

McKinney Community 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
Sales Tax Receipts	\$ 25,453,309	\$ 2,018,640	\$ 2,018,640	\$ 23,434,669	7.9%	\$ 2,121,109	\$ (102,469)	\$ 2,121,109	\$ (102,469)
Interest Income	1,442,037	300,543	300,543	1,141,494	20.8%	120,170	180,374	120,170	180,374
Rent & Royalties - Office Space	-	17,647	17,647	(17,647)	-	-	17,647	-	17,647
Contributions & Donations - Other Capital	-	23,994	23,994	(23,994)	-	-	23,994	-	23,994
Miscellaneous Revenue	416,028	12,233	12,233	403,795	-	34,669	(22,436)	34,669	(22,436)
Total Revenues	\$ 27,311,374	\$ 2,373,057	\$ 2,373,057	\$ 24,938,317	8.7%	\$ 2,275,948	\$ 97,109	\$ 2,275,948	\$ 97,109
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	\$ 33,686	\$ 33,686	\$ 438,434	7.1%	\$ 39,343	\$ 5,657	\$ 39,343	\$ 5,657
Supplies Expense	15,250	23	23	15,227	0.2%	1,271	1,248	1,271	1,248
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	208	208
Services/Sundry	958,308	36,047	36,047	922,261	3.8%	79,859	43,812	79,859	43,812
Capital	27,500	-	-	27,500	-	2,292	(2,292)	2,292	2,292
Total Administrative	\$ 1,475,678	\$ 69,756	\$ 69,756	\$ 1,405,922	4.7%	\$ 122,973	\$ 48,633	\$ 122,973	\$ 53,217
Projects									
Community Grants & Projects	\$ 11,640,416	\$ 628,647	\$ 628,647	\$ 11,011,769	5.4%	\$ 970,035	\$ 341,388	\$ 970,035	\$ 341,388
Park Construction Fund	8,000,000	260,402	260,402	7,739,599	-	666,667	406,265	666,667	406,265
Capital	72,000	-	-	72,000	-	6,000	6,000	6,000	6,000
Other Project Expenses	115,000	-	-	115,000	0.0%	9,583	9,583	9,583	9,583
Total Projects	\$ 19,827,416	\$ 889,048	\$ 889,048	\$ 18,938,368	4.5%	\$ 1,652,285	\$ 763,236	\$ 1,652,285	\$ 763,236
Non-Departmental									
Administrative Fee to GF	\$ 330,000	\$ 27,500	\$ 27,500	302,500	8.3%	\$ 27,500	-	\$ 27,500	-
Economic Incentive	2,132,986	-	-	2,132,986	-	177,749	177,749	177,749	177,749
Insurance & Risk Fund	1,454	121	121	1,333	8.3%	121	-	121	-
MPAC	500,000	41,667	41,667	458,333	8.3%	41,667	-	41,667	-
Buildings & Structures	-	23,994	23,994	(23,994)	-	-	(23,994)	-	(23,994)
MCDC Debt Service Payments	1,180,000	-	-	1,180,000	0.0%	98,333	98,333	98,333	98,333
MCDC Debt Service I & S	1,825,848	-	-	1,825,848	0.0%	152,154	152,154	152,154	152,154
Paying Agent	1,000	-	-	1,000	0.0%	83	83	83	83
Total Non-Departmental	\$ 5,971,288	\$ 93,282	\$ 93,282	\$ 5,878,006	1.6%	\$ 497,607	\$ 404,325	\$ 497,607	\$ 404,325
Total Expenses	\$ 27,274,382	\$ 1,052,086	\$ 1,052,086	\$ 26,222,296	3.9%	\$ 2,272,865	\$ 1,216,195	\$ 2,272,865	\$ 1,220,778
Net	\$ 36,992	\$ 1,320,971	\$ 1,320,971			\$ 3,083	\$ 1,317,888	\$ 3,083	\$ 1,317,888
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 - October 2025

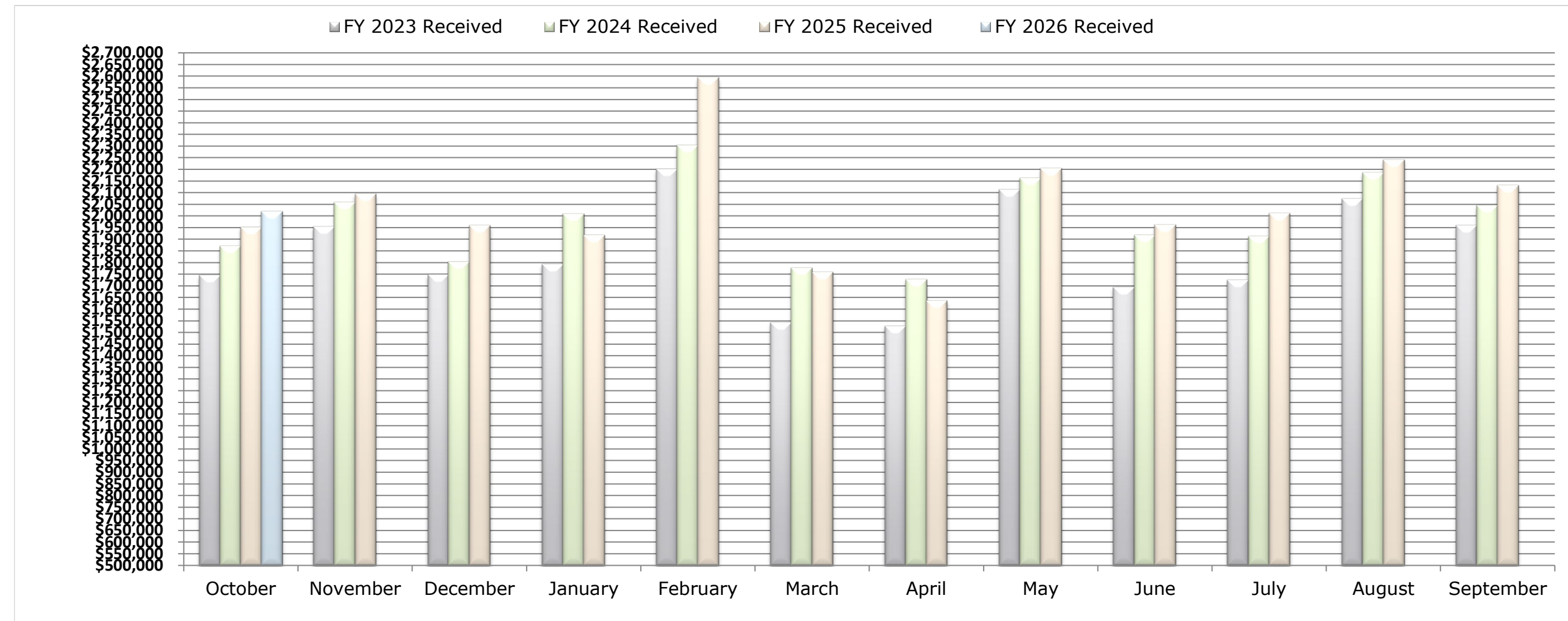
Community 4B Projects	FY Board Approved	Project Code	Prelim Prior Years Budget Balance	Budget FY26	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 85,410	\$ -	\$ -	\$ -	\$ 85,410
Housing & Community Development	2022-2023	4B2312	28,405	-	28,405	28,405	-
Habitat for Humanity of CC	2022-2023	4B2315	66,417	-	22,154	22,154	44,263
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	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	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
Total Community 4B Projects			\$ 12,269,062	\$ 11,090,416	\$ 614,608	\$ 614,608	\$ 22,744,870
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	\$ 9,551.00	\$ -	\$ 855.58	\$ 855.58	\$ 8,695.00
McKinney Chamber Foundation	2024-2025	PC2503	9,000	-	8,455	8,455	545
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
Heritage Guild of CC	2024-2025	PC2517	14,905	-	4,728	4,728	10,177
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	-	-	-	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
Total Promotional & Event Grants			\$ 134,365	\$ 250,000	\$ 14,039	\$ 14,039	\$ 370,326
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	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00
Hester Eats, LLC (dba Hamm's meat + market)	2023-2024	RI2410	50,000	-	-	-	50,000
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			\$ 166,909	\$ 300,000	\$ -	\$ -	\$ 466,909
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	\$ 5,352.00	\$ -	\$ -	\$ -	\$ 5,352.00
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	-	3,324	3,324	788,719
Mobile Stage	2024-2025	PK2349	315,077	-	257,078	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
Total Parks Construction Projects			\$ 11,132,785	\$ 8,000,000	\$ 260,402	\$ 260,402	\$ 18,872,383

McKinney Community Development Corporation

Sales Tax Revenue

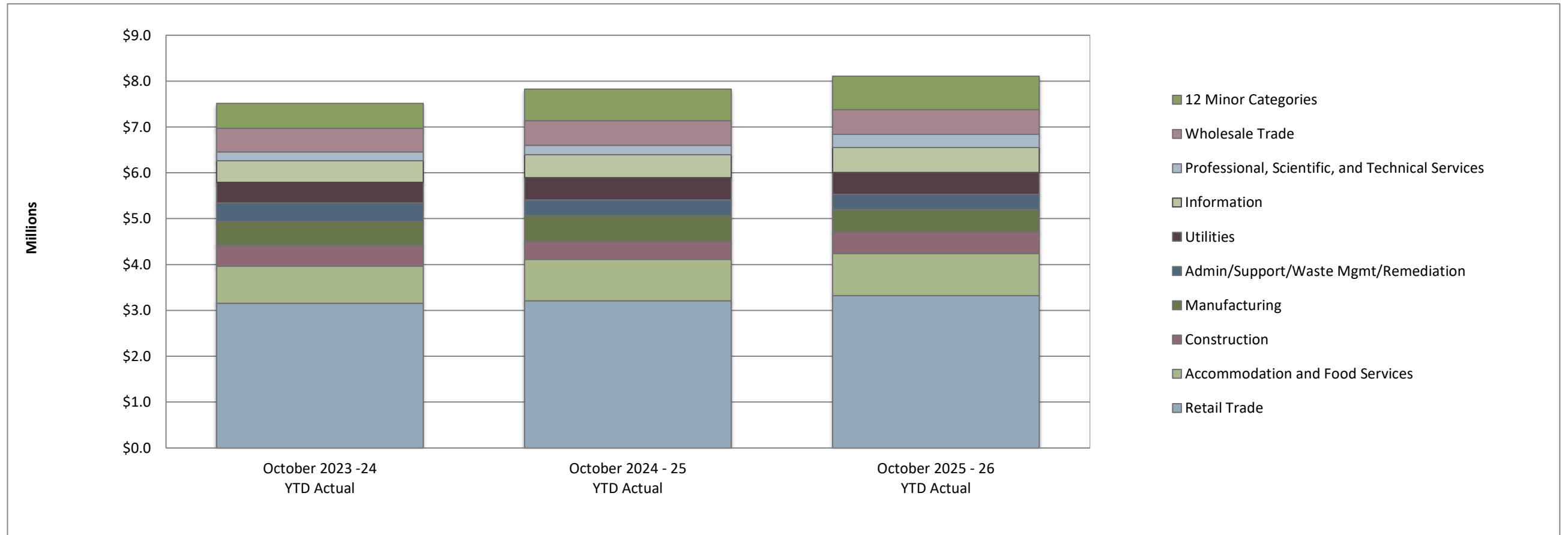
October 2025 (8% of FY Complete)

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%	8.3%
November	1,546,275	1,769,473	1,953,351	2,057,621	2,093,662			0.0%	8.9%
December	1,337,046	1,625,682	1,746,641	1,802,724	1,957,829			0.0%	8.4%
January	1,360,427	1,685,372	1,792,873	2,007,689	1,917,560			0.0%	8.2%
February	1,810,982	2,047,001	2,200,406	2,301,628	2,592,891			0.0%	11.1%
March	1,281,889	1,503,190	1,542,369	1,774,394	1,757,562			0.0%	7.5%
April	1,113,662	1,381,890	1,527,564	1,726,631	1,633,911			0.0%	7.0%
May	1,830,977	2,111,453	2,113,379	2,163,234	2,202,558			0.0%	9.4%
June	1,513,303	1,732,613	1,694,214	1,917,699	1,960,053			0.0%	8.4%
July	1,482,555	1,600,462	1,723,832	1,910,588	2,010,013			0.0%	8.6%
August	1,780,053	1,977,131	2,073,238	2,184,303	2,241,168			0.0%	9.6%
September	1,564,200	1,819,544	1,959,047	2,045,170	2,130,873			0.0%	9.1%
Total	\$17,888,256	\$20,759,743	\$22,071,669	\$23,761,682	\$24,448,042	\$2,018,640	\$68,677	3.5%	96.1%



Sales Tax by Industry

October YTD Collections for Prior Three Years



October Collections

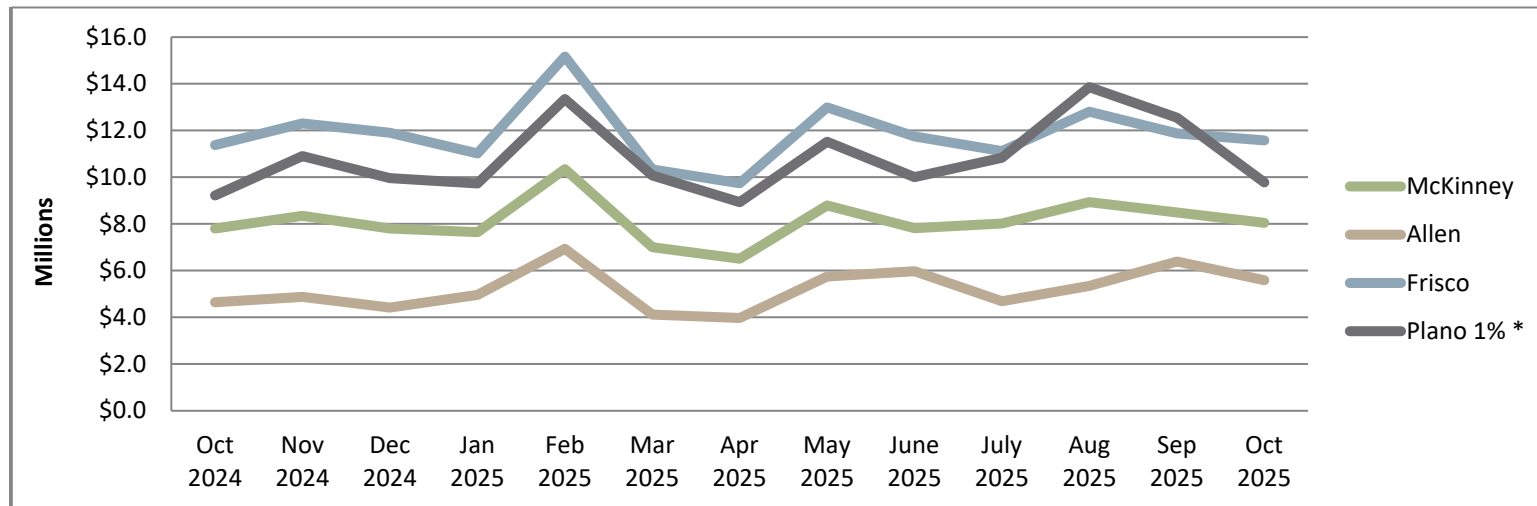
Industries	October 2023 -24 YTD Actual	October 2024 - 25 YTD Actual	October 2025 - 26 YTD Actual	October 26 vs October 25 YTD Variance	Variance as a %
Retail Trade	\$3,154,088	\$3,210,744	\$3,323,857	\$113,113	3%
Accommodation and Food Services	809,233	903,109	915,283	12,174	1%
Information	470,257	503,741	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%

TOTAL SALES TAX COLLECTED

Sister City Comparison

October 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 Total	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.

McKinney Community Development Corporation
Balance Sheet
October 2025

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 1,371,209	\$ -	\$ -	\$ 1,371,209
Investments	93,822,482	-	-	93,822,482
Interest Receivable - Investments	45,458	-	-	45,458
Accounts Receivable	4,037,805	-	-	4,037,805
Notes Receivable	785,892	-	-	785,892
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
Total Assets	\$ 100,252,842	\$ 675,905	\$ 24,556,703	\$ 125,485,450
Liabilities				
Vouchers Payable	\$ 311,395	\$ -	\$ -	\$ 311,395
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
Total Liabilities	\$ 485,275	\$ 46,249,485	\$ -	\$ 46,734,760
Fund Equity				
Unreserved Fund Balance *	\$ 99,648,876	\$ (45,573,579)	\$ -	\$ 54,075,297
Reserved for Encumbrances	108,168	-	-	108,168
Reserved for Prepaids	10,522	-	-	10,522
Investment in Capital Assets	-	-	24,556,703	24,556,703
Total Fund Equity	\$ 99,767,566	\$ (45,573,579)	\$ 24,556,703	\$ 78,750,690
Total Liabilities and Equity	\$ 100,252,842	\$ 675,905	\$ 24,556,703	\$ 125,485,450

Unreserved Fund Balance *	\$ 99,757,044
Committed Projects Reserve:	
Community Projects	\$ 11,654,454
Discretionary Prom & Comm Grants	120,326
Retail Development Infrastructure Grants	166,909
Parks Construction Projects	18,872,383
Total Committed Projects	\$ 30,814,072
Unreserved Fund Balance after Project Commit.	\$ 68,942,973
Undesignated Reserve:	
Community Projects (FY26)	\$ 11,090,416
Discretionary Prom & Comm Grants (FY26)	250,000
Retail Development Infrastructure Grants	300,000
Total Undesignated Allocations	\$ 11,640,416
Remaining Unreserved Fund Balance	\$ 57,302,557
Less Contingency	-
Final Unreserved Fund Balance	\$ 57,302,557