

McKinney Community Development Corporation
Summary Operating Statement
March 2026 (50% 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
Sales Tax Receipts	\$ 25,453,309	\$ 1,803,482	\$ 12,689,719	\$ 12,763,590	49.9%	\$ 2,121,109	\$ (317,627)	\$ 12,726,655	\$ (36,936)
Interest Income	1,442,037	364,670	1,952,428	(510,391)	135.4%	120,170	244,500	721,019	1,231,409
Rent & Royalties - Office Space	-	17,647	105,882	(105,882)	-	-	17,647	-	105,882
Contributions & Donations - Other Capital	-	-	91,070	(91,070)	-	-	-	-	91,070
Miscellaneous Revenue	416,028	8,772	61,361	354,667	-	34,669	(25,897)	208,014	(146,653)
Total Revenues	\$ 27,311,374	\$ 2,194,571	\$ 14,900,460	\$ 12,410,914	54.6%	\$ 2,275,948	\$ (81,376)	\$ 13,655,687	\$ 1,244,773
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	\$ 31,910	\$ 221,363	\$ 250,757	46.9%	\$ 39,343	\$ 7,433	\$ 236,060	\$ 14,697
Supplies Expense	15,250	454	4,188	11,062	27.5%	1,271	817	7,625	3,437
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	1,250	1,250
Services/Sundry	958,308	30,920	179,191	779,117	18.7%	79,859	48,939	479,154	299,963
Capital	27,500	-	-	27,500	-	2,292	(2,292)	13,750	13,750
Total Administrative	\$ 1,475,678	\$ 63,284	\$ 404,742	\$ 1,070,936	27.4%	\$ 122,973	\$ 55,106	\$ 737,839	\$ 333,097
Projects									
Community Grants & Projects	\$ 24,210,751	\$ 71,911	\$ 1,727,618	\$ 22,483,133	7.1%	\$ 2,017,563	\$ 1,945,651	\$ 12,105,376	\$ 10,377,757
Park Construction Fund	26,593,272	27,042	840,914	25,752,358	-	2,216,106	2,189,064	13,296,636	12,455,722
Capital	72,000	4,275	23,400	48,600	-	6,000	1,725	36,000	12,600
Other Project Expenses	115,000	4,748	11,063	103,938	9.6%	9,583	4,836	57,500	46,438
Total Projects	\$ 50,991,023	\$ 107,976	\$ 2,602,995	\$ 48,388,028	5.1%	\$ 4,249,252	\$ 4,141,276	\$ 25,495,512	\$ 22,892,517
Non-Departmental									
Administrative Fee to GF	\$ 330,000	\$ 27,500	\$ 165,000	\$ 165,000	50.0%	\$ 27,500	\$ -	\$ 165,000	\$ -
Economic Incentive	2,132,986	-	-	2,132,986	-	177,749	177,749	1,066,493	1,066,493
Insurance & Risk Fund	1,454	121	727	727	50.0%	121	-	727	-
MPAC	500,000	41,667	250,000	250,000	50.0%	41,667	-	250,000	-
Buildings & Structures	91,070	-	91,070	(0)	-	7,589	7,589	45,535	(45,535)
MCDC Debt Service Payments	1,180,000	-	-	1,180,000	0.0%	98,333	98,333	590,000	590,000
MCDC Debt Service I & S	1,825,848	-	912,811	913,037	50.0%	152,154	152,154	912,924	113
Paying Agent	1,000	-	200	800	20.0%	83	83	500	300
Total Non-Departmental	\$ 6,062,358	\$ 69,288	\$ 1,419,809	\$ 4,642,550	23.4%	\$ 505,197	\$ 435,908	\$ 3,031,179	\$ 1,611,371
Total Expenses	\$ 58,529,059	\$ 240,548	\$ 4,427,546	\$ 54,101,513	7.6%	\$ 4,877,422	\$ 4,632,291	\$ 29,264,530	\$ 24,836,985
Net	\$ (31,217,685)	\$ 1,954,024	\$ 10,472,914			\$ (2,601,474)	\$ 4,555,497	\$ (15,608,843)	\$ 26,081,756
FY26 Beginning Fund Balance	\$ 92,450,096								
Add FY26 Budgeted Revenue	27,311,374								
Less FY26 Budgeted Expenses	(58,529,059)								
FY26 Projected Ending Fund Balance	\$ 61,232,411								

**McKinney Community Development Corporation
Project Details - March 2026**

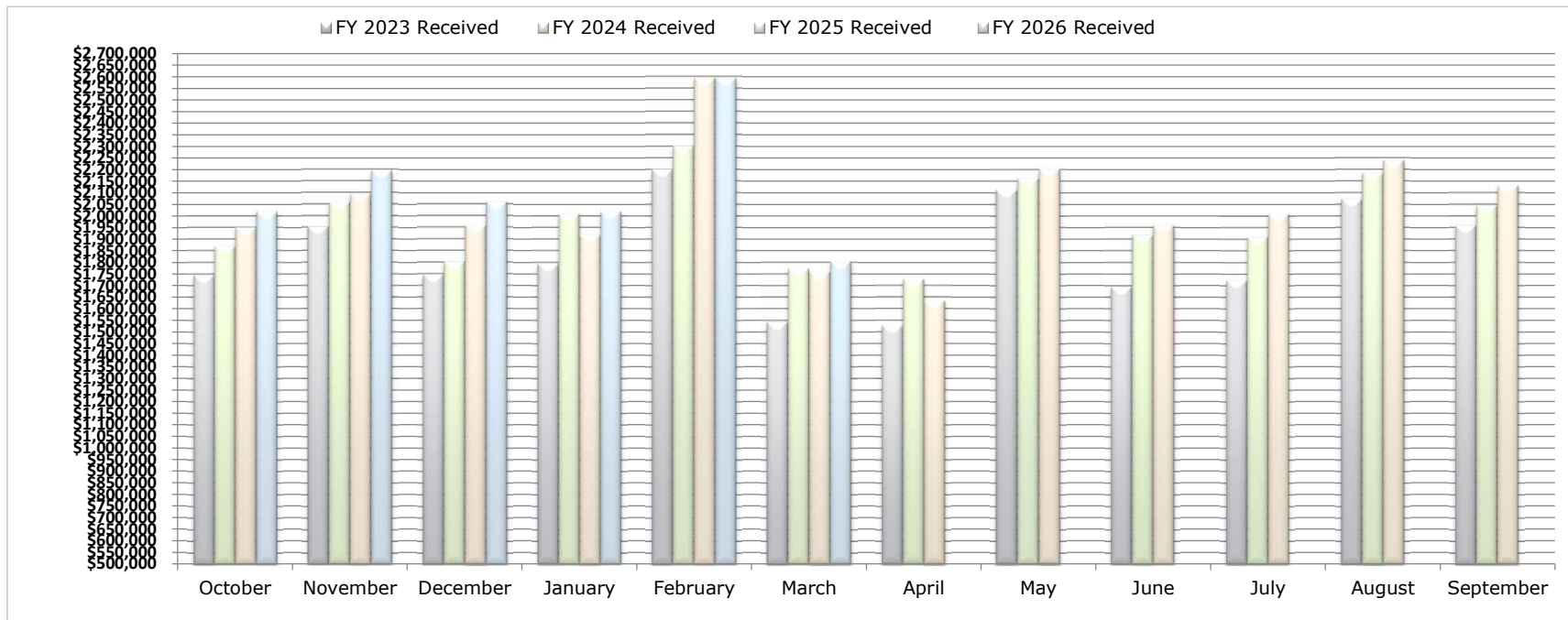
Community 4B Projects	FY Board Approved	Project Code	Budget FY26	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 85,410	\$ -	\$ -	\$ 85,410
Housing & Community Development	2022-2023	4B2312	28,405	-	28,405	-
Habitat for Humanity of CC	2022-2023	4B2315	66,417	-	27,452	38,965
ManeGait Therapeutic Horsemanship	2023-2024	4B2401	440,000	-	440,000	-
McKinney Parks Foundation	2023-2024	4B2406	115,527	-	29,100	86,427
Sphinx	2023-2024	4B2408	500,000	-	-	500,000
City of McKinney - Parks & Recreation	2023-2024	4B2412	1,000,000	56,235	154,909	845,091
Sanchez Charities	2023-2024	4B2415	1,717,192	-	-	1,717,192
Hugs Café, Inc	2024-2025	4B2501	860,066	13,508	793,454	66,612
Collin County History Museum	2024-2025	4B2502	31,475	487	9,414	22,061
McKinney Parks Foundation	2024-2025	4B2503	7,438	-	-	7,438
Habitat for Humanity of Collin County	2024-2025	4B2505	298,995	-	100,817	198,178
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	-	21,000	284,000
Entertainment Properties 360, LLC	2024-2025	4B2516	2,000,000	-	-	2,000,000
Undesignated FY 2026 Budget			11,090,416	-	-	11,090,416
Total Community 4B Projects			\$ 23,359,478	\$ 70,230	\$ 1,604,551	\$ 21,754,927
Promotional and Event Grants	FY Board Approved	Project Code	Budget FY26	Monthly Actual	YTD Actual	Budget Balance
McKinney Philharmonic Orchestra-2025-2026 Season	2024-2025	PC2502	\$ 9,551	\$ -	\$ 7,768	\$ 1,783
McKinney Chamber Foundation	2024-2025	PC2503	9,000	-	8,482	518
CC History Museum-2025 Festivals	2024-2025	PC2507	6,000	-	5,993	7
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	-
Heritage Guild of CC	2024-2025	PC2517	14,905	-	14,905	-
Rotary of McKinney	2024-2025	PC2518	7,500	-	-	7,500
Texas Womens Society	2024-2025	PC2519	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	-	649	11,351
McKinney Main Street	2024-2025	PC2523	14,000	-	-	14,000
Art Club of McKinney	2024-2025	PC2524	4,200	-	-	4,200
Heritage Guild of CC	2025-2026	PC2601	13,000	-	-	13,000
Art by Metta	2025-2026	PC2602	5,000	-	-	5,000
ManeGait Therapeutic	2025-2026	PC2603	10,000	-	-	10,000
St. Peter's Episcopal Church	2025-2026	PC2604	10,000	-	-	10,000
McKinney Philharmonic Orchestra-2026-2027 Performances	2025-2026	PC2605	11,000	642	1,732	9,268
Texas Homegrown Music	2025-2026	PC2606	9,000	-	-	9,000
CC History Museum-2026 Museum Events	2025-2026	PC2607	8,000	-	-	8,000
SBG-2026 Museum Events	2025-2026	PC2608	13,500	-	-	13,500
McKinney Repertory Theater-2026 Events	2025-2026	PC2609	1,030	-	-	1,030
MillHouse Foundation	2025-2026	PC2610	13,500	-	-	13,500
Sostenuto Choral	2025-2026	PC2611	2,000	-	-	961
Marching Music Made in McKinney	2025-2026	PC2612	7,000	1,039	1,039	7,000
McKinney Main Street-2026 Arts in Bloom	2025-2026	PC2613	14,000	-	-	14,000
25 Revolutions	2025-2026	PC2614	7,500	-	-	7,500
Undesignated FY 2026 Budget			125,470	-	-	125,470
Total Promotional & Event Grants			\$ 384,365	\$ 1,681	\$ 80,488	\$ 303,878
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY26	Monthly Actual	YTD Actual	Budget Balance
Venezia Sepori 1820 Eldorado	2023-2024	RI2407	\$ 40,000	\$ -	\$ 14,420	\$ 25,580
Hester Eats, LLC (dba Hamm's meat + market)	2023-2024	RI2410	50,000	-	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
Total Retail Development Infrastructure Grants			\$ 466,909	\$ -	\$ 42,580	\$ 424,329
Park Construction Fund	FY Board Approved	Project Code	Budget FY26	Monthly Actual	YTD Actual	Budget Balance
Towne Center Park Improvement	2020-2021	PK2113	\$ 5,352	\$ -	\$ 3,050	\$ 2,302
Parks Accessibility	2016-2017	PK4325	302,112	-	-	302,112
Erwin Park Development - Phase I	2016-2017	PK9143	8,700,000	-	-	8,700,000
Wattley	2024-2025	PK1831	2,589,383	-	54,169	2,535,214
Old Settlers Park	2024-2025	PK2041	3,289,314	-	-	3,289,314
Greens Neighborhood Park	2024-2025	PK2109	792,043	23,526	242,412	549,631
Mobile Stage	2024-2025	PK2349	315,077	-	257,078	57,999
Recreation Center at Towne Lake	2024-2025	PK4397	1,039,504	3,517	177,993	861,511
Trails Wayfinding Plan	2025-2026	PK2609	100,000	-	-	100,000
AI Ruschhaupt Improvements and Infrastructure	2025-2026	PK2345	2,000,000	-	-	2,000,000
Greens of McKinney - Trail	2022-2023	PK1827	3,809,419	-	106,212	3,703,207
Towne Lake Park Enrichment	2020-2021	PK4393	3,651,069	-	-	3,651,069
Total Parks Construction Projects			\$ 26,593,273	\$ 27,042	\$ 840,914	\$ 25,752,359

McKinney Community Development Corporation

Sales Tax Revenue

March 2026 (50% 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	4.9%	8.6%
December	1,337,046	1,625,682	1,746,641	1,802,724	1,957,829	2,059,637	101,808	5.6%	8.1%
January	1,360,427	1,685,372	1,792,873	2,007,689	1,917,560	2,019,247	101,687	5.1%	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	1,803,482	45,921	2.6%	7.7%
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	\$24,448,042	\$12,689,719	\$420,252	3.4%	96.1%

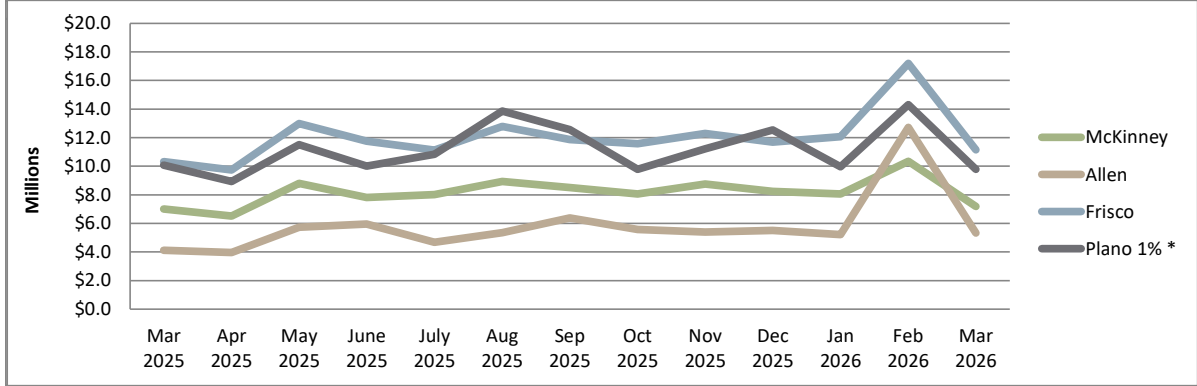


TOTAL SALES TAX COLLECTED

Sister City Comparison

March 2026	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$182,045	\$1,212,563	\$822,839	-\$271,277
Var to LY	2.60%	29.4%	8.0%	-2.7%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,671,964	\$9,791,598	\$3,864,824	\$4,372,431
Var to LY	3.4%	32.7%	5.4%	6.9%



Year-to-Date Collections

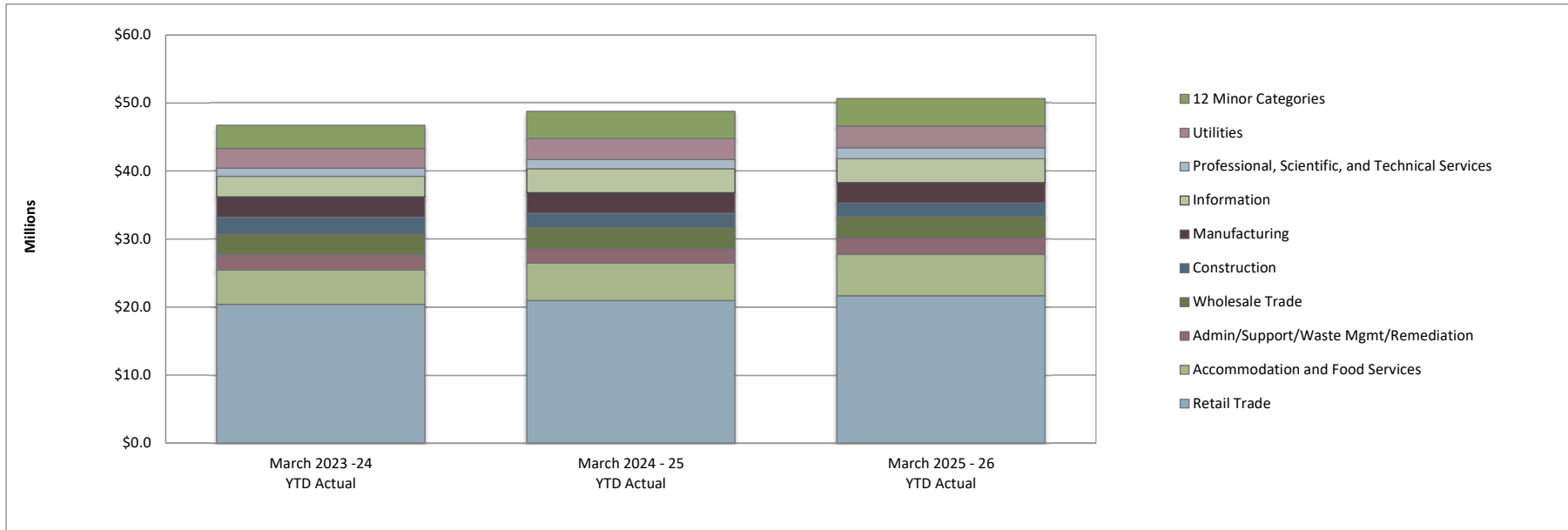
FY 2025 Total	McKinney	Allen	Frisco	Plano 1% *
Oct 2024	\$7,799,853	\$4,641,443	\$11,371,930	\$9,213,154
Nov 2024	8,351,365	4,878,599	12,304,553	10,911,347
Dec 2024	7,806,527	4,420,996	11,910,412	9,956,397
Jan 2025	7,645,144	4,964,076	11,023,330	9,736,887
Feb 2025	10,346,500	6,934,917	15,166,266	13,342,268
Mar 2025	7,005,181	4,118,469	10,335,892	10,072,130
FY 2025 Total	\$48,954,570	\$29,958,501	\$72,112,384	\$63,232,183

FY 2026 Total	McKinney	Allen	Frisco	Plano 1% *
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
Feb 2026	10,348,234	12,709,873	17,191,483	14,315,773
Mar 2026	7,187,225	5,331,032	11,158,732	9,800,853
FY 2026 Total	\$50,626,534	\$39,750,098	\$75,977,209	\$67,604,614

* 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

March YTD Collections for Prior Three Years



March Collections

Industries	March 2023 -24 YTD Actual	March 2024 - 25 YTD Actual	March 2025 - 26 YTD Actual	March 26 vs March 25 YTD Variance	Variance as a %
Retail Trade	\$20,396,254	\$20,951,489	\$21,671,625	\$720,136	3%
Accommodation and Food Services	5,067,455	5,514,182	6,063,971	549,789	9%
Information	3,017,141	3,541,885	3,537,452	(4,433)	0%
Utilities	2,906,325	3,054,066	3,168,797	114,731	4%
Wholesale Trade	3,022,611	3,020,560	3,067,163	46,603	2%
Manufacturing	3,006,767	3,005,359	3,003,124	(2,235)	0%
Admin/Support/Waste Mgmt/Remediation	2,252,548	2,181,564	2,498,700	317,136	13%
Construction	2,479,705	2,131,908	2,013,325	(118,583)	-6%
Professional, Scientific, and Technical Services	1,187,954	1,356,662	1,582,941	226,279	14%
12 Minor Categories	3,389,081	4,018,327	4,049,534	31,207	1%
Totals	\$46,725,841	\$48,776,002	\$50,656,632	\$1,880,630	4%

McKinney Community Development Corporation
 Balance Sheet
 March 2026

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 539,390	\$ -	\$ -	\$ 539,390
Investments	97,146,890	-	-	97,146,890
Interest Receivable - Investments	20,430	-	-	20,430
Accounts Receivable	4,200,871	-	-	4,200,871
Notes Receivable	825,599	-	-	825,599
Leases Receivable/GASB 87 Leases Receivable	7,508,231	-	-	7,508,231
Security Deposits	10,522	-	-	10,522
Capital/Land	-	-	6,279,989	6,279,989
Capital/Buildings and Structures	-	-	17,931,299	17,931,299
Capital/Land Improvements (Net of Depreciation)	-	-	66,337	66,337
Capital/Construction in Progress*	-	-	28,930	28,930
Other Assets/Leases ROU Asset	-	520,270	-	520,270
GASB 68 & 75/TMRS Actuarial	-	26,984	-	26,984
GASB 68 & 75/TMRS Assumption Change	-	203	-	203
GASB 68 & 75/TMRS Contributions	-	40,278	-	40,278
GASB 68 & 75/OPEB Actuarial	-	256	-	256
GASB 68 & 75/OPEB Assumption Change	-	4,788	-	4,788
GASB 68 & 75/OPEB Contributions	-	9	-	9
Total Assets	\$ 110,251,934	\$ 592,788	\$ 24,306,555	\$ 135,151,277
Liabilities				
Vouchers Payable	\$ 30,575	\$ -	\$ -	\$ 30,575
Compensated Absences	-	68,092	-	68,092
Bonds Payable Interest	-	228,232	-	228,232
Bonds Payable Current	-	1,180,000	-	1,180,000
Lease Liability Current	-	59,151	-	59,151
Deposits/Office Space	2,500	-	-	2,500
Bonds Payable	-	42,940,000	-	42,940,000
TMRS Pension Liability	-	144,740	-	144,740
OPEB Liability	-	34,937	-	34,937
Non Current Liabilities	-	499,742	-	499,742
TMRS Actuarial Experience	-	545	-	545
TMRS Assumption Change	-	14,212	-	14,212
OPEB Actuarial Experience	-	18,601	-	18,601
OPEB Assumption Change	-	19,041	-	19,041
GASB Inflow/GASB 87 Leases	7,295,849	-	-	7,295,849
Total Liabilities	\$ 7,328,924	\$ 45,207,293	\$ -	\$ 52,536,217
Fund Equity				
Unreserved Fund Balance *	\$ 102,802,893	\$ (44,614,505)	\$ -	\$ 58,188,388
Reserved for Encumbrances	109,595	-	-	109,595
Reserved for Prepaids	10,522	-	-	10,522
Investment in Capital Assets	-	-	24,306,555	24,306,555
Total Fund Equity	\$ 102,923,010	\$ (44,614,505)	\$ 24,306,555	\$ 82,615,060
Total Liabilities and Equity	\$ 110,251,934	\$ 592,788	\$ 24,306,555	\$ 135,151,277
Unreserved Fund Balance *				
\$ 102,912,488				
Committed Projects Reserve:				
Community Projects	\$ 10,664,511			
Discretionary Prom & Comm Grants	178,408			
Retail Development Infrastructure Grants	124,329			
Parks Construction Projects	25,752,359			
Total Committed Projects	\$ 36,719,607			
Unreserved Fund Balance after Project Commit.				
\$ 66,192,881				
Undesignated Reserve:				
Community Projects (FY26)	\$ 11,090,416			
Discretionary Prom & Comm Grants (FY26)	125,470			
Retail Development Infrastructure Grants	300,000			
Total Undesignated Allocations	\$ 11,515,886			
Remaining Unreserved Fund Balance				
\$ 54,676,995				
Less Contingency	-			
Final Unreserved Fund Balance	\$ 54,676,995			