

McKinney Economic Development Corporation

Balance Sheet

May 2026

	MEDC Operations	Interest and Sinking	Reserve Fund	Long-Term Debt	General Fixed Assets	Total
Assets						
Cash and Cash Equivalents	\$ 3,143,853	\$ 1,684,506	\$ -	\$ -	\$ -	\$ 4,828,359
Cash with Fiscal Agent/Sunset Ground	10,030,780	-	-	-	-	10,030,780
Investment Pools	41,844,950	5,011,197	-	-	-	46,856,147
Accounts Receivable	557,407	-	-	-	-	557,407
Accounts Receivable/Other Taxes & Franchise Fees	4,200,871	-	-	-	-	4,200,871
Notes Receivable/Loan Agreements	16,756,995	-	-	-	-	16,756,995
Lease Receivable/GASB 87 Leases Receivable	489,585	-	-	-	-	489,585
Deposits/Security Deposits	31,566	-	-	-	-	31,566
Land	-	-	-	-	85,042,512	85,042,512
Buildings & Structures (Net of Depreciation)	-	-	-	-	119,100	119,100
Machinery & Equipment (Net of Depreciation)	-	-	-	-	58,348	58,348
Other Assets/Leases ROU Asset	-	-	-	1,560,810	-	1,560,810
GASB 68 TMRS/Actuarial	-	-	-	92,011	-	92,011
GASB 68 TMRS/Assumption	-	-	-	694	-	694
GASB 68 TMRS/Contributions	-	-	-	137,341	-	137,341
GASB 75 OPEB/Actuarial	-	-	-	874	-	874
GASB 75 OPEB/Assumption Change	-	-	-	16,321	-	16,321
GASB 75 OPEB/Contributions	-	-	-	29	-	29
Total Assets	\$ 77,056,008	\$ 6,695,702	\$ -	\$ 1,808,080	\$ 85,219,961	\$ 170,779,751
Other Debits						
Deferred Charges/Unamortized Advance Refunding	\$ -	\$ -	\$ -	\$ 35,939	\$ -	\$ 35,939
Total Other Debits	\$ -	\$ -	\$ -	\$ 35,939	\$ -	\$ 35,939
Total Assets and Other Debits	\$ 77,056,008	\$ 6,695,702	\$ -	\$ 1,844,019	\$ 85,219,961	\$ 170,815,690
Liabilities						
Vouchers Payable	\$ 2,383,455	\$ -	\$ -	\$ -	\$ -	\$ 2,383,455
Accounts Payable/Refunds Payable	30,780	-	-	-	-	30,780
Compensated Absences Payable	-	-	-	159,303	-	159,303
Accrued Interest Payable	-	-	-	320,268	-	320,268
Deferred Revenue/Miscellaneous	557,407	-	-	-	-	557,407
Deposits/Other Deposits	10,000,000	-	-	-	-	10,000,000
Deposits/Office Space	7,500	-	-	-	-	7,500
Bonds Payable	-	-	-	2,230,000	-	2,230,000
Lease Liability Current	-	-	-	177,453	-	177,453
Current Unamortized Premium	-	-	-	8,462	-	8,462
Noncurrent Bonds Payable	-	-	-	74,725,000	-	74,725,000
Unamortized Premium on Bonds	-	-	-	166,649	-	166,649
TMRS Pension Liability	-	-	-	493,537	-	493,537
OPEB Liability	-	-	-	119,129	-	119,129
Pension & Benefits/TMRS Pension Liability	-	-	-	1,499,227	-	1,499,227
TMRS Actuarial Assumption Change	-	-	-	1,857	-	1,857
TMRS Investment Experience	-	-	-	48,460	-	48,460
OPEB Actuarial Experience	-	-	-	63,426	-	63,426
OPEB Assumption Change	-	-	-	64,925	-	64,925
GASB Inflow/GASB 87 Leases	454,242	-	-	-	-	454,242
Total Liabilities	\$ 13,433,385	\$ -	\$ -	\$ 80,077,697	\$ -	\$ 93,511,082
Fund Balances/Equity						
Reserve for Encumbrances	\$ 1,480,246	\$ -	\$ -	\$ -	\$ -	\$ 1,480,246
Reserve for Prepaids	31,566	-	-	-	-	31,566
Unreserved Fund Balance	62,110,810	6,695,702	-	-	-	68,806,512
Investment in Capital Assets	-	-	-	(78,233,677)	85,219,961	6,986,284
Total Fund Balances/Equity	\$ 63,622,623	\$ 6,695,702	\$ -	\$ (78,233,677)	\$ 85,219,961	\$ 77,304,609
Total Liabilities and Fund Balances	\$ 77,056,008	\$ 6,695,702	\$ -	\$ 1,844,019	\$ 85,219,961	\$ 170,815,690

McKinney Economic Development Corporation

Summary Operating Statement

May 2026 (67% 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	\$ 2,391,422	\$ 16,926,449	\$ 8,526,860	66.5%		\$ 2,121,109	\$ 270,313	\$ 16,968,873	\$ (42,424)	-0.3%
Interest Income	1,598,000	137,407	1,082,767	515,233	67.8%		133,167	4,241	1,065,333	17,434	1.6%
Miscellaneous Revenue	468,111	30,178	253,345	214,766	54.1%		39,009	(8,832)	312,074	(58,729)	-18.8%
Sale of Land	-	-	23,479,945	(23,479,945)	0.0%		-	-	-	23,479,945	0.0%
Total Revenues	\$ 27,519,420	\$ 2,559,007	\$ 41,742,506	\$ (14,223,086)	151.7%		\$ 2,293,285	\$ 265,722	\$ 18,346,280	\$ 23,396,226	127.53%
Expenditures	FY26 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	\$ 154,864	\$ 1,218,536	\$ 848,200	59.0%		\$ 172,228	\$ 17,364	\$ 1,377,824	\$ 159,288	11.6%
Supplies	69,500	8,203	44,357	25,143	63.8%		5,792	(2,411)	46,333	1,976	4.3%
Maintenance	3,039	-	582	2,457	19.1%		253	253	2,026	1,444	71.3%
Services/Sundry	3,404,128	157,089	1,713,844	1,690,284	50.3%		283,677	126,588	2,269,419	555,575	24.5%
Total MEDC Operational Exp.	\$ 5,543,403	\$ 320,156	\$ 2,977,318	\$ 2,566,085	53.7%		\$ 461,950	\$ 141,794	\$ 3,695,602	\$ 718,284	19.4%
Projects											
Committed Projects	\$ 31,841,252	\$ -	\$ 11,081,658	\$ 20,759,594	34.8%		\$ 2,653,438	\$ 2,653,438	\$ 21,227,501	\$ 10,145,843	47.8%
Leasehold Improvements	745,366	1,571	43,084	702,282	0.0%		62,114	60,543	496,911	453,826	91.3%
Total Project Expenses	\$ 32,586,618	\$ 1,571	\$ 11,124,742	\$ 21,461,876	34.1%		\$ 2,715,552	\$ 2,713,981	\$ 21,724,412	\$ 10,599,670	48.8%
Non-Departmental											
Other - Adm Fee	\$ 459,326	\$ 38,277	\$ 306,217	\$ 153,109	66.7%		\$ 38,277	\$ -	\$ 306,217	\$ -	0.0%
Economic Incentive	2,132,986	-	-	2,132,986	0.0%		177,749	177,749	1,421,991	1,421,991	100.0%
Insurance & Risk Fund	7,272	606	4,848	2,424	66.7%		606	-	4,848	-	0.0%
MEDC I & S Fund	6,205,740	517,145	4,137,160	2,068,580	66.7%		517,145	-	4,137,160	-	0.0%
Total Non-Departmental Expenses	\$ 8,805,324	\$ 556,028	\$ 4,448,225	\$ 4,357,099	50.5%		\$ 733,777	\$ 177,749	\$ 5,870,216	\$ 1,421,991	24.2%
Total Expenses	\$ 46,935,345	\$ 877,755	\$ 18,550,286	\$ 28,385,059	39.5%		\$ 3,911,279	\$ 3,033,524	\$ 31,290,230	\$ 12,739,945	40.7%
Net	\$ (19,415,925)	\$ 1,681,252	\$ 23,192,221				\$ (1,617,994)	\$ 3,299,246	\$ (12,943,950)	\$ 36,136,171	-279.2%
FY26 Beginning Fund Balance	\$ 40,430,402										
Add FY26 Budgeted Revenue	27,519,420										
Less FY26 Budgeted Expenses	(46,935,345)										
FY26 Projected Ending Fund Balance	\$ 21,014,477										

MEDC Project Detail/Cash Flow

May 2026

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	-	-				
Sigmetrix	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				
Falkon Technologies	E21005	170,000	79,000	91,000	91,000				
Vigilant Software	E21006	56,500	44,000	12,500	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				
Review Wave	E21020	219,000	174,000	45,000	18,750	26,250			
Contraforce 2	E22003	403,000	93,000	310,000	310,000				
Aiden	E22006	476,000	71,000	405,000	405,000				
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	313,000	47,500	47,500				
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	50,570	-	-				
Plug and Play	E24001	4,500,000	3,250,000	1,250,000	-	-	1,250,000		
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 (Compl	E24005	50,825	38,325	12,500	-	12,500			
Rocklake Insurance Group	E24006	20,570	17,000	3,570	3,570				
Venu (Notes Live)	E24008	5,000,000	5,000,000	-	-	-			
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	37,500	13,325	825	-	12,500		
Highwater Labs	E25004	100,825	75,000	25,825	825	-	12,500	12,500	
ILS Gummies 2025	E25005	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	25,825	25,000	25,000	-	-	-	
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	
Nerveli, LLC	E26004	50,825	25,000	25,825	825	12,500	6,250	6,250	
SyncData, LLC	E26005	100,825	50,000	50,825	825	25,000	12,500	12,500	
Netrio, LLC	E26006	1,454,793	-	1,454,793	488,340	318,951	322,140	325,362	
The Andy App	E26007	50,825	25,000	25,825	825	12,500	6,250	6,250	
Poshit, INC	E26008	100,825	-	100,825	50,825	25,000	12,500	12,500	
Airport-Eastside Dev & Infra	AI2250	7,400,000	7,400,000	-					
Totals		\$ 64,436,420	\$ 27,319,693	\$ 37,116,727	\$ 6,720,074	\$ 9,111,501	\$11,322,940	\$ 5,568,662	\$ 4,132,800

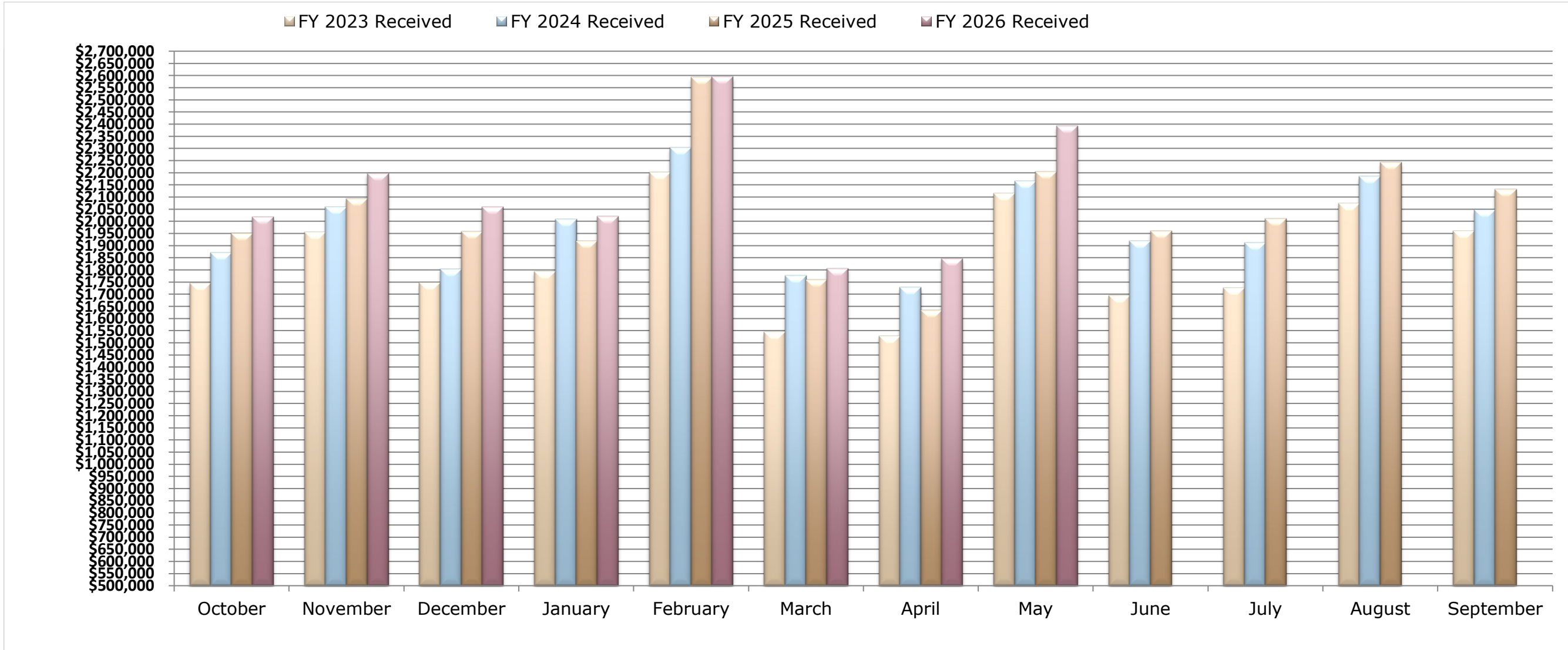
Unaudited

McKinney Economic Development Corporation

Sales Tax Revenue

May 2026 (67% of FY Complete)

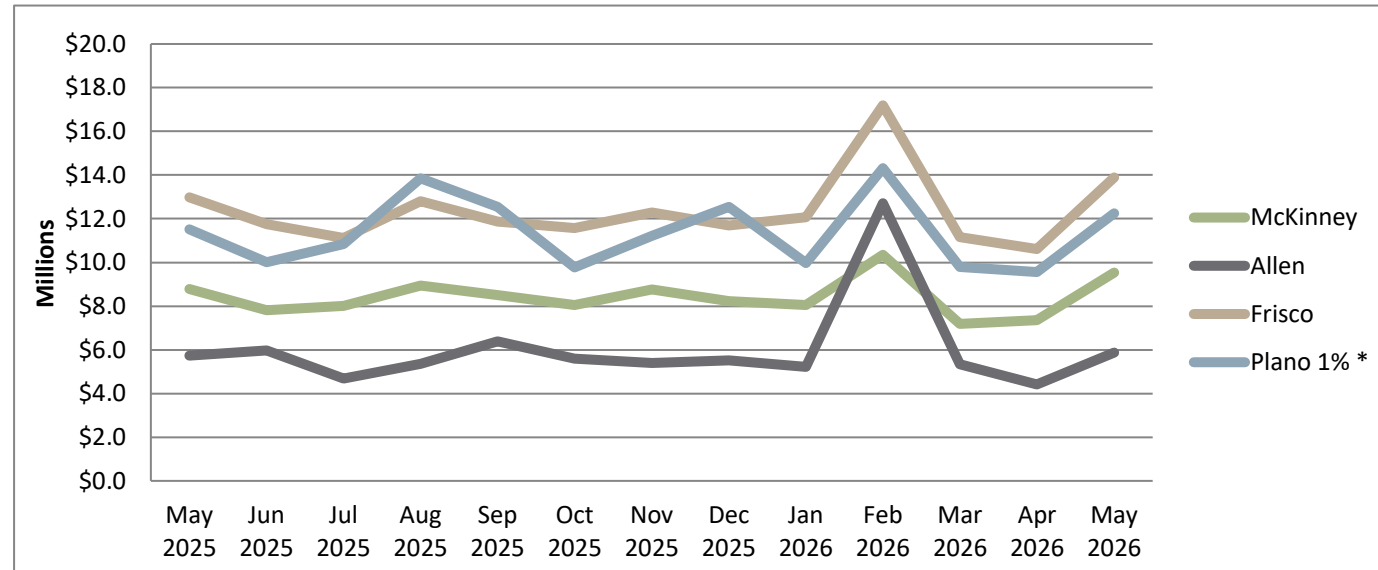
Month Received	FY 2021 Received	FY 2022 Received	FY 2023 Received	FY 2024 Received	FY 2025 Received	FY 2026 Received	Difference to FY 2025	Variance to FY 2025	% of Budget
October	\$1,266,887	\$1,505,930	\$ 1,744,754	\$ 1,870,001	\$ 1,949,963	\$ 2,018,640	\$ 68,677	3.5%	7.9%
November	1,546,275	1,769,473	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	2,059,637	101,808	5.8%	8.1%
January	1,360,427	1,685,372	1,792,873	2,007,689	1,917,560	2,019,247	101,687	5.7%	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	3.0%	7.3%
April	1,113,662	1,381,890	1,527,564	1,726,631	1,633,911	1,845,308	211,397	13.8%	7.5%
May	1,830,977	2,111,453	2,113,379	2,163,234	2,202,558	2,391,422	188,864	8.9%	9.7%
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	\$ 16,926,449	\$ 820,512	5.1%	66.5%



TOTAL SALES TAX COLLECTED

Sister City Comparison

May 2026	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$753,907	\$133,591	\$905,853	\$731,913
Var to LY	8.6%	2.3%	7.0%	6.4%
Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$3,269,845	\$10,366,832	\$5,641,378	\$5,731,942
Var to LY	5.1%	26.1%	5.9%	6.8%



Year-to-Date Collections

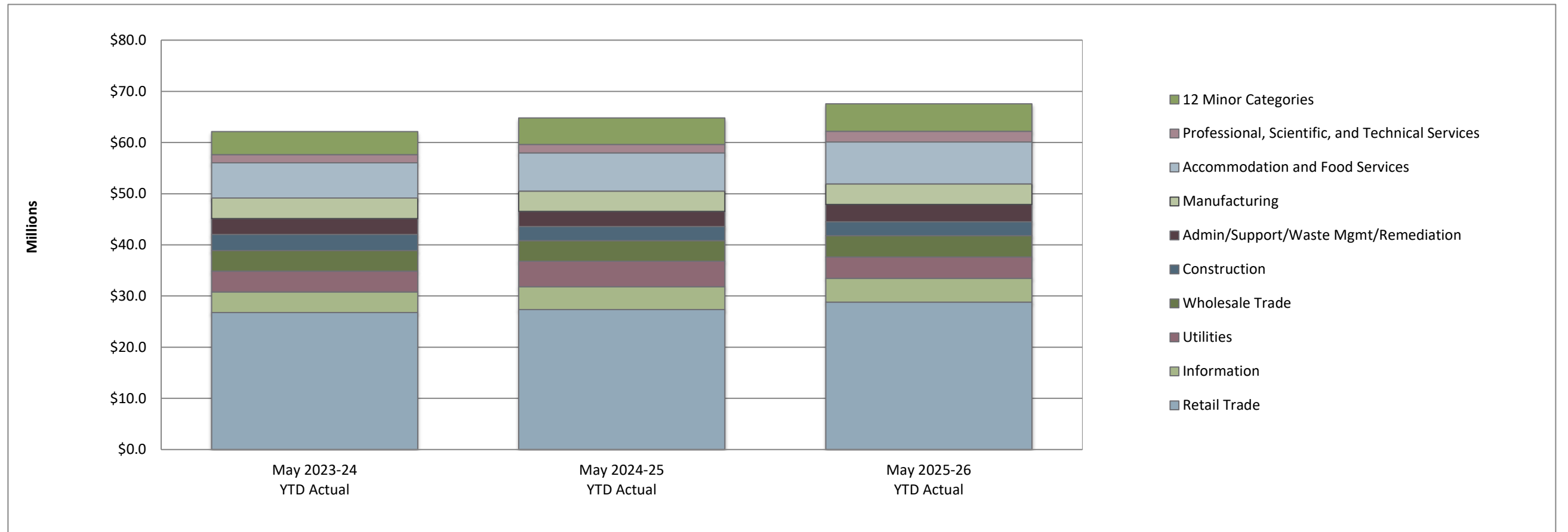
FY 2025	McKinney	Allen	Frisco	Plano 1% *
Oct 2024	\$7,799,853	\$4,641,443	\$11,371,930	\$9,213,154
Nov 2024	8,351,365	4,878,599	12,304,553	10,911,347
Dec 2024	7,806,527	4,420,996	11,910,412	9,956,397
Jan 2025	7,645,144	4,964,076	11,023,330	9,736,887
Feb 2025	10,346,500	6,934,917	15,166,266	13,342,268
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
FY 2025 Total	\$64,250,025	\$39,674,304	\$94,840,155	\$83,680,517

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
Apr 2026	7,354,476	4,414,941	10,612,892	9,560,199
May 2026	9,538,860	5,876,097	13,891,432	12,247,646
FY 2026 Total	\$67,519,870	\$50,041,136	\$100,481,532	\$89,412,460

* 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

May Collections for Prior Three Years



May Collections

Industries	May 2023-24 YTD Actual	May 2024-25 YTD Actual	May 2025-26 YTD Actual	May 26 vs May 25 YTD Variance	Variance as a %
Retail Trade	\$26,795,066	\$27,350,796	\$28,805,436	1,454,640	5%
Accommodation and Food Services	6,885,584	7,435,583	8,197,319	761,736	9%
Information	3,984,507	4,435,704	4,664,933	229,229	5%
Wholesale Trade	4,016,678	4,033,477	4,175,260	141,783	3%
Utilities	4,103,463	5,004,157	4,160,636	(843,521)	-20%
Manufacturing	4,037,985	4,008,329	4,027,418	19,089	0%
Admin/Support/Waste Mgmt/Remediation	3,080,886	2,957,398	3,362,368	404,970	12%
Construction	3,133,200	2,737,333	2,704,211	(33,122)	-1%
Professional, Scientific, and Technical Services	1,592,558	1,658,907	2,099,527	440,620	21%
12 Minor Categories	4,521,001	5,194,524	5,383,329	188,805	4%
Totals	\$62,150,928	\$64,816,208	\$67,580,437	\$2,764,229	4%