



3363 University Drive East, Suite 215
Bryan, TX 77802
979-764-2500

BOARD OF DIRECTORS MEETING AGENDA

July 7, 2022 @ 6PM

1. Call to Order - President

2. Review / Approve Previous Meeting Minutes - Secretary

3. Financial Report - Treasurer

- 2022 2nd Quarter Financial Report

4. Management Reports – Beal Properties

- Dues/Delinquency Status
- Violation Report
- Property and Project Updates

5. Committee Reports

- Landscape Committee
- ACC Committee
- Social Committee

6. Unfinished Business

- Developer repairs to irrigation along Creek Meadows Blvd.
- Villages at Creek Meadows – Common Property replat
- Hoop Pros Insurance Claim – CM Pool Deck & Replaster
- Basketball Goal Repair
- Slide Repair

7. New Business

- Parking and loitering issues with non-resident students from surrounding schools
 - o Representatives from CSISD and City of College Station invited to attend
- Annual Meeting Planning
- Enclosing Irrigation Pump

8. Adjourn



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Homeowner's are invited to attend the meeting and observe.

*Under Chapter 209 of the Texas Property Code, all meetings of a Subdivision Association's Board of Directors must be open to Lot Owners, subject to the right of the Board of Directors to adjourn the Board Meeting and reconvene in closed Executive Session to consider actions requiring confidential matters, contract negotiations, litigation, delinquencies, enforcement, etc.

Please note that the Board Meetings are meetings of the Board of Directors, not the members of the Homeowner's Association. While Homeowners are generally allowed to attend Board Meetings (Except while in Executive Session), they are not entitled to participate in the Board Meeting and will only be allowed to do so if recognized by the presiding officer during the course of the meeting.

As such, should a homeowner have a specific issue that they would like the Board of Directors to consider, or respond to, you may submit your request to the Management Office, no later than 5:00pm on Wednesday, July 6th. If approved by the Board of Directors, your matter will be added to the agenda, and you will be provided an opportunity to address the Board. The Board may also elect to address the matter with you directly.

This does not apply to those who are appealing a fine for a violation under Chapter 209 of Texas Property Code. Those who request a hearing under Chapter 209 within the time frame allowed, will be automatically granted time during the meeting.

If you have any questions or concerns, please feel free to contact us at your earliest convenience

Topic: Creek Meadows Quarterly HOA Board Meeting

Time: Jul 7, 2022 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

https://us02web.zoom.us/j/89265306703?pwd=OxX6wIF2-V9bd_RqTOfP6fZLjSlQ4q.1

Meeting ID: 892 6530 6703

Passcode: 077562

Creek Meadows Homeowners Association
Minutes of the Directors Meeting Thursday, April 7, 2022

Members in Attendance:

Nancy Mader - Vice President via Zoom
Jon Bova -Treasurer via Zoom
Jacob Nikkel – Architectural Compliance Committee via Zoom
Ron Bird – Landscape Improvement Committee via Zoom
Amy Gregory – Secretary via Zoom

Others in Attendance:

Lara Lewis – Management Company, Beal Property

Absent:

Parker Long – President

Nancy called the meeting to order at 6:00 pm on Thursday, April 7, 2022. The meeting was held via Zoom.

Review and Acceptance of Minutes

Motions approved on line

- 1/11 tree trimming – Nancy made a motion to accept the bid from Brazos Valley Tree & Stump on to exceed \$5,000
 - Jon seconded the motion
 - Yes - Amy, Jon, Nancy
 - No Response – Jacob, Ron
- 2/6 Nancy made a motion to accept a bid from Hoop Pros to remove and caulk CM pool expansion joints.
- 2/7 Nancy withdrew the motion
- 2/10 Ron made a motion to accept a bid from Hoop Pros for \$7,221 to remove and caulk CM pool expansion joints
 - Nancy seconded the motion
 - Yes – Nancy, Jon, Jacob
 - No Response – Amy
- 3/7 Brush mowing – Jon made a motion to accept a bid from H3 for \$6100 for retention pond mowing and cleanup and ditch mowing
 - Nancy seconded the motion
 - Yes – Jon, Nancy Ron, Amy, Jacob
- 3/9 Management Contact – Jon made a motion to accept the contract after the revisions of 2C changing the 10% to 3 % additional fee for project expansions and 6. 30 day cancellation
 - Jacob seconded the motion
 - Yes – Jon, Jacob, Ron
 - No – Nancy, Amy
- 3/11 Ron made a motion up to \$1,750 for Easter Event on April 16 from 1 to 3 pm
 - Jon seconded the motion
 - Yes – Jon, Ron, Nancy, Jacob
 - No Response – Amy
- 3/21 Power washing Jon made a motion to accept a bid from Aggieland Power Washing for \$1730

- Jacob seconded the motion
- Yes – Jacob, Jon, Nancy
- No Response – Amy, Ron
- 4/6 Minute Approval – Nancy made a motion
 - Jon seconded the motion
 - Yes – Jacob, Nancy, Amy, Jon
 - No Response – Ron

Financial Report

Lara presented the 1st quarter financial update provided by Jon. Capitol as of 3/31/2022 \$303,900.81. Total income budgeted \$418,500.00; actual \$373,440.58, collected roughly 89.23%. Total expense budgeted \$418,425.00; actual YTD \$91,101.60, spent rough 21.77%.

We are currently at 89% of our projected income with \$52,168 of dues unpaid. Lara stated several checks were received today so expects that number to increase. If we are able to collect all dues it will put us over our anticipated income by ~\$7,000 (this is not anticipated). Our expenses to date are at 21.77% of our annual budget. This includes \$5,845 worth of repairs and \$9,550 of special projects. We are under target due to a payment gap in our lawn maintenance. Our previous service provider was paid out prior to the end of FY 2021 due to changing providers. Our new service provider bills at the end of the month (similar to TGC) causing payment to be made the month after service is provided. This is will leave a \$16,237.50 reduction in costs this year as we will only pay for 11 months of service by 12/31/2022.

There is approximately \$21,000 in retained capital from FY 2021.

Overall, we are on track for 2022.

Management Reports

Delinquency Status

Nancy had a question about liens and judgements – Lara stated court dates have been filed, one court date has been set – waiting on the other 3 for a set date.

Lara presented the delinquency status. As of today, there is a total of \$52,056.03 owed to the HOA including late fees and interest. We are continuing to work on collecting that balance.

Currently one home owner owes \$4,528.78 there is currently a lien and we are updating it, another with \$2,123.59 is a new lien, another \$4,223.20 that is current lien, one for \$1,922.48 is a current lien, another for \$900 he said he will enter in to a payment plan, another for \$2,798.34 currently on a lien we are updating it, another new one for \$1215 – we will start with collections. We will issue a collection from the attorney, if no action we will move forward with the lien.

Lara advise the attorney to send a collections letter – we have to wait 45 days, once the letter is sent move forward with the lien.

Lara expressed a concern with the attorney we use – she is really busy – getting her to do anything is a challenge, Lara is researching options for another attorney we can use for this.

Property Status: 897 lots total. 68 of those are owned by the developer. We currently have 24 builder lots, 95 rentals (that were reported) and 710 Owner occupied residential units. We are already have 2 new homeowners that have moved into the new section.

Violation Report

Lara stated they are currently driving the property every other week. Most violations this time of year are for yard maintenance. As mentioned during the last meeting, we are now focusing more attention on the issue of overgrown shrubs and trees. The expectation is that all young trees will have suckers (limbs growing from the bottom of the tree trunk) removed and all branches need to be trimmed if they are pointing down toward the ground.

On larger trees, we will be looking for a canopy that is at or above 6', with all downward facing branches and limbs removed. The Board has approved a 90-day window for corrections to be made under this specific issue for Article 3.28.

Nancy asked about the painting violations – Lara had a list and a drive by was done, painting was done on most. There was an addition list that went out to homeowners that would need to repaint in 6 to 12 months, they will be taking a look at that list due to that time frame coming to an end.

Lara stating that homeowners are painting their homes without ACC approval – for the most part it is ok, however we have homeowners painting with bright colors – those colors are not an accepted, if the ACC denies the color – the homeowner may have to repaint their home. We ask that homeowners contact the HOA if they will be changing the color of their home to get ACC approval.

Committee Reports

ACC

Lara stated that there were 12 total ACC request from January to March 2022.

12 total requests – 11 approved, 1 denied

Shed 3, Home Paint/Color Change 3, Patio extension 2, Landscaping 1(Denied), Swimming Pools 2, Driveway Extension 1.

Jacob asked if the ACC write up was ever completed – Lara stated it has not, this is a project that she will need to meet with Jacob on.

Nancy asked if it is a new law that those have to be filed, Lara stated if we are going to enforce these then they have to be on the management certificate. Anything that is being used to collect a fine has to be filed with the county.

Nancy asked if we will have to pay an attorney to redo the management certificate to add the new ACC's – Lara stated no.

Project Update:

1. Work has been completed to remove trees and debris blocking drainage in the detention pond at Backwater & Royder.
2. Work is underway to remove the metal spacers in the pool deck at the Creek Meadows pool. The gaps will be filled with a silicone caulk.

3. Playground slide at Creek Meadows park is on order (backorder) and will be replaced as soon as it is received. Lara received a call that about another slide, she will take measurements and get back to the vendor
4. Creek Meadows fountain was replaced and has been reinstalled – Bobby has stated he will not replace that fountain again.

Pool Opening Date is April 14, 2022

Pool Hours: Monday 3PM – 9PM, Tuesday – Sunday 6AM – 9PM

- If you do not have a key fob for the pool, you may come by the Beal Properties office M-F 8:30am – 5:30pm to sign the pool agreement and pick up a fob.
- ONLY OWNERS may pick up pool fobs – tenants cannot pick up fobs without the owner’s permission
- Owners with past due assessments will not have fobs turned on until the balance is paid, or a payment plan is established.
- One key fob per household

Landscape Committee

Ron stated he has a couple of items he would like to propose

1. CM – redo of the existing beds by the pool area (two medians and the parking lot), they need some work and clean up. Total bid including labor is \$,4066.23 from Landmark.
2. Estates side – some areas inside the Estates pool that need ground cover and areas that are holding water – Landmark recommend a French drain outside the pool area for those areas holding water total bid including labor is \$8,657.13

Nancy asked if there would be a guarantee that the French drain would work – Ron stated he would ask and see what kind of guarantee they would offer.

Ron stated the bull rock would replace the mulch

Nancy asked if these bids from landmark seemed high – Lara stated that Landmark does tend to be slightly higher than others.

Jacob asked if the funds were available for these projects – Jon stated the funds are there.

Jon made a motion to accept both bids

Ron seconded

Jacob yes

Ron yes

Jon yes

Nancy no

Amy no

Ron stated that the work done on the retention pond turned out good. Request that Landmark mow a little closer to keep it from growing up.

Lara did have a conversation with Landmark and are willing to mow the area however the contactor left a lot of debris and left ruts in the mud and grass and it makes it hard for them to mow. Landmark wants to talk to someone on the Board to give us a bid to smooth that area out.

Ron to get with Brian at Landmark about mowing this area – however Lara stated Landmark is good about only doing what is in their contract. Any extra work may be at an extra cost.
Lara stated H3 will be coming back over the summer to do another mowing.

Social committee

Jacob asked Lara about any Easter stuff that she has, there are items at the closet in the pool closet.
Jacob to get with Lara.
Easter event will include face painting, blows ups, train, balloons, popcorn and cotton candy.
Hunt will be for ages 0 to 12 and about 3500 eggs.

Unfinished Business

Developer Repairs to Creek Meadows Blvd Landscape and Irrigation - Lara stated that we haven't got much further – city did state that there was a clause in the contract for them to assist with irrigation repairs. The issue is they are not being responsive to Lara or the City. Lara is trying to get a copy of the contract.

Nancy asked about the wires if we can cut them – we have been told no we just have to wait until they set a transformer on them (that is the assumption of what will go there) – when Lara does not know.

The Villages of Creek Meadows – Common Property Replat. - Oldham Goodwin is working on that – the property has been deeded back to the developer – it had not been filed with the county. It is being worked on.

New Business

Irrigation Pump replacement update – Lara stated that the Irrigation pump is installed, functional and tested. A relay switch that will run the pump still needs to be installed – that is in the works.

Pond mowing – landmark will be mowing the sides of the pond – the ones we did the erosion work on. They will be mowing on a regular basis.

Creek Meadows Blvd/Victoria Ditch – landmark cleaned up Victoria, what is not cleaned is the last corner – landmark may have given Parker a quote. Nancy asked about the trash that is collecting there – Lara will have maintenance to try and keep it clean.

Erosion issue Crooked Creek Path – Lara stated that there was a call from a homeowner – that there is a triangle shape piece of property that is HOA property behind 2 houses – there is a creek that runs behind there though that property. When it rains the creek is creating some erosion behind the homeowner's house. In the future we may have to get someone to find a solution for this.

CM Parking Lot Medians & CME Pool Landscape – addressed above

Meeting Adjourned at 7:15 p.m.

Amy Gregory
Secretary



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July 7, 2022

Creek Meadows Management Report

Delinquency Report: As of today, there is a total of \$29,395.48 owed to the HOA including late fees and interest. We are continuing to work on collecting that balance.

Property Status: 897 lots total. 62 of those are owned by the developer. We currently have 24 builder lots, 119 rentals (that were reported) and 692 Owner occupied residential units.

Violation Report: We are currently driving the property every other week. Most violations this time of year are for yard maintenance. However, due to the high temperatures, and voluntary watering restrictions, we are not issuing violations for distressed or dead grass or plants. We do ask that you water at least the two days a week currently allowed by Wellborn SUD and CSUtilities and remove any dead plants from your flower beds as soon as possible. Yards do need to be mowed, edged and weed eaten, and flower beds do need to be free of weeds and grass.

We have been focusing on fence repair and maintenance for the last month. Fences must not be leaning, propped up, sagging, or missing pickets. Any damaged pickets must be replaced. ONLY 6' treated cedar pickets are allowed, unless otherwise approved by the ACC. Metal fences, where required, must be painted, free of rust and damage.

IF YOU REPLACE A FENCE, OR PART OF A FENCE, ANY SECTION OF YOUR FENCE THAT FACES COMMON PROPERTY, OR A STREET **MUST** BE SMOOTH SIDE OUT. If your fence was installed incorrectly by the builder, you are not "grandfathered" in. Any replacement fence you install must comply with the restrictions. New fences installed that do not meet these requirements will have to be turned.

The HOA approved stain color is Sherwin Williams semi-transparent in Hawthorne. Homeowners DO NOT have to buy that specific stain, but the color must be as close as possible. No other stain color has been approved. Please note that is it NOT a requirement that you stain your fence. However, IF your fence is stained, you can receive a violation if the stain is not maintained or is allowed to fade/peel.



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Architectural Control:

ACC Submissions April - June 2022
18 total requests – 17 approved, 1 denied

Shed 2 (1 denied)
Home Paint/Color Change 5 **Reminder, if you are changing the color, you must request ACC approval.*
Patio extension 1
Swimming Pools 2
Playscape 1
Windows 1
Whole Home Generator 1
Screened Patio 1
Pergola/Gazebo 4

Project Update:

1. The detention ponds at Backwater & Royder and Greens Prairie & Royder have been mowed as much as can be done. More work will be required to remove large debris and level the ground.
2. Playground slide at Creek Meadows park is on order (from a different supplier) and should be delivered before the end of July.
3. Creek Meadows fountain is not working right now due to the low water volume in the pond.
4. Landscaping at the Estates Pool and Creek Meadows parking lot has been completed.
5. Basketball goals will soon be repainted and will have new supports and nets installed.

Cash Flow

Beal Properties

Properties: Creek Meadows HOA - 3363 University Drive East Suite 215 Bryan, TX 77802

Date Range: 04/01/2022 to 06/30/2022 (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
Operating Income & Expense				
Income				
Homeowners Association Dues	250.00	0.68	771.46	0.19
Certified Letter Charge	-38.92	-0.11	-35.71	-0.01
CREEK MEADOWS HOA INCOME				
CM/ECM Homeowner Dues	32,300.49	88.08	403,108.36	98.24
CM/ECM Transfer Fees	1,600.00	4.36	2,265.00	0.55
CM/ECM Late Fees	35.00	0.10	245.00	0.06
CM/ECM Fines For Violations	250.00	0.68	556.96	0.14
CM/ECM Finance Charges	823.11	2.24	1,430.09	0.35
CM/ECM Pool Fob Income	1,155.00	3.15	1,630.00	0.40
CM/ECM Deed Restriction Income				
CM/ECM Cost of Collections	0.00	0.00	20.85	0.01
CM/ECM Cost of Enforcement/Lien Filed	75.00	0.20	75.00	0.02
Total CM/ECM Deed Restriction Income	75.00	0.20	95.85	0.02
Total CREEK MEADOWS HOA INCOME	36,238.60	98.82	409,331.26	99.76
Certified Mail Charges Recovered	185.48	0.51	208.07	0.05
NSF Penalty	35.00	0.10	35.00	0.01
Total Operating Income	36,670.16	100.00	410,310.08	100.00
Expense				
Bank Fees/Office Expenses	0.00	0.00	1.20	0.00
HOA Dues - Refund of Overpayment	0.00	0.00	383.54	0.09
CM/ECM Decorations, Flags, & Signs	0.00	0.00	207.00	0.05
CM/ECM Fountains & Lakes				
CM/ECM Fountain Repair	117.68	0.32	1,316.47	0.32
CM/ECM Monthly Pond Dye & Maintenance	700.50	1.91	1,293.94	0.32
CM/ECM Pond Spraying - Weed Algae Control	1,116.72	3.05	1,116.72	0.27
Total CM/ECM Fountains & Lakes	1,934.90	5.28	3,727.13	0.91
CM/ECM Grounds Maint/Improvements				
CM/ECM Irrigation Repair	0.00	0.00	3,952.26	0.96
CM/ECM Landscape Maintenance	51,418.75	140.22	84,093.75	20.50
CM/ECM Tree Removal & Care	0.00	0.00	5,131.05	1.25

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total CM/ECM Grounds Maint/ Improvements	51,418.75	140.22	93,177.06	22.71
CM/ECM Insurance				
CM/ECM General Liability	0.00	0.00	11,364.00	2.77
Total CM/ECM Insurance	0.00	0.00	11,364.00	2.77
CM/ECM HOA Management Fees				
CM/ECM Beal Properties Management Fee	11,667.60	31.82	22,967.78	5.60
Total CM/ECM HOA Management Fees	11,667.60	31.82	22,967.78	5.60
CM/ECM Community Events	1,615.70	4.41	1,615.70	0.39
CM/ECM Annual Membership Meeting Expense	0.00	0.00	-150.00	-0.04
CM - Park Maintenance				
CM Clean & Repair Park Equipment	475.00	1.30	575.00	0.14
CM Park Trash Removal	400.00	1.09	1,000.00	0.24
Total CM - Park Maintenance	875.00	2.39	1,575.00	0.38
ECM - Park Maintenance				
ECM - Park Trash Removal	400.00	1.09	1,000.00	0.24
Total ECM - Park Maintenance	400.00	1.09	1,000.00	0.24
CM - Pool				
CM - Pool Janitorial Service	160.00	0.44	160.00	0.04
CM - Pool Annex Repairs	265.00	0.72	4,238.00	1.03
CM - Pool Annex Winterization	153.84	0.42	153.84	0.04
CM - Pool Monthly Maintenance & Chemicals	3,658.71	9.98	7,651.18	1.86
CM - Pool Security Camera Utilities	478.71	1.31	984.14	0.24
CM - Pool Special Projects	3,436.94	9.37	3,436.94	0.84
Total CM - Pool	8,153.20	22.23	16,624.10	4.05
ECM - Pool				
ECM - Pool Janitorial Service	265.00	0.72	265.00	0.06
ECM - Pool Annex Repairs	1,003.77	2.74	1,074.77	0.26
ECM - Pool Annex Winterization	58.85	0.16	58.85	0.01
ECM - Pool Monthly Maintenance & Chemicals	2,055.43	5.61	4,007.39	0.98
ECM - Pool Equipment Repairs & Maintenance	144.16	0.39	144.16	0.04
ECM - Pool Security Camera Utilities	526.13	1.43	1,316.90	0.32
Total ECM - Pool	4,053.34	11.05	6,867.07	1.67
CM/ECM Special Projects / Improvements	14,453.36	39.41	21,462.66	5.23
CM/ECM Utilites				
CM/ECM Electric	3,336.46	9.10	6,148.98	1.50
CM/ECM Sanitation / Sewer	769.59	2.10	1,539.18	0.38
CM/ECM Water and Irrigation	3,396.09	9.26	3,947.66	0.96
Total CM/ECM Utilites	7,502.14	20.46	11,635.82	2.84

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total Operating Expense	<u>102,073.99</u>	<u>278.36</u>	<u>192,458.06</u>	<u>46.91</u>
NOI - Net Operating Income	-65,403.83	-178.36	217,852.02	53.09
Total Income	36,670.16	100.00	410,310.08	100.00
Total Expense	102,073.99	278.36	192,458.06	46.91
Net Income	<u>-65,403.83</u>	<u>-178.36</u>	<u>217,852.02</u>	<u>53.09</u>
Other Items				
Prepayments	916.70		-55,817.83	
Net Other Items	<u>916.70</u>		<u>-55,817.83</u>	
Cash Flow	<u>-64,487.13</u>		<u>162,034.19</u>	
Beginning Cash	311,296.51		84,391.65	
Beginning Cash + Cash Flow	246,809.38		246,425.84	
Actual Ending Cash	246,809.38		246,809.38	

Expense Distribution

Properties: Creek Meadows HOA - 3363 University Drive East Suite 215 Bryan, TX 77802

Payees: All

Bill Date Range: 04/01/2022 to 06/30/2022 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
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2270 - Clearing-Tenant Deposits

04/27/2022	Creek Meadows HOA	3363 University Drive East Suite 215 Bryan, TX 77802				2200	25.00	0.00	3177	04/27/2022	
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4540 - Reimbursement from Office Acct

600	Crosstimbers 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	500.00	0.00	3187	05/17/2022	HOA Dues for 600 Crosstimbers, (deposited into Creek Meadows CC Machine)
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4606 - Certified Letter Charge

04/11/2022	Creek Meadows HOA	3363 University Drive East Suite 215 Bryan, TX 77802			Beal Properties	2200	64.35	0.00	3166	04/11/2022	Certified Letter Charge for 04/2022
04/22/2022	Creek Meadows HOA	3363 University Drive East Suite 215 Bryan, TX 77802			Beal Properties	2200	14.49	0.00	3179	05/12/2022	Certified Letter Charge for 04/2022
04/30/2022	Creek Meadows HOA	3363 University Drive East Suite 215 Bryan, TX 77802			Beal Properties	2200	15.06	0.00	3179	05/12/2022	Certified Letter Charge for 04/2022
05/31/2022	Creek Meadows HOA	3363 University Drive East Suite 215 Bryan, TX 77802			Beal Properties	2200	21.82	0.00	3193	06/10/2022	Certified Letter Charge for 05/2022
06/06/2022	Creek Meadows HOA	3363 University Drive East Suite 215 Bryan, TX 77802			Beal Properties	2200	21.82	0.00	3193	06/10/2022	Certified Letter Charge for 06/2022
06/08/2022	Creek Meadows HOA	3363 University Drive East Suite 215 Bryan, TX 77802			Beal Properties	2200	13.86	0.00	3193	06/10/2022	Certified Letter Charge for 06/2022
							151.40	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8031 - CM/ECM Fountain Repair											
2022428	06/10/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	117.68	0.00	3189	06/10/2022	Turn off fountains - Freeze Prep
8032 - CM/ECM Monthly Pond Dye & Maintenance											
2022352	04/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	107.06	0.00	3170	04/12/2022	Estates Pond Dye - February
2022378	04/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	107.06	0.00	3170	04/12/2022	Estates Pond Dye - March
2022348	04/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	126.44	0.00	3170	04/12/2022	Monthly Pond Dye - Creek Meadows
2022374	04/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	126.44	0.00	3170	04/12/2022	Monthly Pond Dye - Creek Meadows
2022404	06/10/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	126.44	0.00	3189	06/10/2022	Monthly Pond Dye - Creek Meadows
2022408	06/10/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	107.06	0.00	3189	06/10/2022	Estates Monthly Pond Dye - April
8034 - CM/ECM Pond Spraying - Weed Algae Control							700.50	0.00			
2151	04/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Trophy Fisheries	2200	1,116.72	0.00	3171	04/12/2022	Quarterly Pond Treatment
8042 - CM/ECM Landscape Maintenance											
12303	04/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Landscape Group	2200	16,237.50	0.00	3169	04/12/2022	Monthly Landscaping - March
12425	05/12/2022	Creek Meadows HOA		3363 University Drive East Suite	Landmark Landscape Group	2200	16,237.50	0.00	3181	05/12/2022	Monthly Landscaping -

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
12548	06/16/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Landscape Group	2200	18,943.75	0.00	3194	06/16/2022	May Landscaping and Spring Mulching
							51,418.75	0.00			April
8071 - CM/ECM Beal Properties Management Fee											
	04/01/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	3,889.20	0.00	3165	04/11/2022	April 2022 - Monthly Management Fee (802 doors x \$4.85)
	05/01/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	3,889.20	0.00	3186	05/12/2022	May 2022 - Monthly Management Fee (802 doors x \$4.62)
	06/01/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	3,889.20	0.00	3188, 3188, 3192	06/10/2022, 06/10/2022, 06/10/2022	June 2022 - Monthly Management Fee (802 doors x \$4.62)
							11,667.60	0.00			
8080 - CM/ECM Community Events											
INV-2971013615	04/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	396.00	0.00	3167	04/12/2022	Easter Egg Purchase
22050	04/14/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Marcia Lightsey	2200	280.00	0.00	3175	04/14/2022	Easter Community Event
Creek Meadows	04/14/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	All Aboard Fun Train	2200	550.00	0.00	3173	04/14/2022	Easter Community Event
Creek Meadows	04/14/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bounce House Rentals	2200	253.30	0.00	3174	04/14/2022	Easter Community Event
Creek Meadows	04/14/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Heather Nikkel	2200	136.40	0.00	3176	04/14/2022	Easter Community Event

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8111 - CM Clean & Repair Park Equipment											
				77802			1,615.70	0.00			
11148	05/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	325.00	0.00	3183	05/12/2022	Repair broken benches
11190	06/10/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	150.00	0.00	3190	06/10/2022	Repair Stone Benches at CM Park
							475.00	0.00			
8112 - CM Park Trash Removal											
03302022 - CM	04/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3172	04/12/2022	Monthly Trash Pick Up
April 2022	05/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3185	05/12/2022	Monthly Trash Pick Up
							400.00	0.00			
8122 - ECM - Park Trash Removal											
03302022 - ECM	04/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3172	04/12/2022	Monthly Trash Pick Up
April 2022	05/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3185	05/12/2022	Monthly Trash Pick Up - Estates
							400.00	0.00			
8131 - CM - Pool Janitorial Service											
11227	06/10/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	160.00	0.00	3190	06/10/2022	Bathroom Cleaning - May
							400.00	0.00			
8132 - CM - Pool Annex Repairs											
4524	05/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX	Twin City Plumbing LLC	2200	180.00	0.00	3184	05/12/2022	Prep Pools for Summer - Repair to ECM Toilet

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
11148	05/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	85.00	0.00	3183	05/12/2022	Paint over graffiti on door
							265.00	0.00			
8133 - CM - Pool Annex Winterization											
4319	05/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Twin City Plumbing LLC	2200	95.00	0.00	3184	05/12/2022	Winterize Drinking Fountain - CM
2022428	06/10/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	58.84	0.00	3189	06/10/2022	Insulate Pool Fill Lines - Freeze Prep
							153.84	0.00			
8134 - CM - Pool Monthly Maintenance & Chemicals											
2022349	04/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,052.48	0.00	3170	04/12/2022	Monthly Cleaning and Chemicals - February
2022375	04/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,235.23	0.00	3170	04/12/2022	Monthly Cleaning and Chemicals - March
2022405	06/10/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,371.00	0.00	3189	06/10/2022	Monthly Cleaning and Chemicals - April
							3,658.71	0.00			
8136 - CM - Pool Security Camera Utilities											
07707139966011 ACH	04/25/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Suddenlink	2200	149.35	0.00	07707139966011 ACH	04/25/2022	Internet, Phone
07707-139966-01-105/25/ ACH	2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Suddenlink	2200	158.19	0.00	07707-139966-01-105/25/2022 ACH		Internet, Phone
111-5650204-1530600010/ ACH	2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX	Beal Properties	2200	12.98	0.00	3193	06/10/2022	Key Fob Wrist Bands

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
07707-139966-01-106/25/ACH	2022	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	Suddenlink	2200	158.19	0.00	07707-139966-01-06/25/2022 ACH		Internet, Phone
							478.71	0.00			

8137 - CM - Pool Special Projects

2022399	05/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	3,436.94	0.00	3182	05/12/2022	Drain and attempt to clean the pool - Hoop Pros Damage
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8141 - ECM - Pool Janitorial Service

11174	05/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	80.00	0.00	3183	05/12/2022	Pool Bathroom Cleaning - Estates
	06/10/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	25.00	0.00	3191	06/10/2022	Put Pool Furniture Out
11227	06/10/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	160.00	0.00	3190	06/10/2022	Bathroom Cleaning - May
							265.00	0.00			

8142 - ECM - Pool Annex Repairs

12724	04/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Constant Current Electric	2200	298.77	0.00	3168	04/12/2022	Move Water Fountain GFI
50120	05/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Dalley Electric, Inc.	2200	525.00	0.00	3180	05/12/2022	Move plug for drinking fountain - Estates
4524	05/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Twin City Plumbing LLC	2200	180.00	0.00	3184	05/12/2022	Prep Pools for Summer - Repair to ECM Toilet
							1,003.77	0.00			

8143 - ECM - Pool Annex Winterization

2022428	06/10/2022	Creek Meadows HOA		3363 University Drive East Suite	Oasis Pools	2200	58.85	0.00	3189	06/10/2022	Insulate Pool Fill Lines - Freeze
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Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
8144 - ECM - Pool Monthly Maintenance & Chemicals												
				215 Bryan, TX 77802								
2022351	04/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	622.44	0.00	3170	04/12/2022	Monthly Cleaning and Chemicals - February	
2022377	04/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	622.44	0.00	3170	04/12/2022	Monthly Cleaning and Chemicals - March	
2022407	06/10/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	810.55	0.00	3189	06/10/2022	Monthly Cleaning and Chemicals - April	
							2,055.43	0.00				
8145 - ECM - Pool Equipment Repairs & Maintenance												
2022430	06/10/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	144.16	0.00	3189	06/10/2022	Repair Broken Valve on Fill Line	
8146 - ECM - Pool Security Camera Utilities												
07707-148804-01-204/10/ACH	2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	175.45	0.00	07707148804012	04/10/2022	Internet, Phone	
07707-148804-01-205/11/ACH	2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	175.34	0.00	07707-148804-01-205/11/2022	2022	Internet, Phone	
07707-148804-01-206/10/ACH	2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	175.34	0.00	07707-148804-01-206/10/2022	2022	Estates Camera Internet	
							526.13	0.00				
8160 - CM/ECM Special Projects / Improvements												
12422	05/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Landscape Group	2200	4,066.23	0.00	3181	05/12/2022	Relandscape Parking Lot Medians - CM	
12446	05/12/2022	Creek Meadows HOA		3363 University Drive East Suite	Landmark Landscape Group	2200	8,657.13	0.00	3181	05/12/2022	Relandscape Estates Pool	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6610	05/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Aggieldand Power Washing, LLC	2200	1,730.00	0.00	3178	05/12/2022	Enclosure - French Drain Powerwash pools/ playgrounds/ monuments
							14,453.36	0.00			
8191 - CMIECM Electric											
2371989 ACH	04/25/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	552.69	0.00	2371989 ACH	04/25/2022	Electric
2216139 ACH	04/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	472.19	0.00	2216139 ACH	04/26/2022	Electric
2293428 ACH	04/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	22.66	0.00	2293428 ACH	04/26/2022	Electric
2306382 ACH	04/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.48	0.00	2306382 ACH	04/26/2022	Electric
2348555 ACH	04/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.74	0.00	2348555 ACH	04/26/2022	Electric
2348556 ACH	04/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.51	0.00	2348556 ACH	04/26/2022	Electric
2371989 ACH	05/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	532.95	0.00	2371989 ACH	05/24/2022	15751 Cottonwood Creek
2216139 ACH	05/25/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	360.56	0.00	2216139 ACH	05/25/2022	15541 N Creek Meadows
2293428 ACH	05/25/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	22.57	0.00	2293428 ACH	05/25/2022	4401 Silver Brook

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2306382 ACH	05/25/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.37	0.00	2306382 ACH	05/25/2022	15521 Baker Meadow Loop
2348555 ACH	05/25/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.64	0.00	2348555 ACH	05/25/2022	15729 Timber Creek A
2348556 ACH	05/25/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.27	0.00	2348556 ACH	05/25/2022	15729 Timber Creek
2371989 ACH	06/23/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	624.18	0.00	2371989 ACH	06/23/2022	Electric
2216139 ACH	06/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	555.92	0.00	2216139 ACH	06/24/2022	Electric
2293428 ACH	06/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.64	0.00	2293428 ACH	06/24/2022	Electric
2306382 ACH	06/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.27	0.00	2306382 ACH	06/24/2022	Electric
2348555 ACH	06/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.64	0.00	2348555 ACH	06/24/2022	Electric
2348556 ACH	06/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	2348556 ACH	06/24/2022	Electric
8192 - CM/ECM Sanitation / Sewer							3,336.46	0.00			
544491-209936 ACH	04/27/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	126.26	0.00	544491-209936 ACH	04/27/2022	Sanitation, Sewer, Drainage
572947-235104 ACH	04/27/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX	College Station Utilities	2200	130.27	0.00	572947-235104 ACH	04/27/2022	Sanitation, Sewer, Drainage

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
544491-209936 ACH	05/31/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	126.26	0.00	544491-209936 ACH	05/31/2022	Sanitation, Sewer, Drainage
572947-235104 ACH	05/31/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	130.27	0.00	572947-235104 ACH	05/31/2022	Sanitation, sewer, drainage
544491-209936 ACH	06/28/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	126.26	0.00	544491-209936 ACH	06/28/2022	Sanitation, Sewer, Drainage
572947-235104 ACH	06/28/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	130.27	0.00	572947-235104 ACH	06/28/2022	Sanitation, Sewer, Drainage

8193 - CM/ECM Water and Irrigation

102-4969-00 ACH	04/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	208.46	0.00	102-4969-00 ACH	04/26/2022	Water
102-0067-00 ACH	04/29/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	201.52	0.00	102-0067-00 ACH	04/29/2022	Water
102-8155-00 ACH	04/29/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	102-8155-00 ach	04/29/2022	Water
102-8302-00 ACH	04/29/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	65.63	0.00	102-8302-00 ACH	04/29/2022	Water
102-0067-00 ACH	05/31/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	192.49	0.00	102-0067-00 ACH	05/31/2022	15751 Cottonwood Creek
102-4969-00 ACH	05/31/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	1,362.48	0.00	102-4969-00 ACH	05/31/2022	15541 N Creek Meadows
102-8155-00	05/31/2022	Creek Meadows		3363 University	Wellborn Special	2200	29.15	0.00	102-8155-00	05/31/2022	Greens Prairie

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
ACH	2022	HOA		Drive East Suite 215 Bryan, TX 77802	Utility District				ACH		
102-8302-00 ACH	05/31/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	58.61	0.00	102-8302-00 ACH	05/31/2022	Timber Drive
102-0067-00 ACH	06/30/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	300.09	0.00	102-0067-00 ACH	06/30/2022	Estates Water
102-4969-00 ACH	06/30/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	254.16	0.00	102-4969-00 ACH	06/30/2022	Estates Irrigation - GP Trail
102-8155-00 ACH	06/30/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	102-8155-00 ACH	06/30/2022	Greens Prairie Irrigation
102-8302-00 ACH	06/30/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	66.03	0.00	102-8302-00 ACH	06/30/2022	Timber Drive Irrigation
Total								102,151.22	0.00		
								2,796.92	0.00		

Annual Budget - Comparative

Properties: Creek Meadows HOA - 3363 University Drive East Suite 215 Bryan, TX 77802

As of: Jun 2022

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
Income		
Homeowners Association Dues	771.46	0.00
Certified Letter Charge	-35.71	0.00
CREEK MEADOWS HOA INCOME		
CM/ECM Homeowner Dues	403,108.36	411,500.00
CM/ECM Transfer Fees	2,265.00	2,000.00
CM/ECM Late Fees	245.00	1,500.00
CM/ECM Fines For Violations	556.96	500.00
CM/ECM Finance Charges	1,430.09	1,000.00
CM/ECM Pool Fob Income	1,630.00	2,000.00
CM/ECM Deed Restriction Income		
CM/ECM Cost of Collections	20.85	0.00
CM/ECM Cost of Enforcement/Lien Filed	75.00	0.00
Total CM/ECM Deed Restriction Income	95.85	0.00
Total CREEK MEADOWS HOA INCOME	409,331.26	418,500.00
Certified Mail Charges Recovered	208.07	0.00
NSF Penalty	35.00	0.00
Total Operating Income	410,310.08	418,500.00
Expense		
Bank Fees/Office Expenses	1.20	0.00
HOA Dues - Refund of Overpayment	383.54	0.00
CM/ECM Deed Restriction Expense	0.00	2,150.00
CM/ECM Decorations, Flags, & Signs	207.00	3,500.00
CM/ECM Fountains & Lakes		
CM/ECM Fountain Repair	1,316.47	4,000.00
CM/ECM Monthly Pond Dye & Maintenance	1,293.94	5,000.00
CM/ECM Pond Spraying - Weed Algae Control	1,116.72	0.00
Total CM/ECM Fountains & Lakes	3,727.13	9,000.00
CM/ECM Grounds Maint/Improvements		
CM/ECM Irrigation Repair	3,952.26	10,000.00
CM/ECM Landscape Maintenance	84,093.75	200,000.00
CM/ECM Tree Removal & Care	5,131.05	6,000.00
Total CM/ECM Grounds Maint/Improvements	93,177.06	216,000.00
CM/ECM Insurance		
CM/ECM Directors & Officers	0.00	3,000.00
CM/ECM General Liability	11,364.00	9,000.00
Total CM/ECM Insurance	11,364.00	12,000.00
CM/ECM Legal & Professional Fees		
CM/ECM Legal Fees	0.00	2,500.00
Total CM/ECM Legal & Professional Fees	0.00	2,500.00