

McKinney Economic Development Corporation

Balance Sheet

October 2025

	MEDC Operations	Interest and Sinking	Reserve Fund	Long-Term Debt	General Fixed Assets	Total
Assets						
Cash and Cash Equivalents	\$ 1,016,108	\$ 2,468,149	\$ -	\$ -	\$ -	\$ 3,484,257
Cash with Fiscal Agent/Sunset Ground	10,035,177					10,035,177
Investment Pools	41,597,126	2,482,152	-	-	-	44,079,278
Accounts Receivable	320,993	-	-	-	-	320,993
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
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
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	\$ 57,577,198	\$ 4,950,301	\$ -	\$ 2,106,084	\$ 55,199,298	\$ 119,832,881
Other Debits						
Deferred Charges/Unamortized Advance Refunding	\$ -	\$ -	\$ -	\$ 63,173	\$ -	\$ 63,173
Total Other Debits	\$ -	\$ -	\$ -	\$ 63,173	\$ -	\$ 63,173
Total Assets and Other Debits	\$ 57,577,198	\$ 4,950,301	\$ -	\$ 2,169,257	\$ 55,199,298	\$ 119,896,054
Liabilities						
Vouchers Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Payable/Refunds Payable	35,177					35,177
Compensated Absences Payable	-	-	-	89,218	-	89,218
Accrued Interest Payable	-	-	-	21,080	-	21,080
Deferred Revenue/Miscellaneous	340,308	-	-	-	-	340,308
Deposits/Other Deposits	10,000,000	-	-	-	-	10,000,000
Deposits/Office Space	7,500	-	-	-	-	7,500
Bonds Payable	-	-	-	2,205,000	-	2,205,000
Lease Liability Current	-	-	-	165,629	-	165,629
Noncurrent Bonds Payable	-	-	-	76,955,000	-	76,955,000
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 Actuarial Assumption Change	-	-	-	2,588	-	2,588
OPEB Actuarial Experience	-	-	-	58,637	-	58,637
OPEB Assumption Change	-	-	-	45,568	-	45,568
GASB Inflow/GASB 87 Leases	514,143	-	-	-	-	514,143
Total Liabilities	\$ 10,897,127	\$ -	\$ -	\$ 82,198,408	\$ -	\$ 93,095,535
Fund Balances/Equity						
Reserve for Encumbrances	\$ 459,875	\$ -	\$ -	\$ -	\$ -	\$ 459,875
Reserve for Prepaids	44,255	-	-	-	-	44,255
Control Accounts/Prior Year Reserve For Enc Cont	2,150,852	-	-	-	-	2,150,852
Unreserved Fund Balance	44,025,089	4,950,301	-	-	-	48,975,389
Investment in Capital Assets	-	-	-	(80,029,151)	55,199,298	(24,829,853)
Total Fund Balances/Equity	\$ 46,680,071	\$ 4,950,301	\$ -	\$ (80,029,151)	\$ 55,199,298	\$ 26,800,519
Total Liabilities and Fund Balances	\$ 57,577,198	\$ 4,950,301	\$ -	\$ 2,169,257	\$ 55,199,298	\$ 119,896,054

McKinney Economic Development Corporation

Summary Operating Statement
October 2025 (8% 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	YTD Variance as a %
Sales Tax	\$ 25,453,309	\$ 2,018,640	\$ 2,018,640	\$ 23,434,669	7.9%		\$ 2,121,109	\$ (102,469)	\$ 2,121,109	\$ (102,469)	-4.8%
Interest Income	1,598,000	152,883	152,883	1,445,117	9.6%		133,167	19,717	133,167	19,717	14.8%
Miscellaneous Revenue	468,111	33,061	33,061	435,050	7.1%		39,009	(5,949)	39,009	(5,949)	-15.2%
Sale of Land	-	-	-	-	0.0%		-	-	-	-	0.0%
Total Revenues	\$ 27,519,420	\$ 2,204,584	\$ 2,204,584	\$ 25,314,836	8.0%		\$ 2,293,285	\$ (88,701)	\$ 2,293,285	\$ (88,701)	-3.87%
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	\$ 2,066,736	\$ 127,442	\$ 127,442	\$ 1,939,294	6.2%		\$ 172,228	\$ 44,786	\$ 172,228	\$ 44,786	26.0%
Supplies	69,500	1,891	1,891	67,609	2.7%		5,792	3,900	5,792	3,900	67.3%
Maintenance	3,039	514	514	2,525	16.9%		253	(261)	253	(261)	-103.0%
Services/Sundry	3,378,543	165,402	165,402	3,213,141	4.9%		281,545	116,143	281,545	116,143	41.3%
Total MEDC Operational Exp.	\$ 5,517,818	\$ 295,249	\$ 295,249	\$ 5,222,569	5.4%		\$ 459,818	\$ 164,569	\$ 459,818	\$ 164,569	35.8%
Projects											
Committed Projects	\$ 12,000,000	\$ 25,000	\$ 25,000	\$ 11,975,000	0.2%		\$ 1,000,000	\$ 975,000	\$ 1,000,000	\$ 975,000	97.5%
Total Project Expenses	\$ 12,000,000	\$ 25,000	\$ 25,000	\$ 11,975,000	0.2%		\$ 1,000,000	\$ 975,000	\$ 1,000,000	\$ 975,000	97.5%
Non-Departmental											
Other - Adm Fee	\$ 459,326	\$ 38,277	\$ 38,277	\$ 421,049	8.3%		\$ 38,277	\$ -	\$ 38,277	\$ -	0.0%
Economic Incentive	2,132,986	-	-	2,132,986	0.0%		177,749	177,749	177,749	177,749	100.0%
Insurance & Risk Fund	7,272	606	606	6,666	8.3%		606	-	606	-	0.0%
MEDC I & S Fund	6,205,740	517,145	517,145	5,688,595	8.3%		517,145	-	517,145	-	0.0%
Total Non-Departmental Expenses	\$ 8,805,324	\$ 556,028	\$ 556,028	\$ 8,249,296	6.3%		\$ 733,777	\$ 177,749	\$ 733,777	\$ 177,749	24.2%
Total Expenses	\$ 26,323,142	\$ 876,277	\$ 876,277	\$ 25,446,865	3.3%		\$ 2,193,595	\$ 1,317,318	\$ 2,193,595	\$ 1,317,318	60.1%
Net	\$ 1,196,278	\$ 1,328,306	\$ 1,328,306				\$ 99,690	\$ 1,228,616	\$ 99,690	\$ 1,228,616	1232.4%
FY26 Preliminary Beginning Fund Balance											
Add FY26 Budgeted Revenue	\$ 45,656,668										
Less FY26 Budgeted Expenses	27,519,420										
FY26 Preliminary Ending Fund Balance	(26,323,142)										
	\$ 46,852,946										

MEDC Project Detail/Cash Flow

October 2025

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

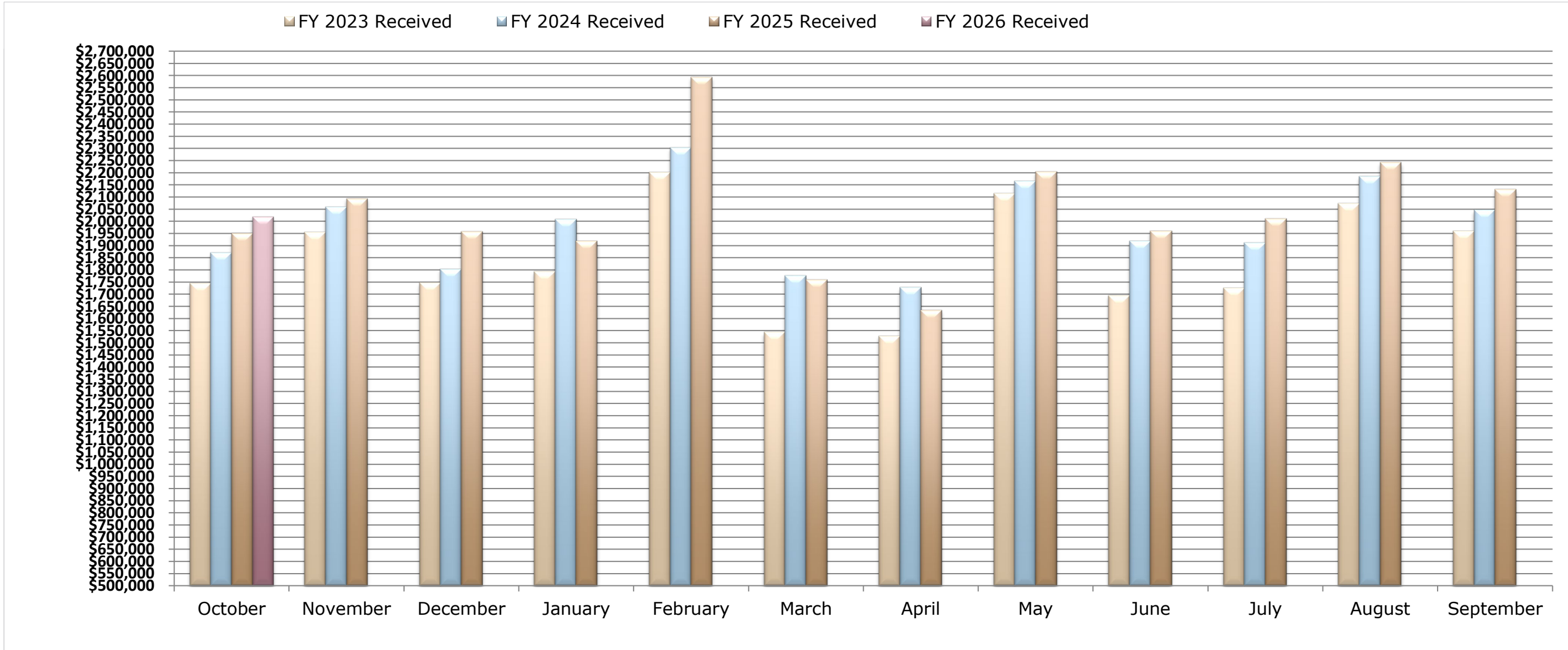
Projects	Project Number	Approved Project Amount	Project Expenses to date	Remaining Commitments		FY26	FY27	FY28	FY29	FY30 and Thereafter
PACCAR 2017	E17004	\$ 3,300,000	\$ 3,300,000	\$ -	\$	-				
WSD LED	E18003	67,041	67,041	-		-				
PACCAR 2018	E19005	360,000	360,000	-		-				
Moss	E19009	245,000	245,000	-		44,000				
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		165,500				
Boyd	E20003	100,500	100,500	-		95,250				
Courmed	E20007	181,000	98,500	82,500		60,000				
EnginSoft 2020	E20008	216,000	26,000	190,000		-				
Sigmatrrix	E20010	101,500	41,500	60,000		82,500				
Alanna	E20012	222,250	32,250	190,000		-				
Telemedicine	E20017	331,500	76,500	255,000		60,000				
Independent Bank 2020	E20018	2,838,000	2,348,997	489,003		190,000				
iOpen	E21002	35,000	35,000	-		255,000				
RPM Construction	E21003	951,000	-	951,000		1,193,202	55,800			
Morrow renewables	E21004	80,000	69,333	10,667						
Falkon Technologies	E21005	170,000	79,000	91,000		901,000	50,000			
Vigilant Software	E21006	56,500	44,000	12,500		10,667				
Kaizen Office Building	E21007	7,600,000	5,308,682	2,291,318		91,000				
Shearshare	E21008	250,500	50,000	200,500		12,500				
Robin Autopilot	E21011	525,000	195,000	4,229,505		4,229,505				
Himalayan Ventures	E21013	552,000	552,000	-		200,500				
Cirrus	E21014	450,000	76,500	373,500		330,000				
Rescore	E21015	35,000	22,500	12,500						
Spatial Laser	E21017	31,000	24,750	6,250		373,500				
Victory Lab	E21019	35,000	22,500	12,500		12,500				
Review Wave	E21020	219,000	132,000	87,000		6,250				
Autix Automotive	E21021	30,000	30,000	-		12,500				
Contraforce 2	E22003	403,000	93,000	310,000		105,000				
Albers	E22005	232,200	67,500	164,700		-				
Aiden	E22006	476,000	71,000	405,000		310,000				
HBCU Hub	E22009	56,000	26,313	29,688		164,700				
Global Fact Base	E22010	30,000	30,000	-		384,000	21,000			
AECS	E22011	27,500	27,500	-		29,688				
Confer	E22012	55,000	30,000	25,000		7,500				
Cloudnine	E22013	55,000	30,000	25,000		6,875				
Stadiumdrop	E22014	56,000	56,000	-		25,000				
Skyllful	E22015	54,500	54,500	-		25,000				
Raytheon 2022	E22016	3,150,000	630,000	2,520,000		12,500				
ILS Gummies	E23001	171,000	171,000	-		12,500				
Snipitz	E23002	50,000	50,000	-		630,000	630,000	630,000	1,260,000	
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	-		-	12,500			
Cirrus 2023	E23007	1,582,705	1,582,705	-		-	12,500			
Alltrades Industrial Property	E23008	175,000	-	175,000		-	12,500			
Tradition Homes, LLC	E23011	360,500	302,000	58,500		1,495,349				
Finsist, Inc.	E23012	50,570	50,000	570		175,000				
TowTrax	E23013	50,570	50,400	170		179,000	36,300	36,300	108,900	
Rikodi	E23014	50,570	25,570	25,000		13,070	12,500			
Moblyze, Inc.	E23015	50,570	37,500	13,070		170	12,500			
Dabot	E23016	50,570	38,070	12,500		12,500	12,500			
Plug and Play	E24001	4,500,000	2,000,000	2,500,000		13,070	-			
Tek Leaders	E24002	747,650	-	747,650		12,500	12,500			
Maverick Power	E24003	195,000	-	195,000		2,250,000	1,500,000			
Open Stop Wellness	E24004	50,570	25,000	25,570		747,650	-			
AI Programming Language (Comple	E24005	50,825	38,325	12,500		195,000	-			
Rocklake Insurance Group	E24006	20,570	17,000	3,570		13,070	12,500			
The Glen Office	E24007	277,853	277,853	-		12,500	12,500			
Notes Live	E24008	5,000,000	-	5,000,000		3,570				
idHubs	E24009	50,825	25,000	25,825		277,853				
Blacksteel, Inc	E24010	50,825	25,000	25,825		2,500,000	2,500,000			
Duke-ai	E24011	50,825	25,000	25,825		13,325	12,500			
Cytracom	E25001	3,024,000	1,600,000	1,424,000		13,325	12,500			
Paccar 2025	E25002	6,315,000	-	6,315,000		13,325	12,500			
Callidusai	E25003	50,825	25,000	25,825		1,000,000	1,000,000	1,024,000		
Highwater Labs	E25004	100,825	50,000	50,825		2,105,000	2,105,000	2,105,000		
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	3,810,000	90,000
dot.it Technologies	E25010	50,825	25,000	25,825		25,825	12,500	6,250	6,250	
Blacklan Partners	E26001	265,000	-	265,000		90,000	87,500	87,500		
Airport-Eastside Dev & Infra	AI2250	15,000,000	15,000,000	-						
Totals		\$ 83,710,889	\$ 37,702,609	\$ 49,907,785		\$21,083,414	\$ 8,060,600	\$ 666,300	\$ 1,368,900	\$ -

McKinney Economic Development Corporation

Sales Tax Revenue

October 2025 (8% 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			0.0%	0.0%
December	1,337,046	1,625,682	1,746,641	1,802,724	1,957,829			0.0%	0.0%
January	1,360,427	1,685,372	1,792,873	2,007,689	1,917,560			0.0%	0.0%
February	1,810,982	2,047,001	2,200,406	2,301,628	2,592,891			0.0%	0.0%
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%
Total	\$17,888,256	\$20,759,743	\$ 22,071,669	\$ 23,761,682	\$ 24,448,043	\$ 2,018,640	\$ 68,677	3.5%	96.1%

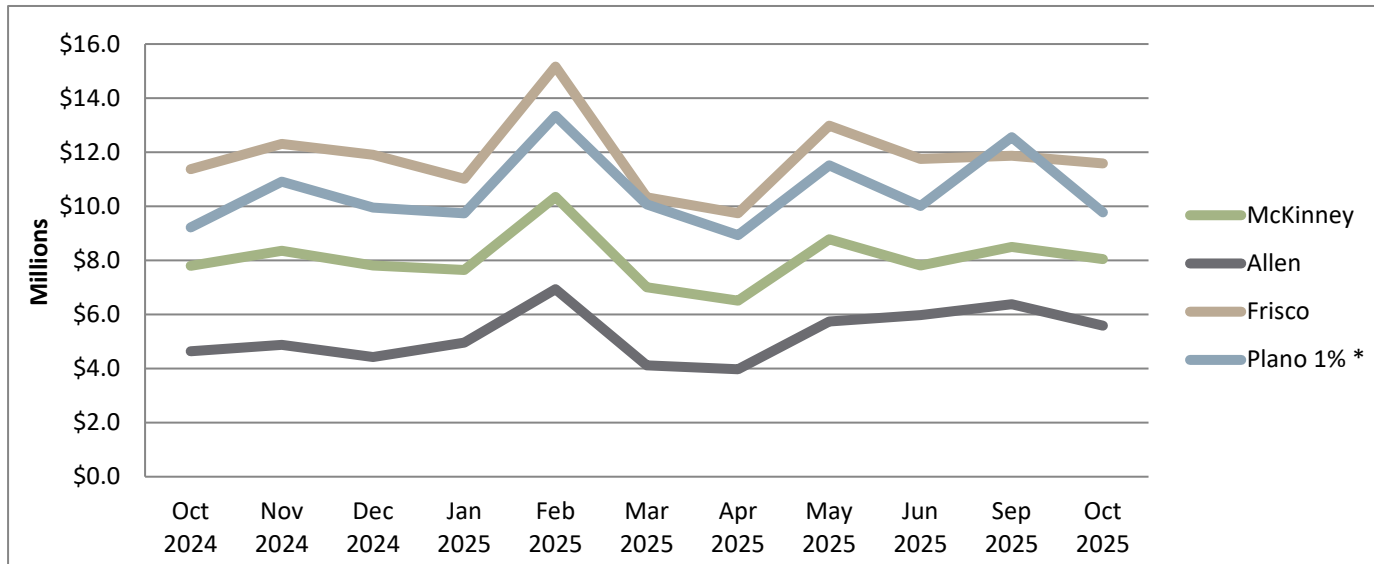


TOTAL SALES TAX COLLECTED

Sister City Comparison

Oct 2025	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$249,326	\$945,867	\$208,407	\$559,121
Var to LY	3.2%	20.4%	1.8%	6.1%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$249,326	\$945,867	\$208,407	\$559,121
Var to LY	3.2%	20.4%	1.8%	6.1%



Year-to-Date Collections

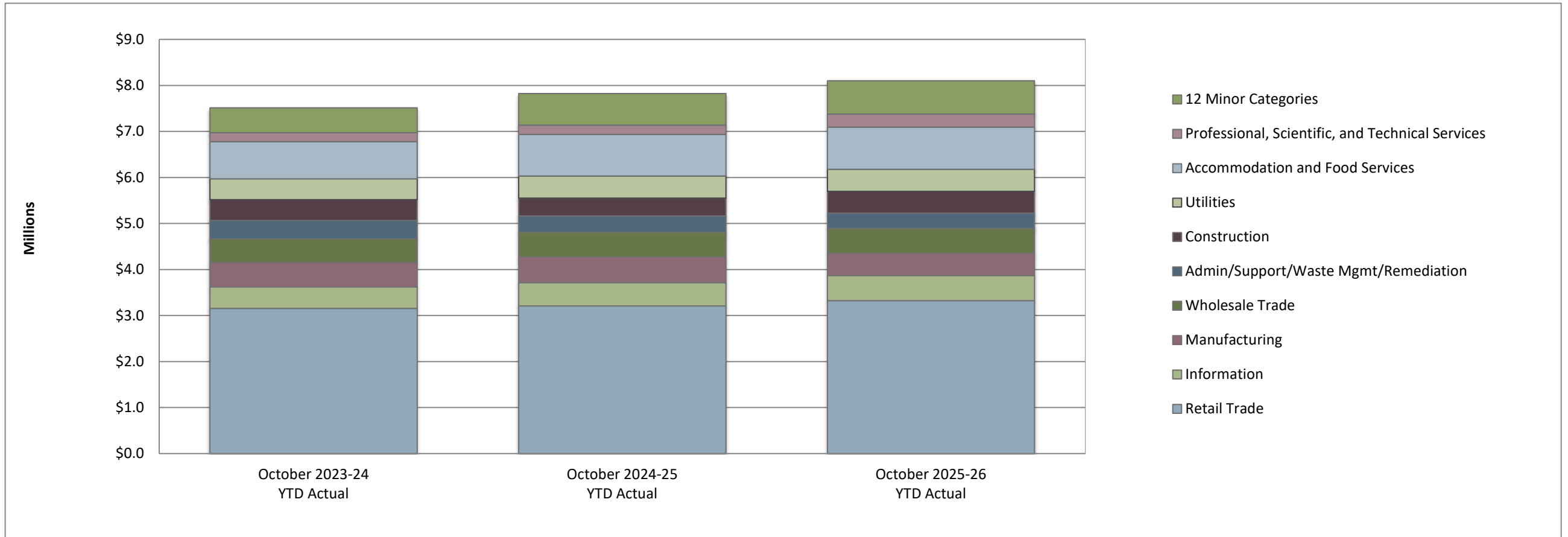
FY 2025	McKinney	Allen	Frisco	Plano 1% *
Oct 2024	\$7,799,853	\$4,641,443	\$11,371,930	\$9,213,154
FY 2025 Total	\$7,799,853	\$4,641,443	\$11,371,930	\$9,213,154

FY 2026 Total	McKinney	Allen	Frisco	Plano 1% *
Oct 2025	\$8,049,179	\$5,587,310	\$11,580,337	\$9,772,275
FY 2026 Total	\$8,049,179	\$5,587,310	\$11,580,337	\$9,772,275

* 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

October Collections for Prior Three Years



October Collections

Industries	October 2023-24 YTD Actual	October 2024-25 YTD Actual	October 2025-26 YTD Actual	October 26 vs October 25 YTD Variance	Variance as a %
Retail Trade	\$3,154,088	\$3,210,744	\$3,323,857	\$113,113	3%
Accommodation and Food Services	809,233	903,109	915,283	12,174	1%
Information	470,257	503,741	543,911	40,170	7%
Wholesale Trade	513,520	540,252	539,218	(1,034)	0%
Manufacturing	525,011	558,128	485,757	(72,371)	-15%
Utilities	451,354	482,174	479,927	(2,247)	0%
Construction	451,089	388,571	473,421	84,850	18%
Admin/Support/Waste Mgmt/Remediation	403,916	350,013	329,874	(20,139)	-6%
Professional, Scientific, and Technical Services	193,542	202,718	286,637	83,919	29%
12 Minor Categories	541,403	685,625	726,303	40,678	6%
Totals	\$7,513,413	\$7,825,075	\$8,104,188	\$279,113	3%