



3363 University Drive East, Suite 215

Bryan, TX 77802

(979)764-2500 www.bealbcs.com

Fox Meadow HOA Board Meeting

August 30, 2022@ 7pm - Beal Properties

1. Call Meeting to Order
2. Roll Call
3. Financial Review for 1st & 2nd Quarter
4. 2023 Budget Vote
5. Management Report
6. Old Business
7. New Business
8. Adjournment

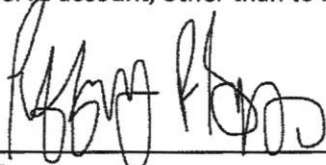
Fox Meadows Board Planning Collaborative

December 6, 2021 6:30pm via Zoom

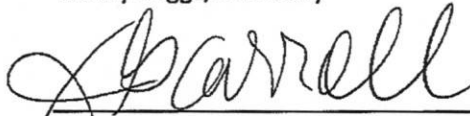
Board Discussion Items:

- Officer Positions
President – Jessica Carroll (3 Year Term)
Vice President – Aleksa Greenawalt (3 Year Term)
Secretary – Tiffany Suggs (1 Year Term)
Treasurer – Stephanie Bustos (2 Year Term)
At Large – Lilia Aguilar (2 Year Term)
- 2022 Meeting Dates
Annual – July 28, 2022 6:00pm
Board – July 28, 2022 7:00pm
Board – December 8, 2022 6:00pm
- Banking
Beal is requiring all HOAs to set up their own bank accounts. They will no longer have a co-mingled general account.

Board Resolution: Beal will set up a checking and a reserve account at Prosperity Bank. Board agreed to put Stephanie Bustos and Terry Thigpin on as signatures for the operations checking account. Terry will continue to sign any checks that are needed. Stephanie Bustos and Jessica Carroll will be put on the reserve savings account. Beal will have no access to the reserve account, other than to reconcile.



Tiffany Suggs, Secretary



Jessica Carrol, President

1/10/22

Date

1-10-2022

Date

Cash Flow

Beal Properties

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

Date Range: 01/01/2022 to 06/30/2022

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
Operating Income & Expense				
Income				
Interest Income	44.12	0.40	44.12	0.40
Homeowners Association Dues	10,744.64	98.47	10,744.64	98.47
Fines for violations	100.00	0.92	100.00	0.92
Certified Mail Charges Recovered	22.59	0.21	22.59	0.21
Total Operating Income	10,911.35	100.00	10,911.35	100.00
Expense				
Insurance	1,468.00	13.45	1,468.00	13.45
Transfer to Reserves	10,000.00	91.65	10,000.00	91.65
Management Fee	1,500.00	13.75	1,500.00	13.75
Total Operating Expense	12,968.00	118.85	12,968.00	118.85
NOI - Net Operating Income	-2,056.65	-18.85	-2,056.65	-18.85
Total Income	10,911.35	100.00	10,911.35	100.00
Total Expense	12,968.00	118.85	12,968.00	118.85
Net Income	-2,056.65	-18.85	-2,056.65	-18.85
Other Items				
Prepayments	-287.00		-287.00	
Net Other Items	-287.00		-287.00	
Cash Flow	-2,343.65		-2,343.65	
Beginning Cash	7,661.04		7,661.04	
Beginning Cash + Cash Flow	5,317.39		5,317.39	
Actual Ending Cash	5,317.39		5,317.39	

Expense Distribution

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

Payees: All

Bill Date Range: 01/01/2022 to 06/30/2022

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
4600 - Homeowners Association Dues											
00001	02/28/2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Creek Meadows Owners Association	2200	250.00	250.00			3880 Still Creek - Owner pd FM dues on 3732 Mariposa - sold this unit
4606 - Certified Letter Charge											
	01/31/2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	14.69	0.00	149	04/11/2022	Certified Letter Charge for 01/2022
	03/14/2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	14.69	0.00	149	04/11/2022	Certified Letter Charge for 03/2022
							29.38	0.00			
6470 - Insurance											
126825	04/27/2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Service Insurance Group	2200	751.00	0.00	150	04/28/2022	HOA Insurance
	05/12/2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	American Hallmark Insurance Company of Texas	2200	42.00	0.00	152	05/12/2022	Balance Due on Cancelled Insurance Policy
1000624675	05/12/2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Cincinnati Insurance Companies	2200	650.00	0.00	153	05/12/2022	Annual Insurance Policy
1000624675	06/10/2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Cincinnati Insurance Companies	2200	25.00	0.00	155	06/10/2022	Insurance Renewal - Late Fee
							1,468.00	0.00			
6471 - Transfer to Reserves											
Transfer funds to new bank account	01/27/2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fox Meadows HOA	2200	6,000.00	0.00	125007	01/27/2022	Transferring from Beal Properties HOA Bank account to FOX Meadows.
Transfer	01/27/2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Fox Meadows HOA	2200	4,000.00	0.00	125006	01/27/2022	Transfer

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
funds to new bank account	27/ 2022	Meadows HOA		University Drive East Suite 215 Bryan, TX 77802	Meadows HOA						funds from Beal Properties HOA bank account to Fox Meadow Reserve Account
							10,000.00	0.00			
6540 - Management Fee											
	01/ 01/ 2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	124967	01/07/2022	January 2022 - Monthly Management Fees
Management Fee	02/ 10/ 2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	147	02/10/2022	Management Fee
	03/ 01/ 2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	148	03/14/2022	March 2022
	04/ 01/ 2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	149	04/11/2022	April 2022
	05/ 01/ 2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	151	05/10/2022	May 2022
	06/ 01/ 2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	154	06/07/2022	June 2022
							1,500.00	0.00			
Total							13,247.38	250.00			