

**McKinney Community Development Corporation**  
Summary Operating Statement  
November 2025 (17% of FY Complete)

						Monthly Comparison		YTD Comparison	
Revenues	FY26 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Received	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
Sales Tax Receipts	\$ 25,453,309	\$ 2,194,994	\$ 4,213,634	\$ 21,239,675	16.6%	\$ 2,121,109	\$ 73,885	\$ 4,242,218	\$ (28,584)
Interest Income	1,442,037	287,663	588,206	853,831	40.8%	120,170	167,493	240,340	347,866
Rent & Royalties - Office Space	-	17,647	35,294	(35,294)	-	-	17,647	-	35,294
Contributions & Donations - Other Capital	-	-	23,994	(23,994)	-	-	-	-	23,994
Miscellaneous Revenue	416,028	11,719	23,952	392,076	-	34,669	(22,950)	69,338	(45,386)
Total Revenues	\$ 27,311,374	\$ 2,512,022	\$ 4,885,079	\$ 22,426,295	17.9%	\$ 2,275,948	\$ 236,074	\$ 4,551,896	\$ 333,183
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	\$ 33,654	\$ 67,340	\$ 404,780	14.3%	\$ 39,343	\$ 5,690	\$ 78,687	\$ 11,347
Supplies Expense	15,250	315	338	14,912	2.2%	1,271	956	2,542	2,204
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	417	417
Services/Sundry	958,308	32,989	69,036	889,272	7.2%	79,859	46,870	159,718	90,682
Capital	27,500	-	-	27,500	-	2,292	(2,292)	4,583	4,583
Total Administrative	\$ 1,475,678	\$ 66,957	\$ 136,713	\$ 1,338,965	9.3%	\$ 122,973	\$ 51,433	\$ 245,946	\$ 109,233
Projects									
Community Grants & Projects	\$ 11,640,416	\$ 61,169	\$ 689,816	\$ 10,950,600	5.9%	\$ 970,035	\$ 908,866	\$ 1,940,069	\$ 1,250,254
Park Construction Fund	8,000,000	94,645	355,047	7,644,953	-	666,667	572,022	1,333,333	978,287
Capital	72,000	-	-	72,000	-	6,000	6,000	12,000	12,000
Other Project Expenses	115,000	2,400	2,400	112,600	2.1%	9,583	7,183	19,167	16,767
Total Projects	\$ 19,827,416	\$ 158,214	\$ 1,047,262	\$ 18,780,154	5.3%	\$ 1,652,285	\$ 1,494,071	\$ 3,304,569	\$ 2,257,307
Non-Departmental									
Administrative Fee to GF	\$ 330,000	\$ 27,500	\$ 55,000	275,000	16.7%	\$ 27,500	-	\$ 55,000	-
Economic Incentive	2,132,986	-	-	2,132,986	-	177,749	177,749	355,498	355,498
Insurance & Risk Fund	1,454	121	242	1,212	16.7%	121	-	242	-
MPAC	500,000	41,667	83,333	416,667	16.7%	41,667	-	83,333	-
Buildings & Structures	-	38,460	62,454	(62,454)	-	-	(38,460)	-	(62,454)
MCDC Debt Service Payments	1,180,000	-	-	1,180,000	0.0%	98,333	98,333	196,667	196,667
MCDC Debt Service I & S	1,825,848	-	-	1,825,848	0.0%	152,154	152,154	304,308	304,308
Paying Agent	1,000	-	-	1,000	0.0%	83	83	167	167
Total Non-Departmental	\$ 5,971,288	\$ 107,748	\$ 201,030	\$ 5,770,258	3.4%	\$ 497,607	\$ 389,859	\$ 995,215	\$ 794,186
Total Expenses	\$ 27,274,382	\$ 332,919	\$ 1,385,006	\$ 25,889,376	5.1%	\$ 2,272,865	\$ 1,935,363	\$ 4,545,730	\$ 3,160,726
Net	\$ 36,992	\$ 2,179,103	\$ 3,500,073			\$ 3,083	\$ 2,176,020	\$ 6,165	\$ 3,493,908
FY26 Preliminary Beginning Fund Balance	\$ 98,446,595								
Add FY26 Budgeted Revenue	27,311,374								
Less FY26 Budgeted Expenses	(27,274,382)								
FY26 Preliminary Ending Fund Balance	\$ 98,483,587								

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

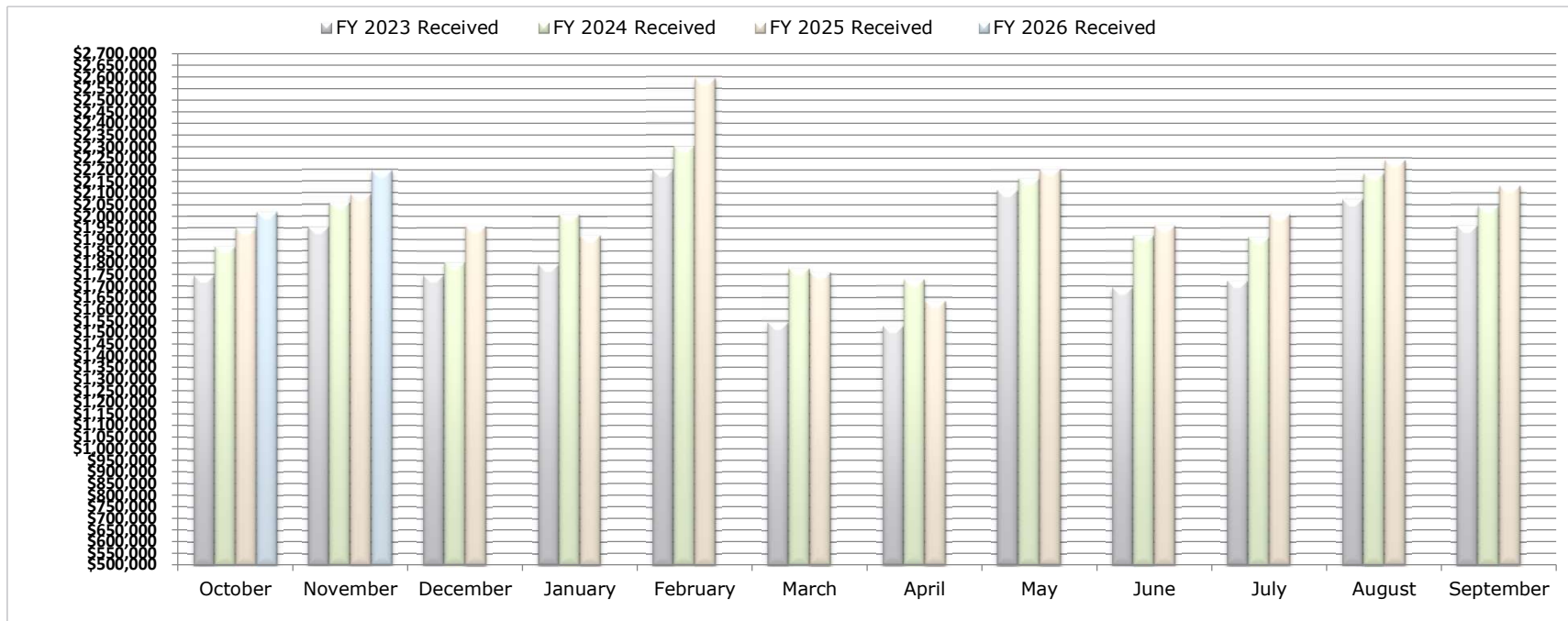
Community 4B Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY26	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 85,410	\$ -	\$ -	\$ -	\$ 85,410
Housing & Community Development	2022-2023	4B2312	28,405	-	-	28,405	-
Habitat for Humanity of CC	2022-2023	4B2315	66,417	-	5,297	27,452	38,965
ManeGait Therapeutic Horsemanship	2023-2024	4B2401	440,000	-	-	-	440,000
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	-	-	489,250	370,816
Collin County History Museum	2024-2025	4B2502	31,475	-	-	-	31,475
McKinney Parks Foundation	2024-2025	4B2503	7,438	-	-	-	7,438
Habitat for Humanity of Collin County	2024-2025	4B2505	298,995	-	-	74,799	224,196
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	-	-	-	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
<b>Total Community 4B Projects</b>			<b>\$ 12,269,062</b>	<b>\$ 11,090,416</b>	<b>\$ 5,297</b>	<b>\$ 619,905</b>	<b>\$ 22,739,572</b>
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	\$ -	\$ 684.43	\$ 1,540.01	\$ 8,011
McKinney Chamber Foundation	2024-2025	PC2503	9,000	-	27	8,482	518
CC History Museum-2025 Festivals	2024-2025	PC2507	6,000	-	-	-	6,000
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	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	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
Undesignated FY 2026 Budget				250,000	-	-	250,000
<b>Total Promotional &amp; Event Grants</b>			<b>\$ 134,365</b>	<b>\$ 250,000</b>	<b>\$ 27,712</b>	<b>\$ 41,750</b>	<b>\$ 342,615</b>
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	\$ -	\$ -	\$ -	\$ 40,000
Hester Eats, LLC (dba Hamm's meat + market)	2023-2024	RI2410	50,000	-	28,160	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>\$ 166,909</b>	<b>\$ 300,000</b>	<b>\$ 28,160</b>	<b>\$ 28,160</b>	<b>\$ 438,749</b>
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	\$ -	\$ -	\$ -	\$ 5,352
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	-	-	-	2,589,383
Old Settlers Park	2024-2025	PK2041	489,314	2,800,000	-	-	3,289,314
Greens Neighborhood Park	2024-2025	PK2109	792,043	-	94,645	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	-	-	-	1,039,504
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>\$ 11,132,785</b>	<b>\$ 8,000,000</b>	<b>\$ 94,645</b>	<b>\$ 355,047</b>	<b>\$ 18,777,738</b>

# McKinney Community Development Corporation

## Sales Tax Revenue

November 2025 (17% 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>0.0%</b>	<b>8.4%</b>
January	1,360,427	1,685,372	1,792,873	2,007,689	<b>1,917,560</b>			<b>0.0%</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>\$4,213,634</b>	<b>\$170,009</b>	<b>4.2%</b>	<b>96.1%</b>

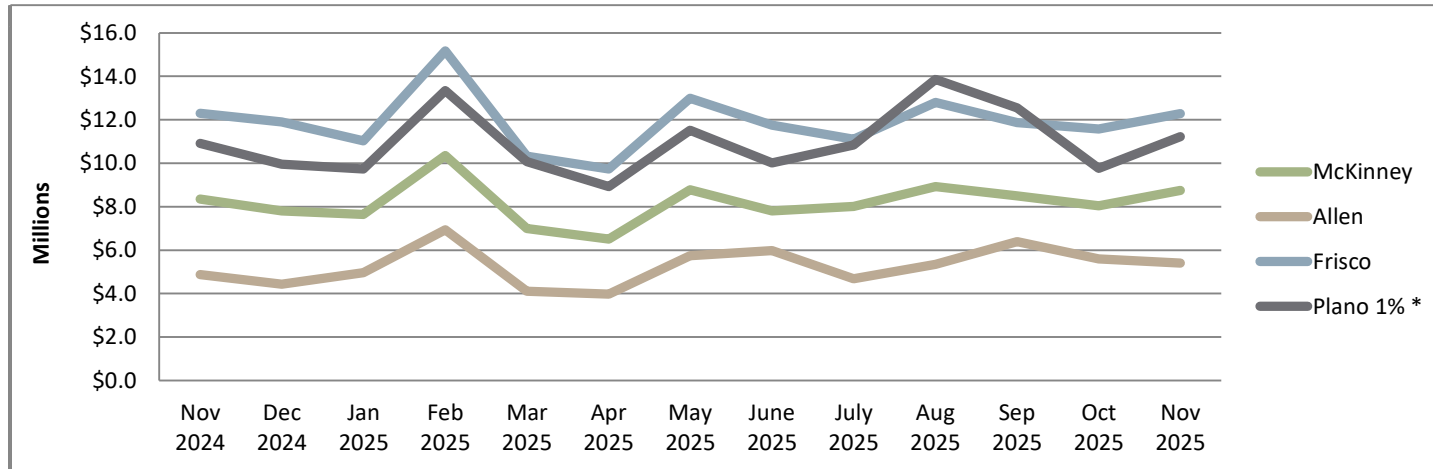


# TOTAL SALES TAX COLLECTED

## Sister City Comparison

November 2025	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$402,941	\$521,015	-\$12,974	\$303,082
Var to LY	4.8%	10.7%	-0.1%	2.8%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$652,267	\$1,466,883	\$195,433	\$862,203
Var to LY	4.0%	15.4%	0.8%	4.3%



## Year-to-Date Collections

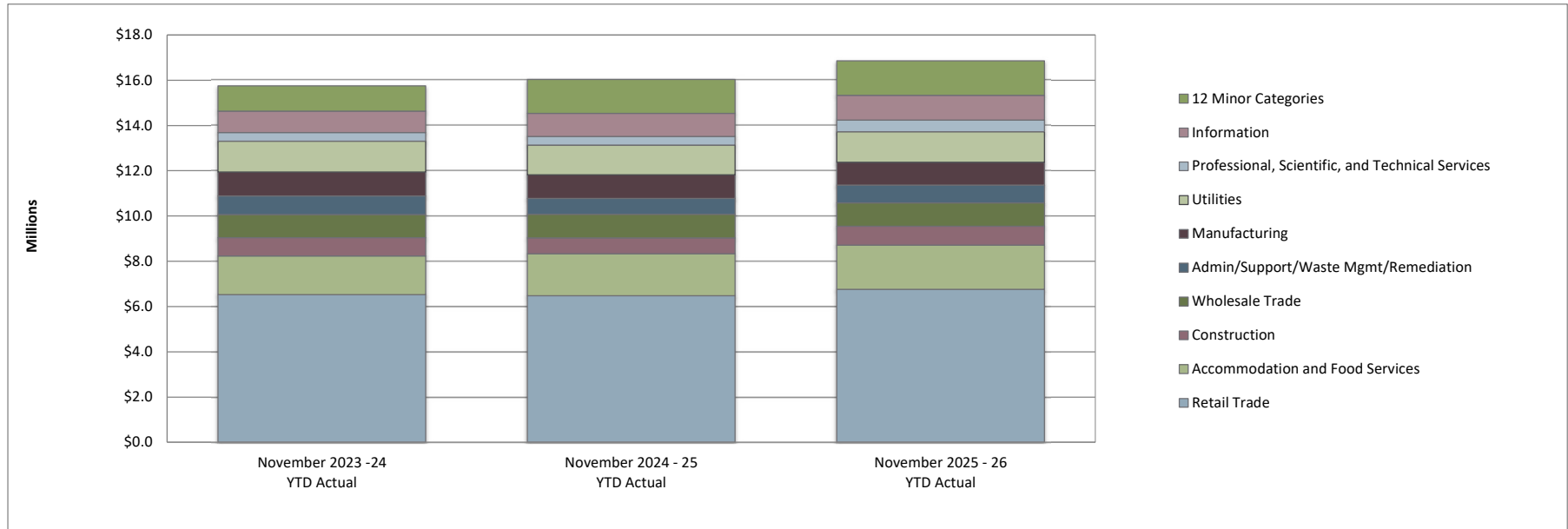
FY 2025 Total	McKinney	Allen	Frisco	Plano 1% *
Oct 2024	\$7,799,853	\$4,641,443	\$11,371,930	\$9,213,154
<b>Nov 2024</b>	<b>8,351,365</b>	<b>4,878,599</b>	<b>12,304,553</b>	<b>10,911,347</b>
<b>FY 2025 Total</b>	<b>\$16,151,218</b>	<b>\$9,520,042</b>	<b>\$23,676,483</b>	<b>\$20,124,501</b>

FY 2026 Total	McKinney	Allen	Frisco	Plano 1% *
Oct 2025	\$8,049,179	\$5,587,310	\$11,580,337	\$9,772,275
<b>Nov 2025</b>	<b>8,754,306</b>	<b>5,399,615</b>	<b>12,291,580</b>	<b>11,214,429</b>
<b>FY 2026 Total</b>	<b>\$16,803,485</b>	<b>\$10,986,925</b>	<b>\$23,871,916</b>	<b>\$20,986,704</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

## November YTD Collections for Prior Three Years



### November Collections

Industries	November 2023 -24 YTD Actual	November 2024 - 25 YTD Actual	November 2025 - 26 YTD Actual	November 26 vs November 25 YTD Variance	Variance as a %
Retail Trade	\$6,523,257	\$6,485,801	\$6,766,666	\$280,865	4%
Accommodation and Food Services	1,713,608	1,844,113	1,944,561	100,448	5%
Utilities	1,360,230	1,310,337	1,341,660	31,323	2%
Information	947,573	1,022,619	1,090,191	67,572	6%
Wholesale Trade	1,024,643	1,040,993	1,039,725	(1,268)	0%
Manufacturing	1,059,322	1,043,286	1,011,511	(31,775)	-3%
Construction	802,589	705,728	828,494	122,766	15%
Admin/Support/Waste Mgmt/Remediation	824,708	703,802	786,365	82,563	10%
Professional, Scientific, and Technical Services	379,005	383,292	527,133	143,841	27%
12 Minor Categories	1,120,361	1,495,284	1,526,403	31,119	2%
<b>Totals</b>	<b>\$15,755,296</b>	<b>\$16,035,255</b>	<b>\$16,862,709</b>	<b>\$827,454</b>	<b>5%</b>

**McKinney Community Development Corporation**  
Balance Sheet  
November 2025

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
<b>Assets</b>				
Cash and Cash Equivalents	\$ 72,948	\$ -	\$ -	\$ 72,948
Investments	90,677,130	-	-	90,677,130
Interest Receivable - Investments	75,540	-	-	75,540
Accounts Receivable	4,200,871	-	-	4,200,871
Notes Receivable	780,330	-	-	780,330
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	-	-	18,204,346	18,204,346
Capital/Land Improvements (Net of Depreciation)	-	-	72,368	72,368
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
<b>Total Assets</b>	<b>\$ 95,996,816</b>	<b>\$ 675,905</b>	<b>\$ 24,556,703</b>	<b>\$ 121,229,424</b>
<b>Liabilities</b>				
Vouchers Payable	\$ 83,400	\$ -	\$ -	\$ 83,400
Accrued Payroll Payable	-	-	-	-
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	-	44,120,000	-	44,120,000
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
<b>Total Liabilities</b>	<b>\$ 257,281</b>	<b>\$ 46,249,485</b>	<b>\$ -</b>	<b>\$ 46,506,765</b>
<b>Fund Equity</b>				
Unreserved Fund Balance *	\$ 95,427,194	\$ (45,573,579)	\$ -	\$ 49,853,615
Reserved for Encumbrances	222,645	-	-	222,645
Reserved for Prepays	10,522	-	-	10,522
Prior Yr Res for Enc Cont	79,174	-	-	79,174
Investment in Capital Assets	-	-	24,556,703	24,556,703
<b>Total Fund Equity</b>	<b>\$ 95,739,535</b>	<b>\$ (45,573,579)</b>	<b>\$ 24,556,703</b>	<b>\$ 74,722,659</b>
<b>Total Liabilities and Equity</b>	<b>\$ 95,996,816</b>	<b>\$ 675,905</b>	<b>\$ 24,556,703</b>	<b>\$ 121,229,424</b>
<b>Unreserved Fund Balance *</b>				
	<b>\$ 95,649,839</b>			
Committed Projects Reserve:				
Community Projects	\$ 11,649,156			
Discretionary Prom & Comm Grants	92,615			
Retail Development Infrastructure Grants	138,749			
Parks Construction Projects	18,777,738			
<b>Total Committed Projects</b>	<b>\$ 30,658,258</b>			
<b>Unreserved Fund Balance after Project Commit.</b>				
	<b>\$ 64,991,581</b>			
Undesignated Reserve:				
Community Projects (FY26)	\$ 11,090,416			
Discretionary Prom & Comm Grants (FY26)	250,000			
Retail Development Infrastructure Grants	300,000			
<b>Total Undesignated Allocations</b>	<b>\$ 11,640,416</b>			
<b>Remaining Unreserved Fund Balance</b>				
	<b>\$ 53,351,165</b>			
Less Contingency				
	-			
<b>Final Unreserved Fund Balance</b>	<b>\$ 53,351,165</b>			