

McKinney Heights Annual Meeting

October 2, 2013

Jan Feb Mar Apr May Jun Jul Aug

Jan Feb Mar Apr May Jun Jul Aug



Goodwin
Management
starts.

Jan Feb Mar Apr May Jun Jul Aug

Capital City
Janitorial as
new porter
service.

A white arrow points vertically upwards from the text 'Capital City Janitorial as new porter service.' to the horizontal line representing the timeline, specifically pointing to the beginning of the 'Feb' month.

Jan Feb Mar Apr May Jun Jul Aug



Park & Pool
Party

Jan Feb Mar Apr May Jun Jul Aug



New walking trail

Jan

Feb

Mar

Apr

May

Jun

Jul

Aug



New towing
signs

Jan Feb Mar Apr May Jun Jul Aug



Playground Cover
Approved

Jan

Feb

Mar

Apr

May

Jun

Jul

Aug



Centex
Landscaping
takes over.

Jan

Feb

Mar

Apr

May

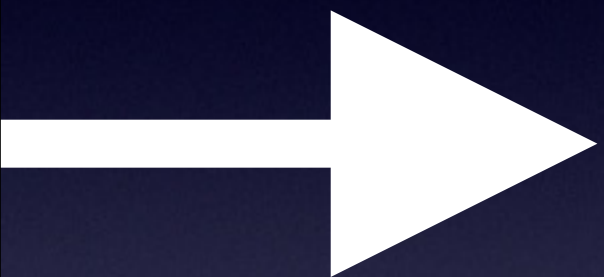
Jun

Jul

Aug



Baseketball
court restriped





2013

Hazard: Sidewalk Repairs

Hazard: Playground updates

Second gate at pool

Bulletin boards

New pool key system



2013

Hazard: Sidewalk Repairs

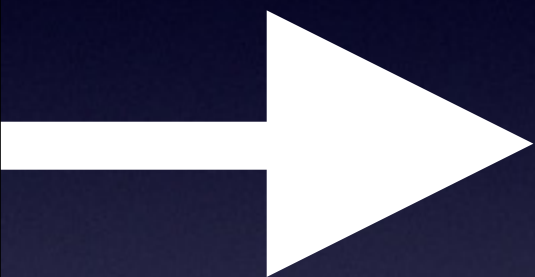
Hazard: Playground updates

Second gate at pool

Bulletin boards

New pool key system







2014

Pool deck repairs

Pool fence repairs

Pool house repairs

Expanded pool hours

Security lighting



2014

Pool deck repairs

Pool fence repairs

Pool house repairs

Expanded pool hours

Security lighting

2015

Resurface parking lot

Landscape repairs

Landscape updates

Entrance marquee sign



2014

Pool deck repairs

Pool fence repairs

Pool house repairs

Expanded pool hours

Security lighting

2015

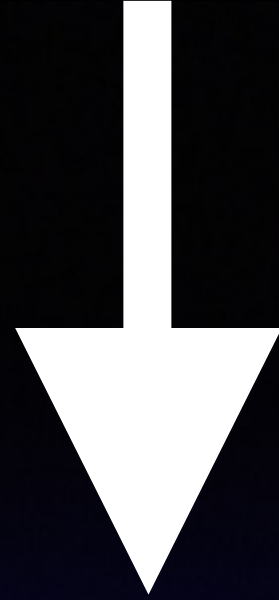
Resurface parking lot

Landscape repairs

Landscape updates

Entrance marquee sign





2016 and beyond

Trail around pond

Additional playground in existing park

Expanded/additional pavilion

Basketball court cover

Possible new park (Thaxton & Panadero)







Finances

Budget Breakdown

Total Annual Budget

Budget Breakdown

Total Annual Budget

\$299,651

Budget Breakdown

Total Annual Budget

\$299,651

scheduled to be spent

Budget Breakdown

Administrative

Budgeted: 23%

Budget Breakdown

Administrative

Budgeted: 23%

YTD: 28%

Budget Breakdown

Administrative

Budgeted: 23%

YTD: 28%

Legal Fees

Manager Expenses

Documentation

Mailings / Notifications

Budget Breakdown

Administrative

Budgeted: 23%

\$68,653

Legal Fees

Manager Expenses

Documentation

Mailings / Notifications

Budget Breakdown

Capital Expenditures

Budgeted: 25%

Budget Breakdown

Capital Expenditures

Budgeted: 25%

Construction Builds

Beautification

Playground Projects

Major Upgrades

Budget Breakdown

Capital Expenditures

Budgeted: 25%

YTD: 3%

Construction Builds

Beautification

Playground Projects

Major Upgrades

Budget Breakdown

Capital Expenditures

Budgeted: 25%

\$6,960

Construction Builds

Beautification

Playground Projects

Major Upgrades

Budget Breakdown

Property Expenditures

Budgeted: 41%

Budget Breakdown

Property Expenditures

Budgeted: 41%

Landscaping

Pool costs

Maintenance costs

Budget Breakdown

Property Expenditures

Budgeted: 41%

YTD: 57%

Landscaping

Pool costs

Maintenance costs

Budget Breakdown

Property Expenditures

Budgeted: 41%

\$136,478

Landscaping

Pool costs

Maintenance costs

Budget Breakdown

Taxes

Budgeted: 3%

Budget Breakdown

Taxes

Budgeted: 3%

Property Taxes

Budget Breakdown

Taxes

Budgeted: 3%

YTD: 4%

Property Taxes

Budget Breakdown

Taxes

Budgeted: 3%

\$9,499

Property Taxes

Budget Breakdown

Utility Expenditures

Budgeted: 8%

Budget Breakdown

Utility Expenditures

Budgeted: 8%

Water

Electricity

Phone lines

Budget Breakdown

Utility Expenditures

Budgeted: 8%

YTD: 8%

Water

Electricity

Phone lines

Budget Breakdown

Utility Expenditures

Budgeted: 8%

\$20,108

Water

Electricity

Phone lines

Budget Breakdown

Savings

Budget Breakdown

Savings

\$200,418

Difference between income
and expenses

Big Ticket Items

Big Ticket Items

Line Item	YTD Cost	% of Budget
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Big Ticket Items

Line Item	YTD Cost	% of Budget
Pool	\$68,418	19.7%

Big Ticket Items

Line Item	YTD Cost	% of Budget
Pool	\$68,418	19.7%
Landscaping	\$38,851	11.2%

Big Ticket Items

Line Item	YTD Cost	% of Budget
Pool	\$68,418	19.7%
Landscaping	\$38,851	11.2%
Management	\$30,188	8.7%

Big Ticket Items

Line Item	YTD Cost	% of Budget
Pool	\$68,418	19.7%
Landscaping	\$38,851	11.2%
Management	\$30,188	8.7%
Legal	\$28,022	8.1%

Big Ticket Items

Line Item	YTD Cost	% of Budget
Pool	\$68,418	19.7%
Landscaping	\$38,851	11.2%
Management	\$30,188	8.7%
Legal	\$28,022	8.1%
Total	\$165,479	47.7%

Link to financials on website

Website Demo

Cost Difference

Previous: \$672

Current \$192

www.mckinneyheights.com

Transition

Committee Needs

- Property Committee
- Events Committee
- Neighborhood Watch Committee
- Communication Committee

- Completely built out by 2015.
- HOA will then be completely resident controlled.
- We have to take responsibility now.