

Project Grant Application

McKinney Community Development Corporation FY 2025

Important Information

- Form Function Note: To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.
- Please read the McKinney Community Development Corporation [Grant Guidelines](#) before completing this application.
- The Grant Guidelines are available on this website or by emailing Info@McKinneyCDC.org.
- A completed application and all supporting documents are required to be submitted via this application for consideration by the MCDC board.
- Applications must be completed in full, using this electronic form, and received by MCDC by 5 p.m. on the application deadline indicated on the [Grants page](#) of this website.
- If you are interested in a preliminary review of your grant request or event idea, please complete and submit the online [Letter of Inquiry](#).

Process

The McKinney Community Development Corporation Board of Directors are responsible for reviewing and voting on applications for grant funding, in accordance with requirements of the Texas Local Government Code.

- A completed application form must be submitted via the online form in accordance with the 2025 schedule outlined on page one.
- The application will be evaluated to determine eligibility for MCDC funding under State law.
- A minimum of two bids must be secured for the proposed work and be included with the application. (A certified estimate may be accepted with the application if the timeframe for the bid expires earlier than the timeframe for the application, presentation and decision on the funding request.)
- Once eligibility for consideration is confirmed, Applicants will be notified and placed on the meeting agenda to make a presentation to the Board. Following the presentation, Board member will have an opportunity to ask questions of the applicant. Please note: This is a formal presentation and time limits may be imposed.
- A public hearing, with notice of application and request for funding, will be published and posted in accordance with the requirements of the Open Meetings Act and the Texas Local Government Code. The application, along with all documents/attachments will become public information once submitted to MCDC.
- Following the public hearing, grant requests will be referred to a subcommittee of the MCDC board for evaluation and recommendation of approval or denial to the full board.
- Board action on the grant application will be scheduled for the board meeting the month following the public hearing.

Eligible Projects

Project Grants support projects eligible for consideration under Sections 501 and 505 of the Texas Local Government Code. These include the following:

- Projects Related to the creation or retention of primary jobs.
- Infrastructure improvement projects necessary to develop new or expanded business enterprises.
- Public parks and open space improvements.
- Projects related to recreational or community (city / public access) facilities.
- Professional and amateur sports and athletic facilities, including children's sports.

Entertainment, tourist, and convention facilities

- Projects related to low-income housing (60% AMI or lower).
- Airport facilities.

Organization Information

Name	The Harbor at Adriatica Master Condominium Association, Inc.
Federal Tax I.D.	37-1763670
Incorporation Date	Tuesday, January 26, 2010
Mailing Address	6841 Virginia Parkway, PMB 103-305 McKinney, TX, 75071
Phone Number	(469) 215-5321
Email	lesa.perry@greenhousemgt.com
Website	https://www.adriaticavillage.com/
Facebook	https://www.facebook.com/adriaticavillage
Instagram	https://www.instagram.com/adriaticavillage/

Please provide a detailed narrative about your organization including years established, mission, goals, scope of services, successes, contribution to community, etc.

The Harbor at Adriatica Master Condominium Association was established February 19, 2009, and is a property owner's association with 11 members that provide housing, office and retail services for McKinney residents. Our mission is to bring commerce and community to Adriatica Village by providing a beautiful place to live, work and play. The Association also manages the private/public parking garage within the Harbor in Adriatica.

Organization Type

Nonprofit - 501(c) (Attach a copy of IRS Determination Letter)

IRS Determination Letter for 501(c)3



Certificate of Formation - Harbor Mast....pdf

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.

Contact Information

Representative Completing Application

Name	Lesa Perry
Title	Property Manager

Mailing Address	6841 Virginia Parkway, PMB 103-305 McKinney, TX, 75071
Phone Number	(214) 548-1276
Email Address	lesa.perry@greenhousemgt.com

Contact for Communication Between MCDC and Organization

Name	Lesa Perry
Title	Property Manager
Mailing Address	6841 Virginia Parkway, PMB 103-305 McKinney, TX, 75071
Phone Number	(214) 548-1276
Email Address	lesa.perry@greenhousemgt.com

Property Owner Information (if different from Applicant)

Are you the property owner?	No
Name	The Harbor at Adriatica Master Condominium Association, Inc.
Company	The Harbor at Adriatica Master Condominium Association, Inc.
Mailing Address	6841 Virginia Parkway, PMB 103-305 McKinney, TX, 75071
Phone Number	(469) 215-5321
Email Address	lesa.perry@greenhousemgt.com
Letter of Support for Project from Property Owner	 Steve Lilly letter.docx

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Project Information

Funding - Total Amount Requested	\$233,137.10
Are matching funds available?	No

Will funding be requested from any other City of McKinney entity (e.g. TIRZ Grant, City of McKinney 380, CDBG Grant)?

No

Have you received or will funding be requested from other organizations / foundations for this project?

No

Has a request for grant funding been submitted to MCDC in the past five years?

No

Board of Directors
Wes Eubanks, President
Frank Fiorilli, Treasurer
Tracey Ledger, Director

Leadership Staff
Board of Directors (above)
Property Manager: Greenhouse Management Association, LLC

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Detailed Project Information

Project / Business Name	FSS Replacement / Harbor at Adriatica
Location of Project	6675 Mediterranean Drive, McKinney, TX 75072
Physical Address	6675 Mediterranean Drive McKinney, TX, 75072
Property Size (in acres)	47 acres is Adriatica total area served
Collin CAD Property ID	2713050 is CAD ID for non-public portion (28.02%). There is not a CAD property ID for public portion of garage (71.98%).
What kind of project is proposed? (Check all that apply.)	Replacement / repair
Estimated Date of Project Start Date	Friday, August 1, 2025
Estimated Date of Project Completion Date	Monday, September 15, 2025

Project Details and Proposed Use
Project Summary:

The Harbor at Adriatic Master Condo Association respectfully requests a grant from the McKinney Community Development Corporation (MCDC) in the amount of \$233,137.10 representing 71.98% of the total cost, \$323,891.50, to replace a failed fire suppression system in the public parking structure located at 6675 Mediterranean Drive in the Adriatica development. The public portion of the garage serves the public, providing critical parking access for restaurants, retail shops, and visitors to the park and amphitheater. The new system will include a nitrogen generator component that will increase the life of

the system from 20 years to over 60 years.

Background and Justification:

The fire suppression system in the Adriatica public parking garage was originally installed in 2007–2008 but was never activated due to the project’s suspension during the 2008 financial crisis. After sitting dormant and unmaintained for several years, the system was brought online following the purchase and revitalization of the development in 2010. However, the years of inactivity had accelerated internal corrosion in the black pipe system, leading to chronic and costly failures since the system was activated in 2011.

The fire suppression system has experienced a persistent pattern of pinhole leaks, pressure failures, and full-blown pipe bursts, with each incident resulting in significant water damage to the structure and adjacent spaces. These events have collectively caused millions of dollars in property damage, and the Association has been required to fund extended fire watches mandated by fire code, totaling hundreds of thousands of dollars in additional expense. In just the past 12 months, over \$70,000 has been spent on emergency repairs alone.

Even though 71.98% of the garage is designated for public use, the Adriatica Master Harbor Association receives no public funding for the operation, maintenance, or repair of this essential infrastructure. All expenses, including structural maintenance, system repairs, insurance, and regulatory compliance, are borne entirely by the private property owners through the Association. Over the past three years, the Association’s operating budget has averaged \$406,000 annually, much of which has been consumed by the compounding costs of maintaining the aging and unreliable fire suppression system. The Association has depleted its reserves and levied multiple special assessments to meet these obligations, placing a significant and unsustainable financial burden on local stakeholders.

This situation represents a unique disconnect. While the garage serves a broad public benefit, supporting restaurants, retail establishments, a grocery store, and the Adriatica park and amphitheater, it is funded exclusively through private means. The public at large has long benefited from the infrastructure without assuming any proportionate cost share for its upkeep. This grant request seeks to partially rebalance that equation by asking MCDC to contribute toward the public’s pro rata share of a critical life safety system that protects both public users and the viability of key community destinations.

Days / Hours of Business Operation

24/7/365

What is the total cost for this Project? \$323,891.50

What percentage of Project funding will be provided by the applicant? 28.02

Are matching funds available?

No

Other Funding Sources

Bank Loan

Estimated Annual Taxable Sales \$3,000,000.00

Current Appraised Value of Property \$7,984,846.20

Estimated Appraised Value (post-improvement) \$8,400,000.00

Estimated Construction Cost for Total Project \$323,891.50

Total Estimated Cost for Project Improvements included in grant request	\$323,891.50
Total Grant Amount Requested	\$233,137.10
Will the project be competitively bid?	Yes
Attach Competitive Bids for the Project	 Excel Quote - Adriatic Parking Garagepdf  Rescom Harbor Garage Nitrogen Syst... .pdf  Rescom Quote - Harbor Garage at Adr... .pdf  Rhino Quote -Revised Harbor Garagepdf
Has a feasibility study or market analysis been completed for this proposed project?	No
Attach Executive Summary	 MCDC Fire Supression System Grant... .docx

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Financial Status of Applying Organization

- Provide an overview of the organization's financial status, including the projected impact of the event(s) on the organization's mission and goals.
- Please attach your budget for the current year and audited financial statements for the preceding two years. If audited financials are not available, please indicate why and attach a copy of the 990 filed with the IRS.

Current financial report including current and previous year's profit & loss statement and balance sheet.	 HMA 2023 Final Year End Financial Re....pdf  HMA 2025-05 Financial Reports.pdf
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Reason for Unavailable Audited Financials
Audited financial statements are not required and the Board chose not to incur this expense to the

Association. However, an independent CPA reviews the books and prepares tax returns annually.

Budget

 HMA 2025 Budget.pdf

Financial Statements

 HMA 2025-05 Financial Reports_628.pdf

W9

 HAMAST W-9.pdf

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Additional Information

Business plan including mission and goals of company / organization, target customers, staff, growth goals, products / services, location(s), etc.

 Harbor Master Business Plan & Addi... .docx

Plat / map of property extending 200 feet beyond property in all directions (if applicable).

 Adriatica Site Plan sm.pdf

Timeline and schedule from design to completion.

 Project Timeline.docx

Plans for future expansion / growth.

The purpose of the Association is to manage the existing association property and to protect and enhance the value of the properties which includes providing for the management, maintenance, repair and replacement of the common elements. A well-maintained property is essential for the businesses to thrive, and thriving businesses are essential to maintaining property values.

The Harbor at Adriatica Master Condominium Association, Inc. itself has no plans for future expansion or growth. However, there remains an undeveloped commercial tract within the Harbor that is anticipated to develop with retail and restaurant uses. The parking structure will provide public parking for those future uses.

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Acknowledgements

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

- The Project 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.

Applicant owns the land, building or facility where the proposed infrastructure improvements will be made. If the Applicant does not own the land, written acknowledgement / approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed improvements and use of the property or building; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.

- MCDC will be recognized as a funder of the Project. Specifics will be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Individual / company representative who has signed the application is authorized to submit the application.
- Applicant will comply with the [Grant Guidelines](#) in executing the Project for which funds were awarded.
- Funded projects must be completed within one year of the date the grant is approved by the MCDC board unless an exception is granted.
- Completed project must be inspected for code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from Grant for ten (10) years.
- A final report detailing the successful completion of the Project will be provided to MCDC no later than 30 days following completion of the Project.
- Grant funding is provided on a reimbursement basis subsequent to submission of a reimbursement request, with copies of invoices and paid receipts for qualified expenses.
- Up to 20% of the grant funds awarded may be withheld until a final report on completion of the Project is provided to MCDC.
- A performance agreement will be required that may outline requirements for acknowledging MCDC funding support for the project. Additionally, it 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.

Applicant Electronic Signature

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

Selecting this option indicates your agreement with the above statement.

Representative Completing Application



Date

Thursday, June 26, 2025

Notes

- Reminder: To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.
- Incomplete applications or those received after the deadline will not be considered.
- A final report must be provided to MCDC within 30 days of the completion of the Project.
- Final payment of funding awarded will be made upon receipt of final report.
- Please use the [Final Report](#) to report your results. A [PDF version](#) is also available.

The Harbor at Adriatica Master Condominium Association, Inc
Fire Suppression System (FSS) Replacement Project

The Harbor at Adriatica Master Condominium Association is a property owner's association that includes residential, commercial and retail uses. Our mission is to bring commerce and community to Adriatica Village by maintaining and improving the common elements, attractive features and landscape of the Village that support public engagement and commerce.

Adriatica Village is likely the most photographed location in McKinney, as the Croatian-inspired scenery and lake offers an especially romantic backdrop. Every weekend, hundreds of visitors of all races, religions, and backgrounds choose Adriatica to photograph and celebrate life events such as birthdays, anniversaries, Quinceañeras, graduations, marriage proposals, homecoming, proms, and wedding ceremonies. The large open field is frequently a take-off or landing area for hot air balloons and the lake is a popular spot for fishing, canoeing and paddle boarding.

The Adriatica associations host 12-15 community events in the Village each year, including wine walks, car shows, chili cook-offs, pumpkin patch festivals, picnics, Easter egg hunts and Christmas in Adriatica. These events have attracted as many as 1,000 visitors per event in the past. Event proceeds have been donated to local charities such as The Lion's Club, The Boys and Girls Club and the SPCA.



The Adriatica Village development is located on the Southeast corner of Stonebridge Drive and Virginia Parkway. The parking garage shown above provides parking for restaurants, retail shops, offices and visitors to the park and amphitheater.

290 Adriatic Pkwy.
McKinney, Texas 75070
george@adriaticavillage.com
214-725-0740



**Master Plan
Adriatica
McKinney, Texas**

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MAR. 12, 2020



The Harbor at Adriatica Master Condominium Association, Inc
Fire Suppression System (FSS) Replacement Project

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Background and Justification:

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depleted its reserves and levied multiple special assessments to meet these obligations, placing a significant and unsustainable financial burden on local stakeholders.

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Collin CAD Property Search

2025 Real Property Preliminary Values are now live!

Property Details

Account		
Property ID:	2713050	Geographic ID: R-9861-000-0PU1-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	470 MEDITERRANEAN DR MCKINNEY, TX 75072	
Map ID:	066.J	
Legal Description:	HARBOR AT ADRIATICA MASTER CONDOMINIUM (CMC), UNIT PU1, 28.02 % CMN INT; * PARKING UNIT 1 *	
Abstract/Subdivision:	S9861	
Neighborhood:		
Owner ?		
Owner ID:	1118628	
Name:	SPS OWNER LLC	
Agent:	RYAN LLC	
Mailing Address:	C/O DRAPER & KRAMER, INCORPORATED 55 E MONROE ST STE 3900 CHICAGO, IL 60603-5403	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$2,064,548 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$172,806 (+)
Agricultural Market Valuation:	

Value Method:	C
Market Value:	\$2,237,354 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$2,237,354 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$2,237,354
Ag Use Value:	\$0
Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents.	

 Taxing Entities

For more information regarding proposed tax rates, adopted tax rates, and tax estimates visit:
[CollinTaxes.org](https://collintaxes.org)

Entity	Description	Tax Rate	Market Value	Taxable Value	Freeze Ceiling
CMC	MCKINNEY CITY	N/A	\$2,237,354	\$2,237,354	N/A
GCN	COLLIN COUNTY	N/A	\$2,237,354	\$2,237,354	N/A
JCN	COLLIN COLLEGE	N/A	\$2,237,354	\$2,237,354	N/A
SMC	MCKINNEY ISD	N/A	\$2,237,354	\$2,237,354	N/A

Mediterranean Drive McKinney, Texas

REVISION 1 05/02/2007

PROJECT DATA

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Project Summary

New construction of a 6 level, (1 level below grade, 5 stories above grade) concrete, open parking garage for 609 parking spaces on Mediterranean drive in McKinney. 609 total parking spaces, 438 public, 171 private

Occupancy is 201,284 square feet of Group S-2 (Low Hazard Storage).

Code Index

The Harbor at Adriatica Master Condominium Association, Inc
Fire Suppression System (FSS) Replacement Project

Estimated Project Start Date: 8/1/2025

Estimated Project Completion Date: 9/15/2025

To whom it may concern,

I am writing this letter on behalf of The Adriatica Master Harbor Association, in support of the public funds grant request being made by for the public garage located at 6675 Mediterranean Drive.

The parking garage for which the grant request is being made serves both public and private users, with public use making up roughly 72% of the garage. The public aspect of the garage serves customers of the retailers and restaurants within Adriatica as well as the general public who take advantage of the serene settings of Adriatica to enjoy the great outdoors, regular public events sponsored at Adriatica throughout the year, attend photo shoots for everything from weddings to baby announcements, engagement pictures, proms, homecomings, and the list goes on and on, or simply to enjoy their family and friends. Unfortunately, the fire suppression system that services the garage requires constant repair given its age and as I understand it the fact that the parking garage stood unfinished for several years before the garage was activated, which contributed to a prematurely aged system.

As it currently stands, the cost of maintaining the fire suppression system to code, via repairs, has been overly burdensome for the private parties, as we have been bearing the cost for both the private and public components since the garage was put into use. For the safety of all the users of the parking garage, most of which are the general public, and to continue to ensure the parking garage adheres to the various public safety codes and regulations of the city of McKinney, Greenhouse Management, after extensive consulting with the McKinney Fire Marshall's office, has recommended to the HOA that a new system be installed.

The number of people enjoying Adriatica and its picturesque green spaces has always impressed us, and now with the investments made to renew the amphitheater, the opening of additional restaurants and the general public's increasing desire to simply enjoy being with family and friends in the post-covid world, public use is at a record high. We believe the request being made by the Adriatica Master Harbor Association is wholly consistent with the intent behind public funds and would share some similarities with past/present public investment in parking structures downtown, including the private-public partnership at Davis on the Square. The costs to continue maintaining the failing system are not sustainable. The ability to replace the system is not possible without the requested funds.

Thank you in advance for taking the time to consider the grant request being made by the Adriatica Master Harbor Association. Adriatica has much to offer those who live here, shop here, or just stop by to enjoy the atmosphere of Adriatica and this parking garage serves them all.

Sincerely,

Steve Lilley

Residential HOA President,
Adriatica Owner,
Proud McKinney resident

EXCEL FIRE PROTECTION SYSTEMS, L. P.

**321 NORTH CENTRAL EXPWY SUITE 257 MCKINNEY, TEXAS 75070
972-542-3640 FAX: 972-542-3695**

4/24/25

**Al Perry
Greenhouse Management Association, LLC
Mobile: (469)515-9892
6841 Virginia Pkwy #103-305, McKinney, TX 75071**

**Project: Adriatic Parking Garage
McKinney, Texas**

Dear Gentlemen:

Please accept our proposal for providing the labor and materials to remove and replace the dry sprinkler/standpipe system at the above referenced location. Our price is based upon the following items:

- *Garage is an existing 6 Level 201,284 sq. ft. concrete structure.**
- *Work consists of removing the existing dry sprinkler systems, one on each Level.**
- *Installing all new black scd. 40 branch lines and black scd. 10 mains of the exact same size and dimensions.**
- *Work will start at the top of each dry valve located in the Riser room and continue up through the floors as needed.**
- *All new heads, fittings, hangers, and drum drip drain units will be installed.**
- *Work will start on the top level 6 and work down to the BSMT level.**
- *Each floor will take approximately a week from start to finish barring unforeseen issues.**
- *No work on the dry standpipe system, Dry Valves, FDC, or fire pump.**
- *McKinney Fire Dept. permit.**
- *Utilizing roll grooved and threaded cast iron fittings as needed.**
- *(No galvanized piping or fittings).**
- *Producing shop drawings of the remodeled BSMT Storage areas for Fire Dept. Permit and inspection. Adding and relocating heads as necessary to maintain code compliant coverage. This floor may take longer due to permitting issues.**
- *Each Garage level will need to be cleared of cars completely before we start demo/installation.**
- *All removed materials will be hauled down to ground level to a dumpster.**
- *Providing the 5 Year Obstruction inspection on the systems as well as reporting the information on the Fire Dept Web Site.**

****OUR PRICE IS: \$325,000.00**

Add for remodel sales tax: \$26,813.00

Alt Prices:

***To install a Nitrogen Generator System in Riser Room: \$42,000.00 plus tax**

***To install a Vapor Sheild System in the Riser Room: \$16,500.00 plus tax**

****EXCLUSIONS: bond fee, painting of piping, Electrical wiring, MIC
Testing/treatment, Fire Alarm, sales tax.**

***BOND RATE: 1 1/2%**

***PRICE IS GOOD FOR 30 DAYS**

Sincerely,

Mark Mehmken



RHINO FIRE PROTECTION

PO BOX 3028
WAXAHACHIE, TEXAS 75168
1-866-89RHINO
214-463-3888
SCR-G-2286594

March 28, 2025

Proposal: 25-065

Greenhouse Management Association, Inc.
470 Adriatic Parkway, Unit #1401
McKinney, Texas 75072

RE: Harbor Garage at Adriatica Village
6675 Mediterranean Drive
McKinney, Texas 75072

Rhino Fire Protection is presenting the following proposal for the installation of the new above ground automatic fire sprinkler system piping to supply the existing parking structure, at the project listed above for the sum of: **Two Hundred Eighty Thousand Eight Hundred Thirty-Nine dollars and zero cents (\$280,839.00)**

Scope of work: Provide permit, design, labor and material to remodel the above ground fire sprinkler system in 6 levels of the existing parking structure rated for Ordinary Hazard Group 2 occupancy, as required by NFPA 13 and the City of McKinney Fire Prevention. Nitrogen System by others.

- All work to be in compliance with the NFPA 13/20/25, and 2021 IFC as required by City of McKinney Fire Prevention. Full plans and permits to be included with City submittal.
- All exposed piping will be run tight to the structure of building. Upright sprinkler heads must be within 12" of structure.
- Dry type system is proposed in all levels, in any areas that contain wet piping (fire riser room) please note that heating must be maintained at 40 degrees Fahrenheit. Owners and/or tenant area responsible for this requirement.
- All existing piping will be demolished and removed from the jobsite weekly. Proposed laydown area in gravel at P1 entrance by lake. Piping will need to be staged for removal and new piping prepped out of high traffic area.
- All existing equipment in the fire riser room remains. Scope of work on pipe replacement to begin at discharge of existing dry pipe valve.
- New Automatic Dry Standpipe Class I will be located in all Stairwells and/or existing locations per code as currently installed. New hose valves are included in the proposal.
- Replacement of fire sprinkler heads due to damage or painting will be billed at \$25.00 per occurrence.
- All black steel piping is to be utilized in installation. Schedule 10/40 piping with grooved and threaded fittings.
- Preliminary piping layouts will need to be approved prior to submittals.
- All signs required by the City of McKinney are included in this proposal.

Valued Engineering Options:

- Galvanized Schedule 10/40 piping option, **add \$33,840.00** (Regular fittings to be used with this option) Galvanized pipe is a more corrosion proof option and will not deteriorate as fast as black steel. With the water feature present at this location this option will prolong the life of the pipe.
- Must be verified at new system layout and designed, the existing air compressor may have to be upgraded to meet testing requirements of 30 minutes maximum refill time, **add \$5,500.00**

Conditions:

- This proposal, and the price quoted, is automatically null and void after thirty (30) days from the above date.
- Work is to be accomplished during a combination of regular working hours agreed upon to facilitate the construction schedule of the facility. 7:00 am to 3:30 pm Monday- Friday
- A minimum of (14) day's written notice to proceed is required with this project to efficiently schedule design & submittals and/or manpower & order materials.
- Any projects lasting more than 365 calendar days, will be subject to material escalation regardless of proposed completion dates.

Exclusions:

The items listed below are not included and are expressly not provided within the above scope and price: • Cost associated with the acquisition of CAD files • Moving of vehicles or equipment • Boring or pipe encasement of any type • Damage to unlocated utilities is specifically excluded in this proposal • Demolition of existing system components • Relocation of existing utilities that could be in the required ditch for fire protection water • Remodel of any other space or area outside of the scope of work on most recent plans • Asbestos Conditions and/or Abatement • Sprinklers in Combustible Attic Space • Exact Placement of Sprinklers in Center of Tile and/or in exact alignment of architectural ceiling fixtures • Adequate Heat in All Areas Containing Sprinkler Pipe • Adequate Water Pressure and/or Water Volume • Testing for MIC and/or Treatment for MIC • Painting of Sprinkler Pipe and/or Accessories • Preparation of Sprinklers (bagging, taping and/or removal) for Pipe, Ceilings, and/or Walls to Receive Paint • Structural Supports other than Required System Hangers and/or Supports • Seismic Supports and/or Restraints • Fire Extinguishers and/or Cabinets • Access Panels and/or Doors • Any Electrical Work • Alarm System for Monitoring Sprinkler System • Concrete sawing and/ or coring for preparation of standpipe system • Cutting Hole in Ceiling for Sprinkler Drops • Any Third Party Inspection, Review, and/or Certification of the Automatic Fire Sprinkler System • Fire Pump or Automatic Standpipe System Installations • Underground work of any kind • Any repair or replacing of sheetrock removed for fire sprinkler installation • Sprinkler protection in exterior overhangs, drive-thru canopies, etc. • Insulation, heat tracing, or fire blocking of fire sprinkler components • Compaction, other than as required for embedment specifically excluded. If specific compaction is required, please notify Rhino fire as soon as this is known to allow time for preparation of change order if necessary • Owner to provide steel plating if required by the City of Garland or any GC, insurer or other AHJ.

All material is guaranteed, and all work will be performed in a neat, workmanlike manner per appropriate NFPA Standard.

Progressive Payments will be required for this project. All payments due are as follows:

30% deposit is required to efficiently complete plans and permits, acquire lead time material items, and job mobilization. 25% payment will be due at the time of rough in of Levels P5-P4-P3 & Dry Standpipe. 25% payment will be due at P2-P1-P/Basement. 20% payment will be due for final inspection.

Please note that a refinance fee of 10% (accrued monthly) will be issued if the project is not completed by 03/28/2026.

_____INITIAL HERE – ACCEPTING PAYMENT TERMS

_____INITIAL HERE – ACCEPTING responsibility for any canceled or insufficient payment arrangements

_____INITIAL HERE – ACCEPTING any late payment made over 30 days. Accruing cost of 6% will added to invoice every 30 days.

Completion of work is defined as having completed the above-mentioned Scope of Work and is in no way connected to the receipt of approval by the Local Authority Having Jurisdiction (AHJ), except as directly related to the above-mentioned Scope of Work.

Any alteration or deviation from the above specifications, involving extra costs, will be executed only upon written orders, and will become an extra charge. All agreements are contingent upon strikes, accidents or delays beyond our control. The owner will carry fire, tornado, and other necessary insurance. Rhino Fire Protection agrees to carry Public Liability Insurance or EQUAL. Work will not be performed in any



RHINO FIRE PROTECTION

PO BOX 3028

WAXAHACHIE, TEXAS 75168

1-866-89RHINO

214-463-3888

SCR-G-2286594

environment that will expose Rhino Fire Protection's employees to asbestos. Owners agree to inform Rhino Fire Protection of any potential exposure to asbestos prior to granting approval to begin any work.

Faithfully Yours, Claudia Mason

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date_____ **Signature**_____ **Title** _____

Date_____ **Signature**_____ **Title** _____



June 23, 2025

George C. Fuller Contracting Co.
Greenhouse Manage Association, LLC
Attention: Mr. George Fuller
Mr. Al Perry
Reference: Harbor Garage Dry Systems
Nitrogen Generator System
McKinney, Tx.

Gentlemen,

After reviewing all the material and information we came up with for the Nitrogen dry systems, Rescom feels like this would be a good idea especially if you decide to replace the pipe and fittings that is there now. Having the sprinkler pipes compressed with Nitrogen in lieu of air would increase the life expectancy from 20 years to 63 years.

Included is an N2-Blast FPS-5000 Nitrogen Generator, N2Blast-AutoPurge Systems (for each dry pipe system), Air Maintenance Devices AMD1(for each dry pipe system) and one BlastOff III-Early Warning System.

Work shall be done during normal working hours and days, Monday through Friday, 7:00 AM to 3:30 PM.

Material and Labor for the above specified work would be the sum of Thirty-Eight Thousand Nine Hundred Forty (\$38,940.00) Dollars. Freight additional cost.

Alternate Add: (1) New C-Aire 5hp Vertical Tank Air Compressor (at cost)...\$4,112.50

We appreciate the opportunity to quote on this work. Please feel free to call should you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randy D. Scott', is written over the word 'Sincerely,'.

Randy D. Scott,
Rescom Fire Systems, Inc.

Approved By: _____

Date: _____



May 30, 2025

George C. Fuller Contracting Co.
290 Adriatic Parkway
McKinney, Tx. 75070
Attention: Mr. George Fuller

Reference: Harbor Garage at Adriatica Village
6675 Mediterranean
McKinney, Tx.

Dear George,

In accordance with the plans and information provided, we are pleased to offer the following proposal for your consideration.

We propose to replace the existing fire sprinkler system piping above existing dry valves in riser pump room, standpipes, fittings, sprinklers and fire hose valves in stair wells. We include removing of all existing piping for all garage floors including basement level and stairwells. System design to match existing as Ordinary Hazard Grp.I for parking garage sprinklers and standpipe system in stairwells per NFPA 13 and NFPA 14 fire Codes. Please see our Qualifications and Exclusions.

Work shall be done during normal working hours and days, Monday through Friday, 7:00 AM to 3:30 PM.

We will accomplish the above specified work for the sum Two Hundred Eighty-Three Thousand Nine Hundred Forty (\$283,940.00) Dollars.

We appreciate the opportunity to quote on this work. Please feel free to call should you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randy D. Scott', is written over the typed name and company name.

Randy D. Scott,
Rescom Fire Systems, Inc.

Approved By: _____

Date: _____

QUALIFICATIONS

1. Material and labor.
2. Rescom work to start at above each dry pipe valve in riser room.
3. Demo of all existing sprinkler piping for all garage floors.
4. NFPA 13 Dry System, Ordinary Hazard Grp.I per NFPA 13.
5. New extended coverage brass sprinklers.
6. Pipe and fittings to be black steel with grooved fittings per NFPA 13.
7. Testing and warranties.
8. Control valves, alarm valves and alarm devices.
9. Sales tax for materials.
10. Garage floors to be blocked off from parking one floor at a time until all new Sprinkler piping has been installed and tested (approx.1 week).

EXCLUSIONS

1. Heat to prevent freezing for entire garage.
2. Dry valves and alarms in riser room.
3. Replacement of fire pumps.
4. Trash dumpster for old sprinkler piping.
5. Removal of demo piping from job site..
6. Testing and flushing of underground fire line per NFPA 24.
7. Remote FDC required by city.
8. Standpipe system.

The Harbor at Adriatica Master Condominium Association, Inc.
2025 Budget

Account	2025 Budget
Operating Income	
Assessment - Regular	\$ 359,078.00
Assessment - Insurance	\$ 77,591.00
Reserve Income	
Interest Income - Reserve	\$ -
Income Accounts Total	\$ 436,669.00
Expense Accounts	
Repairs & Maintenance	
Elevator	\$ 10,500.00
AC Maintenance	\$ 13,000.00
Fire Alarms	\$ 5,600.00
Fire Prevention	\$ 30,000.00
Janitorial / Porter Service	\$ 43,467.00
Lights / Bulbs	\$ 4,000.00
Pest Control	\$ 3,500.00
Plumbing Repairs	\$ 500.00
Building Repairs	\$ 3,000.00
Trash Compactor Repairs	\$ 1,000.00
Maintenance	\$ 8,000.00
Signage	\$ 800.00
Painting/Staining	\$ 3,000.00
Insurance	
Property insurance (Bldgs 3 & 6)	\$ 78,916.00
Property Insurance (Garage)	\$ 77,843.00
Liability insurance	\$ 8,212.00
Directors & officers insurance	\$ 1,100.00
Umbrella insurance	\$ 6,996.00
Landscaping	
Landscape Enhancements	\$ 2,000.00
Landscape Maintenance	\$ 8,500.00
Irrigation Repairs	\$ 1,000.00
General & Administrative	
Management Fees	\$ 31,000.00
Licenses, Permits & Fees	\$ 140.00
Bank loan interest	\$ 1,453.00
Bank loan principle	\$ 12,488.00
Professional Services	
Accounting Services	\$ 1,630.00
Legal Services	\$ 3,500.00
Security Services	\$ 6,000.00
Reserve Funds	
Repair & Replacement Reserves	\$ 20,000.00

Account	2025 Budget
Utilities	
Electricity	\$ 18,500.00
Trash Removal (Compactor)	\$ 14,000.00
Water	\$ 10,000.00
Association Fees	
Regular Assessments	\$ 7,024.00
Expense Accounts Total	\$ 436,669.00
Net Income	\$ -

Assets

Cash - Operating

10-1000-00	Veritex Operating - 7275	\$50,652.95
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10-1005-00	Independent Financial Excess Operating - 9717	3,882.60
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Total Cash - Operating:		<u>\$54,535.55</u>
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Cash - Reserves

12-1200-01	Veritex Reserve - 7283	9,551.61
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Total Cash - Reserves:		<u>\$9,551.61</u>
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Accounts Receivable

14-1400-00	Accounts Receivable - Homeowner	37,057.06
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Total Accounts Receivable:		<u>\$37,057.06</u>
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Total Assets:
\$101,144.22
Liabilities & Equity

Current Liabilities

20-2000-00	Accounts Payable	56,838.17
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20-2020-00	Prepayments	5,835.47
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20-2045-00	Bank Loan Payable	30,703.03
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20-2050-00	Accrued Expenses	48,020.14
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Total Current Liabilities:		<u>\$141,396.81</u>
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Reserves

27-2700-01	Designated Reserves	9,551.61
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27-2702-01	Designated Reserves - Unfunded	55,000.01
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Total Reserves:		<u>\$64,551.62</u>
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Capital

30-3010-00	Retained Earnings	(79,703.34)
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30-3035-00	Prior Years Equity	(39,781.28)
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Total Capital:		<u>(\$119,484.62)</u>
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Net Income Gain / Loss	14,680.41	
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\$14,680.41
Total Liabilities & Equity:
\$101,144.22

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Operating Income							
4000 Assessment - Regular	\$29,923.20	\$29,923.17	\$0.03	\$149,616.00	\$149,615.85	\$0.15	\$359,078.00
4000 Assessment - Insurance	6,465.90	6,465.92	(0.02)	32,329.50	32,329.60	(0.10)	77,591.00
4020 Collection Charge	20.00	-	20.00	20.00	-	20.00	-
4026 Late Fee	208.65	-	208.65	3,125.29	-	3,125.29	-
4027 Late Fees Waived	-	-	-	(2,020.81)	-	(2,020.81)	-
4031 Working Capital	4,164.12	-	4,164.12	4,164.12	-	4,164.12	-
Total Operating Income	\$40,781.87	\$36,389.09	\$4,392.78	\$187,234.10	\$181,945.45	\$5,288.65	\$436,669.00
Reserve Income							
4150 Interest Income - Reserve	16.72	-	16.72	79.16	-	79.16	-
Total Reserve Income	\$16.72	\$-	\$16.72	\$79.16	\$-	\$79.16	\$-
Non-Operating Income							
4232 Special Assessment - Building Rep	-	-	-	10,429.26	-	10,429.26	-
4233 Special Assessment - Insurance De	-	-	-	50,000.00	-	50,000.00	-
4247 Insurance Proceeds	72,464.07	-	72,464.07	72,464.07	-	72,464.07	-
Total Non-Operating Income	\$72,464.07	\$-	\$72,464.07	\$132,893.33	\$-	\$132,893.33	\$-
Total OPERATING INCOME	\$113,262.66	\$36,389.09	\$76,873.57	\$320,206.59	\$181,945.45	\$138,261.14	\$436,669.00
OPERATING EXPENSE							
Repairs & Maintenance							
6100 Elevator	-	-	-	8,304.61	3,889.27	(4,415.34)	10,500.00
6100 AC Maintenance / Contract	7,971.76	-	(7,971.76)	7,971.76	13,000.00	5,028.24	13,000.00
6101 Fire Alarms	-	466.67	466.67	986.62	2,333.35	1,346.73	5,600.00
6102 Fire Prevention	-	804.27	804.27	23,608.86	7,651.92	(15,956.94)	30,000.00
6103 Janitorial / Porter Service	4,060.00	3,622.25	(437.75)	19,005.00	18,111.25	(893.75)	43,467.00
6104 Lights / Bulbs	30.27	4,000.00	3,969.73	2,730.27	4,000.00	1,269.73	4,000.00
6106 Pest Control	351.81	353.26	1.45	1,742.82	1,489.13	(253.69)	3,500.00
6108 Plumbing Repairs	56.87	-	(56.87)	710.62	-	(710.62)	500.00
6109 Building Repairs	-	-	-	3,130.22	-	(3,130.22)	3,000.00
6111 Trash Compactor Repairs	-	-	-	216.50	500.00	283.50	1,000.00
6113 Maintenance	-	5,000.00	5,000.00	192.95	5,000.00	4,807.05	5,000.00
6115 Signage	-	-	-	117.99	400.00	282.01	800.00
6126 Painting/Staining	-	-	-	-	-	-	3,000.00
6130 Supplies	-	-	-	49.77	-	(49.77)	-
6131 Garage Maintenance	-	-	-	-	-	-	3,000.00
Total Repairs & Maintenance	\$12,470.71	\$14,246.45	\$1,775.74	\$68,767.99	\$56,374.92	(\$12,393.07)	\$126,367.00
Insurance							
6300 Property insurance	11,092.59	11,092.59	-	55,462.95	55,462.94	(0.01)	156,759.00
6301 Liability insurance	634.50	675.92	41.42	3,172.50	3,379.16	206.66	8,212.00
6302 Directors & officers insurance	-	89.25	89.25	267.75	446.25	178.50	1,100.00
6305 Umbrella insurance	548.41	575.84	27.43	2,742.05	2,878.72	136.67	6,996.00
Total Insurance	\$12,275.50	\$12,433.60	\$158.10	\$61,645.25	\$62,167.07	\$521.82	\$173,067.00
Landscaping							
6400 Landscape Enhancements	422.18	-	(422.18)	422.18	1,000.00	577.82	2,000.00
6401 Landscape Maintenance	698.98	708.33	9.35	3,644.90	3,541.65	(103.25)	8,500.00
6414 Irrigation Repairs	-	500.00	500.00	1,296.84	500.00	(796.84)	1,000.00
Total Landscaping	\$1,121.16	\$1,208.33	\$87.17	\$5,363.92	\$5,041.65	(\$322.27)	\$11,500.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
General & Administrative							
6504 Management Fees	\$2,300.00	\$2,583.33	\$283.33	\$12,500.00	\$12,916.65	\$416.65	\$31,000.00
6524 Licenses, Permits & Fees	-	-	-	100.00	140.00	40.00	140.00
6536 Business loan interest	125.63	121.08	(4.55)	673.57	605.40	(68.17)	1,453.00
6537 Bad Debt Expense	0.01	-	(0.01)	0.01	-	(0.01)	-
Total General & Administrative	<u>\$2,425.64</u>	<u>\$2,704.41</u>	<u>\$278.77</u>	<u>\$13,273.58</u>	<u>\$13,662.05</u>	<u>\$388.47</u>	<u>\$32,593.00</u>
Professional Services							
6600 Accounting Services	-	-	-	210.00	1,630.00	1,420.00	1,630.00
6603 Legal Services	562.50	500.00	(62.50)	1,965.00	2,500.00	535.00	3,500.00
6606 Security Services	-	-	-	-	-	-	6,000.00
Total Professional Services	<u>\$562.50</u>	<u>\$500.00</u>	<u>(\$62.50)</u>	<u>\$2,175.00</u>	<u>\$4,130.00</u>	<u>\$1,955.00</u>	<u>\$11,130.00</u>
Reserve Funds							
6800 Repair & Replacement Reserves	1,666.67	1,666.67	-	8,333.35	8,333.35	-	20,000.00
6801 Interest on Reserves	16.72	-	(16.72)	79.16	-	(79.16)	-
Total Reserve Funds	<u>\$1,683.39</u>	<u>\$1,666.67</u>	<u>(\$16.72)</u>	<u>\$8,412.51</u>	<u>\$8,333.35</u>	<u>(\$79.16)</u>	<u>\$20,000.00</u>
Non-Operating Expenses							
6310 Insurance Proceeds Payout	62,108.94	-	(62,108.94)	63,366.66	-	(63,366.66)	-
7511 Special Assessment Expense - Bldg	-	-	-	10,429.26	-	(10,429.26)	-
7512 Special Assessment Expense - Insu	-	-	-	48,020.14	-	(48,020.14)	-
Total Non-Operating Expenses	<u>\$62,108.94</u>	<u>\$-</u>	<u>(\$62,108.94)</u>	<u>\$121,816.06</u>	<u>\$-</u>	<u>(\$121,816.06)</u>	<u>\$-</u>
Utilities							
7000 Electricity	1,429.41	1,541.67	112.26	6,988.55	7,708.35	719.80	18,500.00
7005 Trash Removal (Compactor)	1,112.40	1,166.67	54.27	6,117.66	5,833.35	(284.31)	14,000.00
7006 Water	542.58	371.68	(170.90)	4,012.88	1,639.48	(2,373.40)	10,000.00
Total Utilities	<u>\$3,084.39</u>	<u>\$3,080.02</u>	<u>(\$4.37)</u>	<u>\$17,119.09</u>	<u>\$15,181.18</u>	<u>(\$1,937.91)</u>	<u>\$42,500.00</u>
Association Fees							
7100 Regular Assessments	-	-	-	6,952.78	7,024.00	71.22	7,024.00
Total Association Fees	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$6,952.78</u>	<u>\$7,024.00</u>	<u>\$71.22</u>	<u>\$7,024.00</u>
Total OPERATING EXPENSE	<u>\$95,732.23</u>	<u>\$35,839.48</u>	<u>(\$59,892.75)</u>	<u>\$305,526.18</u>	<u>\$171,914.22</u>	<u>(\$133,611.96)</u>	<u>\$424,181.00</u>
Net Income:	<u>\$17,530.43</u>	<u>\$549.61</u>	<u>\$16,980.82</u>	<u>\$14,680.41</u>	<u>\$10,031.23</u>	<u>\$4,649.18</u>	<u>\$12,488.00</u>

Assets

Cash - Operating

10-1000-00	Veritex Operating - 7275	\$13,402.64
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10-1005-00	Independent Financial Excess Operating - 9717	9,690.75
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Total Cash - Operating:		<u>\$23,093.39</u>
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Cash - Reserves

12-1200-01	Veritex Reserve - 7283	9,472.45
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Total Cash - Reserves:		<u>\$9,472.45</u>
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Accounts Receivable

14-1400-00	Accounts Receivable - Homeowner	13,326.79
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Total Accounts Receivable:		<u>\$13,326.79</u>
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Other Current Assets

16-1600-00	Prepaid Insurance	267.75
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Total Other Current Assets:		<u>\$267.75</u>
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Total Assets:		<u>\$46,160.38</u>
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Liabilities & Equity

Current Liabilities

20-2000-00	Accounts Payable	55,598.22
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20-2020-00	Prepayments	18,070.06
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20-2045-00	Bank Loan Payable	35,837.61
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Total Current Liabilities:		<u>\$109,505.89</u>
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Reserves

27-2700-01	Designated Reserves	9,472.45
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27-2702-01	Designated Reserves - Unfunded	46,666.66
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Total Reserves:		<u>\$56,139.11</u>
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Capital

30-3010-00	Retained Earnings	(39,324.85)
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30-3035-00	Prior Years Equity	(39,781.28)
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Total Capital:		<u>(\$79,106.13)</u>
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Net Income Gain / Loss	<u>(40,378.49)</u>	<u>(\$40,378.49)</u>
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Total Liabilities & Equity:		<u>\$46,160.38</u>
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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Operating Income							
4000 Assessment - Regular	\$26,011.54	\$32,279.16	(\$6,267.62)	\$343,476.58	\$387,350.00	(\$43,873.42)	\$387,350.00
4000 Assessment - Insurance	6,267.64	-	6,267.64	43,873.48	-	43,873.48	-
4001 Assessment Interest Charges	-	-	-	9.56	-	9.56	-
4031 Working Capital	-	-	-	7,484.30	-	7,484.30	-
4034 Special Assessment	-	-	-	21,132.96	-	21,132.96	-
Total Operating Income	\$32,279.18	\$32,279.16	\$0.02	\$415,976.88	\$387,350.00	\$28,626.88	\$387,350.00
Reserve Income							
4150 Interest Income - Reserve	10.30	-	10.30	118.82	-	118.82	-
Total Reserve Income	\$10.30	\$-	\$10.30	\$118.82	\$-	\$118.82	\$-
Non-Operating Income							
4247 Insurance Proceeds	-	-	-	295,366.23	-	295,366.23	-
Total Non-Operating Income	\$-	\$-	\$-	\$295,366.23	\$-	\$295,366.23	\$-
Total OPERATING INCOME	\$32,289.48	\$32,279.16	\$10.32	\$711,461.93	\$387,350.00	\$324,111.93	\$387,350.00
OPERATING EXPENSE							
Repairs & Maintenance							
6100 Elevator	692.33	601.66	(90.67)	9,559.86	12,700.00	3,140.14	12,700.00
6100 AC Maintenance / Contract	-	500.00	500.00	-	6,000.00	6,000.00	6,000.00
6101 Fire Alarms	-	-	-	21,236.15	5,600.00	(15,636.15)	5,600.00
6102 Fire Prevention	-	200.00	200.00	61,957.06	20,000.00	(41,957.06)	20,000.00
6103 Janitorial / Porter Service	3,980.00	3,416.66	(563.34)	40,557.57	41,000.00	442.43	41,000.00
6104 Lights / Bulbs	-	-	-	345.44	500.00	154.56	500.00
6106 Pest Control	259.80	351.81	92.01	3,485.64	4,600.00	1,114.36	4,600.00
6108 Plumbing Repairs	-	-	-	2,795.89	500.00	(2,295.89)	500.00
6109 Building Repairs	1,068.00	200.00	(868.00)	(1,238.50)	3,000.00	4,238.50	3,000.00
6111 Trash Compactor Repairs	162.38	-	(162.38)	162.38	1,000.00	837.62	1,000.00
6113 Maintenance	-	-	-	972.50	-	(972.50)	-
6115 Signage	-	-	-	637.51	500.00	(137.51)	500.00
6126 Painting/Staining	-	-	-	533.44	1,300.00	766.56	1,300.00
6131 Garage Maintenance	-	-	-	14,299.39	-	(14,299.39)	-
Total Repairs & Maintenance	\$6,162.51	\$5,270.13	(\$892.38)	\$155,304.33	\$96,700.00	(\$58,604.33)	\$96,700.00
Insurance							
6300 Property insurance	11,092.59	12,450.00	1,357.41	158,157.91	149,400.00	(8,757.91)	149,400.00
6301 Liability insurance	(85.09)	580.00	665.09	8,829.52	6,960.00	(1,869.52)	6,960.00
6302 Directors & officers insurance	89.25	100.00	10.75	1,071.99	1,200.00	128.01	1,200.00
6305 Umbrella insurance	-	-	-	1,650.29	-	(1,650.29)	-
Total Insurance	\$11,096.75	\$13,130.00	\$2,033.25	\$169,709.71	\$157,560.00	(\$12,149.71)	\$157,560.00
Landscaping							
6400 Landscape Enhancements	541.25	-	(541.25)	3,195.38	3,000.00	(195.38)	3,000.00
6401 Landscape Maintenance	698.98	700.00	1.02	8,737.76	8,400.00	(337.76)	8,400.00
6414 Irrigation Repairs	-	-	-	465.48	2,000.00	1,534.52	2,000.00
Total Landscaping	\$1,240.23	\$700.00	(\$540.23)	\$12,398.62	\$13,400.00	\$1,001.38	\$13,400.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
General & Administrative							
6500 Bank Fees	\$-	\$-	\$-	\$24.99	\$-	(\$24.99)	\$-
6504 Management Fees	2,300.00	2,300.00	-	30,176.35	27,600.00	(2,576.35)	27,600.00
6524 Licenses, Permits & Fees	-	-	-	140.00	-	(140.00)	-
6536 Business loan interest	123.23	170.41	47.18	2,044.37	2,045.00	0.63	2,045.00
Total General & Administrative	\$2,423.23	\$2,470.41	\$47.18	\$32,385.71	\$29,645.00	(\$2,740.71)	\$29,645.00
Professional Services							
6600 Accounting Services	300.00	-	(300.00)	429.90	1,000.00	570.10	1,000.00
6603 Legal Services	430.00	208.33	(221.67)	19,296.35	2,500.00	(16,796.35)	2,500.00
6606 Security Services	-	-	-	4,800.00	6,000.00	1,200.00	6,000.00
Total Professional Services	\$730.00	\$208.33	(\$521.67)	\$24,526.25	\$9,500.00	(\$15,026.25)	\$9,500.00
Reserve Funds							
6800 Repair & Replacement Reserves	1,666.63	1,666.66	0.03	20,000.00	20,000.00	-	20,000.00
6801 Interest on Reserves	10.30	-	(10.30)	95.16	-	(95.16)	-
Total Reserve Funds	\$1,676.93	\$1,666.66	(\$10.27)	\$20,095.16	\$20,000.00	(\$95.16)	\$20,000.00
Non-Operating Expenses							
6310 Insurance Proceeds Payout	-	-	-	287,833.83	-	(287,833.83)	-
Total Non-Operating Expenses	\$-	\$-	\$-	\$287,833.83	\$-	(\$287,833.83)	\$-
Utilities							
7000 Electricity	1,396.17	1,460.00	63.83	18,342.47	16,000.00	(2,342.47)	16,000.00
7003 Telephone	-	154.16	154.16	100.51	1,850.00	1,749.49	1,850.00
7005 Trash Removal (Compactor)	1,113.48	1,166.66	53.18	14,491.82	14,000.00	(491.82)	14,000.00
7006 Water	1,498.62	833.33	(665.29)	9,962.54	10,000.00	37.46	10,000.00
Total Utilities	\$4,008.27	\$3,614.15	(\$394.12)	\$42,897.34	\$41,850.00	(\$1,047.34)	\$41,850.00
Association Fees							
7100 Regular Assessments	-	-	-	6,689.47	6,800.00	110.53	6,800.00
Total Association Fees	\$-	\$-	\$-	\$6,689.47	\$6,800.00	\$110.53	\$6,800.00
Total OPERATING EXPENSE	\$27,337.92	\$27,059.68	(\$278.24)	\$751,840.42	\$375,455.00	(\$376,385.42)	\$375,455.00
Net Income:	\$4,951.56	\$5,219.48	(\$267.92)	(\$40,378.49)	\$11,895.00	(\$52,273.49)	\$11,895.00

Balance Sheet

Portfolios: The Harbor at Adriatica Master Association

As of: 12/31/2023

Accounting Basis: Accrual

GL Account Map: Harbor Master GL Account Map

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	17,676.85
Reserves	5,999.96
Total Cash	23,676.81
Prepaid Insurance	268.74
TOTAL ASSETS	23,945.55
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	8,816.84
Prepayments	11,049.32
Bank Loan Payable	47,732.80
Total Liabilities	67,598.96
Capital	
Retained Earnings	-28,038.76
Prior Years Equity	9,166.63
Designated Reserves (Unfunded)	30,000.00
Calculated Retained Earnings	2,757.80
Calculated Prior Years Retained Earnings	-57,539.08
Total Capital	-43,653.41
TOTAL LIABILITIES & CAPITAL	23,945.55

Income Statement

Greenhouse Management Association, LLC

Portfolios: The Harbor at Adriatica Master Association

As of: Dec 2023

Accounting Basis: Accrual

GL Account Map: Harbor Master GL Account Map

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Assessment	30,610.16	100.00	367,321.92	99.47
Other Income	0.00	0.00	0.00	0.00
Working Capital	0.00	0.00	1,952.38	0.53
Total Operating Income	30,610.16	100.00	369,274.30	100.00
Expense				
Contract Services				
Landscape Contract	698.99	2.28	8,387.88	2.27
Total Contract Services	698.99	2.28	8,387.88	2.27
Repairs & Maintenance				
AC Maintenance / Contract	0.00	0.00	12,324.53	3.34
Elevator	653.14	2.13	12,836.00	3.48
Fire Alarms	0.00	0.00	2,799.64	0.76
Fire Prevention	0.00	0.00	11,338.03	3.07
Janitorial / Porter Service	3,089.00	10.09	39,321.00	10.65
Lights / Bulbs	129.51	0.42	274.01	0.07
Pest Control	259.80	0.85	3,745.44	1.01
Plumbing Repairs	0.00	0.00	1,502.21	0.41
Building Repairs	0.00	0.00	3,681.72	1.00
Trash Compactor Repairs	0.00	0.00	0.00	0.00
Signage	649.50	2.12	2,369.53	0.64
Total Repairs & Maintenance	4,780.95	15.62	90,192.11	24.42
Insurance				
Property insurance	11,326.05	37.00	135,904.40	36.80
Liability insurance	570.90	1.87	6,744.10	1.83
Directors & officers insurance	89.58	0.29	1,069.51	0.29
Total Insurance	11,986.53	39.16	143,718.01	38.92
Interest Paid				
Business loan interest	192.78	0.63	2,596.49	0.70
Total Interest Paid	192.78	0.63	2,596.49	0.70
Administrative & General				
Bank Fees	0.00	0.00	62.50	0.02
Legal fees	3,552.90	11.61	8,976.87	2.43
Accounting fees	0.00	0.00	1,495.00	0.40
Management Fees	2,300.00	7.51	27,600.00	7.47
Meetings	0.00	0.00	0.00	0.00
Transaction Fees	0.00	0.00	0.00	0.00
Licenses, Permits & Fees	0.00	0.00	15.00	0.00
Total Administrative & General	5,852.90	19.12	38,149.37	10.33

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Reserve Funds				
Repair & Replacement Reserves	16,250.00	53.09	30,000.00	8.12
Total Reserve Funds	16,250.00	53.09	30,000.00	8.12
Special Assessment Expense				
Garage Safety	0.00	0.00	0.00	0.00
Total Special Assessment Expense	0.00	0.00	0.00	0.00
Supplies	0.00	0.00	0.00	0.00
Utilities				
Electricity	1,494.70	4.88	16,147.97	4.37
Telephone	131.65	0.43	1,711.16	0.46
Trash Removal (Compactor)	1,099.51	3.59	13,675.76	3.70
Water	805.83	2.63	9,802.29	2.65
Total Utilities	3,531.69	11.54	41,337.18	11.19
Association Fees				
Regular Assessments	0.00	0.00	6,310.33	1.71
Total Association Fees	0.00	0.00	6,310.33	1.71
Security Services	0.00	0.00	5,679.00	1.54
Cameras & Monitoring	0.00	0.00	146.13	0.04
Total Operating Expense	43,293.84	141.44	366,516.50	99.25
NOI - Net Operating Income				
	-12,683.68	-41.44	2,757.80	0.75
Total Income	30,610.16	100.00	369,274.30	100.00
Total Expense	43,293.84	141.44	366,516.50	99.25
Net Income	-12,683.68	-41.44	2,757.80	0.75



Office of the Secretary of State

CERTIFICATE OF FILING OF

The Harbor at Adriatica Master Condominiums Association, Inc.
File Number: 801222606

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 01/26/2010

Effective: 01/26/2010



A handwritten signature in cursive script, appearing to read "Hope Andrade".

Hope Andrade
Secretary of State

JAN 26 2010

**CERTIFICATE OF FORMATION
OF
THE HARBOR AT ADRIATICA MASTER CONDOMINIUMS ASSOCIATION, INC.,
a Texas nonprofit corporation**

I, the undersigned natural person over the age of eighteen years, acting as an incorporator of a nonprofit corporation (the "Master Association") under the Texas Business Organizations Code, do hereby adopt the following Certificate of Formation for such corporation:

**ARTICLE 1
CONDOMINIUM MASTER ASSOCIATION**

The Master Association shall be, mean, and constitute the owners' association, organized pursuant to Section 82.101, Texas Uniform Condominium Act, which is defined as the "Master Association" in the Master Condominium Declaration for The Harbor at Adriatica Condominiums, recorded in the Condominium Records of Collin County, Texas, under Instrument File No. 20090225000215050 as amended from time to time (the "Master Declaration"), with respect to certain real property located in the City of McKinney, Collin County, Texas, as more particularly described in the Master Declaration.

**ARTICLE 2
NAME**

The name of the Master Association is The Harbor at Adriatica Master Condominiums Association, Inc.

**ARTICLE 3
NONPROFIT**

The Master Association is a nonprofit corporation, organized pursuant to the Texas Business Organizations Code.

**ARTICLE 4
DURATION**

The duration of the Master Association shall be perpetual.

**ARTICLE 5
PURPOSES**

The general purposes for which the Master Association is formed are to exercise the rights and powers and to preform the duties and obligations of the Master Association, in accordance with the Master Declaration, the Bylaws of the Master Association, any Regulations promulgated by the Master Association and Texas law, including the Texas Uniform Condominium Act, as each may be amended from time to time.

ARTICLE 6

POWERS

In furtherance of its purposes, the Master Association shall have the following powers which, unless indicated otherwise by this Certificate of Formation, the Master Declaration, the Bylaws, or Texas law, may be exercised by the Board of Directors:

1. All rights and powers conferred upon nonprofit corporations by Texas law in effect from time to time;
2. All rights and powers conferred upon condominium associations by Texas law, including the Texas Uniform Condominium Act, in effect from time to time; and
3. All powers necessary, appropriate, or advisable to perform any purpose or duty of the Master Association as set out in this Certificate of Formation, the Bylaws, the Master Declaration, the Regulations, or Texas law.

ARTICLE 7

MEMBERSHIP

The Master Association shall be a non-stock membership corporation. The Master Declaration and Bylaws shall determine the number and qualifications of Members of the Master Association; the classes of membership, if any; the voting rights and other privileges of membership; and the obligations and liabilities of Members. Cumulative voting is not allowed.

ARTICLE 8

MANAGEMENT BY THE BOARD

The management and affairs of the Master Association shall be vested in the Board of Directors, except for those matters expressly reserved to others in the Master Declaration or the Bylaws. The Bylaws shall determine the number and qualifications of the Directors; the term of office of the Directors; the methods of electing, removing, and replacing the Directors; and the methods of holding a meeting of the Board of Directors and obtaining consents of the Board of Directors.

ARTICLE 9

LIMITATIONS ON LIABILITY

A. Except as provided in Paragraph B below, an officer or director of the Master Association is not liable to the Master Association or its Members for monetary damages for acts or omissions that occur in the person's capacity as an officer or director, except to the extent a person is found liable for (i) a breach of the officer or director's duty of loyalty to the Master Association or its Members; (ii) an act or omission not in good faith that constitutes a breach of duty of the

officer or director to the Master Association; (iii) an act or omission that involves intentional misconduct or a knowing violation of the law; (iv) a transaction from which the officer or director receives an improper benefit; or (v) an act or omission for which the liability of an officer or director is expressly provided by an applicable statute. The liability of officers and directors of the Master Association may also be limited by the Charitable Immunity and Liability Act of 1987, Chapter 84, Texas Civil Practice and Remedies Code and the Texas Business Organizations Code, as amended.

B. The limitation on the liability of an officer or director does not eliminate or modify that person's liability as a Member of the Master Association. It is intended that the liability of any Member arising out of any contract made by the Master Association, or out of the indemnification of officers or directors, and for damages as a result of injuries arising in connection with the Common Elements (as defined in the Master Declaration), or for liabilities incurred by the Master Association, shall be limited to the same proportion in which such party is liable for Common Expenses as a Member of the Master Association.

ARTICLE 10

INDEMNIFICATION

Subject to the limitations and requirements of Title 1, Chapter 8, Section 8.101 of the Texas Business Organizations Code, the Master Association shall indemnify a person who was, is, or is threatened to be made a named defendant or respondent in a proceeding because the person is or was an officer or director of the Master Association. Additionally, the Master Association may indemnify a person who is or was an employee, trustee, agent, or attorney of the Master Association, against any liability asserted against him or her and incurred by him or her in such a capacity and arising out of his or her status as such a person.

ARTICLE 11

AMENDMENT OF CERTIFICATE OF FORMATION

This Certificate of Formation may be amended in accordance with the Texas Business Organizations Code, subject to the following:

1. An amendment shall not conflict with the Master Declaration or the Texas Uniform Condominium Act.
2. An amendment shall not impair or dilute a right granted to a person by the Master Declaration, without that person's written consent.
3. Without the approval of the Members, the Board of Directors may adopt amendments in accordance with Title 2, Chapter 22, Section 22.107 of the Texas Business Organizations Code.

ARTICLE 12
AMENDMENT OF BYLAWS

The Members shall have the exclusive right to amend or repeal the Bylaws of the Master Association, or to adopt new Bylaws, according to the amendment provision of the Bylaws.

ARTICLE 13
DISSOLUTION

The Master Association may be dissolved only as provided in the Master Declaration, Bylaws, and by Texas law. On dissolution, the assets of the Master Association shall be distributed in accordance with the provisions of the Master Declaration pertaining to distribution upon termination. If the Master Declaration has no such provision, then in accordance with the termination provisions of the Texas Business Organizations Code and the Texas Uniform Condominium Act.

ARTICLE 14
ACTION WITHOUT MEETING

Pursuant to Title 2, Chapter 22, Section 22.220 of the Texas Business Organizations Code, any action required by the Texas Business Organizations Code to be taken at a meeting of the Members or directors, or any action that may be taken at a meeting of the Members or directors or of any committee may be taken without a meeting if a consent, in writing, setting forth the action to be taken, is signed by a sufficient number of Members, directors, or committee members as would be necessary to take that action at a meeting at which all of the Members, directors, or members of the committee were present and voted.

ARTICLE 15
INITIAL BOARD OF DIRECTORS

The initial Board of Directors shall consist of three (3) directors who shall serve as directors until their successors shall have been elected and qualified, as provided by the Bylaws. The number of directors may be increased or decreased by amendment to the Bylaws. The name and address of each initial director are as follows:

<u>Name</u>	<u>Address</u>
Jeffory D. Blackard	401 Adriatic Parkway McKinney, Texas 75070
Donna Blackard	401 Adriatic Parkway McKinney, Texas 75070
Kevin Dingman	401 Adriatic Parkway McKinney, Texas 75070

ARTICLE 16
INITIAL REGISTERED AGENT

The name of the Master Association's initial registered agent is Jeffory D. Blackard. The street address of the initial registered office is 401 Adriatic Parkway, McKinney, Texas 75070.

ARTICLE 17
ORGANIZER

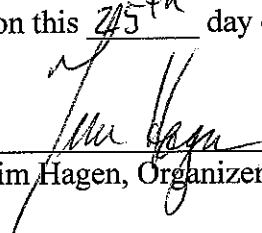
The name and address of the Organizer are as follows:

Name: Tim Hagen
Address: 2200 One Galleria Tower
13355 Noel Road
Dallas, Texas 75240

ARTICLE 18
CAPITALIZED TERMS

The capitalized terms used herein shall have the same meaning given to such terms in the Master Declaration.

I execute this Certificate of Formation on this 25th day of January, 2010.



Tim Hagen, Organizer

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) The Harbor at Adriatica Master Condominium Association, Inc		
	2 Business name/disregarded entity name, if different from above.		
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☒ Other (see instructions) Domestic Nonprofit Corporation		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐		
	5 Address (number, street, and apt. or suite no.). See instructions. 6841 Virginia Pkwy, PMB 103-305 6 City, state, and ZIP code McKinney, TX 75071 7 List account number(s) here (optional)		Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-				-		
or									
Employer identification number									
3	7	-	1	7	6	3	6	7	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>Lesa Perry</i>	Date <i>7/2/25</i>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they