

**McKinney Community Development Corporation**  
**Summary Operating Statement**  
February 2026 (42% 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	\$ 2,593,718	\$ 10,886,236	\$ 14,567,073	42.8%	\$ 2,121,109	\$ 472,609	\$ 10,605,545	\$ 280,691
Interest Income	1,442,037	248,272	1,587,758	(145,721)	110.1%	120,170	128,102	600,849	986,909
Rent & Royalties - Office Space	-	17,647	88,235	(88,235)	-	-	17,647	-	88,235
Contributions & Donations - Other Capital	-	12,000	91,070	(91,070)	-	-	12,000	-	91,070
Miscellaneous Revenue	416,028	7,824	52,589	363,439	-	34,669	(26,845)	173,345	(120,756)
<b>Total Revenues</b>	<b>\$ 27,311,374</b>	<b>\$ 2,879,462</b>	<b>\$ 12,705,888</b>	<b>\$ 14,605,486</b>	<b>46.5%</b>	<b>\$ 2,275,948</b>	<b>\$ 603,514</b>	<b>\$ 11,379,739</b>	<b>\$ 1,326,149</b>
Expenses	FY26 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
<b>MCDC Operations</b>									
Personnel Expense	\$ 472,120	\$ 31,913	\$ 189,453	\$ 282,667	40.1%	\$ 39,343	\$ 7,430	\$ 196,717	\$ 7,263
Supplies Expense	15,250	436	3,734	11,516	24.5%	1,271	835	6,354	2,620
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	1,042	1,042
Services/Sundry	958,308	23,117	148,271	810,037	15.5%	79,859	56,742	399,295	251,024
Capital	27,500	-	-	27,500	-	2,292	(2,292)	11,458	11,458
<b>Total Administrative</b>	<b>\$ 1,475,678</b>	<b>\$ 55,466</b>	<b>\$ 341,458</b>	<b>\$ 1,134,220</b>	<b>23.1%</b>	<b>\$ 122,973</b>	<b>\$ 62,924</b>	<b>\$ 614,866</b>	<b>\$ 273,407</b>
<b>Projects</b>									
Community Grants & Projects	\$ 24,210,751	\$ 589,124	\$ 1,655,707	\$ 22,555,044	6.8%	\$ 2,017,563	\$ 1,428,438	\$ 10,087,813	\$ 8,432,106
Park Construction Fund	26,593,272	107,512	813,872	25,779,400	-	2,216,106	2,108,594	11,080,530	10,266,658
Capital	72,000	4,500	19,125	52,875	-	6,000	1,500	30,000	10,875
Other Project Expenses	115,000	2,110	6,315	108,685	5.5%	9,583	7,473	47,917	41,602
<b>Total Projects</b>	<b>\$ 50,991,023</b>	<b>\$ 703,246</b>	<b>\$ 2,495,019</b>	<b>\$ 48,496,004</b>	<b>4.9%</b>	<b>\$ 4,249,252</b>	<b>\$ 3,546,006</b>	<b>\$ 21,246,260</b>	<b>\$ 18,751,241</b>
<b>Non-Departmental</b>									
Administrative Fee to GF	\$ 330,000	\$ 27,500	\$ 137,500	\$ 192,500	41.7%	\$ 27,500	\$ -	\$ 137,500	\$ -
Economic Incentive	2,132,986	-	-	2,132,986	-	177,749	177,749	888,744	888,744
Insurance & Risk Fund	1,454	121	606	848	41.7%	121	-	606	-
MPAC	500,000	41,667	208,333	291,667	41.7%	41,667	-	208,333	-
Buildings & Structures	91,070	-	91,070	(0)	-	7,589	7,589	37,946	(53,125)
MCDC Debt Service Payments	1,180,000	-	-	1,180,000	0.0%	98,333	98,333	491,667	491,667
MCDC Debt Service I & S	1,825,848	912,811	912,811	913,037	50.0%	152,154	(760,657)	760,770	(152,041)
Paying Agent	1,000	200	200	800	20.0%	83	(117)	417	217
<b>Total Non-Departmental</b>	<b>\$ 6,062,358</b>	<b>\$ 982,299</b>	<b>\$ 1,350,521</b>	<b>\$ 4,711,837</b>	<b>22.3%</b>	<b>\$ 505,197</b>	<b>\$ (477,103)</b>	<b>\$ 2,525,983</b>	<b>\$ 1,175,462</b>
<b>Total Expenses</b>	<b>\$ 58,529,059</b>	<b>\$ 1,741,012</b>	<b>\$ 4,186,998</b>	<b>\$ 54,342,061</b>	<b>7.2%</b>	<b>\$ 4,877,422</b>	<b>\$ 3,131,827</b>	<b>\$ 24,387,108</b>	<b>\$ 20,200,110</b>
<b>Net</b>	<b>\$ (31,217,685)</b>	<b>\$ 1,138,450</b>	<b>\$ 8,518,890</b>			<b>\$ (2,601,474)</b>	<b>\$ 3,739,924</b>	<b>\$ (13,007,369)</b>	<b>\$ 21,526,259</b>
<b>FY26 Beginning Fund Balance</b>	<b>\$ 92,450,096</b>								
<b>Add FY26 Budgeted Revenue</b>	<b>27,311,374</b>								
<b>Less FY26 Budgeted Expenses</b>	<b>(58,529,059)</b>								
<b>FY26 Projected Ending Fund Balance</b>	<b>\$ 61,232,411</b>								

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

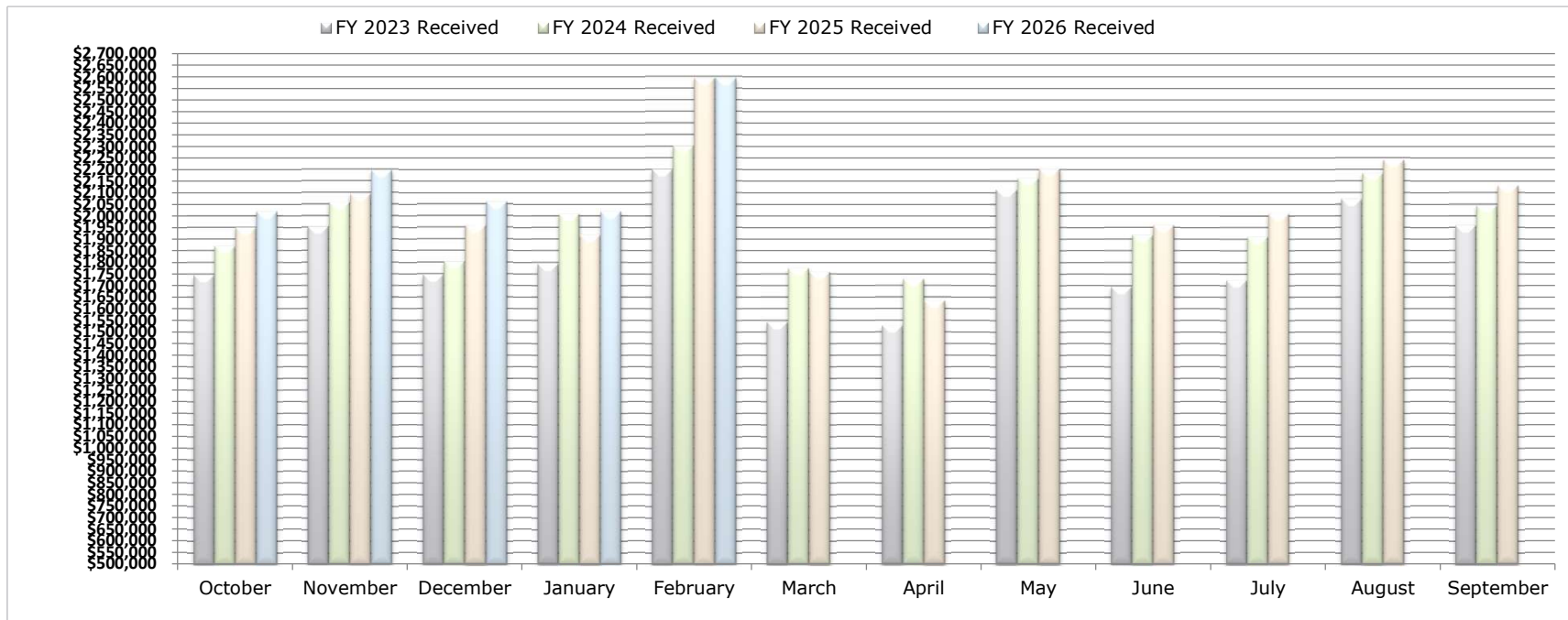
<b>Community 4B Projects</b>	<b>FY Board Approved</b>	<b>Project Code</b>	<b>Budget FY26</b>	<b>Monthly Actual</b>	<b>YTD Actual</b>	<b>Budget Balance</b>
HUB 121	2017-2018	4B1805	\$ 85,410	\$ -	\$ -	\$ 85,410
Housing & Community Development	2022-2023	4B2312	28,405	-	28,405	-
Habitat for Humanity of CC	2022-2023	4B2315	66,417	-	27,452	38,965
ManeGait Therapeutic Horsemanship	2023-2024	4B2401	440,000	430,334	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	98,674	98,674	901,326
Sanchez Charities	2023-2024	4B2415	1,717,192	-	-	1,717,192
Hugs Café, Inc	2024-2025	4B2501	860,066	39,821	779,946	80,120
Collin County History Museum	2024-2025	4B2502	31,475	466	8,928	22,547
McKinney Parks Foundation	2024-2025	4B2503	7,438	-	-	7,438
Habitat for Humanity of Collin County	2024-2025	4B2505	298,995	920	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	10,500	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
<b>Total Community 4B Projects</b>			<b>\$ 23,359,478</b>	<b>\$ 580,715</b>	<b>\$ 1,534,321</b>	<b>\$ 21,825,157</b>
<b>Promotional and Event Grants</b>	<b>FY Board Approved</b>	<b>Project Code</b>	<b>Budget FY26</b>	<b>Monthly Actual</b>	<b>YTD Actual</b>	<b>Budget Balance</b>
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	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	1,090	1,090	9,910
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	-	-	2,000
Marching Music Made in McKinney	2025-2026	PC2612	7,000	-	-	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
<b>Total Promotional &amp; Event Grants</b>			<b>\$ 384,365</b>	<b>\$ 8,409</b>	<b>\$ 78,807</b>	<b>\$ 305,559</b>
<b>Retail Development Infrastructure Grants</b>	<b>FY Board Approved</b>	<b>Project Code</b>	<b>Budget FY26</b>	<b>Monthly Actual</b>	<b>YTD Actual</b>	<b>Budget Balance</b>
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
<b>Total Retail Development Infrastructure Grants</b>			<b>\$ 466,909</b>	<b>\$ -</b>	<b>\$ 42,580</b>	<b>\$ 424,329</b>
<b>Park Construction Fund</b>	<b>FY Board Approved</b>	<b>Project Code</b>	<b>Budget FY26</b>	<b>Monthly Actual</b>	<b>YTD Actual</b>	<b>Budget Balance</b>
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	1,300	218,886	573,157
Mobile Stage	2024-2025	PK2349	315,077	-	257,078	57,999
Recreation Center at Towne Lake	2024-2025	PK4397	1,039,504	-	174,477	865,027
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	106,212	3,703,207
Towne Lake Park Enrichment	2020-2021	PK4393	3,651,069	-	-	3,651,069
<b>Total Parks Construction Projects</b>			<b>\$ 26,593,273</b>	<b>\$ 107,512</b>	<b>\$ 813,872</b>	<b>\$ 25,779,401</b>

# McKinney Community Development Corporation

## Sales Tax Revenue

February 2026 (42% 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	<b>\$1,949,963</b>	<b>\$2,018,640</b>	<b>\$68,677</b>	<b>3.5%</b>	<b>7.9%</b>
November	1,546,275	1,769,473	1,953,351	2,057,621	<b>2,093,662</b>	<b>2,194,994</b>	<b>101,332</b>	<b>4.9%</b>	<b>8.6%</b>
December	1,337,046	1,625,682	1,746,641	1,802,724	<b>1,957,829</b>	<b>2,059,637</b>	<b>101,808</b>	<b>5.6%</b>	<b>8.1%</b>
January	1,360,427	1,685,372	1,792,873	2,007,689	<b>1,917,560</b>	<b>2,019,247</b>	<b>101,687</b>	<b>5.1%</b>	<b>7.9%</b>
February	1,810,982	2,047,001	2,200,406	2,301,628	<b>2,592,891</b>	<b>2,593,718</b>	<b>828</b>	<b>0.0%</b>	<b>10.2%</b>
March	1,281,889	1,503,190	1,542,369	1,774,394	<b>1,757,562</b>			<b>0.0%</b>	<b>0.0%</b>
April	1,113,662	1,381,890	1,527,564	1,726,631	<b>1,633,911</b>			<b>0.0%</b>	<b>0.0%</b>
May	1,830,977	2,111,453	2,113,379	2,163,234	<b>2,202,558</b>			<b>0.0%</b>	<b>0.0%</b>
June	1,513,303	1,732,613	1,694,214	1,917,699	<b>1,960,053</b>			<b>0.0%</b>	<b>0.0%</b>
July	1,482,555	1,600,462	1,723,832	1,910,588	<b>2,010,013</b>			<b>0.0%</b>	<b>0.0%</b>
August	1,780,053	1,977,131	2,073,238	2,184,303	<b>2,241,168</b>			<b>0.0%</b>	<b>0.0%</b>
September	1,564,200	1,819,544	1,959,047	2,045,170	<b>2,130,873</b>			<b>0.0%</b>	<b>0.0%</b>
<b>Total</b>	<b>\$17,888,256</b>	<b>\$20,759,743</b>	<b>\$22,071,669</b>	<b>\$23,761,682</b>	<b>\$24,448,042</b>	<b>\$10,886,236</b>	<b>\$374,331</b>	<b>3.6%</b>	<b>96.1%</b>



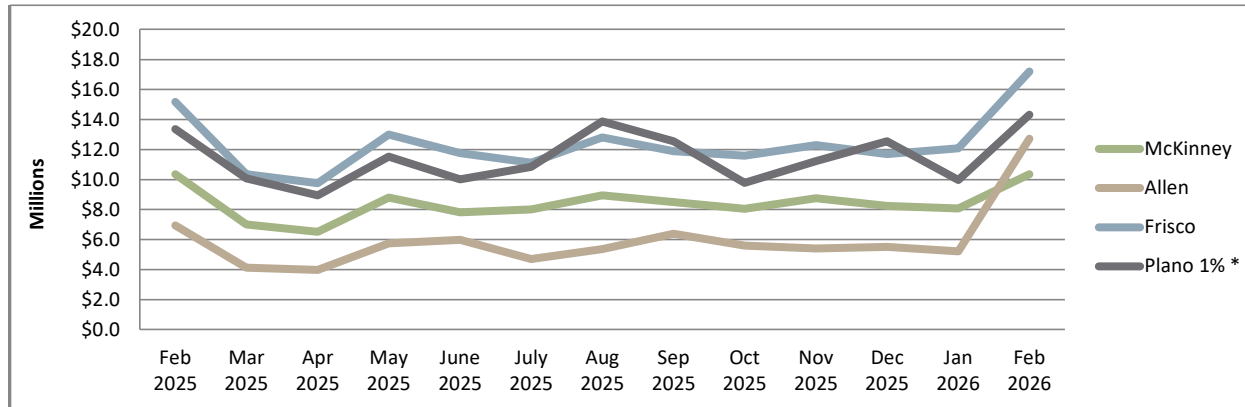
# TOTAL SALES TAX COLLECTED

## Sister City Comparison

February 2026	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,734	\$5,774,956	\$2,025,216	\$973,505
Var to LY	0.02%	83.3%	13.4%	7.3%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,489,919	\$8,579,035	\$3,041,985	\$4,643,708
Var to LY	3.6%	33.2%	4.9%	8.7%



### Year-to-Date Collections

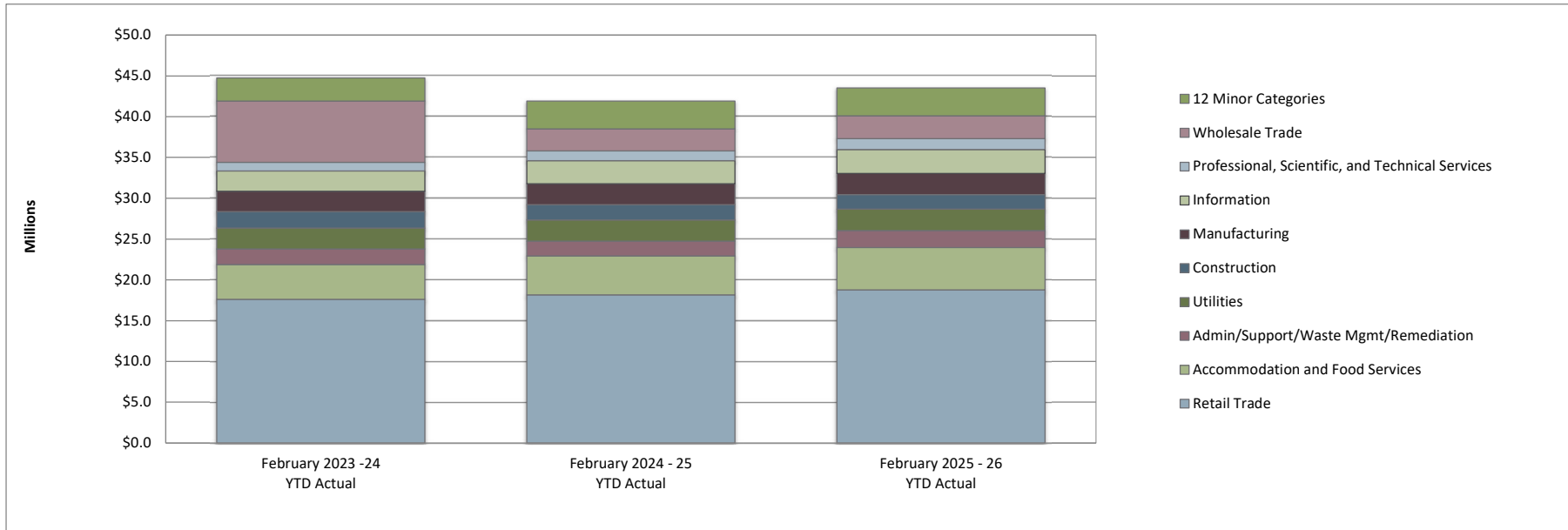
FY 2025 Total	McKinney	Allen	Frisco	Plano 1% *
Oct 2024	\$7,799,853	\$4,641,443	\$11,371,930	\$9,213,154
Nov 2024	8,351,365	4,878,599	12,304,553	10,911,347
Dec 2024	7,806,527	4,420,996	11,910,412	9,956,397
Jan 2025	7,645,144	4,964,076	11,023,330	9,736,887
<b>Feb 2025</b>	<b>10,346,500</b>	<b>6,934,917</b>	<b>15,166,266</b>	<b>13,342,268</b>
<b>FY 2025 Total</b>	<b>\$41,949,390</b>	<b>\$25,840,031</b>	<b>\$61,776,492</b>	<b>\$53,160,053</b>

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
<b>Feb 2026</b>	<b>10,348,234</b>	<b>12,709,873</b>	<b>17,191,483</b>	<b>14,315,773</b>
<b>FY 2026 Total</b>	<b>\$43,439,309</b>	<b>\$34,419,066</b>	<b>\$64,818,477</b>	<b>\$57,803,761</b>

\* 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

## February YTD Collections for Prior Three Years



### February Collections

Industries	February 2023 -24 YTD Actual	February 2024 - 25 YTD Actual	February 2025 - 26 YTD Actual	February 26 vs February 25 YTD Variance	Variance as a %
Retail Trade	\$17,601,694	\$18,185,585	\$18,795,148	\$609,563	3%
Accommodation and Food Services	4,295,902	4,752,591	5,167,886	415,295	8%
Information	2,504,270	2,815,345	2,934,382	119,037	4%
Wholesale Trade	7,509,090	2,694,324	2,783,143	88,819	3%
Utilities	2,572,340	2,598,479	2,630,059	31,580	1%
Manufacturing	2,473,607	2,555,989	2,589,904	33,915	1%
Admin/Support/Waste Mgmt/Remediation	1,904,163	1,813,197	2,084,152	270,955	13%
Construction	2,007,910	1,879,405	1,777,103	(102,302)	-6%
Professional, Scientific, and Technical Services	1,034,379	1,202,952	1,348,160	145,208	11%
12 Minor Categories	2,866,016	3,414,069	3,421,551	7,482	0%
<b>Totals</b>	<b>\$44,769,371</b>	<b>\$41,911,936</b>	<b>\$43,531,488</b>	<b>\$1,619,552</b>	<b>4%</b>

**McKinney Community Development Corporation**  
 Balance Sheet  
 February 2026

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
<b>Assets</b>				
Cash and Cash Equivalents	\$ 1,283,248	\$ -	\$ -	\$ 1,283,248
Investments	94,324,025	-	-	94,324,025
Interest Receivable - Investments	125,458	-	-	125,458
Accounts Receivable	4,200,871	-	-	4,200,871
Notes Receivable	830,998	-	-	830,998
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	-	-	17,970,306	17,970,306
Capital/Land Improvements (Net of Depreciation)	-	-	67,199	67,199
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
<b>Total Assets</b>	<b>\$ 108,283,353</b>	<b>\$ 592,788</b>	<b>\$ 24,346,423</b>	<b>\$ 133,222,564</b>
<b>Liabilities</b>				
Vouchers Payable	\$ 16,018	\$ -	\$ -	\$ 16,018
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
<b>Total Liabilities</b>	<b>\$ 7,314,366</b>	<b>\$ 45,207,293</b>	<b>\$ -</b>	<b>\$ 52,521,659</b>
<b>Fund Equity</b>				
Unreserved Fund Balance *	\$ 100,833,263	\$ (44,614,505)	\$ -	\$ 56,218,758
Reserved for Encumbrances	125,201	-	-	125,201
Reserved for Prepaids	10,522	-	-	10,522
Investment in Capital Assets	-	-	24,346,423	24,346,423
<b>Total Fund Equity</b>	<b>\$ 100,968,986</b>	<b>\$ (44,614,505)</b>	<b>\$ 24,346,423</b>	<b>\$ 80,700,905</b>
<b>Total Liabilities and Equity</b>	<b>\$ 108,283,353</b>	<b>\$ 592,788</b>	<b>\$ 24,346,423</b>	<b>\$ 133,222,564</b>
<b>Unreserved Fund Balance *</b>				
<b>\$ 100,958,464</b>				
Committed Projects Reserve:				
Community Projects	\$ 10,734,741			
Discretionary Prom & Comm Grants	180,089			
Retail Development Infrastructure Grants	124,329			
Parks Construction Projects	25,779,401			
<b>Total Committed Projects</b>	<b>\$ 36,818,561</b>			
<b>Unreserved Fund Balance after Project Commit.</b>				
<b>\$ 64,139,903</b>				
Undesignated Reserve:				
Community Projects (FY26)	\$ 11,090,416			
Discretionary Prom & Comm Grants (FY26)	125,470			
Retail Development Infrastructure Grants	300,000			
<b>Total Undesignated Allocations</b>	<b>\$ 11,515,886</b>			
<b>Remaining Unreserved Fund Balance</b>				
<b>\$ 52,624,017</b>				
Less Contingency				
-				
<b>Final Unreserved Fund Balance</b>	<b>\$ 52,624,017</b>			