

# McKinney Community Development Corporation

## Summary Operating Statement

November 2025 (17% of FY Complete)

Revenues	FY26 Adopted Budget	Monthly Actual			Remaining Budget	Budget Received	Monthly Comparison		YTD Comparison	
		Monthly Actual	YTD Actual	Remaining Budget			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)	
<b>Total Revenues</b>	<b>\$ 27,311,374</b>	<b>\$ 2,512,022</b>	<b>\$ 4,885,079</b>	<b>\$ 22,426,295</b>	<b>17.9%</b>	<b>\$ 2,275,948</b>	<b>\$ 236,074</b>	<b>\$ 4,551,896</b>	<b>\$ 333,183</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	\$ 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	
<b>Total Administrative</b>	<b>\$ 1,475,678</b>	<b>\$ 66,957</b>	<b>\$ 136,713</b>	<b>\$ 1,338,965</b>	<b>9.3%</b>	<b>\$ 122,973</b>	<b>\$ 51,433</b>	<b>\$ 245,946</b>	<b>\$ 109,233</b>	
<b>Projects</b>										
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	
<b>Total Projects</b>	<b>\$ 19,827,416</b>	<b>\$ 158,214</b>	<b>\$ 1,047,262</b>	<b>\$ 18,780,154</b>	<b>5.3%</b>	<b>\$ 1,652,285</b>	<b>\$ 1,494,071</b>	<b>\$ 3,304,569</b>	<b>\$ 2,257,307</b>	
<b>Non-Departmental</b>										
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	
<b>Total Non-Departmental</b>	<b>\$ 5,971,288</b>	<b>\$ 107,748</b>	<b>\$ 201,030</b>	<b>\$ 5,770,258</b>	<b>3.4%</b>	<b>\$ 497,607</b>	<b>\$ 389,859</b>	<b>\$ 995,215</b>	<b>\$ 794,186</b>	
<b>Total Expenses</b>	<b>\$ 27,274,382</b>	<b>\$ 332,919</b>	<b>\$ 1,385,006</b>	<b>\$ 25,889,376</b>	<b>5.1%</b>	<b>\$ 2,272,865</b>	<b>\$ 1,935,363</b>	<b>\$ 4,545,730</b>	<b>\$ 3,160,726</b>	
<b>Net</b>	<b>\$ 36,992</b>	<b>\$ 2,179,103</b>	<b>\$ 3,500,073</b>			<b>\$ 3,083</b>	<b>\$ 2,176,020</b>	<b>\$ 6,265</b>	<b>\$ 3,493,908</b>	
<b>FY26 Preliminary Beginning Fund Balance</b>	<b>\$ 98,446,595</b>									
Add FY26 Budgeted Revenue	\$ 27,311,374									
Less FY26 Budgeted Expenses	\$ (27,274,382)									
<b>FY26 Preliminary Ending Fund Balance</b>	<b>\$ 98,483,587</b>									

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

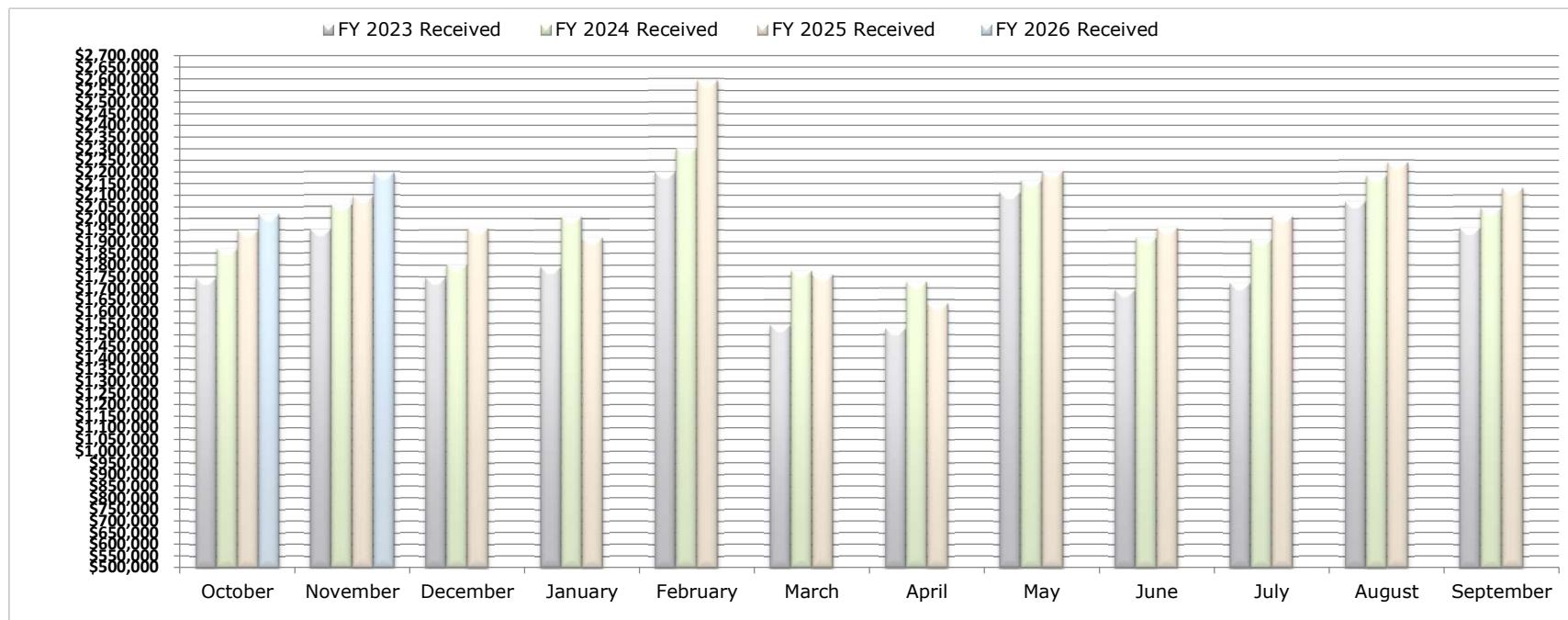
Community 4B Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY26	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 85,410	\$ -	\$ -	\$ -	\$ 85,410
Housing & Community Development	2022-2023	4B2312	\$ 28,405	\$ -	\$ -	\$ 28,405	\$ -
Habitat for Humanity 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>			\$ 12,269,062	\$ 11,090,416	\$ 5,297	\$ 619,905	\$ 22,739,572
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>			\$ 134,365	\$ 250,000	\$ 27,712	\$ 41,750	\$ 342,615
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY26	Monthly Actual	YTD Actual	Budget Balance
Venezia Sepri 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>			\$ 166,909	\$ 300,000	\$ 28,160	\$ 28,160	\$ 438,749
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
Watley	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 Ruschaupt Improvements and Infrastructure	2025-2026	PK2345	\$ -	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000
<b>Total Parks Construction Projects</b>			\$ 11,132,785	\$ 8,000,000	\$ 94,645	\$ 355,047	\$ 18,777,738

# McKinney Community Development Corporation

## Sales Tax Revenue

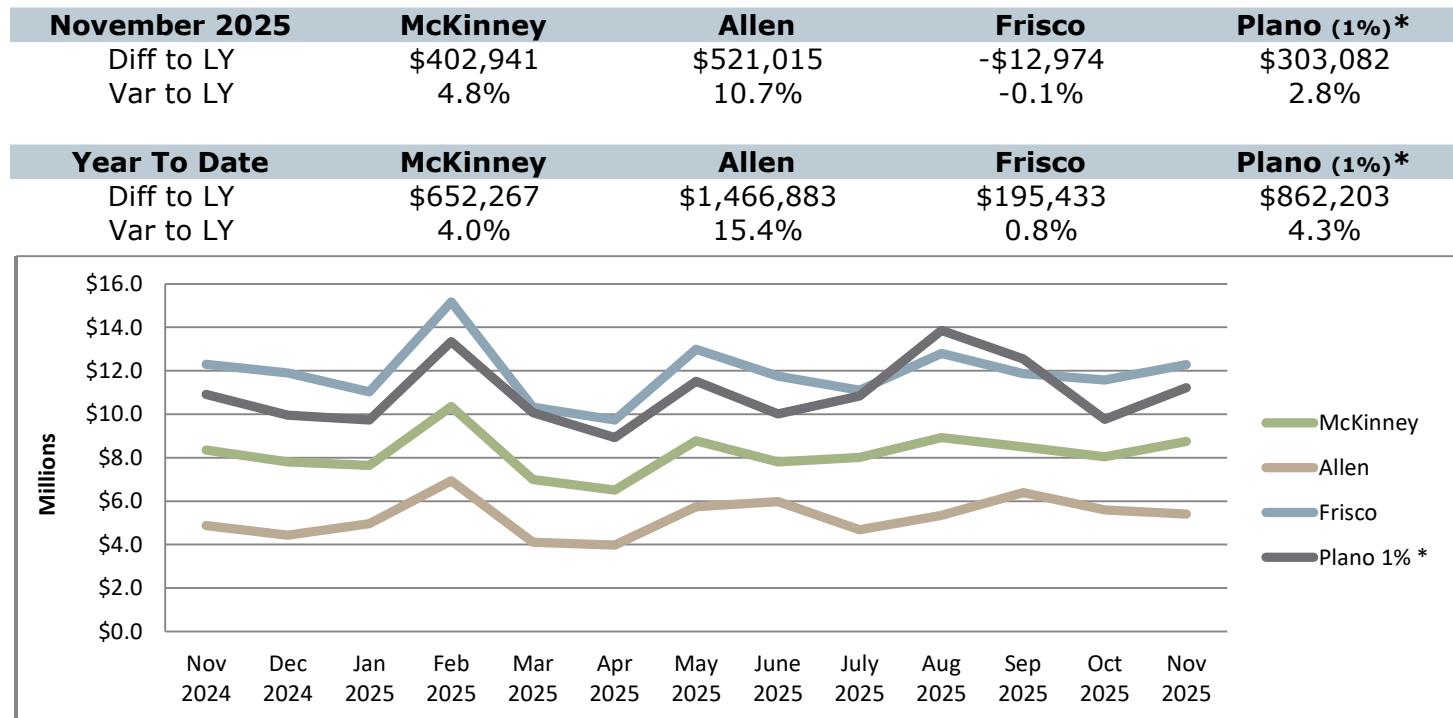
November 2025 (17% of FY Complete)

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>	\$2,018,640	\$68,677	3.5%	8.3%
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>	4.9%	8.9%
December	1,337,046	1,625,682	1,746,641	1,802,724	<b>1,957,829</b>			0.0%	8.4%
January	1,360,427	1,685,372	1,792,873	2,007,689	<b>1,917,560</b>			0.0%	8.2%
February	1,810,982	2,047,001	2,200,406	2,301,628	<b>2,592,891</b>			0.0%	11.1%
March	1,281,889	1,503,190	1,542,369	1,774,394	<b>1,757,562</b>			0.0%	7.5%
April	1,113,662	1,381,890	1,527,564	1,726,631	<b>1,633,911</b>			0.0%	7.0%
May	1,830,977	2,111,453	2,113,379	2,163,234	<b>2,202,558</b>			0.0%	9.4%
June	1,513,303	1,732,613	1,694,214	1,917,699	<b>1,960,053</b>			0.0%	8.4%
July	1,482,555	1,600,462	1,723,832	1,910,588	<b>2,010,013</b>			0.0%	8.6%
August	1,780,053	1,977,131	2,073,238	2,184,303	<b>2,241,168</b>			0.0%	9.6%
September	1,564,200	1,819,544	1,959,047	2,045,170	<b>2,130,873</b>			0.0%	9.1%
<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>	4.2%	96.1%



# TOTAL SALES TAX COLLECTED

## Sister City Comparison



### 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>

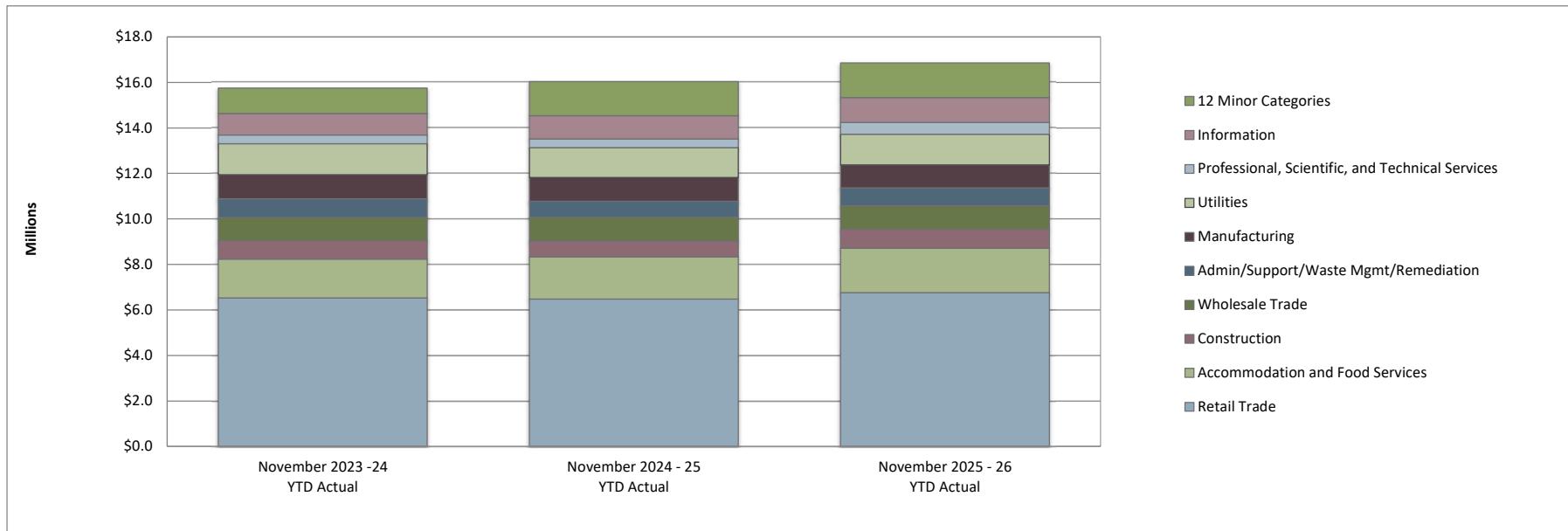
FY 2026 Total	McKinney	Allen	Frisco	Plano 1% *
Oct 2025	\$8,049,179	\$5,587,310	\$11,580,337	\$9,772,275
<b>Nov 2025</b>	<b>8,754,306</b>	<b>5,399,615</b>	<b>12,291,580</b>	<b>11,214,429</b>
<b>FY 2026 Total</b>	<b>\$16,803,485</b>	<b>\$10,986,925</b>	<b>\$23,871,916</b>	<b>\$20,986,704</b>

\* State Comptroller reports 1% sales tax for City of Plano and 1% for DART. All other Sister Cities represent 2% sales tax.

Unaudited

# 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

	<b>MCDC Operations</b>	<b>MCDC Long Term Debt</b>	<b>General Fixed Assets</b>	<b>Consolidated</b>
<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>			