</b>	<b>\$ 10,640,197</b>	<b>\$ 21,255,821</b>	<b>33.4%</b>	<b>\$ 2,658,002</b>	<b>\$ 2,582,254</b>	<b>\$ 13,290,008</b>	<b>\$ 2,649,810</b>	<b>19.9%</b>
<b>Non-Departmental</b>										
Other - Adm Fee	\$ 459,326	\$ 38,277	\$ 191,386	\$ 267,940	41.7%	\$ 38,277	\$ -	\$ 191,386	\$ -	0.0%
Economic Incentive	2,132,986	-	-	2,132,986	0.0%	177,749	177,749	888,744	888,744	100.0%
Insurance & Risk Fund	7,272	606	3,030	4,242	41.7%	606	-	3,030	-	0.0%
MEDC I & S Fund	6,205,740	517,145	2,585,725	3,620,015	41.7%	517,145	-	2,585,725	-	0.0%
<b>Total Non-Departmental Expenses</b>	<b>\$ 8,805,324</b>	<b>\$ 556,028</b>	<b>\$ 2,780,141</b>	<b>\$ 6,025,183</b>	<b>31.6%</b>	<b>\$ 733,777</b>	<b>\$ 177,749</b>	<b>\$ 3,668,885</b>	<b>\$ 888,744</b>	<b>24.2%</b>
<b>Total Expenses</b>	<b>\$ 46,244,745</b>	<b>\$ 1,079,984</b>	<b>\$ 15,281,900</b>	<b>\$ 30,962,845</b>	<b>33.0%</b>	<b>\$ 3,853,729</b>	<b>\$ 2,773,745</b>	<b>\$ 19,268,644</b>	<b>\$ 3,986,744</b>	<b>20.7%</b>
<b>Net</b>	<b>\$ (18,725,325)</b>	<b>\$ 2,062,551</b>	<b>\$ 5,480,896</b>			<b>\$ (1,560,444)</b>	<b>\$ 3,622,995</b>	<b>\$ (7,802,219)</b>	<b>\$ 13,283,114</b>	<b>-170.2%</b>
<b>FY26 Beginning Fund Balance</b>	<b>\$ 40,430,402</b>									
<b>Add FY26 Budgeted Revenue</b>	<b>27,519,420</b>									
<b>Less FY26 Budgeted Expenses</b>	<b>(46,244,745)</b>									
<b>FY26 Projected Ending Fund Balance</b>	<b>\$ 21,705,077</b>									

# MEDC Project Detail/Cash Flow

February 2026

All active MEDC projects are listed below, with the future cash flows based on a conservative estimate of the timing of incentive payments.

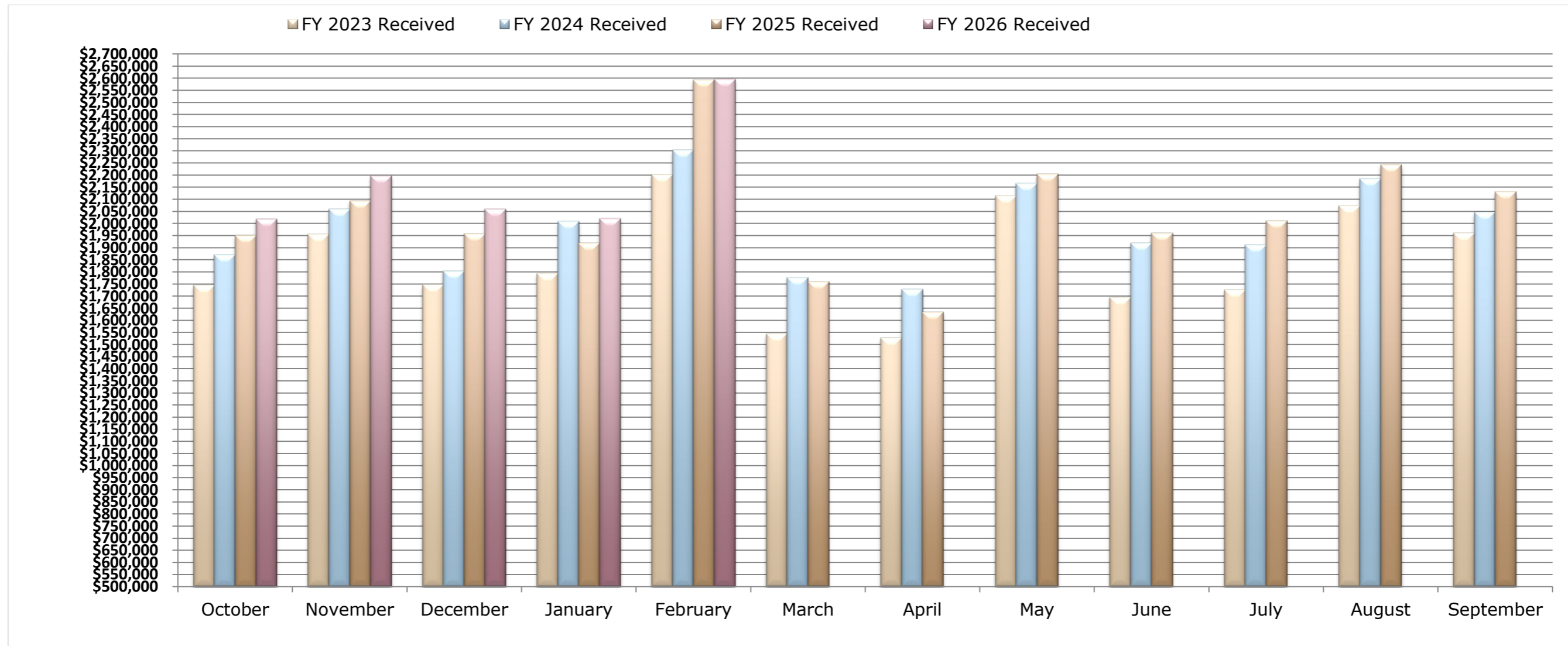
Projects	Project Number	Approved Project Amount	Project Expenses to date	Remaining Commitments	FY26	FY27	FY28	FY29	FY30 and Thereafter
PACCAR 2017	E17004	\$ 3,300,000	\$ 3,300,000	\$ -	\$ -				
PACCAR 2018	E19005	360,000	360,000	-	-				
Moss	E19009	245,000	245,000	-	-				
SRS	E19012	1,479,000	1,313,500	165,500	-				
KVP	E19014	261,500	166,250	95,250	-				
Block-It Now	E20001	199,000	139,000	60,000	60,000				
Boyd	E20003	100,500	100,500	-	-				
Sigmatrrix	E20010	101,500	41,500	60,000	60,000				
Alanna	E20012	222,250	32,250	190,000	190,000				
Telemedicine	E20017	331,500	76,500	255,000	255,000				
RPM Construction	E21003	951,000	926,000	25,000	25,000				
Morrow renewables	E21004	74,667	69,333	5,334	5,334				
Falkon Technologies	E21005	170,000	79,000	91,000	91,000				
Vigilant Software	E21006	56,500	44,000	12,500	12,500				
Shearshare	E21008	250,500	50,000	200,500	200,500				
Robin Autopilot	E21011	525,000	195,000	330,000	330,000				
Cirrus	E21014	450,000	76,500	373,500	373,500				
Review Wave	E21020	219,000	174,000	45,000	18,750	26,250			
Contraforce 2	E22003	403,000	93,000	310,000	310,000				
Aiden	E22006	476,000	71,000	405,000	405,000				
Confer	E22012	55,000	30,000	25,000	25,000				
Cloudnine	E22013	55,000	30,000	25,000	25,000				
Raytheon 2022	E22016	3,150,000	1,260,000	1,890,000	-	-	630,000	1,260,000	
CX Data Labs	E23005	50,570	38,070	12,500	12,500				
Alltrades Industrial Property	E23008	175,000	-	175,000	175,000				
Tradition Homes, LLC	E23011	360,500	302,000	58,500	58,500				
Finsist, Inc.	E23012	50,570	50,000	570	570				
TowTrax	E23013	50,570	50,400	170	170				
Rikodi	E23014	50,570	25,570	25,000	25,000				
Moblyze, Inc.	E23015	50,570	50,000	570	570				
Dabot	E23016	50,570	50,570	-	-				
Plug and Play	E24001	4,500,000	3,000,000	1,500,000	-	-	1,500,000		
Tek Leaders	E24002	747,650	-	747,650	747,650				
Maverick Power	E24003	195,000	-	195,000	195,000				
Open Stop Wellness	E24004	50,570	25,000	25,570	13,070	12,500			
AI Programming Language (Compl	E24005	50,825	38,325	12,500	-	12,500			
Rocklake Insurance Group	E24006	20,570	17,000	3,570	3,570				
Venu (Notes Live)	E24008	5,000,000	5,000,000	-	-				
Blacksteel, Inc	E24010	50,825	25,000	25,825	13,325	12,500			
Duke-ai	E24011	50,825	25,000	25,825	13,325	12,500			
Cytracom	E25001	3,024,000	1,600,000	1,424,000	-	400,000	1,024,000		
Paccar 2025	E25002	6,315,000	-	6,315,000	2,105,000	2,105,000	2,105,000		
Callidusai	E25003	50,825	25,000	25,825	825	12,500	12,500		
Highwater Labs	E25004	100,825	50,000	50,825	825	25,000	12,500	12,500	
ILS Gummies 2025	E25005	159,100	-	159,100	159,100				
PracticePlan	E25006	100,825	50,000	50,825	825	25,000	12,500	12,500	
Hybrid Manufacturing Tech	E25007	60,000	2,000	58,000	14,000	4,000	12,000	16,000	12,000
Cannon Beach	E25008	4,000,000	-	4,000,000	-	2,000,000	2,000,000		
Encore Wire 2025	E25009	15,330,000	-	15,330,000	-	3,810,000	3,810,000	3,810,000	3,900,000
dot.it Technologies	E25010	50,825	25,825	25,000	25,000	-	-	-	
Blackland Partners	E26001	265,000	40,000	225,000	137,500	87,500			
Renon Power	E26002	680,000	-	680,000	159,800	159,800	69,800	69,800	220,800
Edenlux Corp.	E26003	200,825	-	200,825	100,825	50,000	25,000	25,000	
Nerveli, LLC	E26004	50,825	-	50,825	825	12,500	6,250	6,250	
SyncData, LLC	E26005	100,825	-	100,825	825	25,000	12,500	12,500	
Netrio, LLC	E26006	1,454,793	-	1,454,793	488,340	318,951	322,140	325,362	
Airport-Eastside Dev & Infra	AI2250	7,400,000	7,400,000	-					
<b>Totals</b>		<b>\$ 64,284,770</b>	<b>\$ 26,762,093</b>	<b>\$ 37,522,677</b>	<b>\$ 6,838,524</b>	<b>\$ 9,111,501</b>	<b>\$11,554,190</b>	<b>\$ 5,549,912</b>	<b>\$ 4,132,800</b>

# McKinney Economic Development Corporation

## Sales Tax Revenue

February 2026 (42% 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%	7.9%
November	1,546,275	1,769,473	1,953,351	2,057,621	2,093,662	2,194,994	101,332	4.8%	8.6%
December	1,337,046	1,625,682	1,746,641	1,802,724	1,957,829	2,059,637	101,808	5.8%	8.1%
January	1,360,427	1,685,372	1,792,873	2,007,689	1,917,560	2,019,247	101,687	5.7%	7.9%
February	1,810,982	2,047,001	2,200,406	2,301,628	2,592,891	2,593,718	828	0.0%	10.2%
March	1,281,889	1,503,190	1,542,369	1,774,394	1,757,562			0.0%	0.0%
April	1,113,662	1,381,890	1,527,564	1,726,631	1,633,911			0.0%	0.0%
May	1,830,977	2,111,453	2,113,379	2,163,234	2,202,558			0.0%	0.0%
June	1,513,303	1,732,613	1,694,214	1,917,699	1,960,053			0.0%	0.0%
July	1,482,555	1,600,462	1,723,832	1,910,588	2,010,013			0.0%	0.0%
August	1,780,053	1,977,131	2,073,238	2,184,303	2,241,168			0.0%	0.0%
September	1,564,200	1,819,544	1,959,047	2,045,170	2,130,873			0.0%	0.0%
<b>Total</b>	<b>\$17,888,256</b>	<b>\$20,759,743</b>	<b>\$ 22,071,669</b>	<b>\$ 23,761,682</b>	<b>\$ 24,448,043</b>	<b>\$ 10,886,236</b>	<b>\$ 374,331</b>	<b>3.6%</b>	<b>96.1%</b>



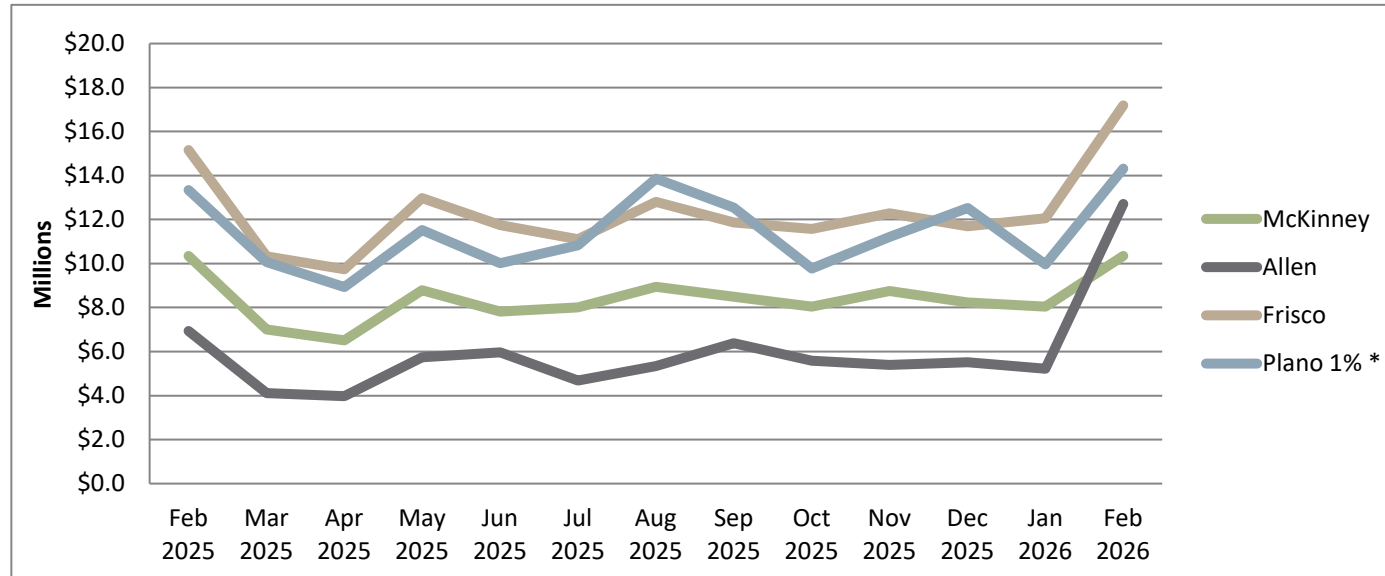
# TOTAL SALES TAX COLLECTED

## Sister City Comparison

<b>Feb 2026</b>	<b>McKinney</b>	<b>Allen</b>	<b>Frisco</b>	<b>Plano (1%)*</b>
Diff to LY	\$1,734	\$5,774,956	\$2,025,216	\$973,505
Var to LY	0.0%	83.3%	13.4%	7.3%

<b>Year To Date</b>	<b>McKinney</b>	<b>Allen</b>	<b>Frisco</b>	<b>Plano (1%)*</b>
Diff to LY	\$1,489,919	\$8,579,035	\$3,041,985	\$4,643,708
Var to LY	3.6%	33.2%	4.9%	8.7%



### Year-to-Date Collections

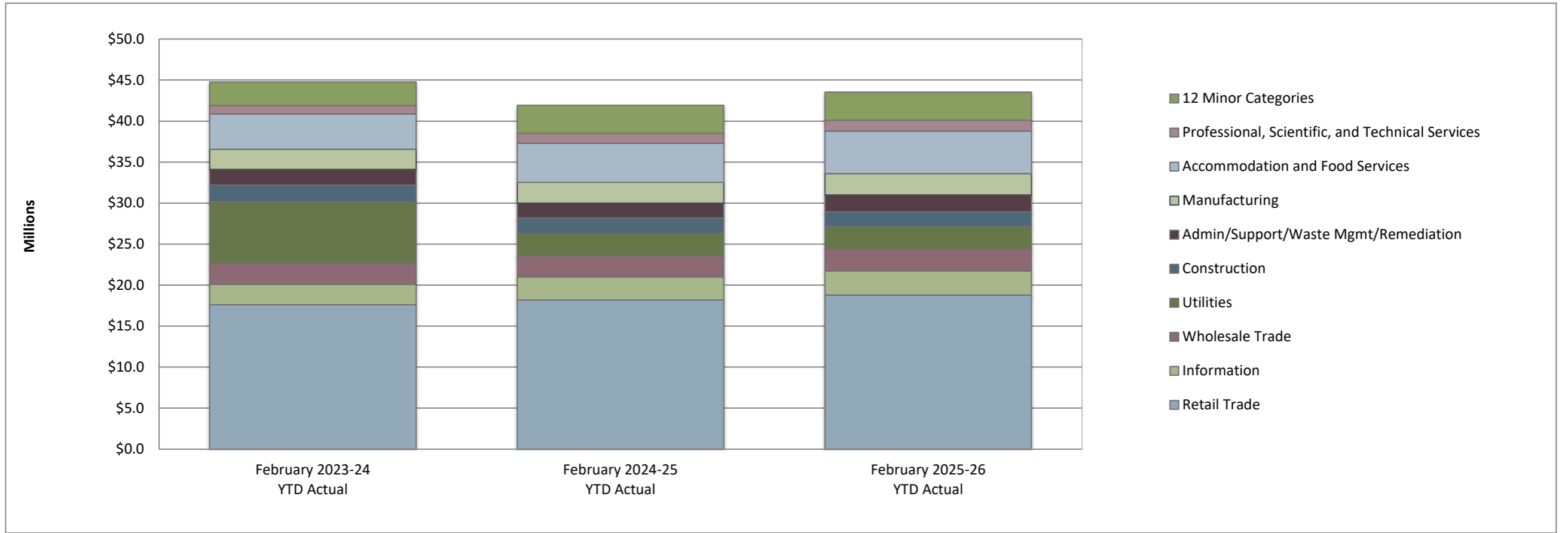
<b>FY 2025</b>	<b>McKinney</b>	<b>Allen</b>	<b>Frisco</b>	<b>Plano 1% *</b>
Oct 2024	\$7,799,853	\$4,641,443	\$11,371,930	\$9,213,154
Nov 2024	8,351,365	4,878,599	12,304,553	10,911,347
Dec 2024	7,806,527	4,420,996	11,910,412	9,956,397
Jan 2025	7,645,144	4,964,076	11,023,330	9,736,887
<b>Feb 2025</b>	<b>10,346,500</b>	<b>6,934,917</b>	<b>15,166,266</b>	<b>13,342,268</b>
<b>FY 2025 Total</b>	<b>\$41,949,390</b>	<b>\$25,840,031</b>	<b>\$61,776,492</b>	<b>\$53,160,053</b>

<b>FY 2026 Total</b>	<b>McKinney</b>	<b>Allen</b>	<b>Frisco</b>	<b>Plano 1% *</b>
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
Jan 2026	8,050,281	5,213,000	12,061,897	9,967,265
<b>Feb 2026</b>	<b>10,348,234</b>	<b>12,709,873</b>	<b>17,191,483</b>	<b>14,315,773</b>
<b>FY 2026 Total</b>	<b>\$43,439,309</b>	<b>\$34,419,066</b>	<b>\$64,818,477</b>	<b>\$57,803,761</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

## February Collections for Prior Three Years



### February Collections

Industries	February 2023-24 YTD Actual	February 2024-25 YTD Actual	February 2025-26 YTD Actual	February 26 vs February 25 YTD Variance	Variance as a %
Retail Trade	\$17,601,694	\$18,185,585	\$18,795,148	\$609,563	3%
Accommodation and Food Services	4,295,902	4,752,591	5,167,886	415,295	8%
Information	2,504,270	2,815,345	2,934,382	119,037	4%
Utilities	7,509,090	2,694,324	2,783,143	88,819	3%
Wholesale Trade	2,572,340	2,598,479	2,630,059	31,580	1%
Manufacturing	2,473,607	2,555,989	2,589,904	33,915	1%
Admin/Support/Waste Mgmt/Remediation	1,904,163	1,813,197	2,084,152	270,955	13%
Construction	2,007,910	1,879,405	1,777,103	(102,302)	-6%
Professional, Scientific, and Technical Services	1,034,379	1,202,952	1,348,160	145,208	11%
12 Minor Categories	2,866,016	3,414,069	3,421,551	7,482	0%
<b>Totals</b>	<b>\$44,769,371</b>	<b>\$41,911,936</b>	<b>\$43,531,488</b>	<b>\$1,619,552</b>	<b>4%</b>