

McKinney Community 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	
Sales Tax Receipts	\$ 25,453,309	\$ 2,391,422	\$ 16,926,449	\$ 8,526,860	66.5%	\$ 2,121,109	\$ 270,313	\$ 16,968,873	\$ (42,424)	
Interest Income	1,442,037	294,661	2,544,378	(1,102,341)	176.4%	120,170	174,491	961,358	1,583,020	
Rent & Royalties - Office Space	-	17,647	141,176	(141,176)	-	-	17,647	-	141,176	
Contributions & Donations - Other Capital	-	-	91,070	(91,070)	-	-	-	-	91,070	
Miscellaneous Revenue	416,028	12,543	87,457	328,571	-	34,669	(22,126)	277,352	(189,895)	
Total Revenues	\$ 27,311,374	\$ 2,716,274	\$ 19,790,531	\$ 7,520,843	72.5%	\$ 2,275,948	\$ 440,326	\$ 18,207,583	\$ 1,582,949	
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	\$ 32,531	\$ 297,095	\$ 175,025	62.9%	\$ 39,343	\$ 6,812	\$ 314,747	\$ 17,652	
Supplies Expense	15,250	139	5,325	9,925	34.9%	1,271	1,132	10,167	4,842	
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	1,667	1,667	
Services/Sundry	958,308	26,142	450,769	507,539	47.0%	79,859	53,717	638,872	188,103	
Capital	27,500	-	-	27,500	-	2,292	(2,292)	18,333	18,333	
Total Administrative	\$ 1,475,678	\$ 58,812	\$ 753,189	\$ 722,489	51.0%	\$ 122,973	\$ 59,578	\$ 983,785	\$ 230,597	
Projects										
Community Grants & Projects	\$ 24,210,751	\$ 329,713	\$ 2,479,762	\$ 21,730,989	10.2%	\$ 2,017,563	\$ 1,687,850	\$ 16,140,501	\$ 13,660,739	
Park Construction Fund	26,593,272	1,568,702	2,676,105	23,917,167	-	2,216,106	647,404	17,728,848	15,052,743	
Capital	72,000	6,750	34,763	37,238	-	6,000	(750)	48,000	13,238	
Other Project Expenses	115,000	3,068	16,323	98,678	14.2%	9,583	6,516	76,667	60,344	
Total Projects	\$ 50,991,023	\$ 1,908,232	\$ 5,206,952	\$ 45,784,071	10.2%	\$ 4,249,252	\$ 2,341,020	\$ 33,994,015	\$ 28,787,064	
Non-Departmental										
Administrative Fee to GF	\$ 330,000	\$ 27,500	\$ 220,000	\$ 110,000	66.7%	\$ 27,500	\$ -	\$ 220,000	\$ -	
Economic Incentive	2,132,986	-	-	2,132,986	-	177,749	177,749	1,421,991	1,421,991	
Insurance & Risk Fund	1,454	121	969	485	66.7%	121	-	969	-	
MPAC	500,000	41,667	333,333	166,667	66.7%	41,667	-	333,333	-	
Buildings & Structures	91,070	-	91,070	(0)	-	7,589	7,589	60,713	(30,357)	
MCDC Debt Service Payments	1,180,000	-	-	1,180,000	0.0%	98,333	98,333	786,667	786,667	
MCDC Debt Service I & S	1,825,848	-	912,811	913,037	50.0%	152,154	152,154	1,217,232	304,421	
Paying Agent	1,000	-	200	800	20.0%	83	83	667	467	
Total Non-Departmental	\$ 6,062,358	\$ 69,288	\$ 1,558,385	\$ 4,503,974	25.7%	\$ 505,197	\$ 435,908	\$ 4,041,572	\$ 2,483,189	
Total Expenses	\$ 58,529,059	\$ 2,036,332	\$ 7,518,525	\$ 51,010,534	12.8%	\$ 4,877,422	\$ 2,836,506	\$ 39,019,373	\$ 31,500,849	
Net	\$ (31,217,685)	\$ 679,942	\$ 12,272,006				\$ (2,601,474)	\$ 3,281,415	\$ (20,811,790)	\$ 33,083,796
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 - May 2026**

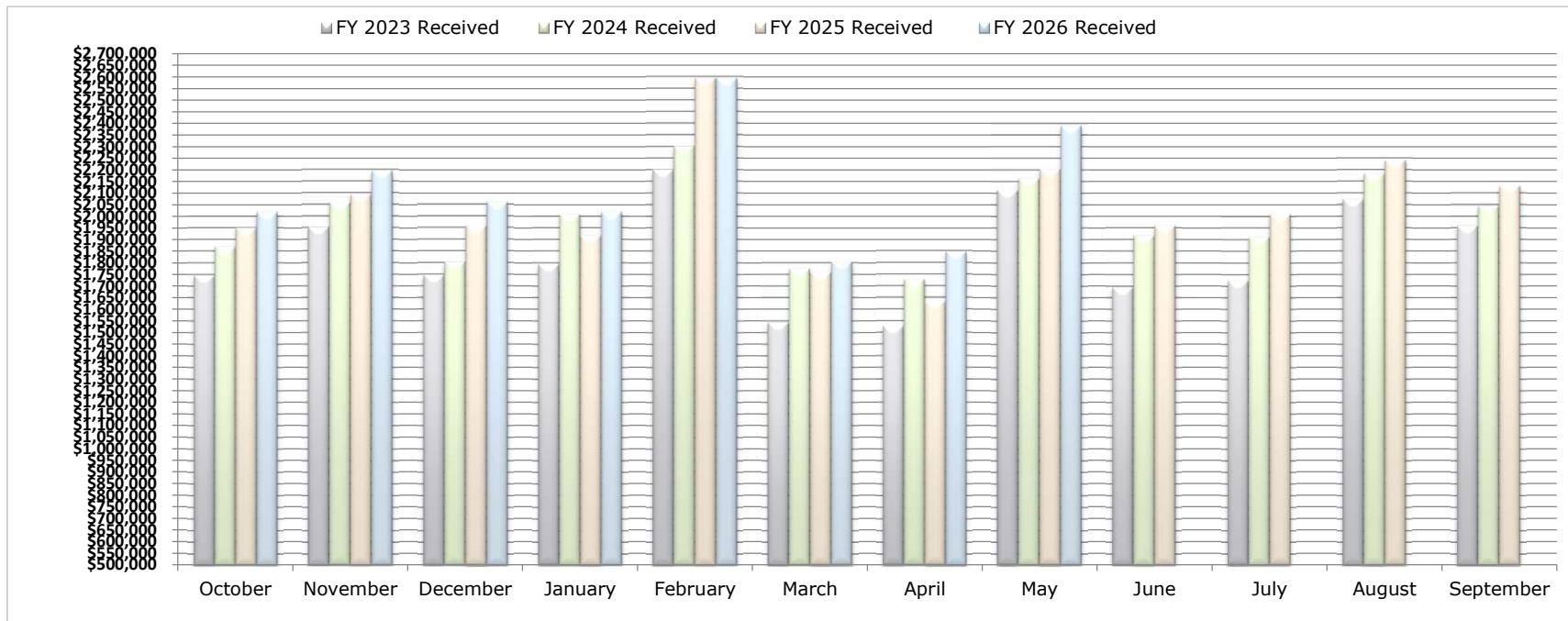
Community 4B Projects	FY Board Approved	Project Code	Budget FY26	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 85,410	\$ -	\$ -	\$ 85,410
Housing & Community Development	2022-2023	4B2312	28,405	-	28,405	-
Habitat for Humanity of CC	2022-2023	4B2315	66,417	-	27,452	38,965
ManeGait 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	259,570	818,462	181,538
Sanchez Charities	2023-2024	4B2415	1,717,192	-	-	1,717,192
Hugs Café, Inc	2024-2025	4B2501	860,066	-	793,454	66,612
Collin County History Museum	2024-2025	4B2502	31,475	-	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	7,201	112,111	186,884
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	32,250	55,250	249,750
Entertainment Properties 360, LLC	2024-2025	4B2516	2,000,000	4,900	4,900	1,995,100
Habitat for Humanity of Collin County	2025-2026	4B2606	500,000	-	-	500,000
Cotton Mill	2025-2026	4B2610	3,500,000	-	-	3,500,000
Undesignated FY 2026 Budget			7,090,416	-	-	7,090,416
Total Community 4B Projects			\$ 23,359,478	\$ 303,920	\$ 2,318,548	\$ 21,040,930
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	6,663	6,663	838
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	778	778	3,422
Heritage Guild of CC	2025-2026	PC2601	13,000	-	6,836	6,164
Art by Metta	2025-2026	PC2602	5,000	-	2,820	2,180
ManeGait Therapeutic	2025-2026	PC2603	10,000	-	-	10,000
St. Peter's Episcopal Church	2025-2026	PC2604	10,000	10,000	10,000	-
McKinney Philharmonic Orchestra-2026-2027 Performances	2025-2026	PC2605	11,000	852	4,320	6,680
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	7,500	-
Undesignated FY 2026 Budget			125,470	-	-	125,470
Total Promotional & Event Grants			\$ 384,365	\$ 25,792	\$ 118,635	\$ 265,733
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	3,420	57,589	2,531,794
Old Settlers Park	2024-2025	PK2041	3,289,314	-	-	3,289,314
Greens Neighborhood Park	2024-2025	PK2109	792,043	15,096	257,508	534,535
Mobile Stage	2024-2025	PK2349	315,077	-	257,078	57,999
Recreation Center at Towne Lake	2024-2025	PK4397	1,039,504	5,891	190,042	849,462
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	-	366,543	3,442,876
Towne Lake Park Enrichment	2020-2021	PK4393	3,651,069	1,544,295	1,544,295	2,106,774
Total Parks Construction Projects			\$ 26,593,273	\$ 1,568,702	\$ 2,676,105	\$ 23,917,168

McKinney Community Development Corporation

Sales Tax Revenue

May 2026 (67% of FY Complete)

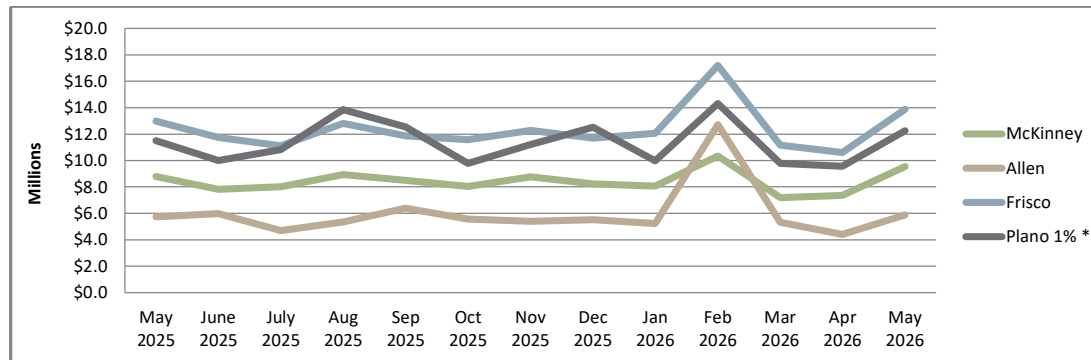
Month Received	FY 2021 Received	FY 2022 Received	FY 2023 Received	FY 2024 Received	FY 2025 Received	FY 2026 Received	Difference to FY 2025	Variance to FY 2025	% of Budget
October	\$1,266,887	\$1,505,930	\$1,744,754	\$1,870,001	\$1,949,963	\$2,018,640	\$68,677	3.5%	7.9%
November	1,546,275	1,769,473	1,953,351	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	5.2%	8.1%
January	1,360,427	1,685,372	1,792,873	2,007,689	1,917,560	2,019,247	101,687	5.3%	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%	7.1%
April	1,113,662	1,381,890	1,527,564	1,726,631	1,633,911	1,845,308	211,397	12.9%	7.2%
May	1,830,977	2,111,453	2,113,379	2,163,234	2,202,558	2,391,422	188,864	8.6%	9.4%
June	1,513,303	1,732,613	1,694,214	1,917,699	1,960,053				
July	1,482,555	1,600,462	1,723,832	1,910,588	2,010,013				
August	1,780,053	1,977,131	2,073,238	2,184,303	2,241,168				
September	1,564,200	1,819,544	1,959,047	2,045,170	2,130,873				
Total	\$17,888,256	\$20,759,743	\$22,071,669	\$23,761,682	\$24,448,042	\$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

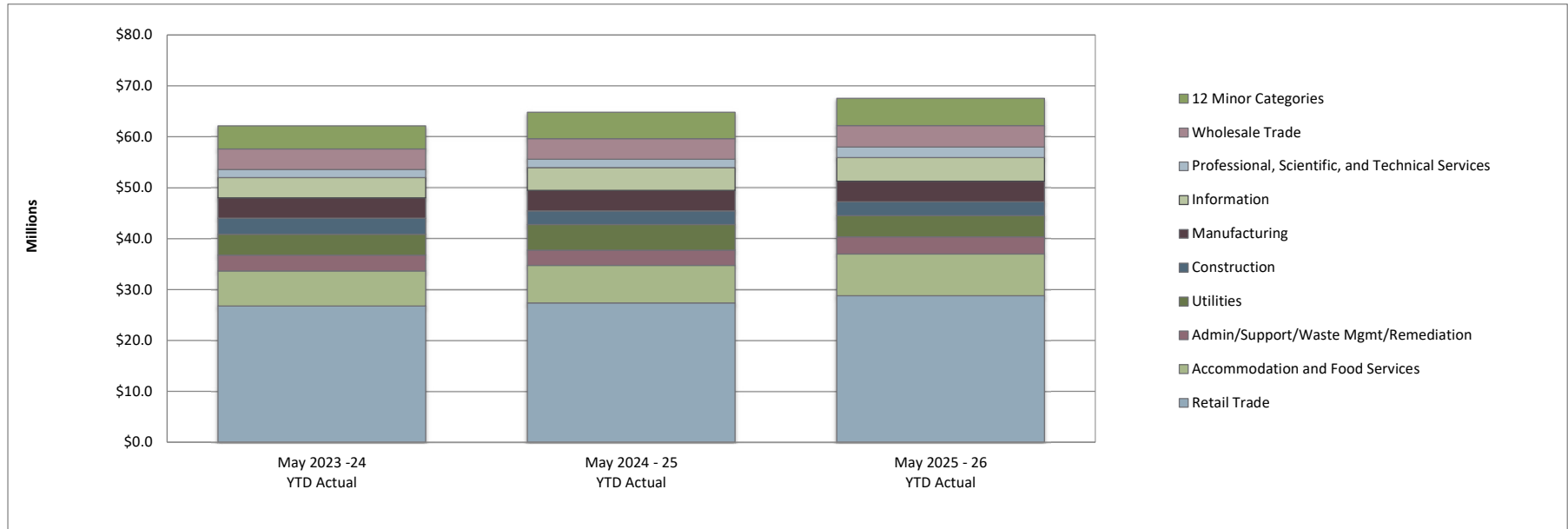
FY 2025 Total	McKinney	Allen	Frisco	Plano 1% *
Oct 2024	\$7,799,853	\$4,641,443	\$11,371,930	\$9,213,154
Nov 2024	8,351,365	4,878,599	12,304,553	10,911,347
Dec 2024	7,806,527	4,420,996	11,910,412	9,956,397
Jan 2025	7,645,144	4,964,076	11,023,330	9,736,887
Feb 2025	10,346,500	6,934,917	15,166,266	13,342,268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

McKinney Community Development Corporation

Balance Sheet

May 2026

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 439,508	\$ -	\$ -	\$ 439,508
Investments	98,783,446	-	-	98,783,446
Interest Receivable - Investments	271,636	-	-	271,636
Accounts Receivable	4,200,871	-	-	4,200,871
Notes Receivable	814,742	-	-	814,742
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	-	-	17,853,286	17,853,286
Capital/Land Improvements (Net of Depreciation)	-	-	64,614	64,614
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	\$ 112,028,957	\$ 592,788	\$ 24,226,819	\$ 136,848,564
Liabilities				
Vouchers Payable	\$ 8,506	\$ -	\$ -	\$ 8,506
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	\$ 7,306,854	\$ 45,207,293	\$ -	\$ 52,514,147
Fund Equity				
Unreserved Fund Balance *	\$ 104,616,331	\$ (44,614,505)	\$ -	\$ 60,001,826
Reserved for Encumbrances	95,250	-	-	95,250
Reserved for Prepaids	10,522	-	-	10,522
Investment in Capital Assets	-	-	24,226,819	24,226,819
Total Fund Equity	\$ 104,722,103	\$ (44,614,505)	\$ 24,226,819	\$ 84,334,416
Total Liabilities and Equity	\$ 112,028,957	\$ 592,788	\$ 24,226,819	\$ 136,848,564
Unreserved Fund Balance *				
\$ 104,711,581				
Committed Projects Reserve:				
Community Projects	\$ 13,950,514			
Discretionary Prom & Comm Grants	140,263			
Retail Development Infrastructure Grants	124,329			
Parks Construction Projects	23,917,168			
Total Committed Projects	\$ 38,132,275			
Unreserved Fund Balance after Project Commit.	\$ 66,579,306			
Undesignated Reserve:				
Community Projects (FY26)	\$ 7,090,416			
Discretionary Prom & Comm Grants (FY26)	125,470			
Retail Development Infrastructure Grants	300,000			
Total Undesignated Allocations	\$ 7,515,886			
Remaining Unreserved Fund Balance	\$ 59,063,420			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 59,063,420			