

MCALLEN ISD BOND 2026

The Bond Contractor Kit

\$335 Million in Contracts. Here's How to Be Ready.

Bond Timeline • Surety Checklist • Compliance Guide • First Call Prep

Prepared by National Bookkeeping Company®
SmartBook Contractor | McAllen, TX | Fully Bilingual EN/ES

SECTION 1

The Bond Timeline

McAllen ISD voters will decide on a \$335 million construction bond on May 2, 2026. If approved, this funds new construction, renovations, and upgrades across 40+ campuses over the next three years. Here's when the money moves.

DATE	MILESTONE	WHAT IT MEANS FOR YOU
Apr 15, 2026	Today	Start getting your books in order now.
Apr 20, 2026	Early voting begins	Bond awareness ramps up across the community.
May 2, 2026	BOND ELECTION DAY	Voters decide. If passed, the clock starts.
May-Jun 2026	District planning begins	Project scopes defined. Bid packages prepared.
Summer 2026	First bid invitations	You need a bond to bid. Clean books to get bonded.
Fall 2026	Contracts awarded	Contractors with clean financials win. Others watch.
2026-2029	Construction phases	Multi-year pipeline. Ongoing compliance required.

**The contractors who are ready on day one get the first contracts.
The ones who scramble to clean up their books miss the window.**

SECTION 2

What Your Surety Company Needs to See

Before a surety company will issue a performance bond, they need to trust that you can handle the financial side of the project. Here's exactly what they'll ask for.

REQUIRED DOCUMENTS

✓ **2-3 years of financial statements**

Balance sheet, income statement, and cash flow. CPA-reviewed or audited preferred.

✓ **Work-in-progress (WIP) schedule**

Shows every open project, % complete, billings to date, and estimated cost to finish.

✓ **Business and personal tax returns**

Typically the last 2-3 years for both the company and the owner(s).

✓ **Bank statements and credit references**

Shows cash reserves and payment history. Sureties want to see you can float costs.

✓ **Accounts receivable and payable aging**

Proves you collect on time and pay your subs and suppliers.

✓ **Equipment list**

Owned vs. leased. Shows your operational capacity without over-leveraging.

✓ **Organizational documents**

LLC operating agreement, partnership docs, or corporate bylaws. Plus relevant licenses.

✓ **Resume of completed projects**

Track record of similar-sized jobs completed on time and on budget.

NBC handles all of this.

Monthly bookkeeping, reconciled financials, job costing, WIP schedules, payroll, 1099 filings, and year-end CPA-ready packages. We get your books surety-ready so you can focus on winning the work.

SECTION 3

6 Things That Kill a Bond Application

Surety underwriters see the same mistakes over and over. If any of these sound familiar, fix them before you apply.

✗ 1. Messy or incomplete books

If your financials don't reconcile, the surety won't trust your numbers. Shoebox receipts and bank statements don't count as bookkeeping.

✗ 2. Missing 1099 filings

Every subcontractor you paid \$600+ needs a 1099. Miss one and you're liable for 24% backup withholding. Sureties see this as a red flag.

✗ 3. Late or missed 941 filings

Quarterly payroll tax returns must be filed on time, every time. Late filings trigger IRS penalties and signal your operation isn't tight.

✗ 4. No job costing

If you can't show profit and loss by project, the surety can't assess your risk. They need to see which jobs make money and which don't.

✗ 5. Comingled bank accounts

Personal and business funds mixed together is the fastest way to lose credibility. Separate accounts, clean records, no exceptions.

✗ 6. No CPA relationship

Sureties strongly prefer CPA-reviewed or audited financials. Without a CPA, or without CPA-ready reports, you're at a disadvantage.

Every single one of these is fixable.

NBC has cleaned up books for RGV businesses for over 20 years. If your books need work, we can get you surety-ready in 30 days or less.

SECTION 4

What to Bring to Your First Call with NBC

Your first consultation is free and takes about 15 minutes. To make the most of it, have these items ready. Don't worry if you're missing some -- that's exactly why we're here.

HAVE READY

- ✓ QuickBooks Online login (or Sage 50 / desktop software access)
- ✓ Last 2 years of business tax returns
- ✓ Current list of subcontractors you've used this year
- ✓ List of open projects (name, value, % complete)
- ✓ Most recent bank statement for your business account
- ✓ Your CPA's name and contact info (if you have one)

GOOD TO KNOW BEFORE THE CALL

- How many employees are on your payroll (W-2 workers)
- How many subs you typically use per project (1099 workers)
- Approximate total contract value you're chasing this year
- Whether you've ever been bonded before
- Your biggest bookkeeping headache right now

Ready to Get Bond-Ready?

Call: (956) 997-9100

WhatsApp: (956) 997-9100

Book Online: bondreadybooks.com

315 W Nolana Ave, Suite G • McAllen, TX 78504

Mon-Fri 11AM-5PM • Fully Bilingual (English & Spanish)

National Bookkeeping Company[®] • A Pioneer Zeal Enterprises Company