



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

**BOARD OF DIRECTORS MEETING**  
**October 5, 2023**  
**6:00pm**  
**Beal Properties**

**AGENDA**

- 1. Call to Order - President**
- 2. Review / Approve Previous Meeting Minutes - Secretary**
- 3. Financial Report - Treasurer**
  - 2023 3rd Quarter Financial Report
- 4. Management Reports – Beal Properties**
  - Dues/Delinquency Status
  - Violation Report
  - Property and Project Updates
- 5. Committee Reports**
  - Landscape Committee
  - ACC
  - Social Committee
- 6. Unfinished Business**
  - CM Pool and Deck Repair
- 7. New Business**
  - Board Vacancy
  - 2024 Budget Presentation and Vote
- 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, October 4th. 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 HOA Board Meeting**

**Time: Oct 5, 2023 06:00 PM Central Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/89915270557?pwd=dTJXVDRWRE43amRINWdES1UrdINRUT09>**

**Meeting ID: 899 1527 0557**

**Passcode: 962920**

Meeting of the Board of Directors  
Creek Meadows Owners Association  
Offices of Beal Properties  
July 19, 2023

**Members Present:**

Jeffrey Day, Vice President  
Jon Bova, Treasurer  
Elizabeth Earle, Secretary  
Ronnie Keys, Director  
Parker Long, Director  
Michael Martinez, Director

**Others Present:**

Lara Lewis, Assistant Director Beal Properties

1. Jeff call to order at 5:31 p.m.
2. Approve previous meeting minutes
  - a. John? Motion to approve
  - b. Parker? Second
  - c. All vote to approve
3. Financial report
  - a. At \$290,210 right now
  - b. Income is doing well
  - c. Expenses at 60% of total budgeted expenses as of June, including almost 30K in special projects.
4. Management reports – Beal properties
  - a. Dues/delinquency status – as of today, 29,806.74 outstanding owed to HOA, including interest from January. Two seriously delinquent accounts were turned over to an attorney, and in April the board voted to file suit. We had way more in delinquencies and collected 5 of 7 seriously delinquent accounts. Homeowners need to know that all dues that are not paid are delinquent. 17 owned by Stylecraft, 48 in the developer's name, and 729 owner-occupied.
  - b. Violation report – Still have a high number of violations, typical for this time of year – for yard maintenance. But since the hot weather has been here, we are not looking at dead grass as much, just that it is mowed, edged, flower beds are maintained, etc. Wellborn has moved to stage 2, restricted to two days a week watering. There will be no violations for things drying up and dying. Please do try to water those two days per week.
  - c. Property and project updates – will talk about projects in a later section



5. Committee reports

- a. Landscape – finished cleaning the detention area on the estates side by elementary school. Maintained and mowed, and mowed the big pond by the junior high. Both will be mowed regularly so they don't get overgrown. They are replacing flowers at the monuments because they died. They do color changes in spring and fall. They have cleaned up the pool area and haven't had feedback that they have missed any areas, so they seem to be doing a good job. Need to follow back up and find out the cost of what will give the neighborhood the most aesthetic look.
- b. ACC – reviewed 13 requests that were approved – several different projects, patio extensions, enclosures, two pools, a gazebo, paint color changes on exterior, fence replacement, a playground, one shed. No projects were denied.
- c. Social – thinking of a Halloween event on October 28. Halloween and Christmas light decoration contests and will need impartial judges.
  - i. Invoicing – get to Lara a week in advance to get them approved and signed. Or for reimbursements after the fact, submit to Lara.

6. Unfinished business

- a. Funding for CM pool and deck repair – do we go ahead and replaster when it closes, or wait on that and make repairs to the deck as they were, or more extensive repairs? Since then, we have been struggling with the Estates pool to keep it clean and clear. That has to do with the number of people using the pool. When people call to complain, Lara counts 75 people there at one time. We are getting complaints, but that pool was supposed to be twice the size it is. The developer at the last minute put in a backyard pool. It does have the same two large filters, but the pool is so small that with that many people, the chemicals cannot keep up with it. More people are going to the Estates pool. At Creek Meadows pool there were 40 people under the awning shade area because it is too hot. At Estates there is more shade. How do we make the CM pool more desirable for people? Sunshade, baby pool, water features, etc. We need to consider, since we have to repair the deck, at least discuss shade structures at CM and make it at least comparable in terms of comfort so more people will go to the CM pool. The shade is the biggest problem and complaint. Since we have to remove the metal spacers. To put the shade structures in, you should match the triangle one that is out there – maybe three in each corner. Those cost roughly \$15,000 for installation for a three-post structure. Removing three large sections of the deck. You would almost be better off taking out the deck and putting a whole new deck in without metal spacers. Probably would be close to 200k, and the pool deck will be 60k anyway. We need to get pricing both ways and look at the difference to see what makes sense. Wouldn't do deck or resurfacing until early spring because of the temperature. 3 options to finance that:



- i. Loan
  - ii. Special assessment one time -  $250K/897 \text{ lots} = 278$  one time per house to pay for it.
  - iii. Delay and start to budget money to cover it. Resurfacing of the pool will also be needed here too.
- b. Drainage work on Royder - done. Still trees in the ditch, can get a quote to remove those.
- c. Delinquent accounts - two turned over to lawsuit. The other four were sent 45-day letters, waiting for that time period to be over.
- d. Columns and benches
  - i. A bid to remove the columns and put a flagstone base down and a flagpole with two lights was sent. You can lock the flag so it can't be pulled up or down. There is a veteran who takes care of lowering it in other neighborhoods, we can find someone to help with this. Lights would be electric and on a timer. Can do American, Texas, A&M, etc.
  - ii. Separate quote to remove stone benches at the basketball court, put a half-stone border, and put benches in front of that on the concrete. 6 foot bench runs \$850 each, not installed (about \$1000 total).
- e. Vandalism -
  - i. Estates pool - Lara pulled the video, sent to the detective handling the incident with someone kicking in the door. Does not have an update yet. Will continue to follow up with the detective. Had to have someone go out on Saturday to clean. Didn't cost a lot of money, but if we can figure out who it was, it would be good to get community service. It has to go through the police department. As long as the association agrees to not press charges, they will force them to do community service.
  - ii. Additional cameras at CM side - Jeff is meeting a security consultant to get more information and options.
  - iii. Comments from homeowners:
    - 1. Getting stuff replaced, but don't do it until it's protected. Need cameras, etc. what is our plan, can't we get restitution from the parents for this? ... Legally, HOA can have nothing to do with neighborhood watch because insurance won't allow it. Homeowners who want to create a neighborhood watch can go through the police department, there is training for that. But cannot be organized or related to the HOA. In terms of restitution, there is no judgment unless you sue someone civilly. So we can make them pay the expense itself if we can identify who it was. We want reimbursement and community service. Want to get the kids

and the parents and make them pay. If they don't live in the neighborhood, we cannot assess fees to them unless the police do.

2. Can we raise the age of unsupervised in the pool? ...State law says 14 can be there unsupervised. They cannot have a younger child with them unless they are over 18.
3. If anyone is in the pool after 9, you are within reason to call the police. They should not be in there. Call the non-emergency number and they will send a patrol car.
4. Facebook accounts to review for people in the neighborhood. ... there is a CM official Facebook page to get information out there. The Friends of CM is maintained by someone in the neighborhood, and it is not affiliated with the HOA. There are thousands of people on there that don't live in the neighborhood.

#### 7. New business

- a. Board vacancy - board voted, Michael Martinez is new board member. We will need to talk about officer positions and what role he is going to fill.
- b. Parking commercial vehicles - we didn't come up with a resolution. It is against the rules. The one requesting permission was an ice cream truck. If we allow him, we either go to the ACC to give him a board-approved variance, or we say we are not going to enforce that restriction. Some people in the neighborhood pay to park them other places because they are not supposed to be parked in the driveway. The variance could cause problems with other residents. If it's in your driveway for more than 48 hours, it is a violation. Cannot be there every night as primary parking for vehicles. Vote on this request. Motion to deny the request. All in favor.
- c. New legislative updates - only one affects our HOAs. An extension starting January 1, rather than 45 days from the date of delinquency to collections, now they have to have 120 days and we have to send two notices before we can turn them over to collections. This only affects people who are turned over after January 1.
- d. Discussion about 2024 budget planning - think about plants to replace, pool deck, and what has to be in the budget. All board members need to think about things that aren't in the budget but we feel they need to be. If you think of something let John know. He will have a preliminary one put together ahead of time. Every year, we have to spend thousands on replacing plants and keeping common areas nice, since we ask residents to do that. Maintenance things often come up that we have to fix that we can't plan for.



- e. Homeowner sent an email before the meeting – about vandalism, and can you ask the board how often the pools are cleaned and checked for chemical levels, how often are the bathrooms checked and restocked?... Pool water is checked three times a week. It was two weekly cleanings, including vacuuming, and a third exclusively water quality check was recently added. Three cleanings and three water checks at Estates, 2 and 2 at CM. Bathrooms at both pools are cleaned and restocked MWF. Could probably add a fourth one because people have been doing things they shouldn't, and if it happens on a Friday, it isn't cleaned again until Monday evening. We changed cleaning people a month ago, and there has been a noticeable difference.
  - f. Lara will resend the bids about permanent Christmas lights being put up.
8. Adjourn – Jeff adjourns at 7:00

## Cash Flow

### Beal Properties

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

Date Range: 07/01/2023 to 09/30/2023 (Last Quarter)

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Interest Income	0.00	0.00	680.46	0.16
Certified Letter Charge	0.00	0.00	-71.46	-0.02
<b>CREEK MEADOWS HOA INCOME</b>				
CM/ECM Homeowner Dues	17,241.11	83.47	423,178.81	96.46
CM/ECM Transfer Fees	1,190.00	5.76	2,590.00	0.59
CM/ECM Fines For Violations	832.50	4.03	5,146.75	1.17
CM/ECM Finance Charges	862.29	4.17	3,318.95	0.76
CM/ECM Pool Fob Income	350.00	1.69	1,550.00	0.35
<b>CM/ECM Deed Restriction Income</b>				
CM/ECM Cost of Collections	0.00	0.00	1,425.00	0.32
<b>Total CM/ECM Deed Restriction Income</b>	<b>0.00</b>	<b>0.00</b>	<b>1,425.00</b>	<b>0.32</b>
<b>Total CREEK MEADOWS HOA INCOME</b>	<b>20,475.90</b>	<b>99.13</b>	<b>437,209.51</b>	<b>99.66</b>
Certified Mail Charges Recovered	178.74	0.87	864.56	0.20
NSF Penalty	0.00	0.00	12.00	0.00
<b>Total Operating Income</b>	<b>20,654.64</b>	<b>100.00</b>	<b>438,695.07</b>	<b>100.00</b>
<b>Expense</b>				
Bank Fees/Office Expenses	0.00	0.00	151.80	0.03
HOA Dues - Refund of Overpayment	0.00	0.00	294.55	0.07
General Maintenance	200.00	0.97	2,683.60	0.61
Legal Fees	0.00	0.00	578.85	0.13
Admin Fee / Credit card fee	89.89	0.44	349.58	0.08
Utilities - Water	0.00	0.00	224.13	0.05
CM/ECM Deed Restriction Expense	495.80	2.40	495.80	0.11
CM/ECM Decorations, Flags, & Signs	288.40	1.40	428.40	0.10
<b>CM/ECM Fountains &amp; Lakes</b>				
CM/ECM Pond Spraying - Weed Algae Control	950.00	4.60	2,890.67	0.66
<b>Total CM/ECM Fountains &amp; Lakes</b>	<b>950.00</b>	<b>4.60</b>	<b>2,890.67</b>	<b>0.66</b>
<b>CM/ECM Grounds Maint/Improvements</b>				
CM/ECM Irrigation Repair	610.00	2.95	1,373.25	0.31
CM/ECM Landscape Maintenance	53,583.75	259.43	161,833.75	36.89



## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CM/ECM Tree Removal & Care	1,867.10	9.04	12,205.87	2.78
<b>Total CM/ECM Grounds Maint/ Improvements</b>	<b>56,060.85</b>	<b>271.42</b>	<b>175,412.87</b>	<b>39.99</b>
<b>CM/ECM Insurance</b>				
CM/ECM General Liability	0.00	0.00	2,227.00	0.51
CM/ECM Property	0.00	0.00	10,307.00	2.35
<b>Total CM/ECM Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>12,534.00</b>	<b>2.86</b>
<b>CM/ECM Legal &amp; Professional Fees</b>				
CM/ECM Accounting Fees	44.94	0.22	44.94	0.01
CM/ECM Legal Fees	428.75	2.08	1,810.00	0.41
<b>Total CM/ECM Legal &amp; Professional Fees</b>	<b>473.69</b>	<b>2.29</b>	<b>1,854.94</b>	<b>0.42</b>
<b>CM/ECM HOA Management Fees</b>				
CM/ECM Beal Properties Management Fee	12,352.95	59.81	36,663.35	8.36
<b>Total CM/ECM HOA Management Fees</b>	<b>12,352.95</b>	<b>59.81</b>	<b>36,663.35</b>	<b>8.36</b>
CM/ECM Community Events	0.00	0.00	2,143.66	0.49
CM/ECM Office Supties	0.00	0.00	628.45	0.14
<b>CM - Park Maintenance</b>				
CM Clean & Repair Park Equipment	0.00	0.00	1,654.07	0.38
CM Park Trash Removal	645.00	3.12	1,845.00	0.42
<b>Total CM - Park Maintenance</b>	<b>645.00</b>	<b>3.12</b>	<b>3,499.07</b>	<b>0.80</b>
<b>ECM - Park Maintenance</b>				
ECM - Clean & Repair Park Equipment	0.00	0.00	260.00	0.06
ECM - Park Trash Removal	600.00	2.90	1,800.00	0.41
<b>Total ECM - Park Maintenance</b>	<b>600.00</b>	<b>2.90</b>	<b>2,060.00</b>	<b>0.47</b>
<b>CM - Pool</b>				
CM - Pool Janitorial Service	1,496.94	7.25	2,004.44	0.46
CM - Pool Annex Repairs	575.50	2.79	3,319.53	0.76
CM - Pool Annex Winterization	0.00	0.00	60.00	0.01
CM - Pool Monthly Maintenance & Chemicals	3,409.48	16.51	11,450.92	2.61
CM - Pool Equipment Repairs & Maintenance	0.00	0.00	779.40	0.18
CM - Pool Security Camera Utilities	543.74	2.63	1,588.12	0.36
<b>Total CM - Pool</b>	<b>6,025.66</b>	<b>29.17</b>	<b>19,202.41</b>	<b>4.38</b>
<b>ECM - Pool</b>				
ECM - Pool Janitorial Service	1,525.33	7.38	3,002.83	0.68
ECM - Pool Annex Repairs	217.50	1.05	711.58	0.16
ECM - Pool Monthly Maintenance & Chemicals	5,688.35	27.54	11,162.69	2.54
ECM - Pool Equipment Repairs & Maintenance	642.71	3.11	2,549.19	0.58
ECM - Pool Security Camera Utilities	592.43	2.87	1,686.46	0.38

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Total ECM - Pool</b>	<b>8,666.32</b>	<b>41.96</b>	<b>19,112.75</b>	<b>4.36</b>
CM/ECM Special Projects / Improvements	9,000.00	43.57	15,975.00	3.64
<b>CM/ECM Utilites</b>				
CM/ECM Electric	3,808.03	18.44	11,026.43	2.51
CM/ECM Sanitation / Sewer	843.90	4.09	2,673.00	0.61
CM/ECM Water and Irrigation	6,350.80	30.75	13,167.03	3.00
<b>Total CM/ECM Utilites</b>	<b>11,002.73</b>	<b>53.27</b>	<b>26,866.46</b>	<b>6.12</b>
CM/ECM Pool Fob Expense	0.00	0.00	232.74	0.05
<b>Total Operating Expense</b>	<b>106,851.29</b>	<b>517.32</b>	<b>324,283.08</b>	<b>73.92</b>
<b>NOI - Net Operating Income</b>	<b>-86,196.65</b>	<b>-417.32</b>	<b>114,411.99</b>	<b>26.08</b>
Total Income	20,654.64	100.00	438,695.07	100.00
Total Expense	106,851.29	517.32	324,283.08	73.92
<b>Net Income</b>	<b>-86,196.65</b>	<b>-417.32</b>	<b>114,411.99</b>	<b>26.08</b>
<b>Other Items</b>				
Prepayments	575.27		-78,126.33	
<b>Net Other Items</b>	<b>575.27</b>		<b>-78,126.33</b>	
<b>Cash Flow</b>	<b>-85,621.38</b>		<b>36,285.66</b>	
<b>Beginning Cash</b>	<b>274,869.57</b>		<b>152,167.98</b>	
<b>Beginning Cash + Cash Flow</b>	<b>189,248.19</b>		<b>188,453.64</b>	
<b>Actual Ending Cash</b>	<b>189,452.32</b>		<b>189,452.32</b>	



**Expense Distribution**

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

Payees: All

Bill Date Range: 07/01/2023 to 09/30/2023 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>4606 - Certified Letter Charge</b>											
	09/30/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	9.14	9.14			Certified Letter Charge for 09/2023
<b>5615 - Certified Mail Charges Recovered</b>											
	08/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	6.96	0.00	3337	09/08/2023	Certified Letter Charge for 08/2023
<b>6101 - HOA Dues - Refund of Overpayment</b>											
	08/01/2023	Creek Meadows HOA	15323	3363 University Drive East Suite Lowry Meadow215 Bryan, TX Ln 77802	Don & Rebekah Hatcher	2200	1,250.00	0.00	3347	10/04/2023	Refund of dues overpayment
	08/14/2023	Creek Meadows HOA	15225	3363 University Drive East Suite Still Water 215 Bryan, TX Meadow77802 Loop	Stylecraft Builders Inc	2200	204.13	204.13			Stylecraft Builders Inc, Creek Meadows HOA - 15225 Still Water Meadow Loop: Move Out Refund
							<b>1,454.13</b>	<b>204.13</b>			
<b>6455 - General Maintenance</b>											
151	09/29/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3346	09/29/2023	Bulk Trash Pick Up
<b>8010 - CM/ECM Deed Restriction Expense</b>											
11126	08/09/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	80.80	0.00	3335	08/22/2023	
11127	08/09/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	385.00	0.00	3335	08/22/2023	
11434	09/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	30.00	0.00	3339	09/08/2023	Telephone Conference/

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>8020 - CM/ECM Decorations, Flags, &amp; Signs</b>											
20231925	09/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	144.20	0.00	3341	09/08/2023	Install State Code Sign
							495.80	0.00			Collections
20231924	09/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	144.20	0.00	3341	09/08/2023	Installed New State Code Sign
							288.40	0.00			
<b>8034 - CM/ECM Pond Spraying - Weed Algae Control</b>											
2946	08/07/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Trophy Fisheries	2200	950.00	0.00	3333	08/07/2023	Lake Management
<b>8041 - CM/ECM Irrigation Repair</b>											
0000	09/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Integrity Commercial Maintenance and Construction Services	2200	275.00	0.00	3338	09/08/2023	After hours - Sprinkler Repair
13299	09/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Operations Company LLC	2200	335.00	0.00	3340	09/08/2023	Irrigation services
							610.00	0.00			
<b>8042 - CM/ECM Landscape Maintenance</b>											
12985	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Operations Company LLC	2200	17,861.25	0.00	3323	07/07/2023	Monthly Contract Maintenance - June
13222	08/07/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Operations Company LLC	2200	17,861.25	0.00	3331	08/07/2023	Monthly lawn care Service - July



**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
13341	09/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Operations Company LLC	2200	17,861.25	0.00	3340	09/08/2023	Monthly Contract Service - August
<b>8045 - CM/ECM Tree Removal &amp; Care</b>							<b>53,583.75</b>	<b>0.00</b>			
12889	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Operations Company LLC	2200	1,867.10	0.00	3323	07/07/2023	Remaining Balance - Landscape Work
<b>8061 - CM/ECM Accounting Fees</b>											
62000000001320	08/02/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Merchant Fee Merch Service	2200	44.94	0.00	drafted	08/02/2023	Monthly credit card fee
<b>8062 - CM/ECM Legal Fees</b>											
19-1108	07/07/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	81.25	0.00	3328	07/11/2023	General Matters
11128	08/09/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	347.50	0.00	3335	08/22/2023	
<b>8071 - CM/ECM Beal Properties Management Fee</b>							<b>428.75</b>	<b>0.00</b>			
	07/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,117.65	0.00	3320	07/07/2023	July 2023 - Monthly Management Fee (802 doors x \$4.62)
	08/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,117.65	0.00	3330	08/07/2023	August 2023 - Monthly Management Fee (802 doors x \$4.62)
	09/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,117.65	0.00	3337	09/08/2023	September 2023 - Monthly Management Fee (802 doors x \$4.62)
							<b>12,352.95</b>	<b>0.00</b>			

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
<b>8112 - CM Park Trash Removal</b>												
125	07/28/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3329	07/28/2023	Trash Service - July	
127	08/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3336	08/31/2023	Porter Service	
2852	09/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	45.00	0.00	3343	09/08/2023	Removed broken soap dispensers and metal Chair	
149	09/29/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3346	09/29/2023	Monthly Trash Pick Up	
							<b>645.00</b>	<b>0.00</b>				
<b>8122 - ECM - Park Trash Removal</b>												
127	07/28/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3329	07/28/2023	Weekly Trash Pick Up	
128	08/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3336	08/31/2023	Porter Service	
150	09/29/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3346	09/29/2023	Monthly Trash Pick Up	
							<b>600.00</b>	<b>0.00</b>				
<b>8131 - CM - Pool Janitorial Service</b>												
11798	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	200.00	0.00	3326	07/07/2023	Monthly Pool Cleanings - June	
409321	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	54.07	0.00	3325	07/07/2023	Supplies - Creek Meadows Pool	
409503	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	28.69	0.00	3325	07/07/2023	Supplies - Creek Meadows Pool	



**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
10	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	90.00	0.00	3327	07/07/2023	June Cleanings X's 3 - Creek Meadows Pool
18	08/07/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	480.00	0.00	3334	08/07/2023	Pool Cleaning - July
14	08/07/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	30.00	0.00	3334	08/07/2023	Miscalculated cleaning for June
409968	09/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	134.18	0.00	3342	09/08/2023	Janitorial Supplies
Alysha	09/07/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	480.00	0.00	3344	09/08/2023	August Cleanings
<b>8132 - CM - Pool Annex Repairs</b>							<b>1,496.94</b>	<b>0.00</b>			
11258	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	360.00	0.00	3326	07/07/2023	Pressure Washed Buildings + Repair of window frame
8279	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	215.50	0.00	3322	07/07/2023	Creek Meadows Pool Pest Control
<b>8134 - CM - Pool Monthly Maintenance &amp; Chemicals</b>							<b>575.50</b>	<b>0.00</b>			
20231826	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,514.83	0.00	3324	07/07/2023	Monthly Maintenance - June
20231892	09/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,894.65	0.00	3341	09/08/2023	Monthly Maintenance - July
							<b>3,409.48</b>	<b>0.00</b>			

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
<b>8136 - CM - Pool Security Camera Utilities</b>												
07707-139966-01-107/25/2023	07/25/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	181.10	0.00	ACH	07/25/2023	15541 N Creek MDW BLVD	
07707-139966-01-108/25/2023	08/25/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	181.32	0.00	ACH	08/25/2023	15541 N Creek Meadows Pool	
09/15/2023		Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	181.32	0.00	ACH	09/25/2023	Monthly Utility Bill	
							<b>543.74</b>	<b>0.00</b>				
<b>8141 - ECM - Pool Janitorial Service</b>												
11798	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	275.00	0.00	3326	07/07/2023	Monthly Pool Cleanings - June	
409322	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	54.07	0.00	3325	07/07/2023	Supplies - Estates Pool	
409504	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	116.26	0.00	3325	07/07/2023	Supplies - Estates Pool	
11	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	90.00	0.00	3327	07/07/2023	June Cleanings X's 3 - Estates	
19	08/02/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	480.00	0.00	3334	08/07/2023	Estates of Creek Meadows Cleaning - July	
15	08/07/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	30.00	0.00	3334	08/07/2023	Miscalculated Cleaning fees for June	
26	09/07/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Alysha Younse	2200	480.00	0.00	3344	09/08/2023	August Cleanings	
							<b>1,525.33</b>	<b>0.00</b>				



**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
<b>8142 - ECM - Pool Annex Repairs</b>												
8279	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	217.50	0.00	3322	07/07/2023	Creek Meadows Pool Pest Control	
<b>8144 - ECM - Pool Monthly Maintenance &amp; Chemicals</b>												
20231828	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,382.45	0.00	3324	07/07/2023	Monthly pool Maintenance - June	
20231864	08/07/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,898.55	0.00	3332	08/07/2023	Monthly Pool Maintenance - June	
15751	09/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	2,407.35	0.00	3341	09/08/2023	Monthly Pool Maintenance - July	
							<b>5,688.35</b>	<b>0.00</b>				
<b>8145 - ECM - Pool Equipment Repairs &amp; Maintenance</b>												
20231854	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	308.33	0.00	3324	07/07/2023	Installed Motor Seal and impeller replacement on pump 2	
20231935	09/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	334.38	0.00	3341	09/08/2023	Replaced Air relief for filter	
							<b>642.71</b>	<b>0.00</b>				
<b>8146 - ECM - Pool Security Camera Utilities</b>												
07707-148804-01-207/11/2023	07/11/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	195.16	0.00	ACH	07/11/2023	15751 Cottonwood Creek LN	
07707-148804-01-208/10/2023	08/10/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	198.53	0.00	ACH	08/10/2023	15751 Cottonwood Creek - Estates	
08/23/2023	09/10/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	198.74	0.00	ACH	09/10/2023	Monthly Utility Bill	
							<b>592.43</b>	<b>0.00</b>				

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
<b>8160 - CM/ECM Special Projects / Improvements</b>												
1613	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	H3 Construction Services, LLC	2200	8,000.00	0.00	3321	07/07/2023	Royder RD Retention Pond	
09-12-2023	09/14/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Jimmy D. Dunham	2200	1,000.00	0.00	3345	09/18/2023	Structural Inspection and Evaluation of pool complex	
							<b>9,000.00</b>	<b>0.00</b>				
<b>8191 - CM/ECM Electric</b>												
2371989	07/26/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	498.31	0.00	ACH	07/26/2023	15751 Cottonwood Creek LN	
2216139	07/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	599.61	0.00	ACH	07/27/2023	15541 N Creek Meadow BLVD	
2293428	07/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.15	0.00	ACH	07/27/2023	4401 Silver Brook CT	
2348556	07/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	ACH	07/27/2023	15729 Timber Creek LN B	
2306382	07/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	ACH	07/27/2023	15521 Baker Meadow Loop Sign	
2348555	07/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.24	0.00	ACH	07/27/2023	15729 Timber Creek LN A	
2371989	08/23/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	528.73	0.00	ACH	08/23/2023	15751 Cottonwood Creek	
2306382	08/24/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.28	0.00	ACH	08/24/2023	15521 Baker Meadow Loop - Sign	
2348555	08/24/2023	Creek Meadows		3363 University	Bryan Texas	2200	19.16	0.00	ACH	08/24/2023	15729 Timber	



**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2023	HOA		Drive East Suite 215 Bryan, TX 77802	Utilities						Creek Ln A
2348556	08/24/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.20	0.00	ACH	08/24/2023	15729 Timber Creek Ln B
2216139	08/24/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	617.40	0.00	ACH	08/24/2023	15541 N Creek Meadow BLVD
2293428	08/24/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	20.93	0.00	ACH	08/24/2023	4401 Silver Brook Ct
	09/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	1,410.66	0.00	ACH	09/26/2023	Monthly Utility Bill
							<b>3,808.03</b>	<b>0.00</b>			
<b>8192 - CM/ECM Sanitation / Sewer</b>											
572947-235104	07/28/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	147.86	0.00	ACH	07/28/2023	15751 Cottonwood Creek LN
544491-209936	07/28/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	128.44	0.00	ACH	07/28/2023	15541 Creek Meadow BLVD N
572947-235104	08/29/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	155.36	0.00	ACH	08/29/2023	15751 Cottonwood Creek Ln
544491-209936	08/29/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	128.44	0.00	ACH	08/29/2023	15541 Creek Meadow Blvd N
	09/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	283.80	0.00	ACH	09/28/2023	Monthly Utility Bill
							<b>843.90</b>	<b>0.00</b>			

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
<b>8193 - CM/ECM Water and Irrigation</b>												
	07/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	37.69	0.00	Bank Draft	07/31/2023	Greens Prairie Irrigation	
	07/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	1,298.30	0.00	Bank Draft	07/31/2023	15541 Creek Meadow Blvd Irrigation	
	07/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	648.03	0.00	Bank Draft	07/31/2023	15751 Cottonwood Creek	
	07/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	110.14	0.00	Bank Draft	07/31/2023	Timber Drive Irrigation	
	08/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	38.58	0.00	Bank Draft	08/31/2023	Greens Prairie Irrigation	
	08/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	780.65	0.00	Bank Draft	08/31/2023	15541 Creek Meadow Blvd Irrigation	
	08/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	121.39	0.00	Bank Draft	08/31/2023	Timber Drive Irrigation	
	08/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	1,037.36	0.00	Bank Draft	08/31/2023	15751 Cottonwood Creek	
	09/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	343.39	343.39			15541 Creek Meadow Blvd Irrigation	
	09/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	58.75	58.75			Timber Drive Irrigation	
	09/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	1,837.94	1,837.94			15751 Cottonwood Creek	



### Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	09/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	1,837.94	0.00	ACH	09/29/2023	Monthly Utility Bill
	09/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	38.58	0.00	ACH	09/29/2023	Monthly Utility Bill
	09/09/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	343.39	0.00	ACH	09/29/2023	Monthly Utility Bill
	09/09/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	58.75	0.00	ACH	09/29/2023	Monthly Utility Bill
<b>Total</b>							<b>8,590.88</b>	<b>2,240.08</b>			
							<b>110,471.71</b>	<b>2,453.35</b>			

Creek Meadows 2024 Budget (Draft)

**2023 vs 2024**

	<b>2023</b>	<b>2024</b>	<b>Change</b>
<b>Income</b>			
Administration/Transfer Fees	\$2,000.00	\$2,000.00	\$0.00
Annual Dues	\$419,500.00	\$478,500.00	\$59,000.00
Collections (Annual Dues)	\$2,000.00	\$1,000.00	(\$1,000.00)
Fines for Violations	\$1,000.00	\$1,000.00	\$0.00
Finance Charges	\$1,000.00	\$1,000.00	\$0.00
Late Fees	\$1,500.00	\$1,500.00	\$0.00
FOB Key Fees	\$2,000.00	\$2,000.00	\$0.00
<b>Total Income</b>	<b>\$429,000.00</b>	<b>\$487,000.00</b>	\$58,000.00
<b>Expenses</b>			
Deed Restriction Expense	\$2,000.00	\$2,000.00	\$0.00
Flag, Decorations & Signs	\$3,500.00	\$4,000.00	\$500.00
Fountains & Lakes			
Monthly Maintenance	\$2,000.00	\$2,000.00	\$0.00
Weed Spray	\$5,000.00	\$5,000.00	\$0.00
Grounds Maintenance			
Landscape Maintenance	\$215,000.00	\$225,000.00	\$10,000.00
Mulching X2	\$5,000.00	\$5,000.00	\$0.00
Replacement/upkeep	\$0.00	\$20,000.00	\$20,000.00
Insurance	\$12,000.00	\$13,000.00	\$1,000.00
Legal & Professional Fees	\$2,500.00	\$3,000.00	\$500.00
Management	\$49,470.00	\$52,200.00	\$2,730.00
Membership Events	\$5,000.00	\$10,000.00	\$5,000.00
Meeting Expenses	\$150.00	\$800.00	\$650.00
Park Maintenance - CM			
Cleaning	\$1,000.00	\$1,000.00	\$0.00
Trash Removal	\$4,000.00	\$4,000.00	\$0.00
Park Maintenance - ECM			
Cleaning	\$1,000.00	\$1,000.00	\$0.00
Trash Removal	\$4,000.00	\$4,000.00	\$0.00
Pool - CM			
Cleaning	\$2,000.00	\$4,000.00	\$2,000.00
Winterizing	\$300.00	\$300.00	\$0.00
Pool Maintenance	\$24,000.00	\$22,000.00	(\$2,000.00)
Equipment Purchases	\$0.00	\$0.00	\$0.00
Pool - ECM			
Cleaning	\$2,000.00	\$4,000.00	\$2,000.00
Winterizing	\$300.00	\$300.00	\$0.00
Pool Maintenance	\$19,000.00	\$20,000.00	\$1,000.00
Equipment Purchases	\$0.00	\$0.00	\$0.00
Postage & Delivery	\$500.00	\$500.00	\$0.00
General Repairs and Maintenance	\$22,000.00	\$10,000.00	(\$12,000.00)



Special Projects	\$6,000.00	\$15,000.00	\$9,000.00
Property Tax	\$200.00	\$200.00	\$0.00
Website	\$25.00	\$25.00	\$0.00
Utilities			
Electric	\$15,000.00	\$15,000.00	\$0.00
Sanitation/Sewer	\$3,000.00	\$3,500.00	\$500.00
Internet (Cameras)	\$3,000.00	\$5,000.00	\$2,000.00
Water/Irrigation	\$10,000.00	\$15,000.00	\$5,000.00
Reserves Transfer	\$10,000.00	\$20,000.00	\$10,000.00
<b>Total Expenses</b>	<b>\$428,945.00</b>	<b>\$486,825.00</b>	<b>\$57,880.00</b>
<b>Net Income</b>	<b>\$55.00</b>	<b>\$175.00</b>	