

McKinney Economic Development Corporation

Balance Sheet

August 2025

	MEDC Operations	Interest and Sinking	Reserve Fund	Long-Term Debt	General Fixed Assets	Total
Assets						
Cash and Cash Equivalents	\$ 1,133,031	\$ 484,324	\$ -	\$ -	\$ -	\$ 1,617,356
Cash with Fiscal Agent/Sunset Ground	10,036,565	-	-	-	-	10,036,565
Investment Pools	51,339,909	2,463,384	-	-	-	53,803,293
Accounts Receivable	270,178	-	-	-	-	270,178
Accounts Receivable/Other Taxes & Franchise Fees	4,037,805	-	-	-	-	4,037,805
Lease Receivable/GASB 87 Leases Receivable	538,423	-	-	-	-	538,423
Deposits/Security Deposits	31,566	-	-	-	-	31,566
Deferred Charges/Prepaid Items	-	-	-	-	-	-
Land	-	-	-	-	54,965,310	54,965,310
Buildings & Structures (Net of Depreciation)	-	-	-	-	133,392	133,392
Machinery & Equipment (Net of Depreciation)	-	-	-	-	100,596	100,596
Construction in Progress	-	-	-	-	-	-
Other Assets/Leases ROU Asset	-	-	-	1,766,631	-	1,766,631
GASB 68 TMRS/Actuarial	-	-	-	92,946	-	92,946
GASB 68 TMRS/Assumption	-	-	-	2,409	-	2,409
GASB 68 TMRS/Investment	-	-	-	86,609	-	86,609
GASB 68 TMRS/Contributions	-	-	-	134,092	-	134,092
GASB 75 OPEB/Actuarial	-	-	-	1,229	-	1,229
GASB 75 OPEB/Assumption Change	-	-	-	21,815	-	21,815
GASB 75 OPEB/Contributions	-	-	-	353	-	353
Total Assets	\$ 67,387,477	\$ 2,947,708	\$ -	\$ 2,106,084	\$ 55,199,298	\$ 127,640,568
Other Debits						
Deferred Charges/Unamortized Advance Refunding	\$ -	\$ -	\$ -	\$ 63,173	\$ -	\$ 63,173
Total Other Debits	\$ -	\$ -	\$ -	\$ 63,173	\$ -	\$ 63,173
Total Assets and Other Debits	\$ 67,387,477	\$ 2,947,708	\$ -	\$ 2,169,257	\$ 55,199,298	\$ 127,703,741
Liabilities						
Vouchers Payable	\$ 1,610,941	\$ -	\$ -	\$ -	\$ -	\$ 1,610,941
Accounts Payable/Refunds Payable	36,565	-	-	-	-	36,565
Accrued Payroll	-	-	-	-	-	-
Compensated Absences Payable	-	-	-	89,218	-	89,218
Accrued Interest Payable	-	-	-	21,080	-	21,080
Deferred Revenue/Miscellaneous	270,178	-	-	-	-	270,178
Deposits/Other Deposits	10,000,000	-	-	-	-	10,000,000
Deposits/Office Space	7,500	-	-	-	-	7,500
Bonds Payable	-	-	-	79,160,000	-	79,160,000
Lease Liability Current	-	-	-	165,629	-	165,629
Unamortized Premium on Bonds	-	-	-	178,636	-	178,636
TMRS Pension Liability	-	-	-	635,372	-	635,372
OPEB Liability	-	-	-	164,480	-	164,480
Pension & Benefits/TMRS Pension Liability	-	-	-	1,676,681	-	1,676,681
TMRS Actuarial Experience	-	-	-	520	-	520
TMRS Assumption Change	-	-	-	2,588	-	2,588
TMRS Investment Experience	-	-	-	-	-	-
OPEB Actuarial Experience	-	-	-	58,637	-	58,637
OPEB Assumption Change	-	-	-	45,568	-	45,568
OPEB Contributions	-	-	-	-	-	-
GASB Inflow/GASB 87 Leases	514,143	-	-	-	-	514,143
Total Liabilities	\$ 12,439,327	\$ -	\$ -	\$ 82,198,408	\$ -	\$ 94,637,735
Fund Balances/Equity						
Reserve for Encumbrances	\$ 2,237,011	\$ -	\$ -	\$ -	\$ -	\$ 2,237,011
Reserve for Prepaids	44,255	-	-	-	-	44,255
Control Accounts/Prior Year Reserve For Enc Cont	-	-	-	-	-	-
Unreserved Fund Balance	52,666,884	2,947,708	-	-	-	55,614,593
Investment in Capital Assets	-	-	-	(80,029,151)	55,199,298	(24,829,853)
Total Fund Balances/Equity	\$ 54,948,150	\$ 2,947,708	\$ -	\$ (80,029,151)	\$ 55,199,298	\$ 33,066,006
Total Liabilities and Fund Balances	\$ 67,387,477	\$ 2,947,708	\$ -	\$ 2,169,257	\$ 55,199,298	\$ 127,703,741

McKinney Economic Development Corporation

Summary Operating Statement
August 2025 (92% of FY Complete)

							Monthly Comparison		YTD Comparison		
Revenues	FY25 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Received		Monthly Budget	Monthly Variance	YTD Budget	YTD Variance	YTD Variance as a %
Sales Tax	\$ 24,592,569	\$ 2,241,168	\$ 22,317,170	\$ 2,275,399	90.7%		\$ 2,049,381	\$ 191,787	\$ 22,543,188	\$ (226,018)	-1.0%
Interest Income	941,000	152,892	1,422,444	(481,444)	151.2%		78,417	74,476	862,583	559,861	64.9%
Miscellaneous Revenue	468,111	57,169	604,360	(136,249)	129.1%		39,009	18,160	429,102	175,258	40.8%
Sale of Land	-	-	-	-	0.0%		-	-	-	-	0.0%
Bond Issuance	62,400,000	-	63,238,636	(838,636)	0.0%		5,200,000	(5,200,000)	57,200,000	6,038,636	0.0%
Total Revenues	\$ 88,401,680	\$ 2,451,229	\$ 87,582,610	\$ 819,070	99.1%		\$ 7,366,807	\$ (4,915,578)	\$ 81,034,873	\$ 6,547,736	8.08%
Expenditures	FY25 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent		Monthly Budget	Monthly Variance	YTD Budget	YTD Variance	YTD Variance as a %
MEDC Operations											
Personnel	\$ 1,787,102	\$ 169,451	\$ 1,431,145	\$ 355,957	80.1%		\$ 148,925	\$ (20,526)	\$ 1,638,177	\$ 207,032	12.6%
Supplies	68,500	5,911	47,137	21,363	68.8%		5,708	(203)	62,792	15,654	24.9%
Maintenance	3,039	-	1,153	1,886	37.9%		253	253	2,786	1,633	58.6%
Services/Sundry	2,993,137	302,234	2,366,408	626,729	79.1%		249,428	(52,806)	2,743,709	377,301	13.8%
Total MEDC Operational Exp.	\$ 4,851,778	\$ 477,597	\$ 3,845,843	\$ 1,005,936	79.3%		\$ 404,315	\$ (73,282)	\$ 4,447,463	\$ 601,621	13.5%
Projects											
Committed Projects	\$ 55,493,299	\$ 1,836,205	\$ 22,106,531	\$ 33,386,768	39.8%		\$ 4,624,442	\$ 2,788,237	\$ 50,868,857	\$ 28,762,327	56.5%
Buildings & Structures	41,526,261	-	41,626,261	(100,000)	0.0%		3,460,522	3,460,522	38,065,739	(3,560,522)	-
Leasehold Improvements	50,000	-	-	50,000	0.0%		4,167	4,167	45,833	45,833	100.0%
Total Project Expenses	\$ 97,069,560	\$ 1,836,205	\$ 63,732,792	\$ 33,336,768	65.7%		\$ 8,089,130	\$ 6,252,925	\$ 88,980,430	\$ 25,247,638	28.4%
Non-Departmental											
Other - Adm Fee	\$ 459,326	\$ 38,277	\$ 421,049	\$ 38,277	91.7%		\$ 38,277	\$ -	\$ 421,049	\$ -	0.0%
Bond Issuance Costs	-	-	865,158	(865,158)	0.0%		-	-	-	(865,158)	0.0%
Economic Incentive	1,702,616	-	-	1,702,616	100.0%		141,885	141,885	1,560,731	1,560,731	100.0%
Insurance & Risk Fund	7,272	606	6,666	606	91.7%		606	-	6,666	-	0.0%
MEDC I & S Fund	2,466,680	205,557	2,261,123	205,557	91.7%		205,557	-	2,261,123	-	0.0%
Total Non-Departmental Expenses	\$ 4,635,894	\$ 244,440	\$ 3,553,996	\$ 1,081,898	76.7%		\$ 386,325	\$ 141,885	\$ 4,249,570	\$ 695,573	16.4%
Total Expenses	\$ 106,557,232	\$ 2,558,241	\$ 71,132,631	\$ 35,424,601	66.8%		\$ 8,879,769	\$ 6,321,528	\$ 97,677,463	\$ 26,544,832	27.2%
Net	\$ (18,155,552)	\$ (107,013)	\$ 16,449,979				\$ (1,512,963)	\$ 1,405,950	\$ (16,642,589)	\$ 33,092,568	-198.8%
FY25 Beginning Fund Balance	\$ 38,498,171										
Add FY25 Budgeted Revenue	88,401,680										
Less FY25 Budgeted Expenses	(106,557,232)										
FY25 Ending Fund Balance	\$ 20,342,619										

MEDC Project Detail/Cash Flow

August 2025

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

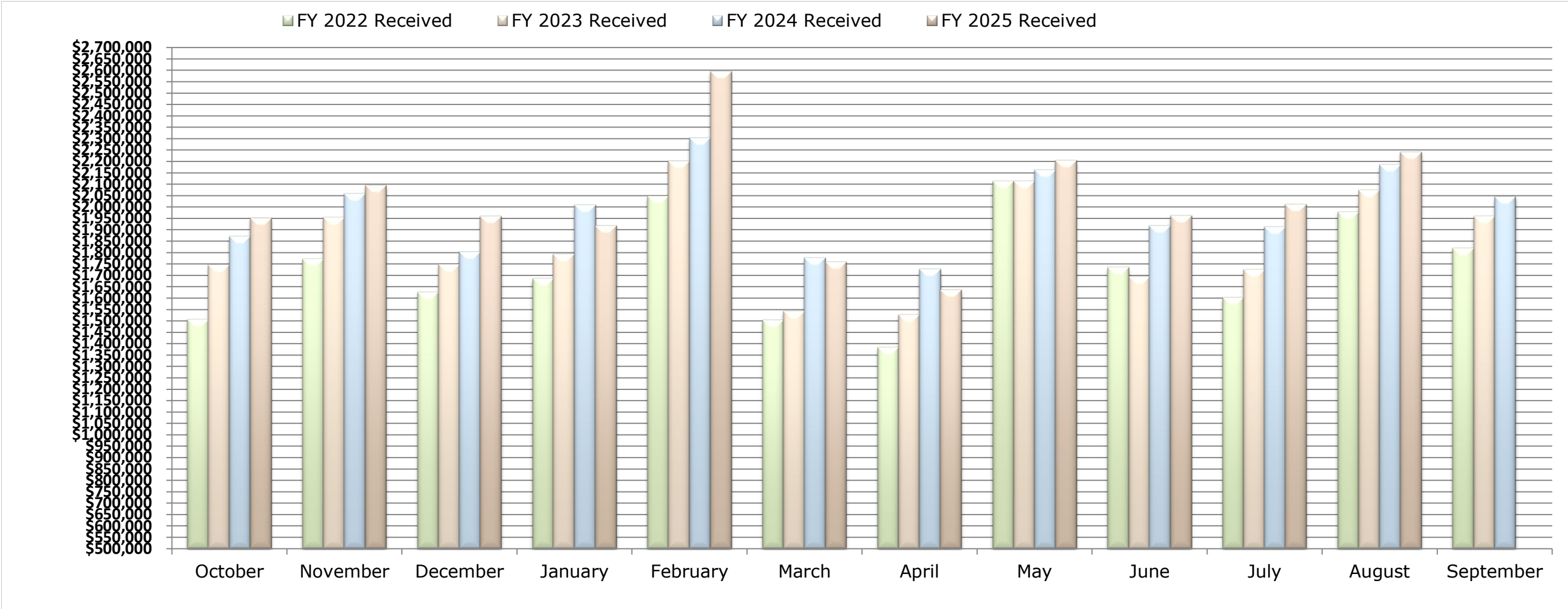
Projects	Project Number	Approved Project Amount	Project Expenses to date	Remaining Commitments	FY25	FY26	FY27	FY28	FY29 and Thereafter
PACCAR 2017	E17004	\$ 3,300,000	\$ 3,300,000	\$ -	\$ -				
WSD LED	E18003	67,041	67,041	-	-				
PACCAR 2018	E19005	360,000	360,000	-	-				
Moss	E19009	245,000	245,000	-	-				
SRS	E19012	1,479,000	1,313,500	165,500	165,500				
KVP	E19014	261,500	166,250	95,250	95,250				
Block-It Now	E20001	199,000	139,000	60,000	60,000				
Boyd	E20003	100,500	100,500	-	-				
Courmed	E20007	181,000	98,500	82,500	82,500				
EnginSoft 2020	E20008	216,000	26,000	190,000	-				
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				
Independent Bank 2020	E20018	2,838,000	2,348,997	489,003	433,203	55,800			
iOpen	E21002	35,000	35,000	-	-				
RPM Construction	E21003	951,000	-	951,000	901,000	50,000			
Morrow renewables	E21004	80,000	69,333	10,667	10,667				
Falkon Technologies	E21005	170,000	79,000	91,000	91,000				
Vigilant Software	E21006	56,500	44,000	12,500	12,500				
Kaizen Office Building	E21007	7,600,000	5,308,682	2,291,318	2,291,318				
Shearshare	E21008	250,500	50,000	200,500	200,500				
Robin Autopilot	E21011	525,000	195,000	330,000	330,000				
Himalayan Ventures	E21013	552,000	552,000	-	-				
Cirrus	E21014	450,000	76,500	373,500	373,500				
Rescore	E21015	35,000	22,500	12,500	12,500				
Spatial Laser	E21017	31,000	24,750	6,250	6,250				
Victory Lab	E21019	35,000	22,500	12,500	12,500				
Review Wave	E21020	219,000	132,000	87,000	87,000				
Autix Automotive	E21021	30,000	30,000	-	-				
Contraforce 2	E22003	403,000	93,000	310,000	310,000				
Albers	E22005	232,200	67,500	164,700	164,700				
Aiden	E22006	476,000	71,000	405,000	384,000	21,000			
HBCU Hub	E22009	56,000	26,313	29,688	29,688				
Global Fact Base	E22010	30,000	30,000	-	-				
AECS	E22011	27,500	27,500	-	-				
Confer	E22012	55,000	30,000	25,000	25,000				
Cloudnine	E22013	55,000	30,000	25,000	25,000				
Stadiumdrop	E22014	56,000	56,000	-	-				
Skyllful	E22015	54,500	54,500	-	-				
Raytheon 2022	E22016	3,150,000	630,000	2,520,000	-	630,000	630,000	1,260,000	
ILS Gummies	E23001	171,000	171,000	-	-				
Snipitz	E23002	50,000	50,000	-	-	-			
Helo Systems	E23004	50,000	50,000	-	-	-			
CX Data Labs	E23005	50,000	38,070	11,930	-	12,500			
Book.io	E23006	50,000	50,000	-	-	-			
Cirrus 2023	E23007	1,573,705	1,573,705	-	0				
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	37,500	13,070	570	12,500			
TowTrax	E23013	50,570	50,400	170	170	-			
Rikodi	E23014	50,570	25,570	25,000	12,500	12,500			
Moblyze, Inc.	E23015	50,570	37,500	13,070	13,070	-			
Dabot	E23016	50,570	38,070	12,500	-	12,500			
Plug and Play	E24001	4,500,000	2,000,000	2,500,000	1,000,000	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 (Comple	E24005	50,825	38,325	12,500	-	12,500			
Rocklake Insurance Group	E24006	20,570	17,000	3,570	3,570				
The Glen Office	E24007	277,853	277,853	-	-				
Notes Live	E24008	5,000,000	-	5,000,000	2,500,000	2,500,000			
idHubs	E24009	50,825	25,000	25,825	13,325	12,500			
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	50,825				
Hybrid Manufacturing Tech	E25007	60,000	-	60,000	16,000	4,000	12,000	16,000	12,000
Cannon Beach	E25008	4,000,000	-	4,000,000	-	2,000,000	2,000,000		
Airport-Eastside Dev & Infra	AI2250	15,000,000	15,000,000	-	-	-	-	-	-
Totals		\$ 68,056,064	\$ 37,654,109	\$ 30,401,955	\$ 13,641,726	\$ 9,415,800	\$ 5,796,000	\$ 1,347,000	\$ -

McKinney Economic Development Corporation

Sales Tax Revenue

August 2025 (92% of FY Complete)

Month Received	FY 2020 Received	FY 2021 Received	FY 2022 Received	FY 2023 Received	FY 2024 Received	FY 2025 Received	Difference to FY 2024	Variance to FY 2024	% of Budget
October	\$1,165,480	\$1,266,887	\$1,505,930	\$ 1,744,754	\$ 1,870,001	\$ 1,949,963	\$ 79,962	4.6%	7.9%
November	1,380,273	1,546,275	1,769,473	1,953,351	2,057,621	2,093,662	36,041	1.8%	8.5%
December	1,253,931	1,337,046	1,625,682	1,746,641	1,802,724	1,957,829	155,105	8.9%	8.0%
January	1,185,717	1,360,427	1,685,372	1,792,873	2,007,689	1,917,560	(90,129)	-5.0%	7.8%
February	1,670,492	1,810,982	2,047,001	2,200,406	2,301,628	2,592,891	291,263	13.2%	10.5%
March	1,140,182	1,281,889	1,503,190	1,542,369	1,774,394	1,757,562	(16,832)	-1.1%	7.1%
April	1,288,819	1,113,662	1,381,890	1,527,564	1,726,631	1,633,911	(92,719)	-6.1%	6.6%
May	1,276,942	1,830,977	2,111,453	2,113,379	2,163,234	2,202,558	39,324	1.9%	9.0%
June	1,316,761	1,513,303	1,732,613	1,694,214	1,917,699	1,960,053	42,354	2.5%	8.0%
July	1,267,094	1,482,555	1,600,462	1,723,832	1,910,588	2,010,013	99,425	5.8%	8.2%
August	1,516,349	1,780,053	1,977,131	2,073,238	2,184,303	2,241,168	56,864	2.7%	9.1%
September	1,369,952	1,564,200	1,819,544	1,959,047	2,045,170			0.0%	0.0%
Total	\$15,831,992	\$17,888,256	\$20,759,743	\$ 22,071,669	\$ 23,761,682	\$ 22,317,170	\$ 600,658	2.8%	90.7%

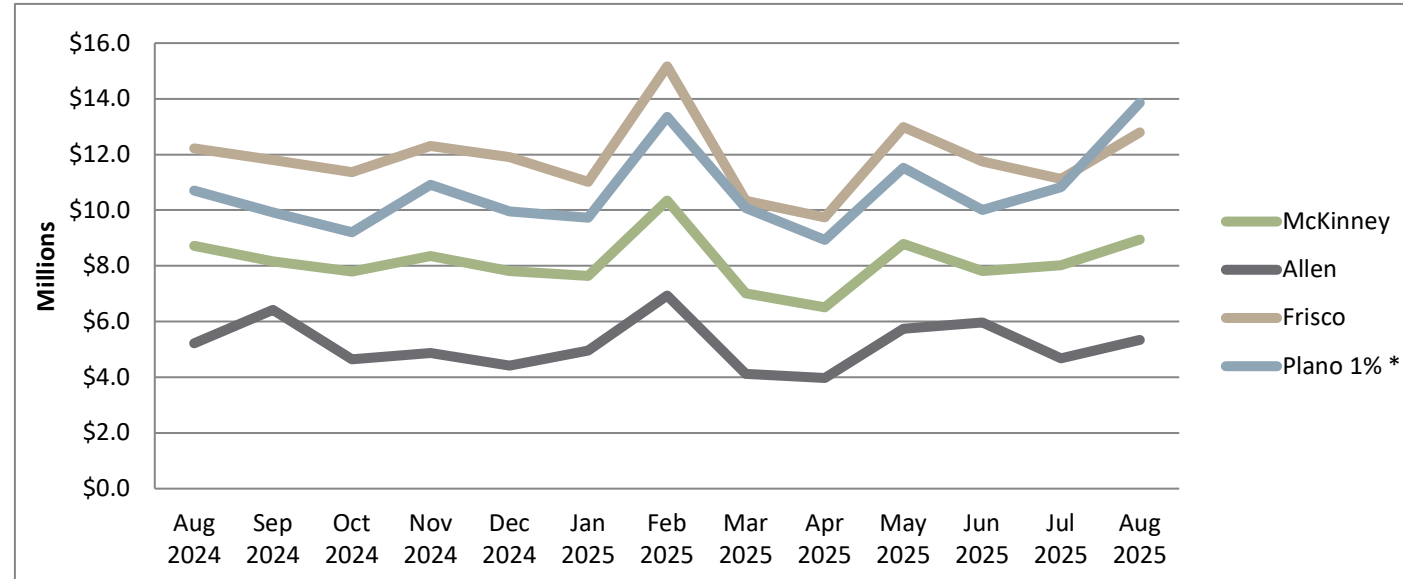


TOTAL SALES TAX COLLECTED

Sister City Comparison

Aug 2025	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$224,819	\$128,907	\$586,512	\$3,146,865
Var to LY	2.6%	2.5%	4.8%	29.4%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$2,378,573	-\$327,623	\$2,901,450	\$9,966,476
Var to LY	2.7%	-0.6%	2.3%	9.2%



Year-to-Date Collections

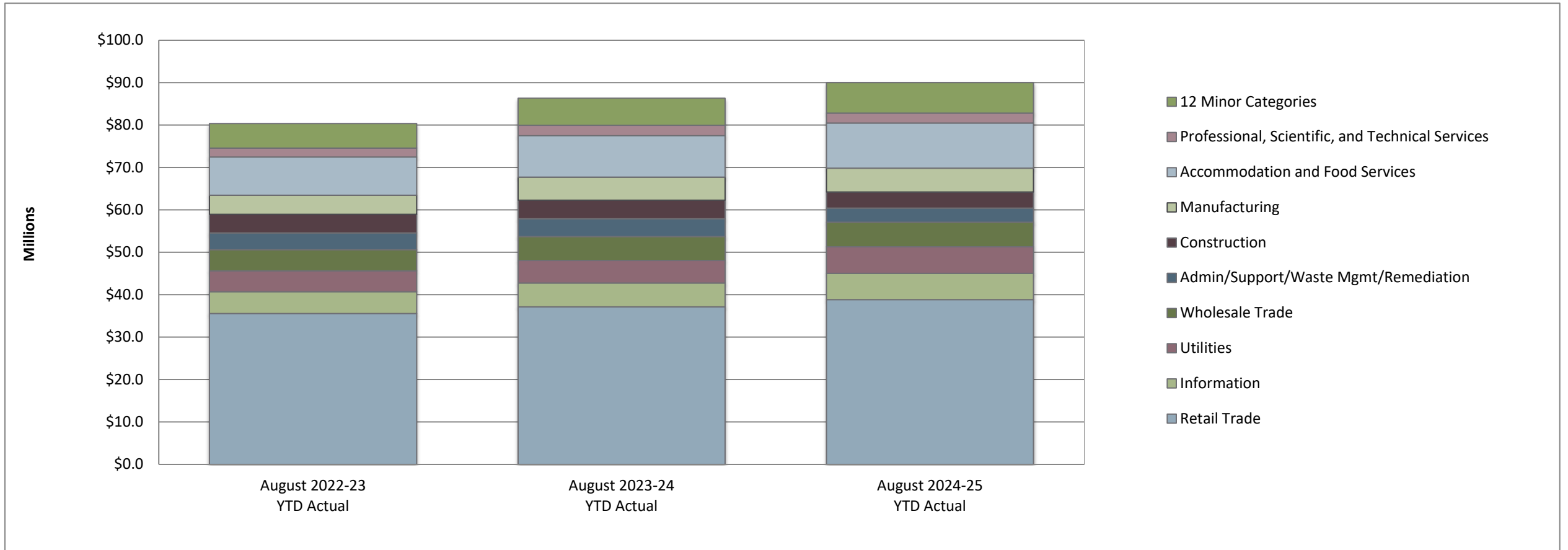
FY 2024	McKinney	Allen	Frisco	Plano 1% *
Oct 2023	\$7,480,005	\$4,580,679	\$11,211,998	\$9,402,743
Nov 2023	8,208,639	5,465,276	12,149,941	9,043,425
Dec 2023	7,189,048	5,005,509	10,468,069	8,895,406
Jan 2024	8,008,845	5,221,220	11,660,064	9,418,268
Feb 2024	9,184,310	6,042,212	14,020,497	13,471,501
Mar 2024	7,074,686	4,601,037	10,143,893	7,659,821
Apr 2024	6,883,327	3,716,024	10,483,568	9,264,572
May 2024	8,629,729	5,460,650	12,415,855	10,737,372
Jun 2024	7,647,714	5,778,442	11,254,244	10,151,326
Jul 2024	7,619,281	4,919,296	11,587,418	9,659,446
Aug 2024	8,714,247	5,219,035	12,213,570	10,710,040
FY 2024 Total	\$86,639,831	\$56,009,380	\$127,609,117	\$108,413,920

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
Jan 2025	7,645,144	4,964,076	11,023,330	9,736,887
Feb 2025	10,346,500	6,934,917	15,166,266	13,342,268
Mar 2025	7,005,181	4,118,469	10,335,892	10,072,130
Apr 2025	6,510,501	3,973,298	9,742,192	8,932,602
May 2025	8,784,953	5,742,505	12,985,578	11,515,733
Jun 2025	7,814,809	5,971,991	11,754,498	10,009,310
Jul 2025	8,014,504	4,687,519	11,115,832	10,833,664
Aug 2025	8,939,065	5,347,943	12,800,082	13,856,905
FY 2025 Total	\$89,018,403	\$55,681,757	\$130,510,567	\$118,380,397

* 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

August Collections for Prior Three Years



August Collections

Industries	August 2022-23 YTD Actual	August 2023-24 YTD Actual	August 2024-25 YTD Actual	August 25 vs August 24 YTD Variance	Variance as a %
Retail Trade	\$35,561,645	\$37,173,298	\$38,870,159	\$1,696,861	4%
Accommodation and Food Services	9,038,293	9,758,298	10,636,349	878,051	8%
Information	5,185,162	5,570,511	6,177,411	606,900	10%
Wholesale Trade	4,956,702	5,640,327	5,744,010	103,683	2%
Utilities	4,879,255	5,341,626	6,278,268	936,642	15%
Manufacturing	4,471,209	5,479,403	5,632,139	152,736	3%
Construction	4,408,701	4,381,597	3,806,047	(575,550)	-15%
Admin/Support/Waste Mgmt/Remediation	3,999,613	4,172,009	3,334,447	(837,562)	-25%
Professional, Scientific, and Technical Services	2,067,576	2,424,882	2,374,444	(50,438)	-2%
12 Minor Categories	5,829,703	6,364,171	7,172,103	807,932	11%
Totals	\$80,397,859	\$86,306,122	\$90,025,377	\$3,719,255	4%