

# Southwest Crossing

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Bryan Texas 77845  
(979)764-2500 [www.bealbcs.com](http://www.bealbcs.com)

## **BOARD MEETING AGENDA**

**May 12<sup>th</sup>, 2022 @ 5:30 pm**

### **Call to Order**

### **Review / Approval Meeting Minutes**

### **Financial Report**

- Cash flow & Expense – 1<sup>st</sup> Quarter

### **Management Reports**

- Delinquency Status
- Violations Report
- Work Orders

### **Old Business**

- Insurance Claim
- Roofs
- Loan

### **New Business**

-

### **Next Meeting**

- Next Meetings July 27<sup>th</sup>, 2022 @ 5:30 pm

### **Adjourn**

## Cash Flow

### Beal Properties

Properties: Southwest Crossing HOA - 600-2537 Crosstimbers St College Station, TX 77840

Date Range: 01/01/2022 to 03/31/2022 (Last Quarter)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Late Fees\NSF Rent	35.00	0.19	35.00	0.19
Homeowners Association Dues	18,565.00	99.81	18,565.00	99.81
<b>Total Operating Income</b>	<b>18,600.00</b>	<b>100.00</b>	<b>18,600.00</b>	<b>100.00</b>
<b>Expense</b>				
General Maintenance	473.30	2.54	473.30	2.54
Insurance	4,212.81	22.65	4,212.81	22.65
Transfer to Reserves	1,738.80	9.35	1,738.80	9.35
Lawn/Property Maintenance	3,995.68	21.48	3,995.68	21.48
Management Fee	1,125.00	6.05	1,125.00	6.05
Pest Control	259.80	1.40	259.80	1.40
Plumbing Expense	1,310.01	7.04	1,310.01	7.04
Utilities	244.13	1.31	244.13	1.31
<b>Total Operating Expense</b>	<b>13,359.53</b>	<b>71.83</b>	<b>13,359.53</b>	<b>71.83</b>
<b>NOI - Net Operating Income</b>	<b>5,240.47</b>	<b>28.17</b>	<b>5,240.47</b>	<b>28.17</b>
Total Income	18,600.00	100.00	18,600.00	100.00
Total Expense	13,359.53	71.83	13,359.53	71.83
<b>Net Income</b>	<b>5,240.47</b>	<b>28.17</b>	<b>5,240.47</b>	<b>28.17</b>
<b>Other Items</b>				
Prepayments	2,045.00		2,045.00	
<b>Net Other Items</b>	<b>2,045.00</b>		<b>2,045.00</b>	
<b>Cash Flow</b>	<b>7,285.47</b>		<b>7,285.47</b>	
<b>Beginning Cash</b>	<b>7,364.89</b>		<b>7,364.89</b>	
<b>Beginning Cash + Cash Flow</b>	<b>14,650.36</b>		<b>14,650.36</b>	
<b>Actual Ending Cash</b>	<b>14,638.36</b>		<b>14,638.36</b>	

## Cash Flow

### Beal Properties

Properties: Southwest Crossing HOA - 600-2537 Crosstimbers St College Station, TX 77840

Date Range: 04/01/2022 to 05/12/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Late Fees\NSF Rent	105.00	0.86	140.00	0.45
Homeowners Association Dues	12,130.00	99.14	30,695.00	99.55
<b>Total Operating Income</b>	<b>12,235.00</b>	<b>100.00</b>	<b>30,835.00</b>	<b>100.00</b>
<b>Expense</b>				
Emergency Water Extraction	254.39	2.08	254.39	0.83
General Maintenance	80.00	0.65	553.30	1.79
Insurance	2,762.50	22.58	6,975.31	22.62
Transfer to Reserves	1,159.20	9.47	2,898.00	9.40
Legal Fees	400.00	3.27	400.00	1.30
Lawn/Property Maintenance	1,786.12	14.60	5,781.80	18.75
Management Fee	750.00	6.13	1,875.00	6.08
Pest Control	173.20	1.42	433.00	1.40
Plumbing Expense	350.00	2.86	1,660.01	5.38
Utilities	157.50	1.29	401.63	1.30
<b>Total Operating Expense</b>	<b>7,872.91</b>	<b>64.35</b>	<b>21,232.44</b>	<b>68.86</b>
<b>NOI - Net Operating Income</b>	<b>4,362.09</b>	<b>35.65</b>	<b>9,602.56</b>	<b>31.14</b>
Total Income	12,235.00	100.00	30,835.00	100.00
Total Expense	7,872.91	64.35	21,232.44	68.86
<b>Net Income</b>	<b>4,362.09</b>	<b>35.65</b>	<b>9,602.56</b>	<b>31.14</b>
<b>Other Items</b>				
Prepayments	-2,065.00		-20.00	
<b>Net Other Items</b>	<b>-2,065.00</b>		<b>-20.00</b>	
<b>Cash Flow</b>	<b>2,297.09</b>		<b>9,582.56</b>	
<b>Beginning Cash</b>	<b>14,638.36</b>		<b>7,364.89</b>	
<b>Beginning Cash + Cash Flow</b>	<b>16,935.45</b>		<b>16,947.45</b>	
<b>Actual Ending Cash</b>	<b>16,935.45</b>		<b>16,935.45</b>	

## Expense Distribution

Exported On: 05/12/2022 02:37 PM

Properties: Southwest Crossing HOA - 600-2537 Crosstimbers St College Station, TX 77840

Payees: All

Bill Date Range: 01/01/2022 to 03/31/2022 (Last Quarter)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
	01/29/2022		Beal Properties	7.33	125009	01/31/2022	Certified Letter Charge for 01/2022
<b>4606 - Certified Letter Charge</b>							
<b>6455 - General Maintenance</b>							
3972	02/07/2022		Lopez Boyz	80.00	125028	02/07/2022	2522 - Clean gutters
13563	02/07/2022	2519	T. Fry Make Ready	60.00	125029	02/07/2022	2514 - Removed gate, trimmed off bottom portion and reset latch.
13553	02/07/2022	2504	T. Fry Make Ready	75.00	125029	02/07/2022	2504 - removed gate and trimmed so it would not drag on concrete. Reset gate and latch.
13550	02/07/2022	2527	T. Fry Make Ready	168.30	125029	02/07/2022	2527 - Repaired gate - replaced 2x4 runner -new hinge - rehung gate and adjusted latch.
13528	02/07/2022	2533	T. Fry Make Ready	90.00	125029	02/07/2022	2533 - repaired siding on back side of unit coming loose.
				<b>473.30</b>			
<b>6470 - Insurance</b>							
TXH-B52790	02/07/2022		IPFS Corporation	1,450.31	125040	02/08/2022	Monthly Insurance Premium
TXH-B52790	02/25/2022		IPFS Corporation	1,381.25	125063	02/25/2022	Monthly Insurance Premium
TXH-B52790	03/07/2022		IPFS Corporation	1,381.25	125089	03/07/2022	Monthly Insurance Premium
				<b>4,212.81</b>			
<b>6471 - Transfer to Reserves</b>							
	01/01/2022		Southwest Crossing Homeowners Assn.	579.60	124955	01/03/2022	January 2022 - Transfer to Reserves
	02/01/2022		Southwest Crossing Homeowners Assn.	579.60	125020	02/03/2022	February 2022 - Transfer to Reserves
	03/01/2022		Southwest Crossing Homeowners Assn.	579.60	125072	03/02/2022	March 2022 - Transfer to Reserves
				<b>1,738.80</b>			
<b>6475 - Lawn/Property Maintenance</b>							
SWX18	01/12/2022		Lawn Stars	893.06	124980	01/12/2022	Monthly Lawn Maintenance
3974	02/07/2022		Lopez Boyz	1,100.00	125028	02/07/2022	2523 - Cut & Hauled off large tree
SWX19	02/07/2022		Lawn Stars	893.06	125042	02/08/2022	Monthly Lawn Maintenance
SWX20	03/07/2022		Lawn Stars	1,109.56	125091	03/07/2022	Monthly Lawn Maintenance / winterize pipes
				<b>3,995.68</b>			
<b>6540 - Management Fee</b>							
	01/12/2022		Beal Properties	375.00	124986	01/14/2022	Management Fee for 01/2022
	02/10/2022		Beal Properties	375.00	125054	02/10/2022	Management Fee for 02/2022
	03/14/2022		Beal Properties	375.00	125102	03/14/2022	Management Fee for 03/2022
				<b>1,125.00</b>			
<b>6695 - Pest Control</b>							
24650	01/07/2022		Joe Loudat DBA/	86.60	124964	01/07/2022	Monthly Pest Control
24802	02/08/2022		Joe Loudat DBA/	86.60	125041	02/08/2022	Monthly Pest Control
24947	03/07/2022		Joe Loudat DBA/	86.60	125090	03/07/2022	Monthly Pest Control
				<b>259.80</b>			
<b>6700 - Plumbing Expense</b>							
4294	02/07/2022		Twin City Plumbing LLC	340.00	125048	02/08/2022	Repair main water line - 2537
4367	03/07/2022	2507	Twin City Plumbing LLC	340.00	125095	03/07/2022	2507 - replaced 6' of 3/4" water line
1216	03/07/2022		Slim Plumbing LLC	140.01	125092	03/07/2022	2532 - replaced leaking hose bib in back yard
4366	03/07/2022	2509	Twin City Plumbing LLC	220.00	125095	03/07/2022	2509 - Repaired water leak on main water line.
4368	03/07/2022	2536	Twin City Plumbing LLC	270.00	125095	03/07/2022	2536 - Repaired water leak -- capped two sprinkler head
				<b>1,310.01</b>			
<b>6810 - Utilities</b>							
102153-174932	01/24/2022		College Station Utilities	78.75	124995	01/24/2022	utilities - security light
102153-174932	02/08/2022		College Station Utilities	86.63	125049	02/08/2022	utilities - security light
102153-174932	03/07/2022		College Station Utilities	78.75	125085	03/07/2022	utilities - security light
				<b>244.13</b>			
<b>Total</b>				<b>13,366.86</b>			

**Homeowner Delinquency (As Of)**

**Properties:** Southwest Crossing HOA - 600-2537 Crosstimbers St College Station, TX 77840

**As of:** 05/12/2022

**Delinquency Note Range:** All Time

**Homeowner Status:** Current and Notice

**Amount Owed In Account:** All

**Balance:** Greater than 150.00

<b>Unit</b>	<b>Name</b>	<b>Amount Receivable</b>
<hr/>		
<b>Southwest Crossing HOA - 600-2537 Crosstimbers St College Station, TX 77840</b>		
600	on a payment plan	1,109.66
2532		185.00
2535		1,030.00
		<b>2,324.66</b>
<b>Total</b>		<b>2,324.66</b>



# PROSPERITY BANK®

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Statement Date  
Account No

4/30/2022  
\*\*\*\*4404  
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2530 1 AV 0.426  
SOUTHWEST CROSSING TOWNHOMES OWNER'S  
ASSOCIATION, INC.  
3363 UNIVERSITY DR E STE 215  
BRYAN TX 77802-3470



## STATEMENT SUMMARY TX Small Business Check Account No \*\*\*\*4404

04/01/2022	Beginning Balance		\$8,475.22
	1 Deposits/Other Credits	+	\$579.60
	0 Checks/Other Debits	-	\$0.00
04/30/2022	Ending Balance	30 Days in Statement Period	\$9,054.82
	Total Enclosures		1

## DEPOSITS/OTHER CREDITS

Date	Description	Amount
04/05/2022	Deposit	\$579.60

## TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

## DAILY ENDING BALANCE

Date	Balance	Date	Balance
04-01	\$8,475.22	04-05	\$9,054.82

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