

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION
Grant Application
 Fiscal Year 2013

IMPORTANT:

- Please read the McKinney Community Development Corporation Grant Guidelines prior to completing this application.
- Application is available at www.mckinneycdc.org; by calling 214.544.0296 or by emailing cqibson@mckinneycdc.org
- Please call to discuss your plans for submitting an application in advance of completing the form provided. Completed application and all supporting documents are required to be submitted electronically or on a CD for consideration by the MCDC board. Please submit the application to:

McKinney Community Development Corporation
 5900 S. Lake Forest Blvd., Suite 110
 McKinney, TX 75070

- *If you are interested in a preliminary review of your project proposal or idea, please complete and submit the **Letter of Inquiry** form, available at www.mckinneycdc.org, by calling 214.544.0296 or emailing cqibson@mckinneycdc.org.*

Applications must be completed in full, using this form, and received by MCDC, electronically or on a CD, by 5:00 p.m. on the date indicated in schedule below.

Please indicate the type of funding you are requesting:



Project Grant

Quality of Life projects that advance the mission of MCDC and are eligible for funding in accordance with the Type B sales tax statute (refer to examples in Grant Guidelines).



Promotional Activity or Community Event Grant (maximum \$15,000)

Initiatives, activities and events that promote the City of McKinney for the purpose of developing new or expanded business opportunities and/or tourism – and enhance quality of life for McKinney residents.

Promotional Activity and/or Community Event Grants:

Application Deadline	Presentation to MCDC Board	Board Vote and Award Notification
Cycle I: December 20, 2012	January 2013	February 2013
Cycle II: June 28, 2013	July 2013	August 2013

Project Grants:

Application Deadline	Presentation to MCDC Board	Board Vote and Award Notification
Cycle I: January 31, 2013	February 2013	March 2013
Cycle II: April 30, 2013	May 2013	June 2013
Cycle III: July 31, 2013	August 2013	September 2013

APPLICATION

ORGANIZATION INFORMATION <i>ESSEX HOA MANAGEMENT FOR:</i>		
Name:	<i>MCKINNEY GREENS HOMEOWNERS ASSOCIATION.</i>	
Federal Tax I.D.:	<i>20-1716729</i>	
Incorporation Date:	<i>FEBRUARY 8, 2006</i>	
Mailing Address:	<i>1221 I.H. 35 E SUITE 112</i>	
City:	<i>CARROLLTON</i>	ST: <i>TEXAS</i> Zip: <i>75006</i>
Phone:	<i>972-428-2030</i>	Fax: <i>469-342-8205</i> Email: <i>INFO@ESSEXHOA.COM</i> <i>RON@ESSEXHOA.COM</i>
Website:	<i>WWW.HOAMG.COM</i>	

Check One:

- Nonprofit – 501(c) Attach a copy of IRS Determination Letter
 Governmental entity
 For profit corporation
 Other

Professional affiliations and organizations to which your organization belongs:

REPRESENTATIVE COMPLETING APPLICATION:

Name: *JILL G. ALCANTARA*
Title: *CHAIRMAN ADVISORY BOARD*
Mailing Address: *2837 DOG LEG TRAIL*
City: *MCKINNEY* ST: *TEXAS* Zip: *75069*
Phone: *469-952-2346* Fax: *SAME* Email: *jillalcantara@aol.com*

CONTACT FOR COMMUNICATIONS BETWEEN MCDC AND ORGANIZATION:

Name: *Jill G. ALCANTARA*
Title: *CHAIRMAN ADVISORY BOARD MCKINNEY GREENS HOA*
Mailing Address: *2837 DOG LEG TRAIL*
City: *MCKINNEY* ST: *TEXAS* Zip: *75069*
Phone *469-952-2346* Fax: *SAME* Email: *jillalcantara@aol.com*

FUNDING

Total amount requested: *\$15,000.00*

PROJECT/PROMOTIONAL ACTIVITY/COMMUNITY EVENT

Start Date: *MAY 1, 2013* Completion Date: *JULY 1, 2013*

BOARD OF DIRECTORS (may be included as an attachment) *MCKINNEY GREENS HOA*

JASON PHILLIPS
BOB BESETTE
VIVIANNA ATKINSON

LEADERSHIP STAFF (may be included as an attachment) *ADVISORY BOARD*

JILL ALCANTARA
FRANK BURRELL
BILLIE PHILLIPS
MAYAH WILLIAMS

Using the outline below, provide a written narrative no longer than 7 pages in length:

I. Applying Organization

Describe the mission, strategic goals and objectives, scope of services, day to day operations and number of paid staff and volunteers.

Disclose and summarize any significant, planned organizational changes and describe their potential impact on the Project/Promotional Activity/Community Event for which funds are requested.

II. Project or Promotional Activity/Community Event (whichever is applicable)

- Outline details of the Project/Promotional Activity/Community Event for which funds are requested. Include information regarding scope, goals, objectives, target audience.
- **For Promotional Grants/Community Events** – describe how this initiative will promote the City of McKinney for the purpose of business development and/or tourism.
- Describe how the proposed Project/Promotional Activity/Community Event fulfills strategic goals and objectives for the organization.
- Please also include planned activities, time frame/schedule, and estimated attendance and admission fees if applicable.
- What is the venue/location for Project/Promotional Activity/Community Event?
- Provide a timeline for the Project/Promotional Activity/Community Event.
- Detail goals for growth/expansion in future years.

Project Grants – please complete the section below:

- | | | |
|-----------------------------|---|--|
| • An expansion/improvement? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • A replacement/repair? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • A multi-phase project? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • A new project? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Has a feasibility study or market analysis been completed for this proposed project? *If so, please attach a copy of the Executive Summary.*

Provide specific information to illustrate how this Project/Promotional Activity/Event will enhance quality of life and further business development in the City of McKinney, and support one or more of MCDC's goals: *SEE SEPARATE PAGE*

- Develop and strengthen community amenities to improve quality of life
- Support projects eligible for Type B support under state law
- Contribute to economic development within McKinney
- Strengthen relationships with our partners
- Maintain financial sustainability

Has a request for funding, for this Project/Promotional Activity/Community Event, been submitted to MCDC in the past?

Yes

No

III. Financial *SEE SEPARATE DOCUMENTS*

- Provide an overview of the organization’s financial status including the impact of this grant request.
- Please attach your budget for the current year and audited financial statements for the preceding two years. If financials are not available, please indicate why.

What is the estimated total cost for this Project/Promotional Activity/Community Event?

\$ *39,403.00*

(Please include a budget for the proposed Project/Promotional Activity/Community Event.) ✓

What percentage of Project/Promotional Activity/Community Event funding will be provided by the Applicant? *62%*

Are Matching Funds available? Yes

No

Cash \$

Source

% of Total

In-Kind \$

Source

% of Total

Are other sources of funding available? *If so, please list source and amount.*

Have any other federal, state, or municipal entities or foundations been approached for funding? *If so, please list entity, date of request and amount requested.*

IV. Marketing and Outreach

Describe marketing plans and outreach strategies for your organization and for the Project/Promotional Activity/Community Event for which you are requesting funding – and how they are designed to help you achieve current and future goals.

V. Metrics to Evaluate Success

Outline the metrics that will be used to evaluate success of the proposed Project/Promotional Activity/Community Event. If funding is awarded, a final report will be required summarizing success in achieving objectives outlined for the event.

Acknowledgements

If funding is approved by the MCDC board of directors, Applicant will assure:

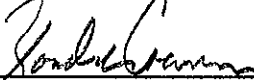
- The Project/Promotional Activity/Community Event for which financial assistance is sought will be administered by or under the supervision of the applying organization;
- All funds awarded will be used exclusively for the purpose described in this application;

Acknowledgements - continued

- MCDC will be recognized in all marketing, outreach, advertising and public relations as a funder of the Project/Promotional Activity/Community Event. Specifics to be agreed upon by applicant and MCDC and included in an executed Performance Agreement;
- Organization's officials who have signed the application are authorized by the organization to submit the application;
- Applicant will comply with the MCDC Grant Guidelines in executing the Project/Promotional Activity/Community Event for which funds were received.
- A final report detailing the success of the Project/Promotional Activity/Community event, as measured against identified metrics, will be provided to MCDC no later than 30 days following the completion of the Project/Promotional Activity/Community Event.
- Up to 80% of the approved grant may be provided, on a reimbursement basis, prior to conclusion of the Project/Promotional Activity/Community Event with submission of invoices/receipts to MCDC. The final 20% will be forwarded upon MCDC's receipt of unpaid invoices/receipts; documentation of fulfillment of obligations to MCDC; and final report on the Project/Promotional Activity/Community Event.
- The required performance agreement will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120th day after the date the MCDC notifies the applicant of the violation.

We certify that all figures, facts and representations made in this application, including attachments, are true and correct to the best of our knowledge.


Chief Executive Officer



Signature ~~ESSEX HOA MANAGEMENT LLC.~~


Printed Name

Date JAN 21, 2013

Representative Completing Application


Signature


Printed Name

Date JAN. 21, 2013

INCOMPLETE APPLICATIONS, OR THOSE RECEIVED AFTER THE DEADLINE, WILL NOT BE CONSIDERED.

McKinney Greens Homeowners Association

Management by Essex HOA Management
1221 IH 35 Suite 112
Carrollton, Texas 75006
972-428-2030

Construction in our neighborhood began in 2006 with single family homes built on very small 50' x 115' lots. It is about 90% completed today, approaching the total number of lots, 215. In the beginning, most of the homes were sold to empty nesters wanting to downsize. When sales moved to the interior lots, families with children began to move in, demographics changed.

While property was set aside as "Common Area", most of it was designated flood plain and in the danger zone of flying golf balls. The developer did not make any provisions for neighborhood amenities, and none were built. However, there is one sizable parcel on the west side of Dog Leg Trail at Cold Stream Drive that is completely clear of the flood plain and the golf ball hazard. This large grassy area, if re graded, could be utilized as a pocket park and playground by the whole subdivision.

As there is not a playground on the south side of Eldorado Parkway at all and it is likely that this one in this location would serve two other adjacent subdivisions as well. It will be highly visible and easily accessible because the playground location is on the main collector street in McKinney Greens, which even offers parking space adjacent to the site.

Our Homeowners Association has set aside funds to improve the neighborhood and appointed a five person Advisory Board to research the best ways to do that. The first discovery was the need for a small playground designed for use by 2 to 12 year olds. A well built playground would be utilized by children who live in McKinney Greens and the visiting grandchildren of those first empty nesters. The entire community has had two opportunities to view these plans. Two representative letters written to the Board in are included in this packet and express the typical feedback from our members..

The playground design for the Park on the Green and the equipment chosen, though not elaborate, is of high quality, commercial grade pieces to be installed by a qualified contractor. It will offer games, 2 different slides, a rock climbing feature, stairs and covered platforms. The safety play surface, 834 sq. ft. of engineered wood fiber is retained by an engineered plastic timber boarder with an access ramp. The concrete sidewalk, which has no steps, and the play equipment offer activities and access suitable for handicapped children as well. Our Association is properly funded and committed financially to ongoing maintenance and the replacement of safety surfacing as required. Assistance from the City will not be needed.

You will also notice from the included letters, that there is also interest in creating a place to gather and hold functions like barbecues and block parties. This same Common Area location is also perfect for that purpose as well. You will see that the plans include a patio with permanent grills and tables. There are also seat walls and space for watchful parents near the play ground. Landscaping and trees will provide much needed shade and the grassy play area that small lots just cannot provide.

Though funds have been accumulating for about 4 years, we still do not have the funds to complete this project on our own. We must leave sufficient emergency funds in reserve to cover the maintenance of 5 sprinkler systems, electrical systems for lighting, and the control of vegetation and erosion in the flood zones near the spring fed Coventry Creek. For these reasons, we ask that McKinney Community Development Corp. partner with us in the form of a \$ 15,000.00 matching grant. The Association can provide \$24,403.00 (62%) of the total project cost, \$39,403.00, which with the grant, would allow for completion in 2013.

Respectfully,

The McKinney Greens HOA Advisory Board,

Jill Alcantara, Chairman
Frank Burres, Ben Stuckert, Mayah Williams, Billie Phillips

McKinney Greens Homeowners Association,
Inc
2012
Annual Report

Correspondence:

- Re-sale certificates were issued, including refinances, sales from builder to 1st owner and owner to owner.
- Welcome packets were mailed to all new homeowners.
- Notices were sent to homeowners regarding various violations.

Management:

- Performed administrative, clerical, and management functions as required.
- Received and responded to service inquiries, enforcement notices, violation reports, and resident complaints.
- Performed routine property visits, as well additional visits required for violation enforcement, contract administration, grounds maintenance supervision and projects.
- Prepared and mailed Assessment Notices to the membership.
- Notices for collections were sent to homeowners regarding delinquent status of their accounts.
- Mailed out 2012 Annual Meeting Notices to all members of the Community.
- Reviewed association agreements with vendors for accurate pricing and Association benefits.

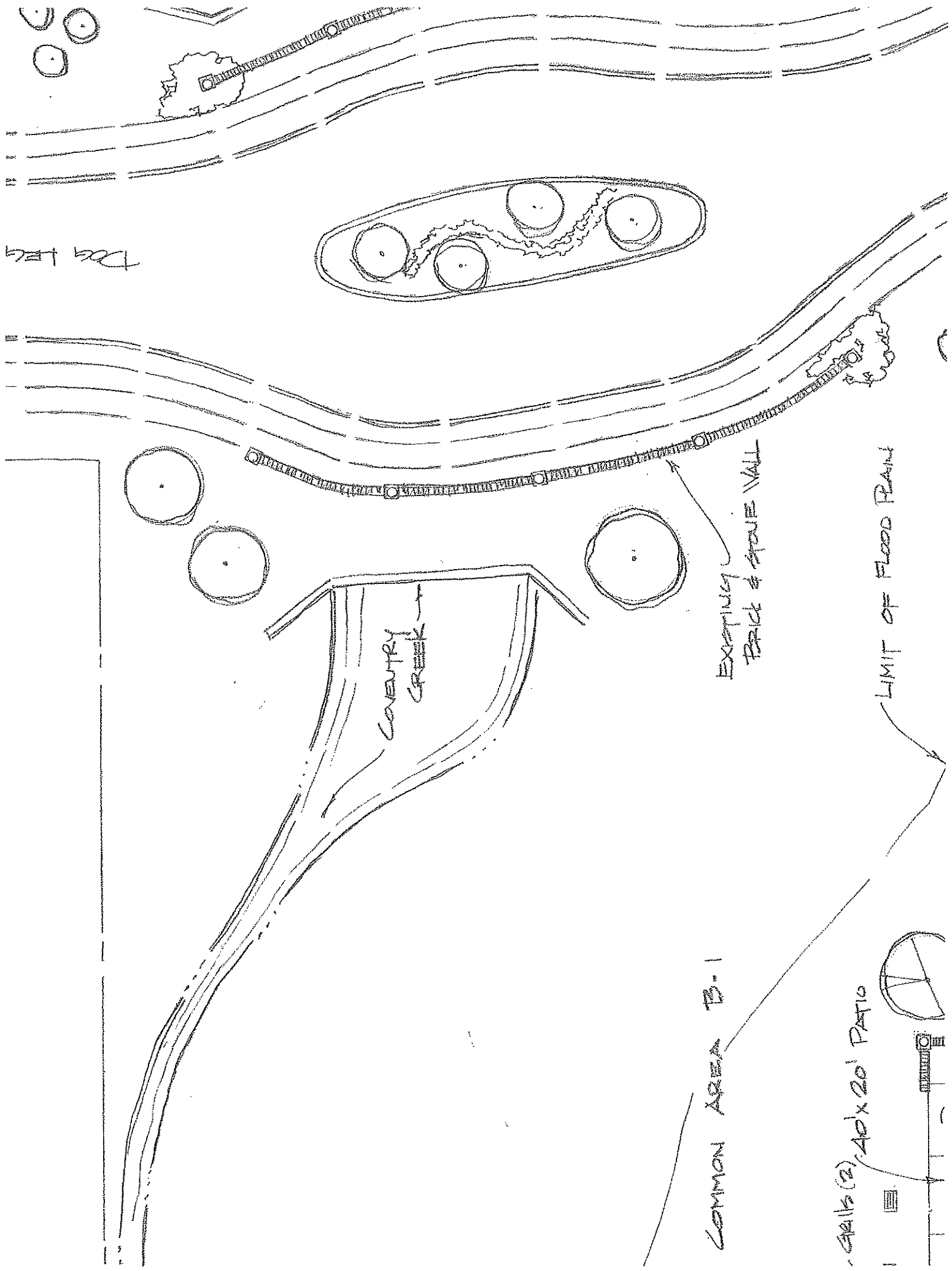
Service inquires:

- Management received and responded to calls and e-mails regarding homeowner accounts.
- Accounting and Management received and responded to calls requesting assessment statements. Insurance and association for lenders, and title companies.

Essex HOA Management
1221 IH 35 E suite 112
Carrollton Texas 75006
info@essexhoa.com or www.hoamg.com

972-428-2030

You can download CCR's at www.hoamg.com



Dog Leg

Existing Brick & Stone Wall

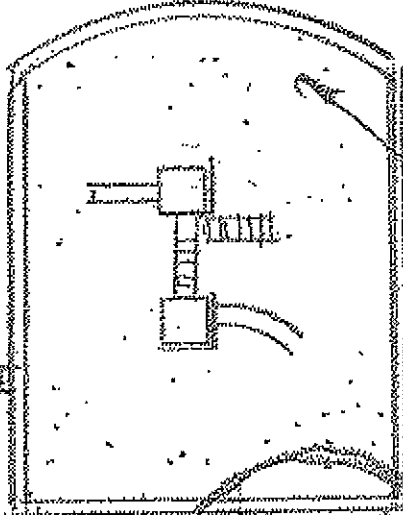
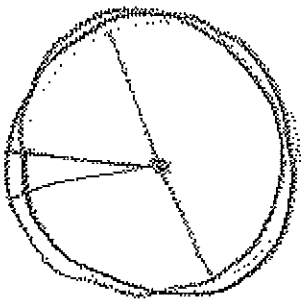
Limit of Flood Plain

Common Area B-1

Scale: 1" = 40' x 20' Ratio



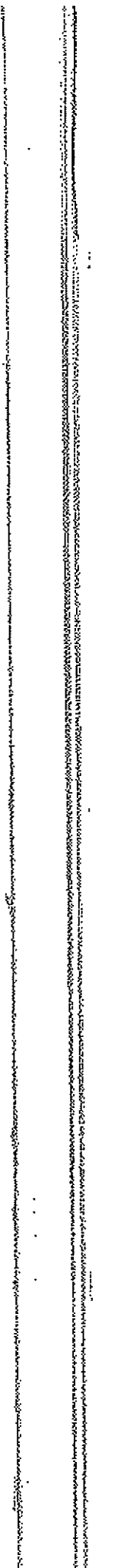
40' x 60' ratio



RAY AREA

Proposed Walk in

100' x 100'

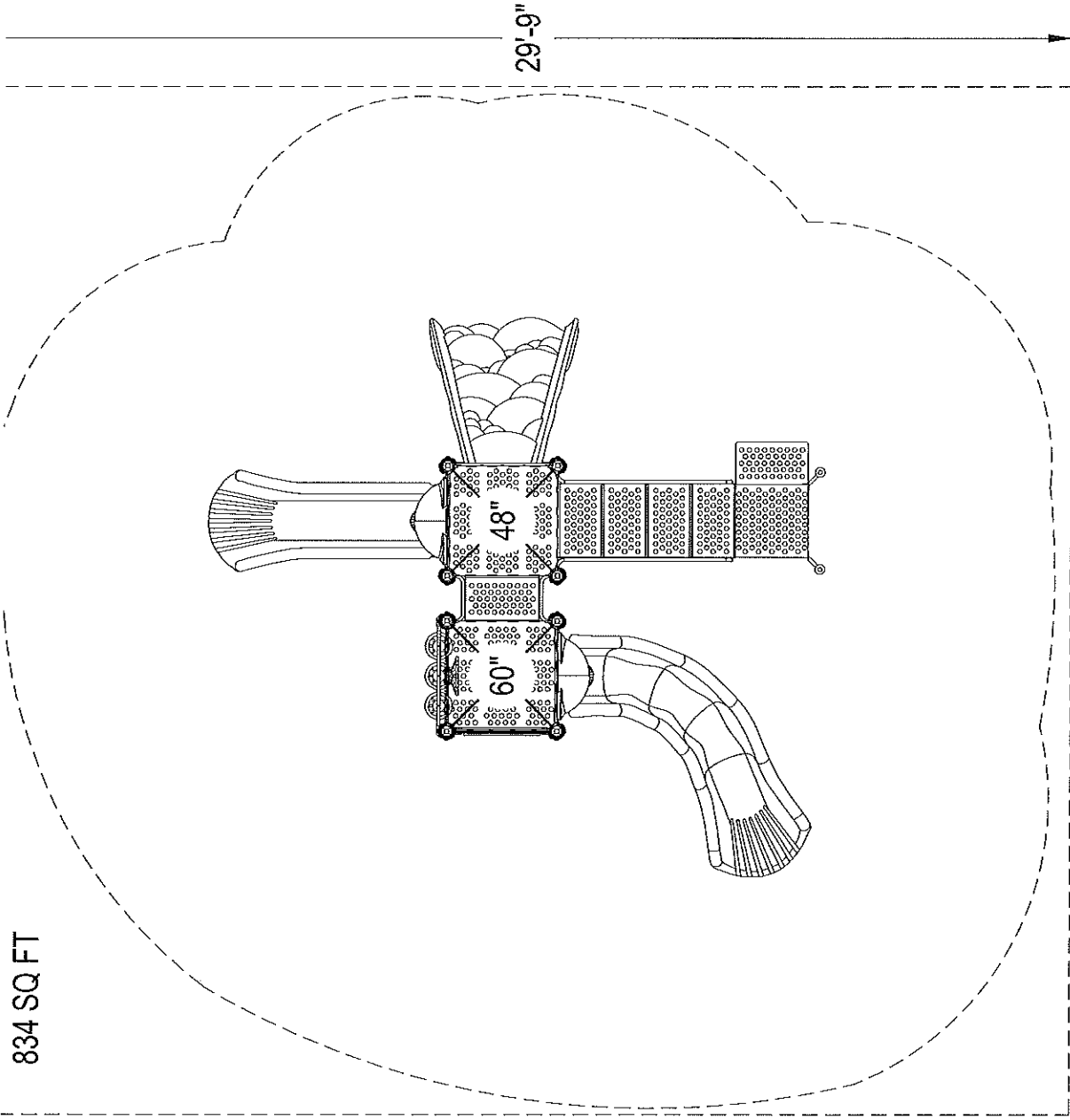


834 SQ FT

10'

5'

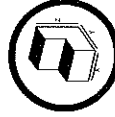
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5-12

PLAYWORLD™

© 2007 Playworld Systems, Inc.
Playworld™ is a brand of Playworld Systems, Inc.



6'



834 SQ FT



*Playgr

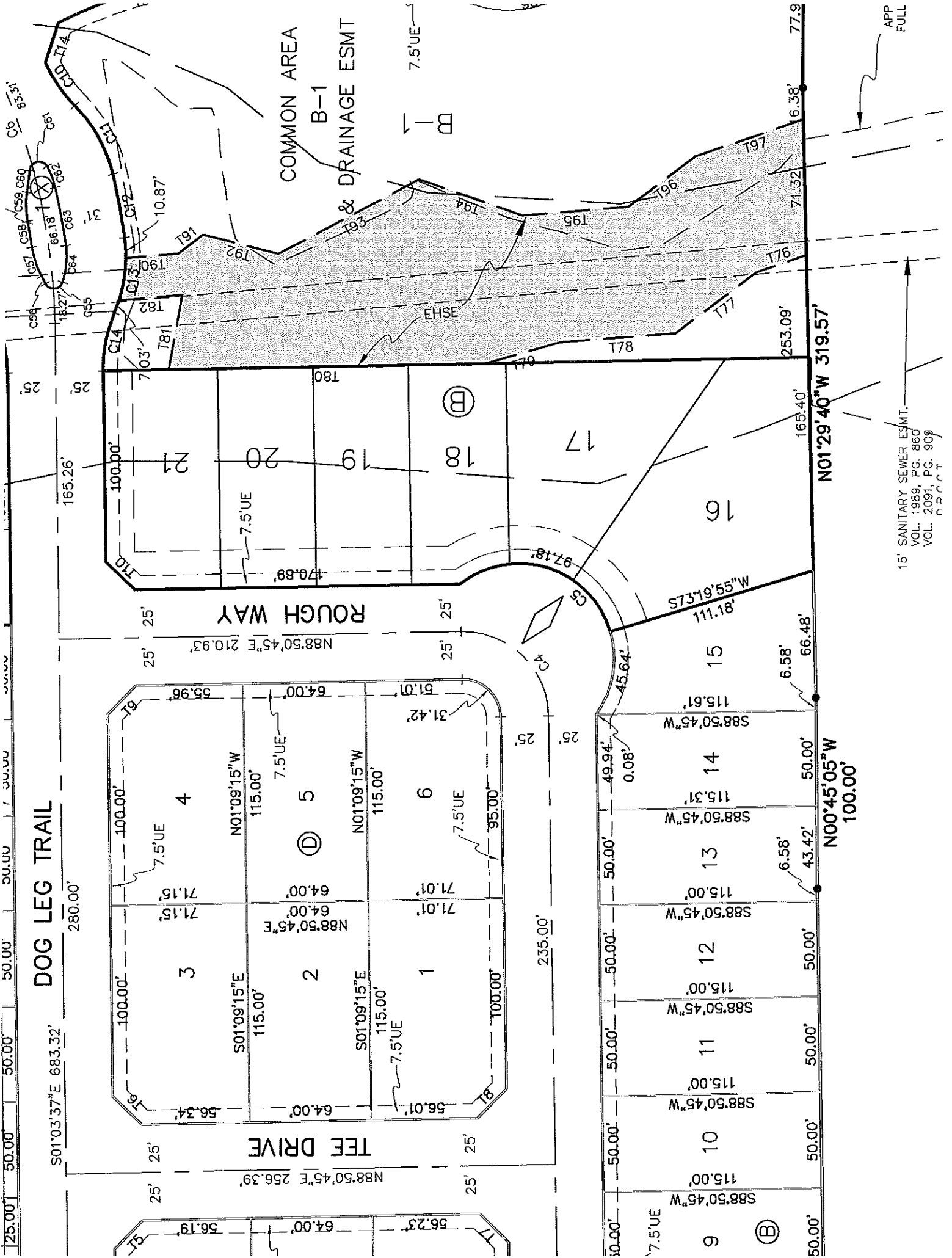
PROJECT NO:

201220

SYSTEM:

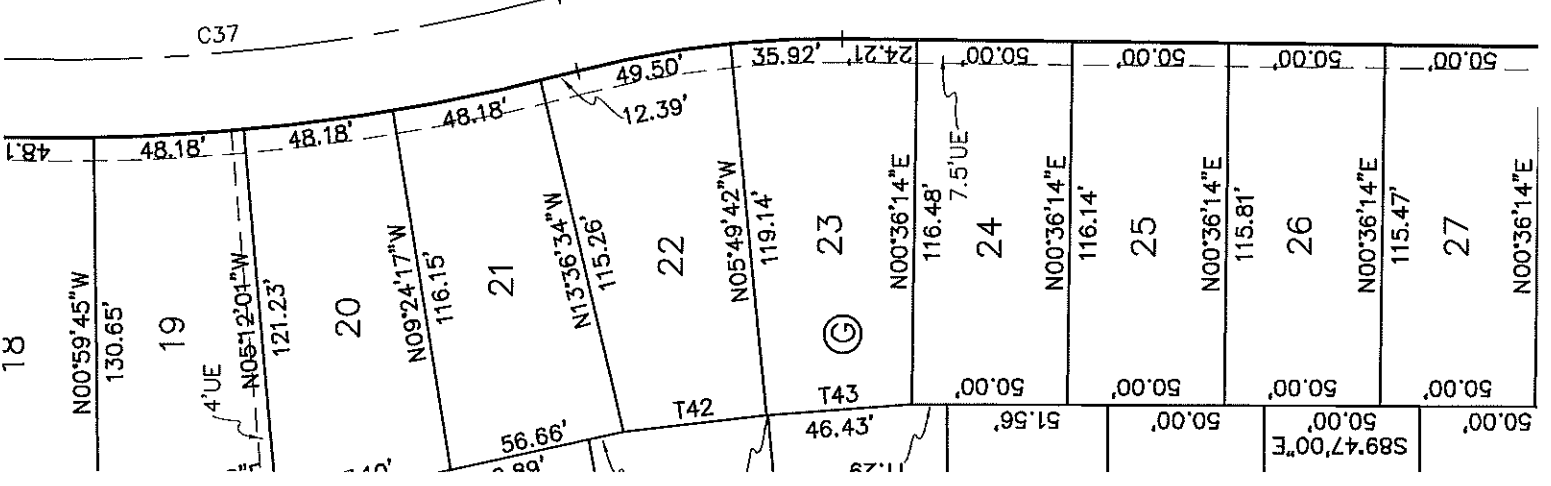
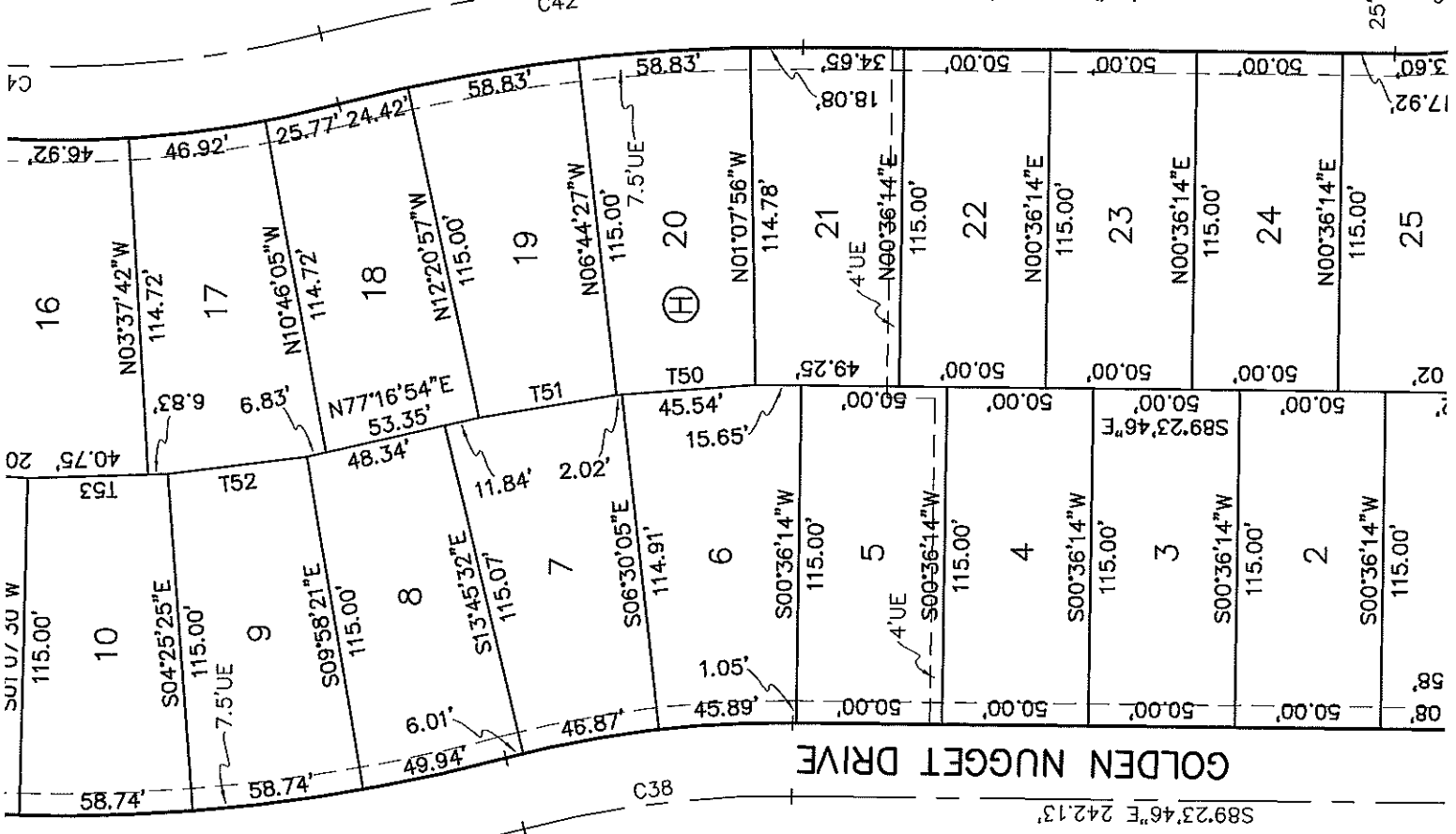
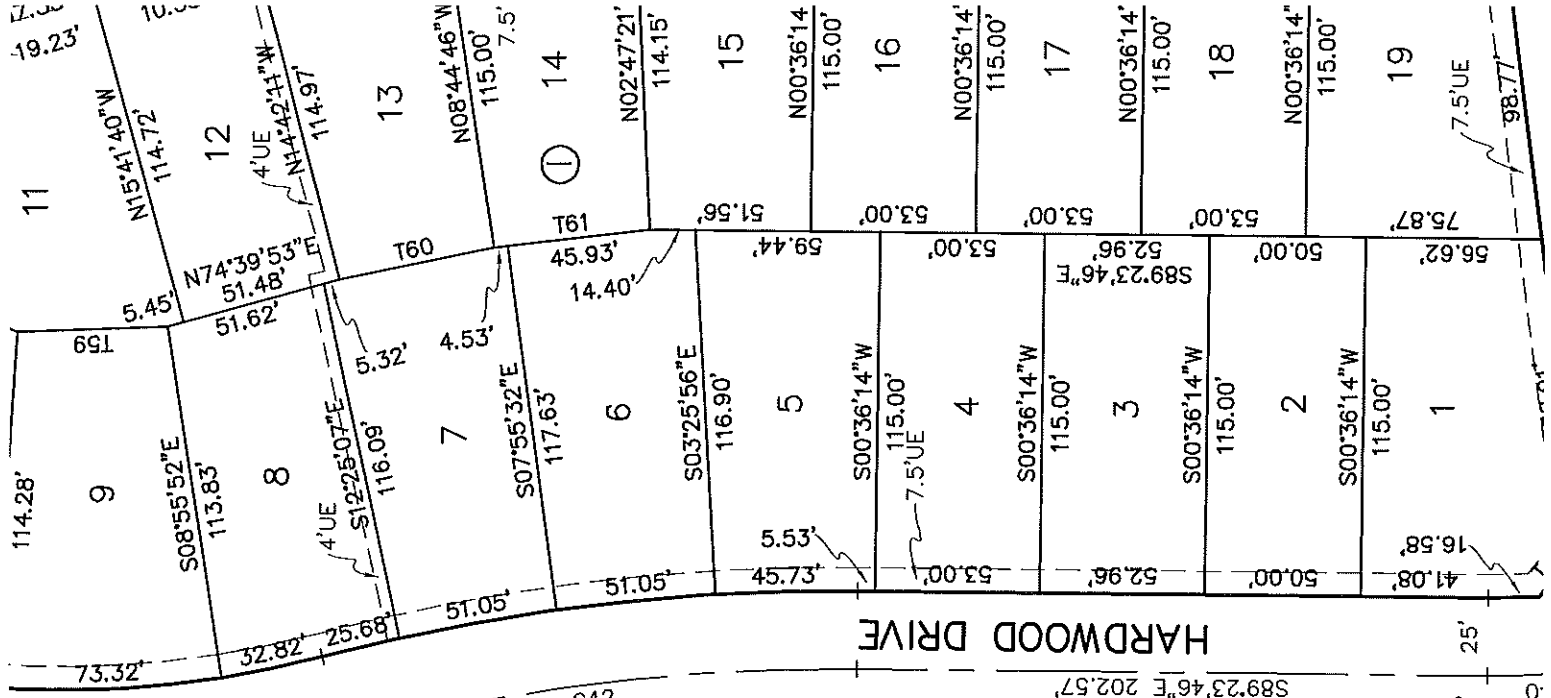
CHALLENGE

SITE PL



APP FULL

15' SANITARY SEWER ESMT.
VOL. 1989, PG. 860
VOL. 2091, PG. 909
D.P.C.T.



McKinney Greens - Proposed "Park on the Green"

Proposed Improvement	Construction Budget
SITE WORK and PATIO	
Grading, Labor and Soil Removal	\$ 3,000.00
Electric Labor	\$ 1,000.00
850 Sq Ft Concrete Patio	\$ 3,825.00
75 Cubic Feet Concrete Footings	\$ 420.00
Reroute Sprinkler - Hose Bibb	\$ 1,500.00
Contingency Expense	\$ 700.00
Site Work and Patio Sub Total	\$ 10,445.00
LANDSCAPING	
Trees 4@ \$425.00 Each	\$ 1,700.00
2 pallets - 133 yds sod	\$ 1,200.00
Landscape One Bed	\$ 400.00
Landscaping Sub Total	\$ 3,300.00
PERMANENT FURNISHINGS	
Trash Can, 3 Tables and Two Grills	\$ 2,265.00
(3) Post Light Fixtures	\$ 1,000.00
Furnishings Sub Total	\$ 3,265.00
MASONRY RETAINING WALLS	
Masonry walls 100 FF Labor	\$ 2,500.00
Masonry Materials	\$ 1,000.00
Masonry Sub Total	\$ 3,500.00
TOTAL FOR GRADING, PATIO and LANDSCAPING	\$ 20,310.00
CHALLENGER PLAYGROUND EQUIPMENT	
Custom Designed Challenger Series	\$ 10,061.00
Shipping	\$ 1,120.50
80 Cu Yds Engineered Wood Fiber	\$ 606.90
Border timbers, entrance ramp and spikes	\$ 700.50
Geo - Fabric Underlayment	\$ 100.08
Shipping	\$ 559.17
Equipment Sub Total	\$ 13,148.15
Tax	\$ 1,084.00
Labor to Install	\$ 4,661.00
TOTAL PLAYGROUND EQUIPMENT	\$ 18,893.15
PROPOSED PARK PROJECT TOTAL COST	\$ 39,403.00
Funding Provided by McKinney Greens HOA (62%)	\$ 24,403.00
Unfunded Balance	\$ 15,000.00
Matching Grant Request from MCDC	\$ 15,000.00





Dear Jill,

I am very excited about this project! I think the example you sent is a great design, it has a little bit of everything for the kids. I will type a letter and deliver it to the neighbors around us that are impacted by our toys, encouraging them to send you an email with their support as well.

Our neighborhood is sandwiched between a golf course, a highway, and a very busy street. For me and my family, this community gathering place would provide a safe area for us to go and get to know our neighbors that is close enough for a quick stroll in the evenings or a long weekend play session. Since our backyards are small and neighborhood parking is limited, it will also provide a place where we could meet our friends and family for small gatherings without negatively impacting our neighbors.

I think it would encourage residents to take a few minutes out of their busy schedule to socialize with each other and build a sense of community. This would in turn engender respect and a concern for the upkeep of the common areas as well. Finally, I think the residents would be encouraged when they see their HOA dues used for such a practical yet beautiful project, and perhaps they will get more involved and support future HOA projects.

I look forward to helping in any way I can!

Thank you,

Liz Barton

716 Golden Nugget Drive

-----Original Message-----

From: Keith Gray [mailto:keithman23@hotmail.com]

Sent: Tuesday, May 08, 2012 7:47 PM

To: dawn@essexhoa.com

Subject: Ideas

Dawn at HOA,

Hello, my name is Keith Gray. After reading the latest letter I did have some thoughts and concerns. This neighborhood is growing with more and more families with children. With that being said, our community does not offer a community center exclusively for the home owners. Other prestigious communities have pools, playgrounds, and common areas for children and adults a like. To me this is a easy solution to the problem of children playing in restricted areas, make areas where they can go. This is a great place to live and it seems to me you guys want this to be a top of the line community, therefore things mentioned above need to be added to make this top of line or some requirements should be dropped.

Thanks,

Keith Gray

=

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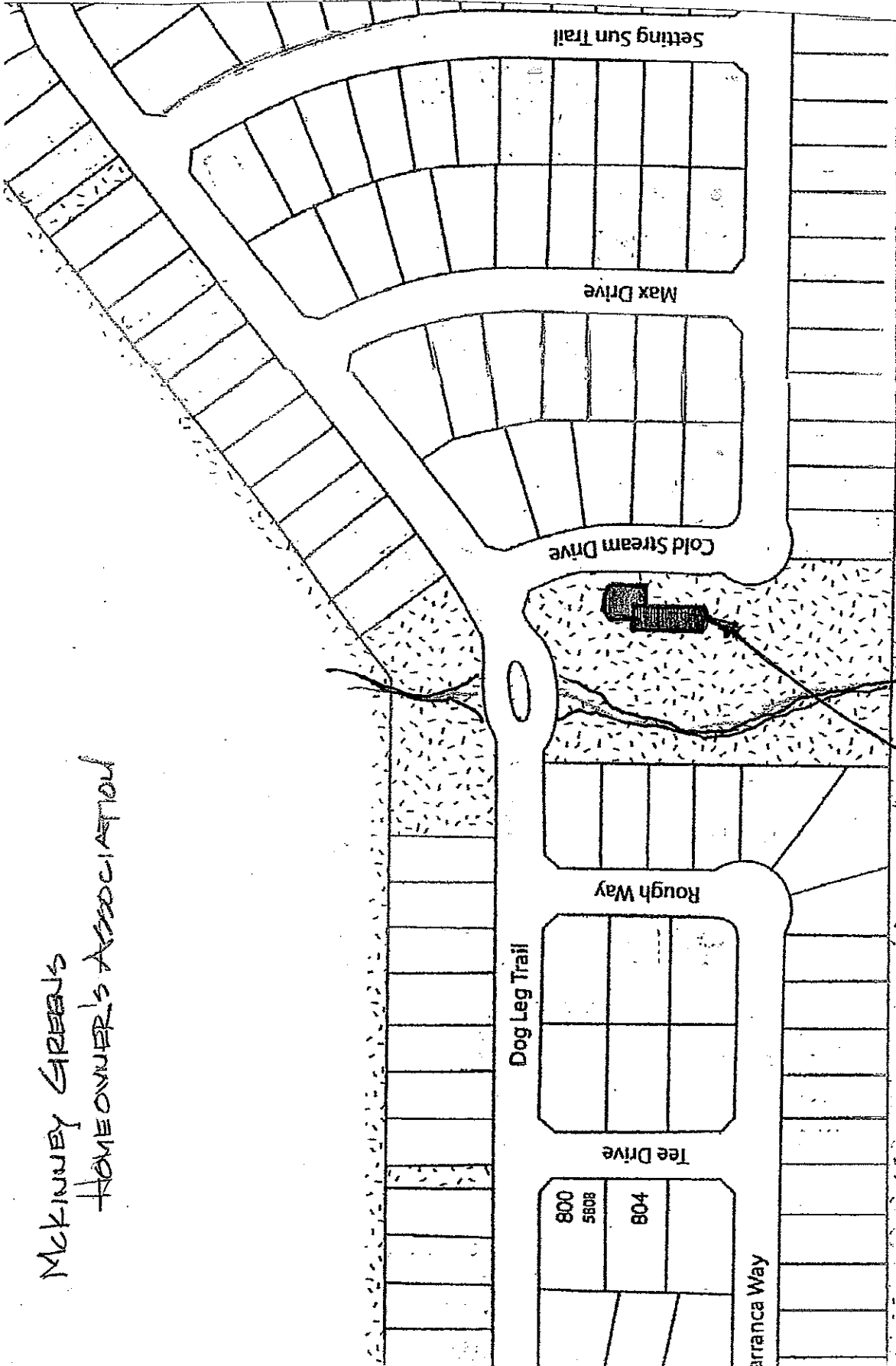
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Thanks,

Keith Gray

=

MCKINNEY GREENS
HOMEOWNER'S ASSOCIATION



PROPOSED SITE PLAN
PARK ON THE GREEN

McKinney Greens Homeowners Association, Inc.

Managed by: Essex HOA Management

January 22, 2013

Re: Non profit status

To Whom It May Concern,

McKinney Greens Homeowners Association Inc. is incorporated in the State of Texas under the Texas Condominium Act and is a nonprofit entity and is located in McKinney, Texas Collin County.

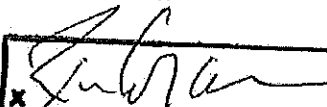
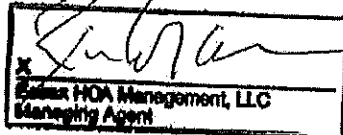
Please see the attached **Articles of Incorporation of Mc Kinney Greens Homeowners Association Inc. Article Two** designating the Corporation as a non-profit corporation. Recorded October 6th 2004 (attached).

For Federal income tax purpose we file under section 528 & file form 1128 H-Homeowners Association. There is no certificate given to designate use under this nonprofit status.

Should you have any questions, please feel free to call me at 972-428-2030 ext 7310.

Sincerely,

Ron Corcoran

Essex HOA Management, LLC
Managing Agent

ARTICLES OF INCORPORATION

OF

**MCKINNEY GREENS HOA
(A Non-Profit Corporation)**

FILED
In the Office of the
Secretary of State of Texas
OCT 06 2004
Corporations Section

ARTICLE ONE

The name of the Corporation is McKinney Greens HOA ("the Corporation").

ARTICLE TWO

The Corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The Corporation is organized exclusively for operating a homeowners association.

ARTICLE FIVE

The street address of its initial Registered Office, and the name of its initial Registered Agent at this address, is as follows:

Merhdad Moayed
3901 Airport Freeway, Suite 200
Bedford, Texas 76021



20060209000174790 02/09/2006 10:32:05 AM FD 1/22

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

McKinney Greens Homeowners Association

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

§

COUNTY OF COLLIN

§

This **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR McKinney Greens Homeowners Association** (this "Declaration"), is made on the date hereinafter set forth by McKinney Greens, L. P., a Texas Limited Partnership ("Declarant"), for the purpose of evidencing the covenants, conditions and restrictions contained herein.

WITNESSETH:

WHEREAS, Declarant, is the owner of that certain real property platted as McKinney Greens, **PHASE 2**, as approved by the City of McKinney and filed of record on October 18, 2005, said subdivision referred to as the "Development", and such plat as may be amended or replatted, being referred to as the "Plat", all of said real property being more specifically described on the Plat of the Development which are incorporated herein and made a part hereof for all purposes (the "Property").

NOW, THEREFORE, Declarant hereby declares that all of the Property shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Property. These easements, covenants, restrictions and conditions shall run with the Property and be binding on all parties having or acquiring any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of Declarant and each owner thereof.

ARTICLE I

ADDITIONAL DEFINITIONS

1.1 Association. "Association" shall mean and refer to McKinney Greens Homeowners Association, its successors and assigns.

1.2 Areas of Common Responsibility. "Areas of Common Responsibility" shall mean those areas in which the Association shall maintain, upkeep and repair, consisting of an open area, common area or other area that is designated as an area "to be maintained by the HOA" on Final Plat.

Provided, however, Areas of Common Responsibility shall specifically exclude sidewalks, street signs, traffic control devices or any other facility owned or operated by the City or public utility companies.

Income Statement Report

McKinney Greens

December 01, 2011 thru December 31, 2011

	Current Period		Year to Date (12 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Income						
Income						
4100 - Semi-Annual Assessments	0.00	0.00	54,600.00	54,600.00	0.00	0.00
4200 - Late/NSF Fee	100.00	183.00	2,483.74	2,200.00	283.74	(283.74)
4250 - Collection fee	15.00	125.00	1,395.00	1,500.00	(105.00)	105.00
4300 - Misc Income	0.00	0.00	5.59	0.00	5.59	(5.59)
4500 - Interest Income	3.75	4.00	56.93	50.00	6.93	(6.93)
4800 - Capitalization Fees	0.00	325.00	3,900.00	3,900.00	0.00	0.00
4810 - Fines	0.00	29.00	50.00	350.00	(300.00)	300.00
4900 - Other Income	0.00	0.00	450.00	0.00	450.00	(450.00)
Total Income	118.75	666.00	62,941.26	62,600.00	341.26	(341.26)
Total Income	118.75	666.00	62,941.26	62,600.00	341.26	(341.26)
Expense						
General & Administrative						
5104 - Administrative Expenses/Postage	456.75	50.00	1,002.69	600.00	402.69	(402.69)
5105 - Website Expense	0.00	50.00	565.00	600.00	(35.00)	35.00
5110 - HOA Professional Management	1,500.00	1,500.00	18,000.00	18,000.00	0.00	0.00
5160 - Bad Debt Expense	0.00	208.00	2,117.71	2,500.00	(382.29)	382.29
5170 - Bank Fees	0.00	4.00	10.00	50.00	(40.00)	40.00
5175 - Collection Fees Billed Back	0.00	125.00	1,050.00	1,500.00	(450.00)	450.00
5176 - Legal Fees	(93.18)	42.00	(465.70)	500.00	(965.70)	965.70
5177 - Legal Fees Billed Back	0.00	0.00	465.70	0.00	465.70	(465.70)
5180 - Audit & Accounting	0.00	25.00	290.00	300.00	(10.00)	10.00
Total General & Administrative	1,863.57	2,004.00	23,035.40	24,050.00	(1,014.60)	1,014.60
Taxes						
5201 - Property Taxes	0.00	21.00	0.12	250.00	(249.88)	249.88
Total Taxes	0.00	21.00	0.12	250.00	(249.88)	249.88
Insurance						
5310 - General Liability	0.00	0.00	2,799.53	0.00	2,799.53	(2,799.53)

Income Statement Report

McKinney Greens

December 01, 2011 thru December 31, 2011

	Current Period		Year to Date (12 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Expense						
Insurance						
6180 - Insurance	0.00	292.00	539.47	3,500.00	(2,960.53)	2,960.53
Total Insurance	0.00	292.00	3,339.00	3,500.00	(161.00)	161.00
Utilities						
6010 - Electric Service	108.03	0.00	988.21	0.00	988.21	(988.21)
6172 - Utilities	0.00	83.00	0.00	1,000.00	(1,000.00)	1,000.00
Total Utilities	108.03	83.00	988.21	1,000.00	(11.79)	11.79
Infrastructure & Maintenance						
6260 - Electrical Repairs & Maintenance	4,670.13	0.00	4,820.13	0.00	4,820.13	(4,820.13)
6290 - Common Area Maintenance/Creek Clea	0.00	42.00	1,136.49	500.00	636.49	(636.49)
6500 - Irrigation-Pump Repair	260.00	125.00	1,281.86	1,500.00	(218.14)	218.14
Total Infrastructure & Maintenance	4,930.13	167.00	7,238.48	2,000.00	5,238.48	(5,238.48)
Landscaping						
6400 - Landscaping Maintenance	3,247.50	1,500.00	19,732.90	18,000.00	1,732.90	(1,732.90)
6450 - Holiday Lighting	(815.00)	0.00	865.00	0.00	865.00	(865.00)
Total Landscaping	2,432.50	1,500.00	20,597.90	18,000.00	2,597.90	(2,597.90)
Total Expense	9,334.23	4,067.00	55,199.11	48,800.00	6,399.11	(6,399.11)
Net Income / (Loss)	(9,215.48)	(3,401.00)	7,742.15	13,800.00	(6,057.85)	6,057.85

Income Statement Report

McKinney Greens

December 01, 2012 thru December 31, 2012

	Current Period		Year to Date (12 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Income						
4100 - Semi-Annual Assessments	0.00	0.00	41,839.35	42,000.00	(160.65)	160.65
4195 - Transfer Fees	0.00	0.00	195.00	0.00	195.00	(195.00)
4200 - Late/NSF Fee	0.00	183.00	2,045.00	2,200.00	(155.00)	155.00
4250 - Collection fee	0.00	125.00	1,652.50	1,500.00	152.50	(152.50)
4300 - Misc Income	0.00	0.00	144.41	0.00	144.41	(144.41)
4500 - Interest Income	0.00	4.00	35.55	50.00	(14.45)	14.45
4800 - Capitalization Fees	0.00	325.00	2,850.00	3,900.00	(1,050.00)	1,050.00
4810 - Fines	0.00	4.00	450.00	50.00	400.00	(400.00)
Total Income	0.00	641.00	49,211.81	49,700.00	(488.19)	488.19
Total Income	0.00	641.00	49,211.81	49,700.00	(488.19)	488.19
Expense						
General & Administrative						
5104 - Administrative Expenses/Postage	410.59	100.00	2,674.64	1,200.00	1,474.64	(1,474.64)
5105 - Website Expense	0.00	50.00	951.58	600.00	351.58	(351.58)
5106 - Homeowner Functions	0.00	0.00	2,176.31	0.00	2,176.31	(2,176.31)
5110 - HOA Professional Management	1,200.00	1,500.00	15,780.00	18,000.00	(2,220.00)	2,220.00
5160 - Bad Debt Expense	0.00	83.00	0.00	1,000.00	(1,000.00)	1,000.00
5170 - Bank Fees	0.00	4.00	12.00	50.00	(38.00)	38.00
5175 - Collection Fees Billed Back	0.00	125.00	865.00	1,500.00	(635.00)	635.00
5176 - Legal Fees	0.00	42.00	(848.80)	500.00	(1,348.80)	1,348.80
5177 - Legal Fees Billed Back	0.00	42.00	848.80	500.00	348.80	(348.80)
5180 - Audit & Accounting	0.00	25.00	275.00	300.00	(25.00)	25.00
6271 - Printing and Reproduction	0.00	0.00	167.06	0.00	167.06	(167.06)
Total General & Administrative	1,610.59	1,971.00	22,901.59	23,650.00	(748.41)	748.41
Taxes						
5201 - Property Taxes	171.64	21.00	171.64	250.00	(78.36)	78.36
Total Taxes	171.64	21.00	171.64	250.00	(78.36)	78.36

Income Statement Report

McKinney Greens

December 01, 2012 thru December 31, 2012

	Current Period		Year to Date (12 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Expense						
Insurance						
5310 - General Liability	0.00	197.00	2,432.00	2,363.00	2,363.00	(69.00)
5320 - Directors & Officers Liability	0.00	120.00	1,440.00	1,440.00	1,440.00	0.00
Total Insurance	0.00	317.00	3,872.00	3,803.00	3,803.00	(69.00)
Utilities						
6010 - Electric Service	100.75	83.00	885.51	1,000.00	1,000.00	114.49
Total Utilities	100.75	83.00	885.51	1,000.00	1,000.00	114.49
Infrastructure & Maintenance						
6260 - Electrical Repairs & Maintenance	0.00	42.00	0.00	500.00	500.00	500.00
6290 - Common Area Maintenance/Creek Clea	0.00	167.00	5,937.25	2,000.00	2,000.00	(3,937.25)
6500 - Irrigation-Pump Repair	0.00	108.00	5,714.73	1,300.00	1,300.00	(4,414.73)
6650 - Storage	0.00	0.00	490.00	0.00	0.00	(490.00)
Total Infrastructure & Maintenance	0.00	317.00	12,141.98	3,800.00	3,800.00	(8,341.98)
Landscaping						
6400 - Landscaping Maintenance	0.00	1,250.00	14,566.10	15,000.00	15,000.00	433.90
6405 - Seasonal Color	0.00	0.00	386.99	0.00	0.00	(386.99)
6450 - Holiday Lighting	0.00	83.00	645.00	1,000.00	1,000.00	355.00
Total Landscaping	0.00	1,333.00	15,598.09	16,000.00	16,000.00	401.91
Total Expense	1,882.98	4,042.00	55,570.81	48,503.00	48,503.00	(7,067.81)
Net Income / (Loss)	(1,882.98)	(3,401.00)	(6,359.00)	1,197.00	1,197.00	7,556.00

Spread Report
McKinney Greens
McKinney Greens
2013 McKinney Greens

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income													
4100 -- Semi-Annual Assessments	26,910	0	0	0	0	0	26,910	0	0	0	0	0	53,820
4200 -- Late/NSF Fee	183	184	183	183	184	183	183	184	183	183	184	183	2,200
4250 -- Collection fee	125	125	125	125	125	125	125	125	125	125	125	125	1,500
4300 -- Misc Income	12	12	12	12	12	12	12	12	12	12	12	12	144
4500 -- Interest Income	4	3	4	3	4	3	4	3	4	3	4	3	42
4800 -- Capitalization Fees	350	350	350	350	350	350	350	350	350	350	350	350	4,200
4810 -- Fines	38	37	38	37	38	37	38	37	38	37	38	37	450
Total Income	27,622	711	712	710	713	710	27,622	711	712	710	713	710	62,356
General & Administrative													
Total McKinney Greens Income	27,622	711	712	710	713	710	27,622	711	712	710	713	710	62,356
5104 -- Administrative Expenses/Postage	208	209	208	208	209	208	208	209	208	208	209	208	2,500
5105 -- Website Expense	83	84	83	83	84	83	83	84	83	83	84	83	1,000
5106 -- Homeowner Functions	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5110 -- HOA Professional Management	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
5160 -- Bad Debt Expense	83	84	83	83	84	83	83	84	83	83	84	83	1,000
5170 -- Bank Fees	4	4	5	4	4	4	4	4	5	4	4	4	50
5175 -- Collection Fees Billed Back	125	125	125	125	125	125	125	125	125	125	125	125	1,500
5176 -- Legal Fees	42	41	42	42	41	42	42	41	42	42	41	42	500
5177 -- Legal Fees Billed Back	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5180 -- Audit & Accounting	23	23	23	23	23	23	22	23	23	23	23	23	275
6271 -- Printing and Reproduction	83	84	83	83	84	83	83	84	83	83	84	83	1,000
Total General & Administrative	2,051	2,054	2,052	2,051	2,054	2,051	2,050	2,054	2,052	2,051	2,054	2,051	24,625
Taxes													
5201 -- Property Taxes	21	21	21	20	21	21	21	21	21	20	21	21	250
Total Taxes	21	21	21	20	21	21	21	21	21	20	21	21	250
Insurance													
5310 -- General Liability	203	202	203	203	202	203	203	202	203	203	202	203	2,432
5320 -- Directors & Officers Liability	120	120	120	120	120	120	120	120	120	120	120	120	1,440
Total Insurance	323	322	323	323	322	323	323	322	323	323	322	323	3,872

Spread Report
McKinney Greens
McKinney Greens
2013 McKinney Greens

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Utilities													
6010 -- Electric Service	83	84	83	83	84	83	83	84	83	83	84	83	1,000
Total Utilities	83	84	83	83	84	83	83	84	83	83	84	83	1,000
Infrastructure & Maintenance													
6260 -- Electrical Repairs & Maintenance	20	20	20	20	20	20	20	20	20	20	20	20	240
6290 -- Common Area Maintenance/Creek Clean up	100	100	100	100	100	100	100	100	100	100	100	100	1,200
6500 -- Irrigation-Pump Repair	150	150	150	150	150	150	150	150	150	150	150	150	1,800
6650 -- Storage	77	77	77	77	77	77	77	77	77	77	77	77	924
Total Infrastructure & Maintenance	347	347	347	347	347	347	347	347	347	347	347	347	4,164
Landscaping													
6400 -- Landscaping Maintenance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
6405 -- Seasonal Color	0	0	0	200	0	0	200	0	0	200	0	0	600
6410 -- New Entrance Landscaping	0	0	3,300	3,300	0	0	0	0	0	0	0	0	6,600
6450 -- Holiday Lighting	50	50	50	50	50	50	50	50	50	50	50	50	600
Total Landscaping	1,050	1,050	4,350	4,550	1,050	1,050	1,250	1,050	1,050	1,250	1,050	1,050	19,800
Total McKinney Greens Expense	3,875	3,878	7,176	7,374	3,878	3,875	4,074	3,878	3,876	4,074	3,878	3,875	53,711
Total McKinney Greens Net Income / (Loss)	23,747	(3,167)	(6,464)	(6,664)	(3,165)	(3,165)	23,548	(3,167)	(3,164)	(3,364)	(3,165)	(3,165)	8,645
Total Association	23,747	(3,167)	(6,464)	(6,664)	(3,165)	(3,165)	23,548	(3,167)	(3,164)	(3,364)	(3,165)	(3,165)	8,645

Income Statement Report

McKinney Greens

December 01, 2012 thru December 31, 2012

	Current Period		Year to Date (12 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Income						
4100 - Semi-Annual Assessments	0.00	0.00	41,839.35	42,000.00	(160.65)	160.65
4195 - Transfer Fees	0.00	0.00	195.00	0.00	195.00	(195.00)
4200 - Late/NSF Fee	0.00	183.00	2,045.00	2,200.00	(155.00)	155.00
4250 - Collection fee	0.00	125.00	1,652.50	1,500.00	152.50	(152.50)
4300 - Misc Income	0.00	0.00	144.41	0.00	144.41	(144.41)
4500 - Interest Income	0.00	4.00	35.55	50.00	(14.45)	14.45
4800 - Capitalization Fees	0.00	325.00	2,850.00	3,900.00	(1,050.00)	1,050.00
4810 - Fines	0.00	4.00	450.00	50.00	400.00	(400.00)
Total Income	0.00	641.00	49,211.81	49,700.00	(488.19)	488.19
Expense						
5104 - Administrative Expenses/Postage	410.59	100.00	2,674.64	1,200.00	1,474.64	(1,474.64)
5105 - Website Expense	0.00	50.00	951.58	600.00	351.58	(351.58)
5106 - Homeowner Functions	0.00	0.00	2,176.31	0.00	2,176.31	(2,176.31)
5110 - HOA Professional Management	1,200.00	1,500.00	15,780.00	18,000.00	(2,220.00)	2,220.00
5160 - Bad Debt Expense	0.00	83.00	0.00	1,000.00	(1,000.00)	1,000.00
5170 - Bank Fees	0.00	4.00	12.00	50.00	(38.00)	38.00
5175 - Collection Fees Billed Back	0.00	125.00	865.00	1,500.00	(635.00)	635.00
5176 - Legal Fees	0.00	42.00	(848.80)	500.00	(1,348.80)	1,348.80
5177 - Legal Fees Billed Back	0.00	42.00	848.80	500.00	348.80	(348.80)
5180 - Audit & Accounting	0.00	25.00	275.00	300.00	(25.00)	25.00
6271 - Printing and Reproduction	0.00	0.00	167.06	0.00	167.06	(167.06)
Total General & Administrative	1,610.59	1,971.00	22,901.59	23,650.00	(748.41)	748.41
Taxes						
5201 - Property Taxes	171.64	21.00	171.64	250.00	(78.36)	78.36
Total Taxes	171.64	21.00	171.64	250.00	(78.36)	78.36

Income Statement Report McKinney Greens

December 01, 2012 thru December 31, 2012

Expense	Current Period		Year to Date (12 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Insurance						
5310 - General Liability	0.00	197.00	2,432.00	2,363.00	2,363.00	(69.00)
5320 - Directors & Officers Liability	0.00	120.00	1,440.00	1,440.00	1,440.00	0.00
Total Insurance	0.00	317.00	3,872.00	3,803.00	3,803.00	(69.00)
Utilities						
6010 - Electric Service	100.75	83.00	885.51	1,000.00	1,000.00	114.49
Total Utilities	100.75	83.00	885.51	1,000.00	1,000.00	114.49
Infrastructure & Maintenance						
6260 - Electrical Repairs & Maintenance	0.00	42.00	0.00	500.00	500.00	500.00
6290 - Common Area Maintenance/Creek Clea	0.00	167.00	5,937.25	2,000.00	2,000.00	(3,937.25)
6500 - Irrigation-Pump Repair	0.00	108.00	5,714.73	1,300.00	1,300.00	(4,414.73)
6650 - Storage	0.00	0.00	490.00	0.00	0.00	(490.00)
Total Infrastructure & Maintenance	0.00	317.00	12,141.98	3,800.00	3,800.00	(8,341.98)
Landscaping						
6400 - Landscaping Maintenance	0.00	1,250.00	14,566.10	15,000.00	15,000.00	433.90
6405 - Seasonal Color	0.00	0.00	386.99	0.00	0.00	(386.99)
6450 - Holiday Lighting	0.00	83.00	645.00	1,000.00	1,000.00	355.00
Total Landscaping	0.00	1,333.00	15,598.09	16,000.00	16,000.00	401.91
Total Expense	1,882.98	4,042.00	55,570.81	48,503.00	48,503.00	(7,067.81)
Net Income / (Loss)	(1,882.98)	(3,401.00)	(6,359.00)	1,197.00	1,197.00	7,556.00

Spread Report
McKinney Greens
2013 McKinney Greens

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income													
4100 -- Semi-Annual Assessments	26,910	0	0	0	0	0	26,910	0	0	0	0	0	53,820
4200 -- Late/NSF Fee	183	184	183	183	184	183	183	184	183	183	184	183	2,200
4250 -- Collection fee	125	125	125	125	125	125	125	125	125	125	125	125	1,500
4300 -- Misc Income	12	12	12	12	12	12	12	12	12	12	12	12	144
4500 -- Interest Income	4	3	4	3	4	3	4	3	4	3	4	3	42
4800 -- Capitalization Fees	350	350	350	350	350	350	350	350	350	350	350	350	4,200
4810 -- Fines	38	37	38	37	38	37	38	37	38	37	38	37	450
Total Income	27,622	711	712	710	713	710	27,622	711	712	710	713	710	62,356
General & Administrative													
Total McKinney Greens Income	27,622	711	712	710	713	710	27,622	711	712	710	713	710	62,356
5104 -- Administrative Expenses/Postage	208	209	208	208	209	208	208	209	208	208	209	208	2,500
5105 -- Website Expense	83	84	83	83	84	83	83	84	83	83	84	83	1,000
5106 -- Homeowner Functions	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5110 -- HOA Professional Management	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
5160 -- Bad Debt Expense	83	84	83	83	84	83	83	84	83	83	84	83	1,000
5170 -- Bank Fees	4	4	5	4	4	4	4	4	5	4	4	4	50
5175 -- Collection Fees Billed Back	125	125	125	125	125	125	125	125	125	125	125	125	1,500
5176 -- Legal Fees	42	41	42	42	41	42	42	41	42	42	41	42	500
5177 -- Legal Fees Billed Back	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5180 -- Audit & Accounting	23	23	23	23	23	23	22	23	23	23	23	23	275
6271 -- Printing and Reproduction	83	84	83	83	84	83	83	84	83	83	84	83	1,000
Total General & Administrative	2,051	2,054	2,052	2,051	2,054	2,051	2,050	2,054	2,052	2,051	2,054	2,051	24,625
Taxes													
5201 -- Property Taxes	21	21	21	20	21	21	21	21	21	20	21	21	250
Total Taxes	21	21	21	20	21	21	21	21	21	20	21	21	250
Insurance													
5310 -- General Liability	203	202	203	203	202	203	203	202	203	203	202	203	2,432
5320 -- Directors & Officers Liability	120	120	120	120	120	120	120	120	120	120	120	120	1,440
Total Insurance	323	322	323	323	322	323	323	322	323	323	322	323	3,872

Spread Report
McKinney Greens
McKinney Greens
2013 McKinney Greens

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Utilities													
6010 -- Electric Service	83	84	83	83	84	83	83	84	83	83	84	83	1,000
Total Utilities	83	84	83	83	84	83	83	84	83	83	84	83	1,000
Infrastructure & Maintenance													
6260 -- Electrical Repairs & Maintenance	20	20	20	20	20	20	20	20	20	20	20	20	240
6290 -- Common Area Maintenance/Creek Clean up	100	100	100	100	100	100	100	100	100	100	100	100	1,200
6500 -- Irrigation-Pump Repair	150	150	150	150	150	150	150	150	150	150	150	150	1,800
6650 -- Storage	77	77	77	77	77	77	77	77	77	77	77	77	924
Total Infrastructure & Maintenance	347	347	347	347	347	347	347	347	347	347	347	347	4,164
Landscaping													
6400 -- Landscaping Maintenance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
6405 -- Seasonal Color	0	0	0	200	0	0	200	0	0	200	0	0	600
6410 -- New Entrance Landscaping	0	0	3,300	3,300	0	0	0	0	0	0	0	0	6,600
6450 -- Holiday Lighting	50	50	50	50	50	50	50	50	50	50	50	50	600
Total Landscaping	1,050	1,050	4,350	4,550	1,050	1,050	1,250	1,050	1,050	1,250	1,050	1,050	19,800
Total McKinney Greens Expense	3,875	3,878	7,176	7,374	3,878	3,875	4,074	3,878	3,876	4,074	3,878	3,875	53,711
Total McKinney Greens Net Income / (Loss)	23,747	(3,167)	(6,464)	(6,664)	(3,165)	(3,165)	23,548	(3,167)	(3,164)	(3,364)	(3,165)	(3,165)	8,645
Total Association	23,747	(3,167)	(6,464)	(6,664)	(3,165)	(3,165)	23,548	(3,167)	(3,164)	(3,364)	(3,165)	(3,165)	8,645