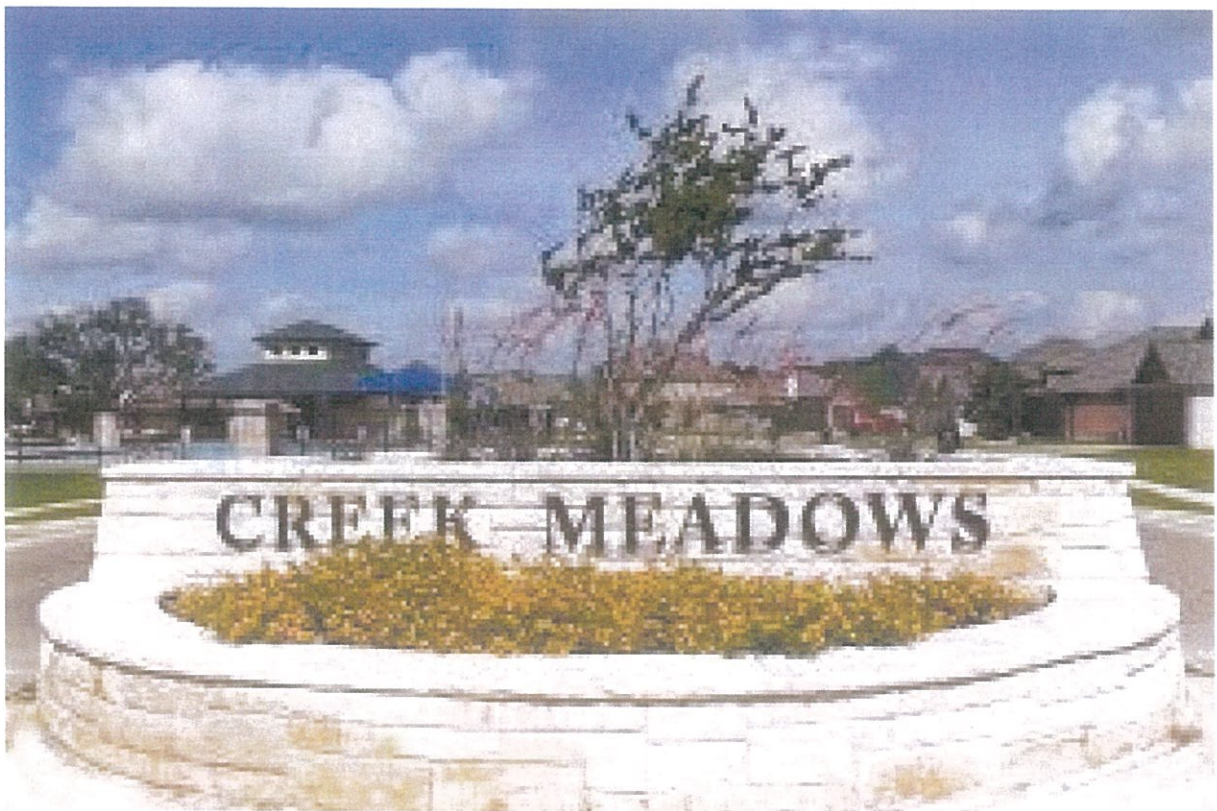


*Creek Meadows Owners Association*  
*2019 Annual Owners Meeting*



*Wednesday November 13, 2019 @6pm*

*Greens Prairie Elementary*

*4315 Greens Prairie Trail CS TX*

# CREEK MEADOWS



903 S. Texas Avenue  
College Station, TX 77840  
(979)764-2500 [www.bealbcs.com](http://www.bealbcs.com)

Creek Meadows Owners Association requests your attendance at the 2019 Annual Homeowners Meeting to be held Wednesday, November 13<sup>th</sup> 2019 at 6:00pm at Greens Prairie Elementary School, Cafeteria, 4315 Greens Prairie, College Station, Texas 77845.

## Agenda:

1. CALL MEETING TO ORDER
2. GUEST SPEAKERS
  - James Smith Project Manager - Greens Prairie Widening
3. REPORTS
  - Treasurer
  - Management
4. COMMITTEE ANNOUNCEMENTS
  - Architectural Control Committee
  - Landscape Improvement Committee
  - Social Committee
  - Website Committee
5. COMMUNITY UPDATES
  - Completed Projects 2019
  - Upcoming Projects 2020
6. NEW BUSINESS
7. TOPICS TO DISCUSS
  - If you wish to address the Board about a specific topic, please submit your request in writing no later than 11/12. Email Toni Myers [hoa@bealbcs.com](mailto:hoa@bealbcs.com)
8. ADJOURNMENT
  - January 30<sup>th</sup> 2020

903 S. Texas Avenue  
College Station, TX 77840  
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# MINUTES • CREEK MEADOWS OWNERS ASSOCIATION • ANNUAL MEMBERSHIP MEETING

6:30 p.m. Monday November 5, 2018 • Wellborn Middle School • 15510 Royder Rd, College Station, TX

## CALL TO ORDER/ESTABLISHMENT OF QUORUM

Daniel Hindes, President, called the meeting to order at 6:36 p.m. A quorum of 20% (161) including developer lots was required to vote. At the beginning of the meeting a quorum was not established; however, throughout the meeting after more proxies were received and more residents attended the meeting, a quorum was established. Until the quorum was established, the meeting was informational and no voting took place until after the quorum was established. At 8:35 a quorum was established.

In attendance were Daniel Hindes, President, Jaime Slade, Vice President, Lara Lewis, Treasurer, Teresa Todd, Director of Architectural Compliance Committee, and Cheryl Calame, Secretary, as residents from Creek Meadows. Toni Meyers, Terry Thigpen, Mike Beal, Heather Foster, Alyson Mullins, and Bob Walker represented Brazos Valley Property Management.

## GUEST SPEAKER

Daniel Hindes introduced guest speaker, College Station Chief of Police Scott McCollum. Chief McCollum has been Chief of Police for 4 years and is a graduate of A&M. He gave an informative message on College Station and the College Station Police Department. Current population of College Station is about 120,000 with the primary source of revenue being sales tax. The city is working with economic development and trying to make changes with bringing large companies into College Station. Emphasis with employees of College Station Police Department is on maintaining quality employees and the integrity of the work force. A new computer system has recently been adopted by the police department. Chief McCollum reviewed CrimeMapping.com and gave an example of how it works. The number one crime in College Station is burglaries. He discussed methods of collecting evidence such as a surveillance system. A high percentage of burglary of a vehicle involves vehicles that were unlocked. He mentioned crimes of opportunity such as package thefts especially during the months of November and December. Chief McCollum mentioned there is a Citizens Police Academy and also encouraged residents to go to the Facebook page and other social media for the police department. One of the challenges facing the police department is the growth of College Station. On November 16<sup>th</sup> there will be a ground breaking of the new police department facility. At the current time there are several satellite offices. College Station Police Department is a fully accredited police department since the early 1990's. Chief McCollum opened the floor for questions.

## REPORTS

Lara Lewis, Treasurer, reviewed the Treasurer's Report. High points were listed from the 2018 Budget/Actual Profit & Loss Comparison as of September 30, 2018. See attached. At the end of September 2018, the developer owned 55 lots in Creek Meadows. He is planning to turn over 10 more lots soon. Once lots are turned over, they begin paying HOA dues. There are currently only 6 liens out of 803 residences. A full lien was collected this year and partial of another lien. When Creek Meadows is fully built out, there will be 858 homes. \$983 on unapplied cash payments is due to HOA dues that have been prepaid. Park and pool budgets were reviewed. Projects funded by collections will no longer be in the 2019 budget. Special project/improvements were discussed including new metal park benches, trash cans, pool shower at CM, replacing the slide, replacing stones in the planters. Utilities will likely be under budget for 2018. We are approximately at 72% of the budget at ¾ way through the year.

Terry Thigpin, Property Manager for Brazos Valley Property Management, gave an overview of the responsibilities of BVPM as the property management company for Creek Meadows. He introduced Mike Beal, owner of Century 21 BVPM, Toni Meyers, HOA Coordinator, Heather Foster, Alyson Mullins, and Bob Walker.

#### COMMITTEE ANNOUNCEMENTS

Cheryl Calame gave a review of the Landscape Committee including an overview of the Neighborhood Clean Up Day and the projects that were accomplished. Lara Lewis reviewed neighborhood events such as the Back to School Splash Bash, National Night Out and the Fall Family Festival.

#### COMMUNITY UPDATES

Daniel Hindes reviewed completed projects including new metal park benches, trash cans, pool shower at Creek Meadows, replacing the broken slide, and replacing stones in the planters that had been broken.

#### NEW BUSINESS

Daniel Hindes reviewed the proposed Amendments to the By-Laws and discussion was held. Lara Lewis added information related to the motion in response to the discussion. The first proposed amendment would change the annual meeting from the first Monday in November to an unspecified date to be determined by the Board, but during the 4<sup>th</sup> quarter of every calendar year beginning with the annual meeting in 2019. The second proposed amendment would change the term of Directors from one year to two years.

Lara Lewis reviewed the 2019 Budget. Annual dues are based on residences including builder and developer lots. Annual Dues Collections refers to the 6 liens. Under expenses, detail information was given on the Fountains and Lakes section including fountain repair, monthly maintenance, and spraying. Information under the area of Grounds Maintenance/Improvements was addressed. As of January, Creek Meadows has a landscaping contract with a different company. The board reviewed bids from four landscaping companies and unanimously voted to make a change in the landscaping company. Remaining areas of expenses were reviewed: insurance, legal and Professional fees, management, membership events, membership meeting expense, office supplies, park maintenance for Creek Meadows and Creek Meadows Estates, pools at CM and CME. At CM pool, the plans are to enclose the roof with a mesh to prevent birds from roosting and to add permanent umbrellas at CM pool. Special projects/Improvements were reviewed with information on possible projects that potential solutions are being investigated for erosion. Discussion was held regarding questions by residents related to how the budget was set and the comparison of budgets in the past. Questions from residents regarding the budget were addressed. A question regarding the update on builder lots was addressed.

Lara Lewis discussed the plans the Board has to create a Bid Review Committee for large bids.

A Creek Meadows website is planned that will be our own website. An information only neighborhood Facebook page has been established.

Communication from Board of Directors will plan to be sent through BVPM or the official HOA Facebook page – Creek Meadows HOA College Station.

#### TOPIC TO DISCUSS

No topics were submitted to the Board for discussion.

## ANNOUNCEMENTS

Results of the election were announced by Daniel Hides with all candidates being elected and both by-law amendments passing. Daniel Hides introduced the new board members. Bryan McMurray, Nancy Mader, Jaime Slade, Lara Lewis, Resty Villegas, and Cheryl Calame. Since both amendments to the By-Laws passed, the newly elected board members will serve 2 year terms and the annual meeting for 2019 will be held during the fourth quarter with the specific date and time determined by the Board of Directors. The next Board meeting is scheduled for January 24, 2019.

## ADJOURNMENT

Daniel Hides asked if there were any further question and the meeting was adjourned at 8:51 p.m.

## Documents:

Agenda  
2017 Budget/Actual Profit & Loss Comparison  
2018 Budget/Actual Profit & Loss Comparison  
2019 Budget

# Cash Flow

## Beal Properties

Properties: Creek Meadows - 903 Texas Ave South College Station, TX 77840

Date Range: 11/01/2018 to 10/31/2019

Accounting Basis: Cash

Level of Detail: Summary View

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>				
Balance Forward	0.00	0.00	122,643.53	24.14
Pool Fobs	3,265.00	0.85	3,565.00	0.70
Late Fees\NSF Rent	986.00	0.26	986.00	0.19
Homeowners Association Dues	373,380.36	97.60	375,535.43	73.91
HOA Violation	162.38	0.04	162.38	0.03
Transfer Fee	4,400.00	1.15	4,855.00	0.96
Insurance Reimbursement	349.00	0.09	349.00	0.07
<b>Total Operating Income</b>	<b>382,542.74</b>	<b>100.00</b>	<b>508,096.34</b>	<b>100.00</b>
<b>Expense</b>				
Bank Fees/Office Expenses	1.00	0.00	50.55	0.01
Cable	585.12	0.15	585.12	0.12
Electrical Repairs	0.00	0.00	170.00	0.03
Community Events	2,992.20	0.78	4,784.04	0.94
General Maintenance	315.45	0.08	315.45	0.06
HOA Dues	-115.06	-0.03	-115.06	-0.02
Transfer to Reserves	0.00	0.00	17,031.81	3.35
Legal Fees	1,477.84	0.39	1,477.84	0.29
Lawn/Property Maintenance	21,482.52	5.62	43,107.69	8.48
Management Fee	8,844.00	2.31	8,844.00	1.74
Cleaning Expense	610.00	0.16	1,170.00	0.23
Pest Control	167.79	0.04	167.79	0.03
Porter Service	515.89	0.13	1,119.93	0.22
Pool Expense	3,547.65	0.93	6,371.78	1.25
Professional Fees	600.00	0.16	600.00	0.12
Room Reservation (mtg)	0.00	0.00	120.00	0.02
Security Expense	0.00	0.00	102.85	0.02
Utilities	2,363.85	0.62	2,363.85	0.47
Utilities - electric	0.00	0.00	1,149.25	0.23
Utilities - Sewer/Drainage	0.00	0.00	45.94	0.01
Utilities - Water	2,266.68	0.59	5,691.97	1.12
Deed Restriction Expense	900.00	0.24	900.00	0.18
Decorations, Flags, & Signs	1,092.73	0.29	1,092.73	0.22
Fountains & Lakes	4,005.21	1.05	4,005.21	0.79
Grounds Maint/Improvements	154,422.02	40.37	154,422.02	30.39
Insurance	13,269.85	3.47	13,269.85	2.61
Legal & Professional Fees	1,313.00	0.34	1,313.00	0.26
Management Fees	35,620.00	9.31	44,022.00	8.66
Community Events	2,712.14	0.71	2,712.14	0.53
Membership Meeting Expense	120.00	0.03	120.00	0.02

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CM - Park Maintenance	1,693.46	0.44	1,693.46	0.33
CME - Park Maintenance	1,027.50	0.27	1,027.50	0.20
CM - Pool	18,694.22	4.89	18,694.22	3.68
CME - Pool	14,678.17	3.84	14,678.17	2.89
Special Projects / Improvements	150.00	0.04	150.00	0.03
Website	536.34	0.14	536.34	0.11
Utilities	20,969.07	5.48	20,969.07	4.13
Taxes	125.19	0.03	125.19	0.02
Transfer to Reserve	10,000.00	2.61	10,000.00	1.97
<b>Total Operating Expense</b>	<b>326,983.83</b>	<b>85.48</b>	<b>384,885.70</b>	<b>75.75</b>
<b>NOI - Net Operating Income</b>	<b>55,558.91</b>	<b>14.52</b>	<b>123,210.64</b>	<b>24.25</b>
<b>Total Income</b>	<b>382,542.74</b>	<b>100.00</b>	<b>508,096.34</b>	<b>100.00</b>
<b>Total Expense</b>	<b>326,983.83</b>	<b>85.48</b>	<b>384,885.70</b>	<b>75.75</b>
<b>Net Income</b>	<b>55,558.91</b>	<b>14.52</b>	<b>123,210.64</b>	<b>24.25</b>
<b>Other Items</b>				
Prepayments	1,858.56		2,264.79	
<b>Net Other Items</b>	<b>1,858.56</b>		<b>2,264.79</b>	
<b>Cash Flow</b>	<b>57,417.47</b>		<b>125,475.43</b>	
<b>Beginning Cash</b>	<b>68,057.96</b>		<b>0.00</b>	
<b>Beginning Cash + Cash Flow</b>	<b>125,475.43</b>		<b>125,475.43</b>	
<b>Actual Ending Cash</b>	<b>125,475.43</b>		<b>125,475.43</b>	

# Expense Distribution

Exported On: 11/12/2019 12:47 PM

Properties: Creek Meadows - 903 Texas Ave South College Station, TX 77840

Payees: All

Bill Date Range: 11/01/2018 to 10/31/2019

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
<b>2270 - Clearing-Tenant Deposits</b>						
	09/12/2019	William & Lisa Wantuck	500.00	2699	09/16/2019	William & Lisa Wantuck, Creek Meadows - 15415 Meadow Pass Move Out Refund
<b>4605 - Transfer Fee</b>						
4532	01/08/2019	BVP Management, Inc.	100.00	2558	01/10/2019	Transfer fee paid at closing 15702 Baker Meadow Loop
29023	01/09/2019	BVP Management, Inc.	100.00	2558	01/10/2019	Transfer fee paid at closing 4015 High Creek Ct
29306	02/12/2019	BVP Management, Inc.	100.00	2579	02/12/2019	Transfer fee for BVPM paid to CM for 4113 Caney Creek Ct
226146	06/17/2019	BVP Management, Inc.	100.00	2638	06/21/2019	Transfer fee for 3880 Still Creek Loop
			400.00			
<b>8010 - Deed Restriction Expense</b>						
9623	12/04/2018	Clean Up Crew	169.95	2549	12/12/2018	fill in large hole at entrance with dirt, repair light pole
9941	09/17/2019	Clean Up Crew	900.00	2692	09/17/2019	Replace 24 broken stones
			1,069.95			
<b>8020 - Decorations, Flags, &amp; Signs</b>						
108	02/12/2019	Cheryl Mullins	300.00	2580	02/12/2019	Christmas decorations removal
11658	03/05/2019	Constant Current Electric	325.35	2590	03/07/2019	Repair light at entrance
9805	05/10/2019	Clean Up Crew	162.38	2622	05/14/2019	redo landscaping stone at front entrance creek meadows and stevens dr - damage done by fire department truck
4401	07/09/2019	Aggjeland Pressure Washing Clean Aggjeland	305.00	2650	07/09/2019	Clean Creek Meadows Estates sign
			1,092.73			
<b>8031 - Fountain Repair</b>						
2019066	05/10/2019	Oasis Pools	130.00	2630, 2630, 2631	05/14/2019, 05/14/2019, 05/14/2019	Monthly pond lake dye & reset started on fountain
2019083	05/10/2019	Oasis Pools	97.43	2630, 2630, 2631	05/14/2019, 05/14/2019, 05/14/2019	Turned off fountain for freeze - turned back on - estates side
2019082	05/10/2019	Oasis Pools	97.43	2630, 2630, 2631	05/14/2019, 05/14/2019, 05/14/2019	Turned off fountain for freeze - turned back on - creek meadows side
201949	05/30/2019	Oasis Pools	445.75	2633	05/30/2019	Fountain repair CME
			770.61			
<b>8032 - Monthly Maintenance</b>						
899	02/15/2019	Oasis Pools	126.22	2582	02/21/2019	pond maintenance - November
912	02/15/2019	Oasis Pools	106.84	2582	02/21/2019	pond maintenance - November
913	02/15/2019	Oasis Pools	107.06	2582	02/21/2019	pond maintenance - December
914	02/15/2019	Oasis Pools	126.54	2582	02/21/2019	pond maintenance - December
898	02/15/2019	Oasis Pools	106.84	2582	02/21/2019	pond maintenance - October
2019016	03/07/2019	Oasis Pools	77.72	2593	03/07/2019	January Pond Maintenance
2019028	03/07/2019	Oasis Pools	77.72	2593	03/07/2019	February Monthly Pond Maintenance
2019019	03/07/2019	Oasis Pools	58.35	2593	03/07/2019	January Monthly Pond Maintenance
2019030	03/07/2019	Oasis Pools	58.35	2593	03/07/2019	February Monthly Pond Maintenance
			845.64			
<b>8034 - Spraying - Weed Algae Control</b>						
868	11/07/2018	Oasis Pools	126.22	2535	11/07/2018	dye pond- chemicals
867	11/07/2018	Oasis Pools	155.56	2535	11/07/2018	dye pond- and chemicals
13126	05/10/2019	Green Rite Lawn Spraying Service	487.13	2623	05/14/2019	Treated vegetation around the ponds
2019066	05/10/2019	Oasis Pools	69.07	2630, 2630, 2631	05/14/2019, 05/14/2019, 05/14/2019	Monthly pond lake dye & reset started on fountain
2019064	05/10/2019	Oasis Pools	126.44	2630, 2630, 2631	05/14/2019, 05/14/2019, 05/14/2019	monthly pond lake dye
2019095	05/30/2019	Oasis Pools	126.44	2633	05/30/2019	monthly pond lake dye - April CM
2019098	05/30/2019	Oasis Pools	107.06	2633	05/30/2019	monthly pond lake dye - April CME
2019140	07/09/2019	Oasis Pools	126.44	2657	07/09/2019	monthly pond lake dye - CM
2019127	07/09/2019	Oasis Pools	107.06	2657	07/09/2019	Monthly pond dye - may ECM
2018158	08/07/2019	Oasis Pools	107.06	2666	08/07/2019	monthly pond dye June
2019155	08/07/2019	Oasis Pools	126.44	2666	08/07/2019	Creek Meadows monthly pond dye June
2019214	08/28/2019	Oasis Pools	107.06	2675	08/28/2019	monthly pond dye July
2019213	08/28/2019	Oasis Pools	126.44	2675	08/28/2019	monthly pond dye July
13502	08/28/2019	Green Rite Lawn Spraying Service	162.38	2674	08/28/2019	partial weed control around the ponds
2019253	09/17/2019	Oasis Pools	126.44	2694	09/17/2019	Monthly Pond dye - August
	09/17/2019	Oasis Pools	107.06	2694	09/17/2019	Monthly pond dye CME August
2019299	10/22/2019	Oasis Pools	107.06	2709	10/23/2019	Monthly pond dye CME September
2019295	10/22/2019	Oasis Pools	126.44	2709	10/23/2019	Monthly pond dye CM September
			2,527.80			
<b>8041 - Irrigation Repair</b>						
9000	11/19/2018	G&W Electric	145.50	2542	11/20/2018	connect three phase pump motor for irrigation from pond
11806	07/09/2019	Constant Current Electric	163.46	2652	07/09/2019	reworked wiring for irrigation pump
19116	09/07/2019	The Ground Crew	9,169.68	2667	09/07/2019	Irrigation repairs throughout
662281	09/16/2019	Paul Siepert	1,000.00	2688	09/16/2019	WELL WORK - LOWER PUMP
19157	09/16/2019	The Ground Crew	2,604.80	2686	09/16/2019	Monthly Maintenance - August & Irrigation repairs
16444	10/15/2019	The Ground Crew	340.00	2704	10/15/2019	
			13,423.44			
<b>8042 - Landscape Maintenance</b>						
25623	11/14/2018	Greener Images	10,532.27	2543	11/20/2018	Monthly Lawn Maintenance
1566	12/04/2018	Robert Walker	45.00	2555	12/12/2018	Picked up 3 wooden pallets



25816	12/12/2018	Greener Images	10,532.27	2550	12/12/2018	Monthly Lawn Maintenance
14299	02/05/2019	The Ground Crew	14,593.45	2578	02/11/2019	January lawn maintenance
15048	03/07/2019	The Ground Crew	14,593.45	2594	03/07/2019	February Lawn Maintenance
15058	04/18/2019	The Ground Crew	14,593.45	2613	04/18/2019	MONTHLY MAINTENANCE - MARCH
19056	05/10/2019	The Ground Crew	14,593.45	2629	05/14/2019	Monthly maintenance - April
19064	06/21/2019	The Ground Crew	14,593.45	2646	06/21/2019	Contract Monthly Maintenance - May
14606	07/09/2019	The Ground Crew	14,593.45	2656	07/09/2019	Monthly maintenance - June
19131	08/07/2019	The Ground Crew	14,593.45	2667	08/07/2019	Monthly Maintenance - July
19157	09/16/2019	The Ground Crew	14,593.45	2686	09/16/2019	Monthly Maintenance - August & Irrigation repairs
16444	10/15/2019	The Ground Crew	14,626.04	2704	10/15/2019	
000001	10/23/2019	Deepak Tvaqi	282.67	2714	10/23/2019	Reimbursement for flowers and sod purchased
			152,765.85			
<b>8043 - Lawn Spraying</b>						
2014	11/07/2018	Joe Loudal DBA/	167.79	2532	11/07/2018	fire ants treated twice
12884	03/05/2019	Green Rite Lawn Spraying Service	4,654.75	2592	03/07/2019	pre & post emergent weed control & insecticide
13238	06/19/2019	Green Rite Lawn Spraying Service	405.94	2642	06/21/2019	
13585	09/16/2019	Green Rite Lawn Spraying Service	4,654.75	2684	09/16/2019	Fall pre-emergent weed control
			9,883.23			
<b>8045 - Tree Removal &amp; Care</b>						
16444	10/15/2019	The Ground Crew	55.00	2704	10/15/2019	
<b>8046 - Turf Cutting</b>						
25580	11/07/2018	Greener Images	135.31	2530	11/07/2018	turf cutting- mowing along royder as requested by toni
<b>8051 - D&amp;O</b>						
Creek -7	01/23/2019	ANCO INSURANCE	3,563.00	2568	01/29/2019	Annual Insurance
<b>8052 - General Liability</b>						
Creek -7	01/23/2019	ANCO INSURANCE	4,511.85	2568, 2568, 2568	01/29/2019, 01/29/2019, 01/29/2019	Annual Insurance
<b>8053 - Property</b>						
Creek -7	01/23/2019	ANCO INSURANCE	5,195.00	2568	01/29/2019	Annual Insurance
<b>8062 - Legal Fees</b>						
070810	11/07/2018	Hoelscher, Lipsey & Elmore, P.C	150.00	2531	11/07/2018	Preparation of amended bylaws
14952	11/07/2018	Rife & Beddingfield, P.C	28.50	2536	11/07/2018	email exchange for bylaws amendment change
14952	11/14/2018	Rife & Beddingfield, P.C	403.50	2545	11/20/2018	Legal matters dealing with change of management with old firm
15020	12/05/2018	Rife & Beddingfield, P.C	1,040.84	2553	12/12/2018	Legal matters dealing with change of management with old firm
15086	01/06/2019	Rife & Beddingfield, P.C	522.50	2561	01/10/2019	Proposed bylaws changes, drafted ballots
#070810	01/23/2019	Hoelscher, Lipsey & Elmore, P.C	268.00	2570	01/29/2019	Creek Meadows legal issues
15208	02/20/2019	Rife & Beddingfield, P.C	192.50	2584	02/21/2019	telephone conference with T Myers & Terry Thigpen regarding lien on 3804 Clear Creek Meadow
15269	03/28/2019	Rife & Beddingfield, P.C	110.00	2605	03/28/2019	reviewed governing documents to ensure bylaws are not required to be recorded
15267	03/28/2019	Rife & Beddingfield, P.C	137.50	2607	03/28/2019	3804 Clear Meadow - review lien status
15335	05/10/2019	Rife & Beddingfield, P.C	82.50	2627	05/14/2019	Email exchange regarding foreclosure sale
800886612	10/08/2019	Secretary of State	5.00	2702	10/15/2019	Update Secretary of State - Creek Meadows
200828	10/21/2019	Thompson, Derrig and Craig, P.C.	450.00	2711	10/23/2019	Federal tax return 2018 texas franchise report 2019
			3,390.84			
<b>8071 - Beal Properties Management Fee</b>						
0002	11/08/2018	BVP Management, Inc.	2,772.00	2539, 2539, 2548	11/20/2018, 11/20/2018, 11/20/2018	Management fee for November 2018 w/\$220.00 credit for October 2018. Management fee should be for 748 units
	12/03/2018	BVP Management, Inc.	3,000.00	2556	12/20/2018	Management Fee for 12/2018
	01/03/2019	BVP Management, Inc.	2,500.00	2569	01/29/2019	Management Fee for 01/2019
	02/04/2019	BVP Management, Inc.	3,000.00	2587	02/21/2019	Management Fee for 02/2019
	03/04/2019	BVP Management, Inc.	2,996.00	2595	03/24/2019	Management Fee for 03/2019
1012	04/18/2019	BVP Management, Inc.	3,000.00	2615	04/18/2019	APRIL MANAGEMENT FEE
1012	05/30/2019	BVP Management, Inc.	3,000.00	2632	05/30/2019	Monthly management fee - May
1012	06/21/2019	BVP Management, Inc.	3,028.00	2647	06/21/2019	Management Fee - May
Monthly Managemet fee	07/25/2019	BVP Management, Inc.	3,028.00	2663	07/29/2019	July 2019 Management Fee
1015	08/29/2019	Beal Properties	3,072.00	2679	08/29/2019	August 2019 HOA Management, 768 doors
1012	09/17/2019	BVP Management, Inc.	3,080.00	2695	09/17/2019	Management Fee - September
1013	10/23/2019	Beal Properties	3,388.00	2713	10/23/2019	OCTOBER MANAGEMENT FEE
			35,864.00			
<b>8072 - Oldham Goodwin Management Fees</b>						
9587	12/05/2018	Oldham Goodwin Group LLC	1,250.00	2552	12/12/2018	September HOA management fees
2451	02/06/2019	Oldham Goodwin Group LLC	3,000.00	2575	02/11/2019	ACC Review
2478	02/20/2019	Oldham Goodwin Group LLC	600.00	2583	02/21/2019	3863 Still Creek Lp, 3890 Still Creek Lp, 15000 Windy Meadow Ln, 3872 Still Creek Lp
2494	03/28/2019	Oldham Goodwin Group LLC	750.00	2606	03/28/2019	ACC Review for stylecraft 4 address
12879	05/10/2019	Oldham Goodwin Group LLC	300.00	2626	05/14/2019	ACC Review - 4008 Oak Meadow & 4016 Oak Meadow
2546	05/30/2019	Oldham Goodwin Group LLC	750.00	2634	05/30/2019	ACC review of five properties

2599	07/09/2019	Oldham Goodwin Group LLC	450.00	2654	07/09/2019	ACC Review 3869 still creek loop 3856 still creek loop 15007 Indian creek lane
2600	07/09/2019	Oldham Goodwin Group LLC	600.00	2654	07/09/2019	ACC Review - 15016 Windy Meadow Lane 15010 Windy Meadow Lane 3865 Still Creek Loop 4114 Bison Bend
2648	08/28/2019	Oldham Goodwin Group LLC	450.00	2676	08/28/2019	ACC Review - 15012 windy meadow lane 3889 still creek loop 3842 still creek loop
2683	10/15/2019	Oldham Goodwin Group LLC	450.00	2700	10/15/2019	ACC Review - 4112 Caney Creek 4108 Caney Creek 4008 Lodge Creek
			8,600.00			
<b>8080 - Community Events</b>						
10152018	11/07/2018	Kokomo Sno Co.	150.00	2533	11/07/2018	snow cone extra fall festival servings
0001	11/20/2018	BVP Management, Inc.	160.99	2539, 2539, 2547	11/20/2018, 11/20/2018, 11/20/2018	Items purchased at Lowe's for Creek Meadows Clean Up Day paid with BVPM CC
24397	11/20/2018	BVP Management, Inc.	1,542.56	2539, 2539, 2547	11/20/2018, 11/20/2018, 11/20/2018	River Rock purchased at Aggeland Grass and Stone for Creek Meadows Clean Up Day paid with BVPM CC
24390	11/20/2018	BVP Management, Inc.	1,092.31	2539, 2539, 2547	11/20/2018, 11/20/2018, 11/20/2018	River Rock purchased at Aggeland Grass & Stone for Creek Meadows Clean Up Day paid with BVPM CC
24386	11/20/2018	BVP Management, Inc.	96.34	2539, 2539, 2547	11/20/2018, 11/20/2018, 11/20/2018	Bank Sand purchased at Aggeland Grass & Stone for Creek Meadows Clean Up Day paid with BVPM CC
4409	02/07/2019	College Station Bounce	353.08	2574	02/11/2019	community event
297105350	03/07/2019	BVP Management, Inc.	330.00	2589	03/07/2019	Reimburse office for payment of easter eggs
19037	03/28/2019	Marcia Lightsey	320.00	2603	03/28/2019	face painting - balloon twisting for spring festival
4409	03/28/2019	College Station Bounce	353.08	2602	03/28/2019	bounce houses for spring festival
0001	03/28/2019	All Aboard Fun Train	575.00	2604	03/28/2019	Train Cotton Candy Popcorn - spring festival
00001	05/10/2019	Lara Lewis	200.39	2624	05/14/2019	Reimbursement for items bought for the spring festival
00001	05/10/2019	Lara Lewis	65.54	2624	05/14/2019	Reimbursement for items bought for the spring festival
00001	05/10/2019	Lara Lewis	40.07	2624	05/14/2019	Reimbursement for items bought for the spring festival
00001	05/10/2019	Lara Lewis	30.20	2624	05/14/2019	Reimbursement for items bought for the spring festival
00002	09/16/2019	College Station Bounce	394.78	2690	09/16/2019	slide and bounce house
0000	09/16/2019	Lara Lewis	50.00	2691	09/16/2019	reimbursement for deposit paid to College Station Bounce
			5,754.34			
<b>8090 - Membership Meeting Expense</b>						
0002	09/16/2019	CSISD Facilities Dept	120.00	2683	09/16/2019	Greens Praire Elementary - school rental yearly meeting
<b>8112 - Trash Removal</b>						
33001	11/19/2018	Victor Orozco	470.89	2544	11/20/2018	October porter service for parks and ponds on creek meadows and estate
19001	02/05/2019	Victor Orozco	379.96	2576	02/11/2019	trash pick-up & pond cleaning
1	05/10/2019	Brian Thiqqin	175.50	2619	05/14/2019	Monthly Porter Service - April & Clean up rebar and construction materials on Estates side
2	06/21/2019	Brian Thiqqin	175.50	2648	06/21/2019	monthly porter service - may
00003	07/09/2019	Brian Thiqqin	351.00	2651	07/09/2019	Monthly porter service - June
4	08/16/2019	Brian Thiqqin	175.50	2669	08/16/2019	Monthly Porter Service - July
4	09/16/2019	Brian Thiqqin	175.50	2681	09/16/2019	Porter Service - August
5	10/15/2019	Brian Thiqqin	175.50	2696	10/15/2019	Monthly Porter Service - September
			2,079.35			
<b>8122 - CME - Trash Removal</b>						
1	05/10/2019	Brian Thiqqin	175.50	2619	05/14/2019	Monthly Porter Service - April & Clean up rebar and construction materials on Estates side
1	05/10/2019	Brian Thiqqin	150.00	2619	05/14/2019	Monthly Porter Service - April & Clean up rebar and construction materials on Estates side
02	06/21/2019	Brian Thiqqin	175.50	2648	06/21/2019	monthly porter service - may
00003	07/09/2019	Brian Thiqqin	0.00			Monthly porter service - June
4	08/16/2019	Brian Thiqqin	175.50	2669	08/16/2019	Monthly Porter Service - July
4	09/16/2019	Brian Thiqqin	175.50	2681	09/16/2019	Porter Service - August
5	10/15/2019	Brian Thiqqin	175.50	2696	10/15/2019	Monthly Porter Service - September
			1,027.50			
<b>8131 - CM - Pool Cleaning Service</b>						
103	11/07/2018	Cheryl Mullins	305.00	2534	11/07/2018	October pool cleaning estates side
106	01/10/2019	Cheryl Mullins	375.00	2560	01/10/2019	Clean Creek meadow and Estate Pool house
110	03/22/2019	Cheryl Mullins	187.50	2598	03/24/2019	Cleaning Pool Annex - Both sides
111	04/18/2019	Cheryl Mullins	187.50	2610	04/18/2019	CLEAN & TRASH REMOVAL POOL ANEX
113	05/10/2019	Cheryl Mullins	187.50	2625	05/14/2019	April Pool Cleaning and Trash Removal
386860	05/10/2019	Cheryl Mullins	53.39	2625	05/14/2019	Reimbursement for cleaning supplies bought at Ray Criswell for the pools
115	06/21/2019	Cheryl Mullins	187.50	2643	06/21/2019	Cleaning Service - May
113	07/09/2019	Cheryl Mullins	187.50	2653	07/09/2019	monthly cleaning
119	08/07/2019	Cheryl Mullins	187.50	2665	08/07/2019	Month Cleaning - July
120	09/16/2019	Cheryl Mullins	187.50	2685	09/16/2019	monthly cleaning - august
123	10/07/2019	Cheryl Mullins	187.50	2698	10/15/2019	Monthly pool maintenance - September
			2,233.39			
<b>8132 - CM - Pool Annex Repairs</b>						
1482	05/30/2019	Petty-Faldyn Property Repair LLC	249.00	2635	05/30/2019	Creek meadow pool light repair
1594	07/09/2019	Petty-Faldyn Property Repair LLC	254.00	2655	07/09/2019	Repair hardie siding at the pool house
20371	08/07/2019	Joe Loudat DBA/	54.13	2664	08/07/2019	CM Pool - wasp nest removal
2383	08/07/2019	Twin City Plumbing LLC	85.00	2668	08/07/2019	inspected water leak by drinking fountain at park - no leak detected
1632	08/16/2019	Petty-Faldyn Property Repair LLC	704.50	2672	08/16/2019	Creek Meadows Pool gates - replaced
1835	10/15/2019	Petty-Faldyn Property Repair LLC	150.00	2701	10/15/2019	1 Repair section of fence at pond patio 2 Repair leaking water fountain at pool house

1835	10/15/2019	Petty-Faldyn Property Repair LLC	64.00	2701	10/15/2019	1. Repair section of fence at pond patio 2. Repair leaking water fountain at pool house
2018278	10/15/2019	Oasis Pools	569.94	2699	10/15/2019	new motor installed in baby pool
			2,130.57			
<b>8133 - CM - Pool Winterization</b>						
105	01/07/2019	Cheryl Mullins	300.00	2560	01/10/2019	Winterized 2 pools
112	04/18/2019	Cheryl Mullins	150.00	2610	04/18/2019	GET POOLS READY FOR OPENING
4	08/16/2019	Brian Thiapin	250.00	2669	08/16/2019	Duck pond clean up - dead fish and disposal fee
			700.00			
<b>8134 - CM - Pool Maintenance</b>						
896	12/05/2018	Oasis Pools	779.40	2551	12/12/2018	Creek Meadow Pool Maintenance
113591-1	12/05/2018	The Pool Guy	1,017.55	2554	12/12/2018	monthly pool maintenance Creek Meadow Estates
114432-1	01/06/2019	The Pool Guy	1,043.52	2552	01/10/2019	Monthly Pool Maintenance (December)
895	02/15/2019	Oasis Pools	730.69	2582	02/21/2019	pool maintenance October
915	02/15/2019	Oasis Pools	855.77	2582	02/21/2019	pool maintenance - December
2019006	03/07/2019	Oasis Pools	871.30	2593	03/07/2019	January Monthly Pool Maintenance
2019029	03/07/2019	Oasis Pools	730.69	2593	03/07/2019	February Monthly Pool Maintenance
2019065	05/10/2019	Oasis Pools	730.69	2630, 2630, 2631	05/14/2019, 05/14/2019, 05/14/2019	Monthly maintenance - March
2019096	06/21/2019	Oasis Pools	898.37	2644	06/21/2019	Monthly maintenance - April
2019125	07/09/2019	Oasis Pools	1,141.82	2657	07/09/2019	monthly pool maintenance - may
2019156	08/07/2019	Oasis Pools	1,295.86	2666	08/07/2019	CM - Monthly pond maintenance
2019212	08/28/2019	Oasis Pools	1,355.61	2675	08/28/2019	Monthly Maintenance - July
2019235	08/28/2019	Oasis Pools	261.97	2675	08/28/2019	INSTALL KEY COVER AND ASSEMBLY - CLEAN UP GLASS
2019274	09/17/2019	Oasis Pools	1,136.30	2694	09/17/2019	Monthly Maintenance - August
2019296	10/22/2019	Oasis Pools	1,022.75	2709	10/23/2019	Monthly maintenance - September
			13,912.29			
<b>8135 - CM - Pool Equipment</b>						
2019051	04/18/2019	Oasis Pools	68.68	2611	04/18/2019	MATCHING PADLOCKS FOR POOLS
<b>8136 - CM - Pool Camera Utilities</b>						
186037220						
90601	11/07/2018	Sudden Link	284.37	2537	11/07/2018	suddenlink bill for Creek Meadows Pool Annex
186037220						
90601	01/22/2019	BVP Management, Inc.	302.14	2572	01/29/2019	Suddenlink Bill (reimbursement to BVPM credit card)
100001-8603-722090601	02/11/2019	Sudden Link	284.55	2577	02/11/2019	cable charges
100001-8603-722090601	03/21/2019	Sudden Link	137.24	2601	03/24/2019	15541 N. Creek Meadow Blvd. N broadband service
100001-8603-722090601	05/10/2019	Sudden Link	210.86	2628	05/14/2019	Internet
100001-8603-722090601	06/21/2019	Sudden Link	145.45	2645	06/21/2019	Phone / Internet
100001-8603-722090601	07/25/2019	Sudden Link	146.06	2658	07/25/2019	15541 creek meadow blvd
100001-8603-722090601	08/16/2019	Sudden Link	302.19	2673	08/16/2019	15541 creek meadow blvd
07707-139966-01-1	10/21/2019	Sudden Link	7.01	2710	10/23/2019	15541 N. Creek Meadows Blvd
			1,819.87			
<b>8137 - CM - Pool Special Projects</b>						
4160	04/18/2019	Aggieland Pressure Washing Clean Aggieland	525.00	2608	04/18/2019	POWER WASHING BIRD DROPPINGS FROM POOL HOUSE
<b>8141 - CME - Pool Cleaning Service</b>						
103	11/07/2018	Cheryl Mullins	305.00	2534	11/07/2018	October pool cleaning - creek meadows pool
107	02/12/2019	Cheryl Mullins	375.00	2580	02/12/2019	Monthly cleaning pool house both
110	03/22/2019	Cheryl Mullins	187.50	2598	03/24/2019	Cleaning Pool Annex - Both sides
111	04/18/2019	Cheryl Mullins	187.50	2610	04/18/2019	CLEAN & TRASH REMOVAL POOL ANEX
113	05/10/2019	Cheryl Mullins	187.50	2625	05/14/2019	April Pool Cleaning and Trash Removal
386860	05/10/2019	Cheryl Mullins	53.40	2625	05/14/2019	Reimbursement for cleaning supplies bought at Ray Criswell for the pools
2019097	05/30/2019	Oasis Pools	1,100.14	2633	05/30/2019	Monthly pool maintenance April - CME
115	06/21/2019	Cheryl Mullins	187.50	2643	06/21/2019	Cleaning service for May
113	07/09/2019	Cheryl Mullins	187.50	2653	07/09/2019	monthly cleaning
119	08/07/2019	Cheryl Mullins	187.50	2665	08/07/2019	Month Cleaning - July
120	09/16/2019	Cheryl Mullins	187.50	2685	09/16/2019	monthly cleaning - august
123	10/07/2019	Cheryl Mullins	187.50	2698	10/15/2019	Monthly pool maintenance - September
			3,333.54			
<b>8142 - CME - Pool Annex Repairs</b>						
2019187	08/07/2019	Oasis Pools	252.03	2666	08/07/2019	RESET 3 FLAGSTONE PIECES ON THE WATERFALL
2421	08/29/2019	Twin City Plumbing LLC	140.00	2680	08/29/2019	Replaced shower valve in Swimming pool
			392.03			
<b>8143 - CME - Pool Annex Winterization</b>						
112	04/18/2019	Cheryl Mullins	150.00	2610	04/18/2019	GET POOLS READY FOR OPENING
<b>8144 - CME - Pool Maintenance</b>						

112762-1	11/07/2018	The Pool Guy	1,468.92	2538	11/07/2018	
2019025	03/07/2019	Oasis Pools	588.61	2593	03/07/2019	weekly pool maintenance and chemicals
2019031	03/07/2019	Oasis Pools	630.56	2593	03/07/2019	January Monthly Pool Maintenance
2019037	05/10/2019	Oasis Pools	568.31	2630, 2630, 2631	05/14/2019, 05/14/2019, 05/14/2019	February Monthly Pool Maintenance
2019050	05/14/2019	Oasis Pools	137.76	2631	05/14/2019	Monthly maintenance - March
2019126	07/09/2019	Oasis Pools	1,274.75	2657	07/09/2019	
2019141	07/09/2019	Oasis Pools	148.21	2657	07/09/2019	monthly pool maintenance - may & leaf rake
2019157	08/07/2019	Oasis Pools	1,043.21	2666	08/07/2019	cleaned store room - installed shelf for supplies
2019237	08/28/2019	Oasis Pools	248.98	2675	08/28/2019	CME - monthly pond maintenance
2019215	08/28/2019	Oasis Pools	1,075.57	2675	08/28/2019	CME - CLEAN FECEES FROM POOL - SHOCK AND TREAT
2019255	09/17/2019	Oasis Pools	735.99	2694	09/17/2019	Monthly Maintenance - July
2019298	10/22/2019	Oasis Pools	744.11	2709	10/23/2019	Monthly Maintenance - August
			6,644.98			Monthly Maintenance - September
<b>8145 - CME - Pool Equipment</b>						
2019051	04/18/2019	Oasis Pools	68.68	2611	04/18/2019	MATCHING PADLOCKS FOR POOLS
<b>8146 - CME - Pool Utilities</b>						
186037276						
97201	11/07/2018	Sudden Link	300.75	2537	11/07/2018	suddenlink bill for creek meadows estate
100001-8603-						
727697201	02/20/2019	Sudden Link	151.03	2585	02/21/2019	Monthly Broadband Service
52449J	02/21/2019	BVP Management, Inc.	481.64	2588	02/21/2019	Reimbursement for BVP payment using Credit Card
100001-8603-						
727697201	03/21/2019	Sudden Link	147.41	2599	03/24/2019	15751 Cottonwood Creek Ln. broadband service
722090601	04/18/2019	Sudden Link	137.11	2612	04/18/2019	CREEK MEADOWS POOL PHONE
100001-8603-						
727697201	05/01/2019	Sudden Link	145.31	2617	05/01/2019	15751 COTTONWOOD CREEK - INTERNET
100001-8603-						
727697201	05/30/2019	Sudden Link	151.31	2636	05/30/2019	15751 cottonwood creek
100001-8603-						
727697201	06/21/2019	Sudden Link	151.31	2645	06/21/2019	Estates internet/phone
83088	06/21/2019	DEFTECH/AV	102.84	2641	06/21/2019	security system repair
100001-8603-						
722090601	07/15/2019	Sudden Link	146.06	2673	08/18/2019	monthly phone service-pool annex
100001-8603-						
727697201	07/22/2019	Sudden Link	151.80	2660	07/25/2019	15751 COTTONWOOD CREEK
100001-8603-						
727697201	08/28/2019	Sudden Link	151.80	2677	08/28/2019	15751 COTTONWOOD CREEK
07707-						
148804-01-2	10/15/2019	Sudden Link	151.83	2703	10/15/2019	15751 COTTONWOOD CREEK
07707-						
148804-01-2	10/29/2019	Sudden Link	162.56	2716	10/29/2019	15751 COTTONWOOD CREEK
			2,532.76			
<b>8147 - CME - Pool Special Projects</b>						
2019195	08/07/2019	Oasis Pools	1,699.53	2666	08/07/2019	cme - sand exchange in pool filter
<b>8160 - Website</b>						
0001	03/05/2019	BVP Management, Inc.	36.34	2589	03/07/2019	reimbursement for CC use for godaddy
017	10/29/2019	Allison Burke	500.00	2715	10/29/2019	HOA Website - Design, Content Creation, Initial Edits
			536.34			
<b>8191 - Electric</b>						
2371989	11/09/2018	Bryan Texas Utilities	578.32	2540	11/20/2018	utilities 15751 Cottonwood Creek Ln
2216139	11/09/2018	Bryan Texas Utilities	616.79	2540	11/20/2018	utilities (15541 N Creek Meadow Blvd)
2293428	11/09/2018	Bryan Texas Utilities	23.46	2540	11/20/2018	utilities (4401 Silver Brook Ct.)
2306382	11/09/2018	Bryan Texas Utilities	18.98	2540	11/20/2018	utilities (15521 Baker Meadow Loop Sign)
2348555	11/09/2018	Bryan Texas Utilities	25.54	2540	11/20/2018	utilities (15729 Timber Creek Ln #A)
2348556	11/09/2018	Bryan Texas Utilities	18.98	2540	11/20/2018	utilities (15729 Timber Creek Ln #B)
2371989	12/14/2018	Bryan Texas Utilities	373.70	2557	12/20/2018	utilities 15751 Cottonwood Creek Ln
2216139	12/14/2018	Bryan Texas Utilities	551.81	2557	12/20/2018	utilities (15541 N Creek Meadow Blvd)
2293428	12/14/2018	Bryan Texas Utilities	33.19	2557	12/20/2018	utilities (4401 Silver Brook Ct.)
2306382	12/14/2018	Bryan Texas Utilities	18.18	2557	12/20/2018	utilities (15521 Baker Meadow Loop Sign)
2348555	12/14/2018	Bryan Texas Utilities	32.91	2557	12/20/2018	utilities (15729 Timber Creek Ln #A)
2348556	12/14/2018	Bryan Texas Utilities	18.18	2557	12/20/2018	utilities (15729 Timber Creek Ln #B)
2371989	01/10/2019	Bryan Texas Utilities	359.88	2559	01/10/2019	utilities 15751 Cottonwood Creek Ln
2348555	01/10/2019	Bryan Texas Utilities	23.49	2559	01/10/2019	utilities (15729 Timber Creek Ln #A)
2348556	01/10/2019	Bryan Texas Utilities	18.18	2559	01/10/2019	utilities (15729 Timber Creek Ln #B)
2216139	01/10/2019	Bryan Texas Utilities	559.63	2559	01/10/2019	utilities (15541 N Creek Meadow Blvd)
2293428	01/10/2019	Bryan Texas Utilities	22.49	2559	01/10/2019	utilities (4401 Silver Brook Ct.)
2306382	01/10/2019	Bryan Texas Utilities	18.18	2559	01/10/2019	utilities (15521 Baker Meadow Loop Sign)
2348555	02/07/2019	Bryan Texas Utilities	31.13	2573	02/11/2019	electric
2348556	02/07/2019	Bryan Texas Utilities	18.18	2573	02/11/2019	electric
2216139	02/07/2019	Bryan Texas Utilities	583.18	2573	02/11/2019	electric
2293428	02/07/2019	Bryan Texas Utilities	22.69	2573	02/11/2019	electric
2306382	02/07/2019	Bryan Texas Utilities	18.18	2573	02/11/2019	electric
2371989	02/07/2019	Bryan Texas Utilities	352.38	2573	02/11/2019	electric
2371989	03/21/2019	Bryan Texas Utilities	404.01	2596	03/24/2019	Creek Meadows electric

2348556	03/21/2019	Bryan Texas Utilities	18.18	2596	03/24/2019	15729 Timber Crk Ln #B electric
2348555	03/21/2019	Bryan Texas Utilities	23.18	2596	03/24/2019	15729 Timber Crk Ln #A electric
2306382	03/21/2019	Bryan Texas Utilities	18.18	2596	03/24/2019	15521 Baker Meadow Lp. sign electric
2293428	03/21/2019	Bryan Texas Utilities	22.40	2596	03/24/2019	4401 Silver Brook Ct. electric
2216139	03/21/2019	Bryan Texas Utilities	559.63	2596	03/24/2019	15541 N. Creek Meadow Blvd. electric
2216139	04/18/2019	Bryan Texas Utilities	576.43	2616	04/18/2019	15541 creek meadow blvd - ELECTRIC
2293428	04/18/2019	Bryan Texas Utilities	22.99	2616	04/18/2019	4401 SILVER BROOK CT - ELECTRIC
2306382	04/18/2019	Bryan Texas Utilities	18.98	2616	04/18/2019	15521 BAKER MEADOW LOOP SIGN
2348555	04/18/2019	Bryan Texas Utilities	24.11	2616	04/18/2019	15729 TIMBER CREEK LANE #A
2348556	04/18/2019	Bryan Texas Utilities	18.98	2616	04/18/2019	15729 TIMBER CREEK LANE #B
2371989	04/18/2019	Bryan Texas Utilities	475.14	2616	04/18/2019	15751 cottonwood creek lane
2216139	05/14/2019	Bryan Texas Utilities	591.03	2620	05/14/2019	15541 creek meadow blvd
2293428	05/14/2019	Bryan Texas Utilities	22.00	2620	05/14/2019	4401 Silver Brook Ct
2306382	05/14/2019	Bryan Texas Utilities	18.18	2620	05/14/2019	15521 BAKER MEADOW LOOP SIGN
2348555	05/14/2019	Bryan Texas Utilities	23.37	2620	05/14/2019	15729 TIMBER CREEK LANE #A
2348556	05/14/2019	Bryan Texas Utilities	18.18	2620	05/14/2019	15729 TIMBER CREEK LANE #B
2371989	05/14/2019	Bryan Texas Utilities	443.65	2620	05/14/2019	15751 COTTONWOOD CREEK
2371989	06/21/2019	Bryan Texas Utilities	593.80	2639	06/21/2019	Electric - 15751 Cottonwood Creek
2293428	06/21/2019	Bryan Texas Utilities	21.72	2639	06/21/2019	Electric 4401 Silver Brook Ct
2306382	06/21/2019	Bryan Texas Utilities	18.98	2639	06/21/2019	Electric 15521 Baker Meadow Loop Sign
2348555	06/21/2019	Bryan Texas Utilities	23.28	2639	06/21/2019	Electric 15729 Timber Creek Lane A
2348556	06/21/2019	Bryan Texas Utilities	18.18	2639	06/21/2019	Electric 15729 Timber Creek Lane B
2216139	06/21/2019	Bryan Texas Utilities	504.72	2639	06/21/2019	Electric 15541 N Creek Meadows Blvd
2371989	07/12/2019	Bryan Texas Utilities	503.90	2661	07/25/2019	monthly utilities-15751 Cottonwood creek
2216139	07/15/2019	Bryan Texas Utilities	551.81	2661	07/25/2019	monthly utilities-15541 N. Creek Meadow Blvd.
2293428	07/15/2019	Bryan Texas Utilities	21.52	2661	07/25/2019	monthly utilities-4401 Silver Brook
2306382	07/15/2019	Bryan Texas Utilities	17.38	2661	07/25/2019	monthly utilities-15521 Bakers Meadow Loop
2348555	07/15/2019	Bryan Texas Utilities	22.90	2661	07/25/2019	monthly utilities-15729 Timber Creek #A
2348556	07/15/2019	Bryan Texas Utilities	18.18	2661	07/25/2019	monthly utilities-15729 Timber Creek #B
544491-						
209936	07/15/2019	College Station Utilities	49.22	2662	07/25/2019	monthly utilities-15541 Creek Meadow N
2216139	08/16/2019	Bryan Texas Utilities	607.45	2670	08/16/2019	15541 creek meadow blvd
2293428	08/16/2019	Bryan Texas Utilities	22.47	2670	08/16/2019	4401 Silver Brook Ct
2306382	08/16/2019	Bryan Texas Utilities	18.94	2670	08/16/2019	15521 BAKER MEADOW LOOP SIGN
2348555	08/16/2019	Bryan Texas Utilities	24.19	2670	08/16/2019	15729 TIMBER CREEK LANE #A
2348556	08/16/2019	Bryan Texas Utilities	18.98	2670	08/16/2019	15729 TIMBER CREEK LANE #B
2371989	08/16/2019	Bryan Texas Utilities	582.81	2670	08/16/2019	15751 COTTONWOOD CREEK
2371989	09/16/2019	Bryan Texas Utilities	599.87	2682	09/16/2019	15751 COTTONWOOD CREEK
2216139	09/16/2019	Bryan Texas Utilities	591.03	2682	09/16/2019	15541 creek meadow blvd
2293428	09/16/2019	Bryan Texas Utilities	21.64	2682	09/16/2019	4401 SILVER BROOK CT - ELECTRIC
2306382	09/16/2019	Bryan Texas Utilities	18.18	2682	09/16/2019	15521 BAKER MEADOW LOOP SIGN
2348555	09/16/2019	Bryan Texas Utilities	23.09	2682	09/16/2019	15729 TIMBER CREEK LANE #A
2348556	09/16/2019	Bryan Texas Utilities	18.18	2682	09/16/2019	15729 TIMBER CREEK LANE #B
2216139	10/15/2019	Bryan Texas Utilities	609.18	2697	10/15/2019	Electric 15541 N Creek Meadows Blvd
2293428	10/15/2019	Bryan Texas Utilities	22.67	2697	10/15/2019	Electric 4401 Silver Brook Ct
2306382	10/15/2019	Bryan Texas Utilities	18.98	2697	10/15/2019	Electric 15521 Baker Meadow Loop Sign
2348555	10/15/2019	Bryan Texas Utilities	24.03	2697	10/15/2019	Electric 15729 Timber Creek Lane A
2348556	10/15/2019	Bryan Texas Utilities	19.18	2697	10/15/2019	15729 TIMBER CREEK LANE #B
2371989	10/15/2019	Bryan Texas Utilities	438.44	2697	10/15/2019	Electric 15751 Cottonwood Creek
			13,681.15			
8192 - Sanitation / Sewer						
544491-						
209936	11/19/2018	City Of College Station	53.81	2541	11/20/2018	Sewer 15541 Creek Meadows
544491-						
209936	01/14/2019	College Station Utilities	49.22	2564	01/14/2019	Sewer & Drainage 15541 Creek Meadow Blvd
544491-						
209936	02/18/2019	College Station Utilities	49.22	2581	02/21/2019	electric
54491-						
209936	03/22/2019	City Of College Station	54.14	2597	03/24/2019	15541 creek meadow blvd N
209936	04/18/2019	City Of College Station	54.14	2609	04/18/2019	15541 creek meadow blvd SEWER
544491-						
209936	05/14/2019	City Of College Station	49.22	2621	05/14/2019	15541 creek meadow blvd
544491-						
209936	09/21/2019	City Of College Station	49.22	2640	06/21/2019	Sewer
544491-						
209936	08/16/2019	College Station Utilities	54.14	2671	08/16/2019	15541 creek meadow blvd
544491-						
209936	09/17/2019	College Station Utilities	49.22	2693	09/17/2019	15541 creek meadow blvd
544491-						
209936	10/21/2019	College Station Utilities	49.67	2705	10/23/2019	15541 creek meadow blvd
			512.00			
8193 - Water / Irrigation						
102-8302-11	11/19/2018	Wellborn Special Utility District	84.98	2546	11/20/2018	Timber Drive
102-8155-00	11/19/2018	Wellborn Special Utility District	26.13	2546	11/20/2018	greens praine trail irrigation
102-4969-00	11/19/2018	Wellborn Special Utility District	26.13	2546	11/20/2018	15541 creek meadow blvd
102-0067-00	11/19/2018	Wellborn Special Utility District	2,129.44	2546	11/20/2018	15751 cottonwood creek lane
102-8302-00	01/10/2019	BVP Management, Inc	52.26	2563	01/10/2019	utilities 15751 Cottonwood Creek Ln
102-8155-00	01/10/2019	BVP Management, Inc	47.02	2563	01/10/2019	Timber Drive HOA
102-8155-00	01/10/2019	BVP Management, Inc	26.13	2563	01/10/2019	Greens Prairie Tr. Irrigation

102-4969-00	01/10/2019	BVP Management Inc	26.13	2563	01/10/2019	utilities (15541 N Creek Meadow Blvd Irrigation)
102-8155-00	01/23/2019	Wellborn Special Utility District	26.13	2571	01/29/2019	Greens Prairie Tr. Irrigation
102-8302-00	01/23/2019	Wellborn Special Utility District	47.02	2571	01/29/2019	Timber Drive HOA
102-4969-00	01/25/2019	Wellborn Special Utility District	26.13	2571	01/29/2019	utilities (15541 N Creek Meadow Blvd Irrigation)
102-0067-00	01/25/2019	Wellborn Special Utility District	52.26	2571	01/29/2019	utilities 15751 Cottonwood Creek Ln.
102-8302-00	02/20/2019	Wellborn Special Utility District	34.66	2586	02/21/2019	water
102-8155-00	02/20/2019	Wellborn Special Utility District	26.13	2586	02/21/2019	water
102-4969-00	02/20/2019	Wellborn Special Utility District	26.13	2586	02/21/2019	water
102-0067-00	02/20/2019	Wellborn Special Utility District	121.03	2586	02/21/2019	water
102-8302-00	03/21/2019	Wellborn Special Utility District	26.13	2600	03/24/2019	Timber Dr. water
102-4969-00	03/21/2019	Wellborn Special Utility District	26.13	2600	03/24/2019	Creek Meadows Blvd water
102-0067-00	03/22/2019	Wellborn Special Utility District	53.60	2600	03/24/2019	15751 cottonwood creek lane
102-8155-00	03/22/2019	Wellborn Special Utility District	26.13	2600	03/24/2019	greens prairie trail irrigation
102-0067-00	04/18/2019	Wellborn Special Utility District	72.33	2614	04/18/2019	15751 cottonwood creek lane
102-4969-00	04/18/2019	Wellborn Special Utility District	28.73	2614	04/18/2019	15541 creek meadow blvd
102-8155-00	05/01/2019	Wellborn Special Utility District	31.33	2618	05/01/2019	WATER
102-8302-00	05/01/2019	Wellborn Special Utility District	31.33	2618	05/01/2019	WATER
102-4969-00	05/30/2019	Wellborn Special Utility District	26.13	2637	05/30/2019	15541 creek meadow
102-8155-00	05/30/2019	Wellborn Special Utility District	26.13	2637	05/30/2019	Greens prairie irrigation
102-0067-00	05/30/2019	Wellborn Special Utility District	372.19	2637	05/30/2019	15751 cottonwood creek
102-8302-00	05/30/2019	Wellborn Special Utility District	56.21	2637	05/30/2019	Timber drive HOA
102-8155-00	06/19/2019	Wellborn Special Utility District	26.13	2649	06/21/2019	
102-8302-00	06/19/2019	Wellborn Special Utility District	78.89	2649	06/21/2019	
102-4969-00	06/19/2019	Wellborn Special Utility District	26.13	2649	06/21/2019	
102-0067-00	06/21/2019	Wellborn Special Utility District	987.43	2649	06/21/2019	15751 COTTONWOOD CREEK
102-4969-00	07/22/2019	Wellborn Special Utility District	75.61	2659	07/25/2019	WATER
102-8155-00	07/22/2019	Wellborn Special Utility District	26.46	2659	07/25/2019	greens prairie trail irrigation
102-8302-00	07/22/2019	Wellborn Special Utility District	89.97	2659	07/25/2019	TIMBER DRIVE
102-0067-00	07/25/2019	Wellborn Special Utility District	1,071.32	2659	07/25/2019	15751 Cottonwood Creek Ln
102-8155-00	08/28/2019	Wellborn Special Utility District	26.13	2678	08/28/2019	greens prairie trail irrigation
102-4969-00	08/28/2019	Wellborn Special Utility District	140.43	2678	08/28/2019	15541 creek meadow blvd
102-8302-00	08/28/2019	Wellborn Special Utility District	87.51	2678	08/28/2019	TIMBER DRIVE
102-0067-00	08/28/2019	Wellborn Special Utility District	1,331.61	2678	08/28/2019	15751 COTTONWOOD CREEK
102-0067-00	09/16/2019	Wellborn Special Utility District	1,947.44	2687	09/16/2019	15751 COTTONWOOD CREEK
102-4969-00	09/16/2019	Wellborn Special Utility District	177.48	2687	09/16/2019	15541 creek meadow blvd
102-8155-00	09/16/2019	Wellborn Special Utility District	28.73	2687	09/16/2019	greens prairie trail irrigation
102-8302-00	09/16/2019	Wellborn Special Utility District	159.57	2687	09/16/2019	TIMBER DRIVE HOA
102-8302-00	10/21/2019	Wellborn Special Utility District	131.68	2712	10/23/2019	TIMBER DRIVE HOA
102-4969-00	10/21/2019	Wellborn Special Utility District	101.47	2712	10/23/2019	15541 Creek meadows blvd irrigation
102-8155-00	10/21/2019	Wellborn Special Utility District	26.13	2712	10/23/2019	greens prairie trail irrigation
102-0067-00	10/21/2019	Wellborn Special Utility District	1,312.25	2712	10/23/2019	15751 COTTONWOOD CREEK
			11,406.45			
8210 - Taxes						
27854	11/07/2018	Kristeen Roe, Tax A/C	2.36	2565	01/15/2019	creek meadows common areas
27855	11/07/2018	Kristeen Roe, Tax A/C	2.36	2565	01/15/2019	creek meadows common areas
27856	11/07/2018	Kristeen Roe, Tax A/C	2.36	2565	01/15/2019	creek meadows common areas
27858	11/07/2018	Kristeen Roe, Tax A/C	2.36	2565	01/15/2019	creek meadows common areas

27860	11/07/2018	Kristeen Roe, Tax A/C	2.36	2565	01/15/2019	creek meadows common areas
27864	11/07/2018	Kristeen Roe, Tax A/C	2.36	2565	01/15/2019	creek meadows common areas
27859	11/07/2018	Kristeen Roe, Tax A/C	2.36	2565	01/15/2019	creek meadows common areas
27862	11/07/2018	Kristeen Roe, Tax A/C	2.36	2565	01/15/2019	creek meadows common areas
27863	01/07/2019	Kristeen Roe, Tax A/C	2.36	2565	01/15/2019	creek meadows common areas
27863	01/15/2019	Kristeen Roe, Tax A/C	2.36	2565	01/15/2019	creek meadows common areas
27861	01/15/2019	Kristeen Roe, Tax A/C	2.36	2566	01/15/2019	brazos county 2018 tax statment
27866	01/15/2019	Kristeen Roe, Tax A/C	2.36	2566	01/15/2019	brazos county 2018 tax statment
27867	01/15/2019	Kristeen Roe, Tax A/C	2.36	2566	01/15/2019	brazos county 2018 tax statment
27868	01/15/2019	Kristeen Roe, Tax A/C	2.36	2566	01/15/2019	brazos county 2018 tax statment
27869	01/15/2019	Kristeen Roe, Tax A/C	2.36	2566	01/15/2019	brazos county 2018 tax statment
27870	01/15/2019	Kristeen Roe, Tax A/C	2.36	2566	01/15/2019	brazos county 2018 tax statment
27875	01/15/2019	Kristeen Roe, Tax A/C	2.36	2566	01/15/2019	brazos county 2018 tax statment
27876	01/15/2019	Kristeen Roe, Tax A/C	2.36	2566	01/15/2019	brazos county 2018 tax statment
27857	01/15/2019	Kristeen Roe, Tax A/C	2.36	2566	01/15/2019	brazos county 2018 tax statment
27865	01/15/2019	Kristeen Roe, Tax A/C	2.36	2566	01/15/2019	brazos county 2018 tax statment
27853	01/15/2019	Kristeen Roe, Tax A/C	2.36	2567	01/15/2019	brazos county 2018 tax statment
27881	01/15/2019	Kristeen Roe, Tax A/C	2.36	2567	01/15/2019	brazos county 2018 tax statment
27871	01/15/2019	Kristeen Roe, Tax A/C	2.36	2567	01/15/2019	brazos county 2018 tax statment
27877	01/15/2019	Kristeen Roe, Tax A/C	2.36	2567	01/15/2019	brazos county 2018 tax statment
27872	01/15/2019	Kristeen Roe, Tax A/C	2.36	2567	01/15/2019	brazos county 2018 tax statment
27873	01/15/2019	Kristeen Roe, Tax A/C	2.36	2567	01/15/2019	brazos county 2018 tax statment
27874	01/15/2019	Kristeen Roe, Tax A/C	2.36	2567	01/15/2019	brazos county 2018 tax statment
27874	01/15/2019	Kristeen Roe, Tax A/C	2.36	2567	01/15/2019	brazos county 2018 tax statment
27854	01/15/2019	Kristeen Roe, Tax A/C	2.36	2567	01/15/2019	brazos county 2018 tax statment
29078	10/21/2019	Kristeen Roe, Tax A/C	2.27	2706	10/23/2019	CREEK MEADOWS BLVD
29097	10/21/2019	Kristeen Roe, Tax A/C	2.27	2706	10/23/2019	4076 Crooked Creek Path
29098	10/21/2019	Kristeen Roe, Tax A/C	2.27	2706	10/23/2019	Crooked Creek Path
29099	10/21/2019	Kristeen Roe, Tax A/C	2.27	2706	10/23/2019	Long Creek Ln
29102	10/21/2019	Kristeen Roe, Tax A/C	2.27	2706	10/23/2019	Greens Prairie Trail
29101	10/21/2019	Kristeen Roe, Tax A/C	2.27	2706	10/23/2019	Crooked Creek Path
29096	10/21/2019	Kristeen Roe, Tax A/C	2.27	2706	10/23/2019	Cottonwood Creek Ln
29089	10/21/2019	Kristeen Roe, Tax A/C	2.27	2706	10/23/2019	Creek Meadows Blvd
29079	10/21/2019	Kristeen Roe, Tax A/C	2.27	2706	10/23/2019	15201 Silver Springs Ct
29081	10/21/2019	Kristeen Roe, Tax A/C	2.27	2706	10/23/2019	Creek Meadow Blvd
29082	10/21/2019	Kristeen Roe, Tax A/C	2.27	2707	10/23/2019	Wild Horse Creek Ct
29083	10/21/2019	Kristeen Roe, Tax A/C	2.27	2707	10/23/2019	Creek Meadow Blvd
29080	10/21/2019	Kristeen Roe, Tax A/C	2.27	2707	10/23/2019	Cedar Creek Ct
29084	10/21/2019	Kristeen Roe, Tax A/C	2.27	2707	10/23/2019	15711 Timber Creek Ln
29085	10/21/2019	Kristeen Roe, Tax A/C	2.27	2707	10/23/2019	Yequa Creek Ct
29086	10/21/2019	Kristeen Roe, Tax A/C	2.27	2707	10/23/2019	Clear Creek Meadow Ave
29087	10/21/2019	Kristeen Roe, Tax A/C	2.27	2707	10/23/2019	Baker Meadow Loop
29088	10/21/2019	Kristeen Roe, Tax A/C	2.27	2707	10/23/2019	4123 Shallow Creek Loop
29090	10/21/2019	Kristeen Roe, Tax A/C	2.27	2707	10/23/2019	Wood Brook Ln
29091	10/21/2019	Kristeen Roe, Tax A/C	2.27	2707	10/23/2019	Timber Creek Ln
374762	10/21/2019	Kristeen Roe, Tax A/C	2.27	2708	10/23/2019	Creek Meadow Blvd
29093	10/21/2019	Kristeen Roe, Tax A/C	2.27	2708	10/23/2019	4110 Shady Brook Pass
29094	10/21/2019	Kristeen Roe, Tax A/C	2.27	2708	10/23/2019	Wild Creek Ct
29095	10/21/2019	Kristeen Roe, Tax A/C	2.27	2708	10/23/2019	Oak Meadow Grove Cir
29100	10/21/2019	Kristeen Roe, Tax A/C	2.27	2708	10/23/2019	
			125.19			
3220 - Transfer to Reserve						
Move to Reserves	03/05/2019	Creek Meadows Owners Association	10,000.00	2591	03/07/2019	Transfer operating funds to Reserve account
Total			328,047.89			

**Creek Meadows Home Owner's Association  
2020 Budget Final**

	<u>Budget '20</u>
<b>Income</b>	
Administration/Transfer Fees	\$3,745
Annual Dues	\$394,250
Annual Dues - *Collections	\$7,450
Fines for Violations	\$500
Deed Restriction Income	\$1,500
CCR Enforcement	500
Cost of Collection	500
Lien Filed	500
Finance Charges	\$2,000
FOB Key Programming	\$2,750
FOB Key Replacement	\$200
<b>Total Income</b>	<u>\$412,395</u>
<b>Expenses</b>	
Deed Restriction Expense	\$1,500
Flags, Decorations & Signs	\$2,000
Fountains & Lakes	\$5,400
Fountain Repair	1,000
Monthly Maintenance	2,000
Monthly Trash Clean Up	900
Spraying-Weed & Algae Control	1,500
Grounds Maint/Improvements	\$204,500
Irrigation Repair	10,000
Landscape Maintenance	182,000
Lawn Spraying	10,000
Shredding	1,000
Tree Removal & Care	1,500
Insurance	\$14,280
D&O	3,565
General Liability	4,970
Property	5,745
Legal & Professional Fees	\$2,500
Accounting Fees	500
Legal Fees	2000
Management	\$48,400
Assoc Services (Oldham Goodwin)	6000
Management	42400
Membership Events	\$4,000
Membership Meeting Expense	\$150
Park Maintenance - CM	\$2,500
Clean & Repair Equipment	500



**Creek Meadows Home Owner's Association  
2020 Budget Final**

	<u>Budget '20</u>
Trash Removal	2,000
Park Maintenance - CME	\$2,125
Clean & Repair Equipment	500
Trash Removal	1,625
Pool - CM (3 Filters)	\$37,750
Cleaning Service	2,250
Pool Annex Repairs	2000
Pool Annex Winterization	500
Pool Maintenance	13,000
Purchase Equipment	1000
Security Camera Utilities	2000
Special Project	17,000
Pool - CME (2 Filters)	\$30,250
Cleaning Service	2,250
Pool Annex Repairs	1000
Pool Annex Winterization	500
Pool Maintenance	13,000
Purchase Equipment	1000
Security Camera Utilities	2500
Special Project	10000
Postage & Delivery	\$500
Special Projects/Improvements	19,500
Special Landscaping Projects	17,000
Miscellaneous	2,500
Property Taxes	\$200
Website	\$250
Utilities	\$26,400
Electric	13,800
Sanitation/Sewer	600
Water/Irrigation	12,000
Transfer to Reserve	\$10,000
Total Expense	<u>\$412,205</u>
Net Income	<u>\$190</u>
Cash Reserves/Maint Fun Balance	\$37,098



# PROSPERITY BANK<sup>®</sup>

Statement Date 9/30/2019

Account No

CREEK MEADOWS HOMEOWNERS ASSOCIATION  
903 TEXAS AVE SOUTH  
COLLEGE STATION TX 77840

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5700

### STATEMENT SUMMARY TX Business Savings Account No

07/01/2019	Beginning Balance		\$27,098.24
	1 Deposits/Other Credits	+	\$27.33
	0 Checks/Other Debits	-	\$0.00
09/30/2019	Ending Balance	92 Days in Statement Period	\$27,125.57

### DEPOSITS/OTHER CREDITS

Date	Description	Amount
09/30/2019	Accr Earning Pymt Added to Account	\$27.33

### 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
07-01	\$27,098.24	09-30	\$27,125.57

### EARNINGS SUMMARY

\*\* Below is an itemization of the Earnings paid this period. \*\*

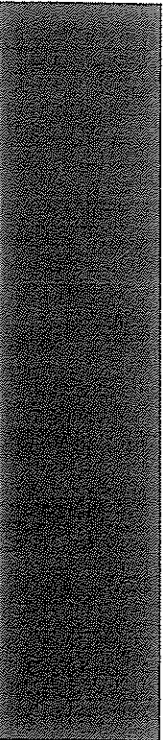
Interest Paid This Period	\$27.33	Annual Percentage Yield Earned	0.40 %
Interest Paid YTD	\$73.03	Days in Earnings Period	92

0000  
101481 : 00570001





Bob Walker



CMA 1 - Line

Prepared By: Bob Walker

Listings as of 11/12/2019 at 1:58 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 11/12/2019 to 11/12/2018 Status is one of 'Option Contract', 'Under Contract' Status Contractual Search Date is 11/12/2019 to 05/16/2019 Subdivision Legal is 'Creek meadows'

Residential

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
19002283	15306 Lowry Meadow Lan	4	3/1	2		Creek Meadows	2015	2,744	\$118.40	\$324,900	\$205,000	\$151.29	05/01/2019	102.50	93
19007194	4006 Lodge Creek Court	3	2/1	2		Creek Meadows	2019	2,169	\$158.55	\$343,900	\$215,000	\$159.61	05/17/2019	100.00	30
19011046	15611 Long Creek Lane	4	3/-	2		Creek Meadows	2017	2,498	\$147.82	\$369,250	\$255,000	\$140.34	04/30/2019	102.00	96

# LISTINGS: 3

<b>Medians:</b>	2017	2,498	\$147.82	\$343,900	197
<b>Minimums:</b>	2015	2,169	\$118.40	\$324,900	109
<b>Maximums:</b>	2019	2,744	\$158.55	\$369,250	256
<b>Averages:</b>	2017	2,470	\$141.59	\$346,017	187

Sold Properties

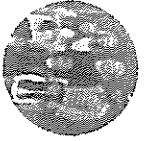
MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
19001129	15504 Baker Meadow	3	2/-	2		Creek Meadows	2008	1,355	\$147.60	\$199,999	\$206,000	\$151.29	05/01/2019	102.50	93
19004743	15443 Baker Meadow Loop	3	2/-	2		Creek Meadows	2013	1,281	\$160.81	\$206,000	\$206,000	\$160.81	05/03/2019	100.00	30
19006080	15420 Baker Meadow	3	2/-	2		Creek Meadows	2013	1,347	\$159.61	\$215,000	\$215,000	\$159.61	05/17/2019	100.00	45
19000924	15500 Baker Meadow	3	2/1	2		Creek Meadows	2009	1,817	\$137.59	\$250,000	\$255,000	\$140.34	04/30/2019	102.00	96
19009669	15600 Wood Brook Lane	3	2/-	2		Creek Meadows	2008	1,933	\$139.63	\$269,900	\$259,900	\$134.45	09/03/2019	96.29	85
19000028	4115 Shallow Creek Loop	3	2/-	2		Creek Meadows	2014	2,178	\$121.67	\$264,999	\$263,000	\$120.75	02/19/2019	99.25	48
19009728	4100 Shallow Creek Loop	3	3/-	2		Creek Meadows	2015	1,785	\$154.06	\$275,000	\$275,000	\$154.06	09/17/2019	100.00	90
19000016	4128 Shallow Creek Loop	4	3/1	2		Creek Meadows	2016	2,689	\$122.69	\$329,900	\$324,900	\$120.83	03/07/2019	98.48	63
18014091	15654 Long Creek Lane	3	2/1	2		Creek Meadows	2018	2,194	\$156.75	\$343,900	\$343,900	\$156.75	03/19/2019	100.00	218

# LISTINGS: 9

<b>Medians:</b>	2013	1,817	\$147.60	\$264,999	\$259,900	\$151.29	100.00	85
<b>Minimums:</b>	2008	1,281	\$121.67	\$199,999	\$205,000	\$120.75	96.29	30
<b>Maximums:</b>	2018	2,689	\$160.81	\$343,900	\$343,900	\$160.81	102.50	218
<b>Averages:</b>	2013	1,842	\$144.49	\$261,633	\$260,856	\$144.32	99.84	85

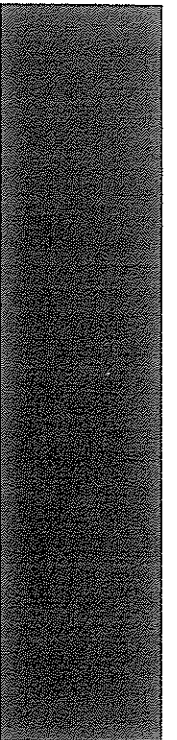
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\*\*\* This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice \*\*\* Basic descriptive info only, Not guaranteed. Sizes and taxes are approximate.



Bob Walker

Prepared By: Bob Walker



CMA 1 - Line

Listings as of 11/12/19 at 1:58 pm

Quick Statistics ( 12 Listings Total )

	Min	Max	Average	Median
List Price	\$199,999	\$369,250	\$282,729	\$272,450
Sold Price	\$205,000	\$343,900	\$260,856	\$259,900

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Basic descriptive info only. Not guaranteed. Sizes and taxes are approximate.



# CERTIFICATE OF LIABILITY INSURANCE

CREEK-7

OP ID: AS

DATE (MM/DD/YYYY) 05/01/2019
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**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

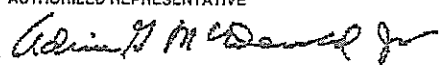
<b>PRODUCER</b> Anco Insurance B/CS P. O. Box 3889 Bryan, TX 77805 Adrian G. McDonald, Jr. <div style="text-align: right; font-weight: bold;">979-776-2626</div>	<b>CONTACT NAME:</b> Adrian G. McDonald, Jr. <b>PHONE (A/C, No, Ext):</b> 979-776-2626 <b>FAX (A/C, No):</b> 979-774-5372 <b>E-MAIL ADDRESS:</b>  <div style="text-align: right; font-weight: bold;">INSURER(S) AFFORDING COVERAGE</div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"><b>INSURER A:</b> Great American Insurance Co.</td> <td style="width: 20%; text-align: center;"><b>NAIC #</b> 16691</td> </tr> <tr> <td><b>INSURER B:</b> Western World Insurance Co.</td> <td></td> </tr> <tr> <td><b>INSURER C:</b> Continental Casualty Co.</td> <td style="text-align: center;">20443</td> </tr> <tr> <td><b>INSURER D:</b></td> <td></td> </tr> <tr> <td><b>INSURER E:</b></td> <td></td> </tr> <tr> <td><b>INSURER F:</b></td> <td></td> </tr> </table>	<b>INSURER A:</b> Great American Insurance Co.	<b>NAIC #</b> 16691	<b>INSURER B:</b> Western World Insurance Co.		<b>INSURER C:</b> Continental Casualty Co.	20443	<b>INSURER D:</b>		<b>INSURER E:</b>		<b>INSURER F:</b>	
<b>INSURER A:</b> Great American Insurance Co.	<b>NAIC #</b> 16691												
<b>INSURER B:</b> Western World Insurance Co.													
<b>INSURER C:</b> Continental Casualty Co.	20443												
<b>INSURER D:</b>													
<b>INSURER E:</b>													
<b>INSURER F:</b>													
<b>INSURED</b> Creek Meadows Owners Assoc Toni Myers 903 South TX Ave College Station, TX 77840													

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR INSD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
<b>B</b>	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			NPP8454143	01/10/2019	01/10/2020	EACH OCCURRENCE \$ <b>1,000,000</b>	
		CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000</b>	
		D&O Liability					MED EXP (Any one person) \$ <b>5,000</b>	
		<b>1,000,000</b>					PERSONAL & ADV INJURY \$ <b>1,000,000</b>	
<b>C</b>	<input checked="" type="checkbox"/> D&O Liability			618769120	01/10/2019	01/10/2020	GENERAL AGGREGATE \$ <b>2,000,000</b>	
		GEN'L AGGREGATE LIMIT APPLIES PER:					PRODUCTS - COM/OP AGG \$ <b>included</b>	
		<input checked="" type="checkbox"/> POLICY	<input type="checkbox"/> PRO-JECT				<input type="checkbox"/> LOC	COMBINED SINGLE LIMIT (Ea accident) \$
		OTHER:					BODILY INJURY (Per person) \$	
	AUTOMOBILE LIABILITY						BODILY INJURY (Per accident) \$	
		<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS					PROPERTY DAMAGE (Per accident) \$	
		<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					\$	
	UMBRELLA LIAB						EACH OCCURRENCE \$	
		<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					AGGREGATE \$	
		DED	RETENTIONS \$				\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>	
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)					E.L. EACH ACCIDENT \$	
		<input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A	If yes, describe under DESCRIPTION OF OPERATIONS below				E.L. DISEASE - EA EMPLOYEE \$	
							E.L. DISEASE - POLICY LIMIT \$	
<b>A</b>	Property Coverage			MAC4091984-04	01/10/2019	01/10/2020	Comm Area Only <b>965,500</b>	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b>  Creek Meadows Owners Assoc c/o BVP Toni Myers 903 South TX Ave College Station, TX 77840	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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