

McKinney Economic Development Corporation

Balance Sheet
November 2025

	MEDC Operations	Interest and Sinking	Reserve Fund	Long-Term Debt	General Fixed Assets	Total
Assets						
Cash and Cash Equivalents	\$ 93,329	\$ 85,407	\$ -	\$ -	\$ -	\$ 178,737
Cash with Fiscal Agent/Sunset Ground	10,032,790					10,032,790
Investment Pools	40,612,107	5,390,529	-	-	-	46,002,636
Accounts Receivable	373,098	-	-	-	-	373,098
Accounts Receivable/Other Taxes & Franchise Fees	4,200,871	-	-	-	-	4,200,871
Lease Receivable/GASB 87 Leases Receivable	538,423	-	-	-	-	538,423
Deposits/Security Deposits	31,566	-	-	-	-	31,566
Land	-	-	-	-	96,491,571	96,491,571
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	\$ 55,882,184	\$ 5,475,937	\$ -	\$ 2,106,084	\$ 96,725,559	\$ 160,189,764
Other Debits						
Deferred Charges/Unamortized Advance Refunding	\$ -	\$ -	\$ -	\$ 63,173	\$ -	\$ 63,173
Total Other Debits	\$ -	\$ -	\$ -	\$ 63,173	\$ -	\$ 63,173
Total Assets and Other Debits	\$ 55,882,184	\$ 5,475,937	\$ -	\$ 2,169,257	\$ 96,725,559	\$ 160,252,937
Liabilities						
Vouchers Payable	\$ 35,568	\$ -	\$ -	\$ -	\$ -	\$ 35,568
Accounts Payable/Refunds Payable	32,790					32,790
Compensated Absences Payable	-	-	-	89,218	-	89,218
Accrued Interest Payable	-	-	-	21,080	-	21,080
Deferred Revenue/Miscellaneous	373,098	-	-	-	-	373,098
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	\$ 10,963,099	\$ -	\$ -	\$ 82,198,408	\$ -	\$ 93,161,506
Fund Balances/Equity						
Reserve for Encumbrances	\$ 1,299,306	\$ -	\$ -	\$ -	\$ -	\$ 1,299,306
Reserve for Prepays	31,566	-	-	-	-	31,566
Control Accounts/Prior Year Reserve For Enc Cont	2,126,671	-	-	-	-	2,126,671
Unreserved Fund Balance	41,461,543	5,475,937	-	-	-	46,937,480
Investment in Capital Assets	-	-	-	(80,029,151)	96,725,559	16,696,409
Total Fund Balances/Equity	\$ 44,919,086	\$ 5,475,937	\$ -	\$ (80,029,151)	\$ 96,725,559	\$ 67,091,431
Total Liabilities and Fund Balances	\$ 55,882,184	\$ 5,475,937	\$ -	\$ 2,169,257	\$ 96,725,559	\$ 160,252,937

McKinney Economic Development Corporation
 Summary Operating Statement
 November 2025 (17% 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	YTD Variance as a %
Sales Tax	\$ 25,453,309	\$ 2,194,994	\$ 4,213,634	\$ 21,239,675	16.6%	\$ 2,121,109	\$ 73,885	\$ 4,242,218	\$ (28,584)	-0.7%
Interest Income	1,598,000	142,114	294,997	1,303,003	18.5%	133,167	8,947	266,333	28,663	10.8%
Miscellaneous Revenue	468,111	8,452	41,513	426,598	8.9%	39,009	(30,557)	78,019	(36,506)	-46.8%
Sale of Land	-	-	-	-	0.0%	-	-	-	-	0.0%
Total Revenues	\$ 27,519,420	\$ 2,345,560	\$ 4,550,143	\$ 22,969,277	16.5%	\$ 2,293,285	\$ 52,275	\$ 4,586,570	\$ (36,427)	-0.79%
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	\$ 120,782	\$ 248,224	\$ 1,818,512	12.0%	\$ 172,228	\$ 51,446	\$ 344,456	\$ 96,232	27.9%
Supplies	69,500	2,994	4,886	64,614	7.0%	5,792	2,798	11,583	6,698	57.8%
Maintenance	3,039	-	514	2,525	16.9%	253	253	507	(8)	-1.5%
Services/Sundry	3,378,543	207,335	372,737	3,005,806	11.0%	281,545	74,210	563,091	190,354	33.8%
Total MEDC Operational Exp.	\$ 5,517,818	\$ 331,111	\$ 626,361	\$ 4,891,457	11.4%	\$ 459,818	\$ 128,707	\$ 919,636	\$ 293,276	31.9%
Projects										
Committed Projects	\$ 12,000,000	\$ 682,500	\$ 707,500	\$ 11,292,500	5.9%	\$ 1,000,000	\$ 317,500	\$ 2,000,000	\$ 1,292,500	64.6%
Leasehold Improvements	-	34,058	34,058	(34,058)	0.0%	-	(34,058)	-	(34,058)	#DIV/0!
Total Project Expenses	\$ 12,000,000	\$ 716,558	\$ 741,558	\$ 11,258,442	6.2%	\$ 1,000,000	\$ 283,442	\$ 2,000,000	\$ 1,258,442	62.9%
Non-Departmental										
Other - Adm Fee	\$ 459,326	\$ 38,277	\$ 76,554	\$ 382,772	16.7%	\$ 38,277	\$ -	\$ 76,554	\$ -	0.0%
Economic Incentive	2,132,986	-	-	2,132,986	0.0%	177,749	177,749	355,498	355,498	100.0%
Insurance & Risk Fund	7,272	606	1,212	6,060	16.7%	606	-	1,212	-	0.0%
MEDC I & S Fund	6,205,740	517,145	1,034,290	5,171,450	16.7%	517,145	-	1,034,290	-	0.0%
Total Non-Departmental Expenses	\$ 8,805,324	\$ 556,028	\$ 1,112,056	\$ 7,693,268	12.6%	\$ 733,777	\$ 177,749	\$ 1,467,554	\$ 355,498	24.2%
Total Expenses	\$ 26,323,142	\$ 1,603,698	\$ 2,479,976	\$ 23,843,166	9.4%	\$ 2,193,595	\$ 589,897	\$ 4,387,190	\$ 1,907,215	43.5%
Net	\$ 1,196,278	\$ 741,861	\$ 2,070,168			\$ 99,690	\$ 642,172	\$ 199,380	\$ 1,870,788	938.3%
FY26 Preliminary Beginning Fund Balance	\$ 45,656,668									
Add FY26 Budgeted Revenue	27,519,420									
Less FY26 Budgeted Expenses	(26,323,142)									
FY26 Preliminary Ending Fund Balance	\$ 46,852,946									

MEDC Project Detail/Cash Flow

November 2025

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

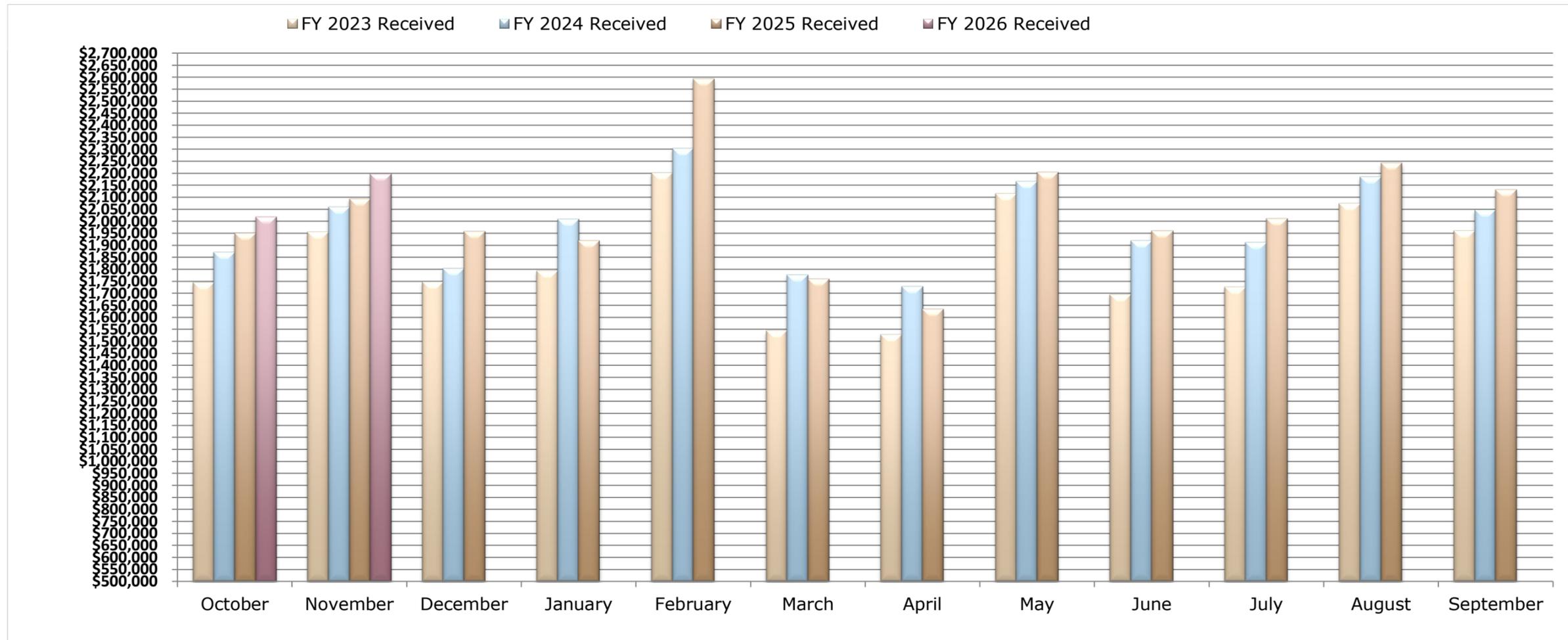
Projects	Project Number	Approved Project Amount	Project Expenses to date	Remaining Commitments	FY26	FY27	FY28	FY29	FY30 and Thereafter
PACCAR 2017	E17004	\$ 3,300,000	\$ 3,300,000	\$ -	\$ -				
PACCAR 2018	E19005	360,000	360,000	-					
Moss	E19009	245,000	245,000	-					
SRS	E19012	1,479,000	1,313,500	165,500					
KVP	E19014	261,500	166,250	95,250					
Block-It Now	E20001	199,000	139,000	60,000	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					
Sigmatix	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				
RPM Construction	E21003	951,000	926,000	25,000	25,000				
Morrow renewables	E21004	74,667	69,333	5,334	5,334				
Falcon Technologies	E21005	170,000	79,000	91,000	91,000				
Vigilant Software	E21006	56,500	44,000	12,500					
Shearshare	E21008	250,500	50,000	200,500	200,500				
Robin Autopilot	E21011	525,000	195,000	330,000	330,000				
Cirrus	E21014	450,000	76,500	373,500	373,500				
Victory Lab	E21019	35,000	22,500	12,500	12,500				
Review Wave	E21020	219,000	132,000	87,000	60,750	26,250			
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	405,000				
HBCU Hub	E22009	56,000	34,125	21,875	21,875				
Confer	E22012	55,000	30,000	25,000	25,000				
Cloudnine	E22013	55,000	30,000	25,000	25,000				
Raytheon 2022	E22016	3,150,000	1,260,000	1,890,000			630,000	1,260,000	
CX Data Labs	E23005	50,570	38,070	12,500	12,500				
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	50,000	570	570				
TowTrax	E23013	50,570	50,400	170	170				
Rikodi	E23014	50,570	25,570	25,000	25,000				
Moblyze, Inc.	E23015	50,570	50,000	570	570				
Dabot	E23016	50,570	38,070	12,500		12,500			
Plug and Play	E24001	4,500,000	2,000,000	2,500,000	750,000	250,000	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				
Notes Live	E24008	5,000,000	-	5,000,000		2,500,000	2,500,000		
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	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	3,900,000
dot.it Technologies	E25010	50,825	25,000	25,825	825	12,500	6,250	6,250	
Blackland Partners	E26001	265,000	40,000	225,000	137,500	87,500			
Renon Power	E26002	680,000	-	680,000	159,800	159,800	69,800	69,800	220,800
Edenlux Corp.	E26003	200,825	-	200,825	100,825	50,000	25,000	25,000	
Airport-Eastside Dev & Infra	AI2250	15,000,000	15,000,000	-					
Totals		\$ 70,998,527	\$ 28,555,393	\$ 42,443,134	\$ 7,397,934	\$ 11,530,050	\$ 13,719,550	\$ 5,212,050	\$ 4,132,800

McKinney Economic 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	\$ 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	4.8%	8.6%
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	\$ 4,213,634	\$ 170,008	4.2%	96.1%

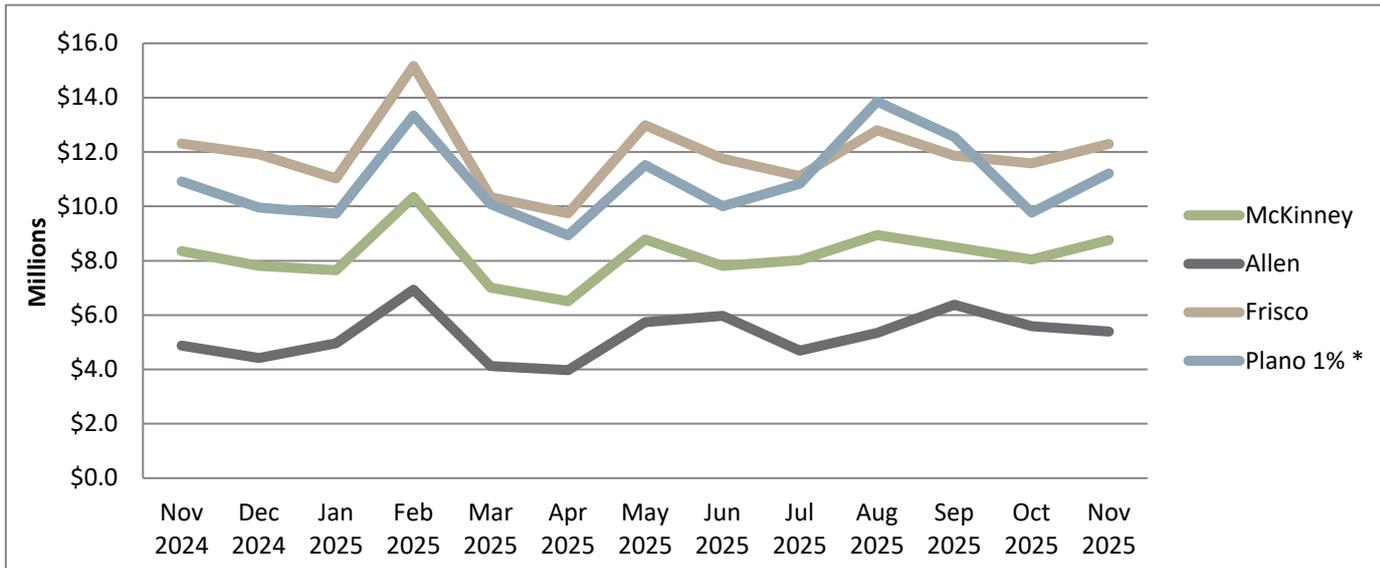


TOTAL SALES TAX COLLECTED

Sister City Comparison

Nov 2025	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$402,941	\$521,015	-\$12,974	\$303,082
Var to LY	4.8%	10.7%	-0.1%	2.8%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$652,267	\$1,466,883	\$195,433	\$862,203
Var to LY	4.0%	15.4%	0.8%	4.3%



Year-to-Date Collections

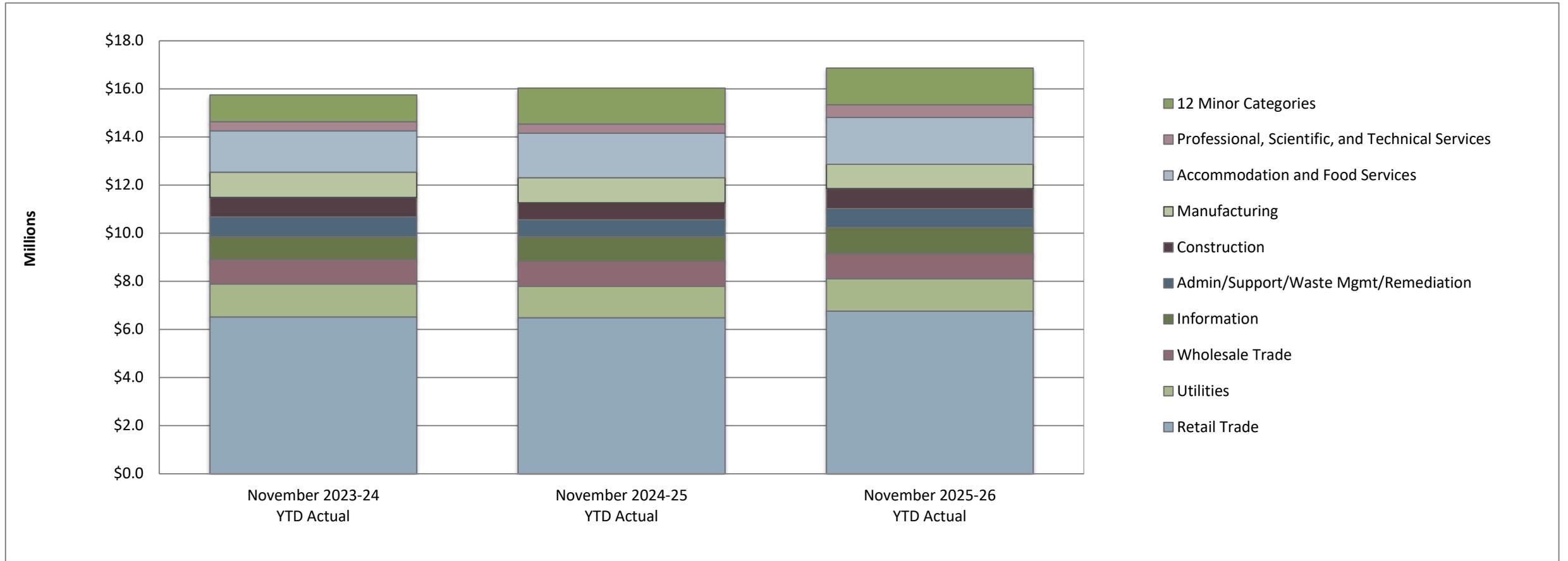
FY 2025	McKinney	Allen	Frisco	Plano 1% *
Oct 2024	\$7,799,853	\$4,641,443	\$11,371,930	\$9,213,154
Nov 2024	8,351,365	4,878,599	12,304,553	10,911,347
FY 2025 Total	\$16,151,218	\$9,520,042	\$23,676,483	\$20,124,501

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
FY 2026 Total	\$16,803,485	\$10,986,925	\$23,871,916	\$20,986,704

* 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

November 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%
Totals	\$15,755,296	\$16,035,255	\$16,862,709	\$827,454	5%