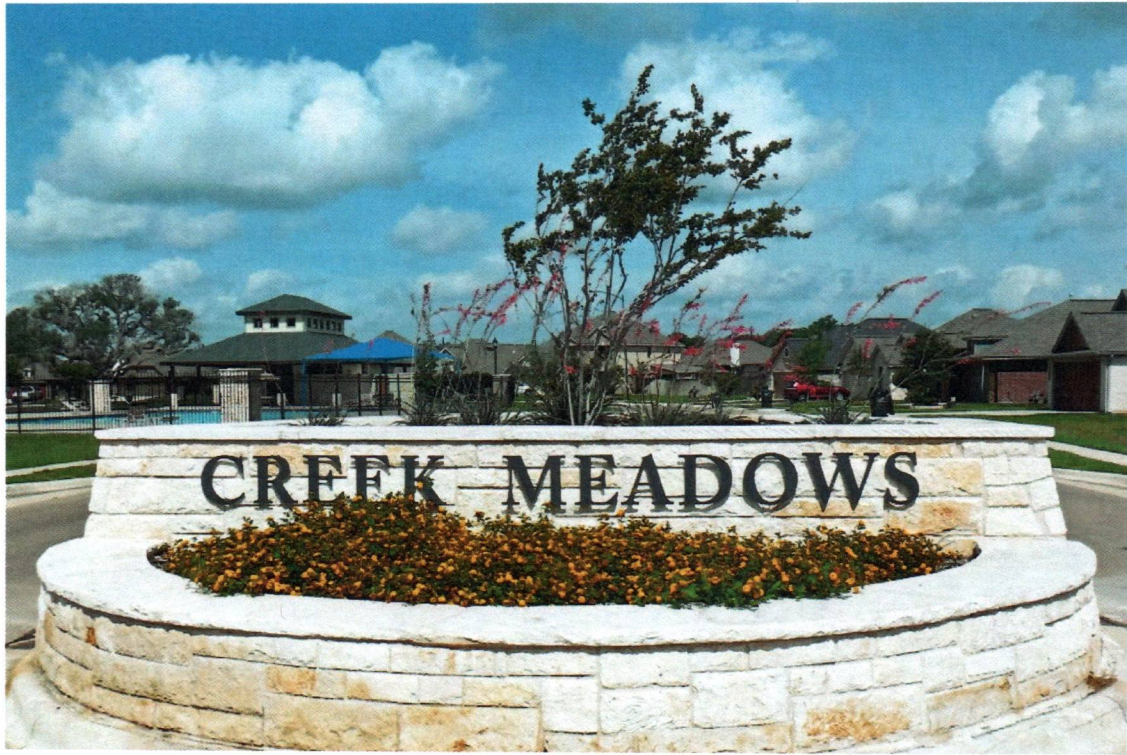


Creek Meadows

Homeowners Association, Inc.



2021 Annual Meeting

Wednesday, November 17, 2021

6:00pm

Wellborn Community Center



903 S. Texas Ave
College Station TX 77845
979-764-2500

Creek Meadows Owners Association requests your attendance at the 2021 Annual Homeowner's Meeting to be held Wednesday, November 17, 2021 at 6:00 pm at the Wellborn Community Center, 4119 Greens Prairie Road, College Station Texas 77845 or via the Zoom** link below. If you wish to address the Membership about a specific topic, please submit your request in writing no later than 5:00pm on 11/15 to creekmeadows@bealbcs.com

Creek Meadows Owner's Association **2021 Annual Meeting Agenda**

1. Call Meeting to Order
2. Roll call of Board Members
3. Proof of notice of meeting or waiver of notice
4. Reading and Approval of Minutes

5. Reports of Officers

- President
- Treasurer
- Management

6. Reports of committees

- Architectural Control Committee
- Landscape Improvement Committee

8. Unfinished Business

- Update on drainage issues on High Creek and Lodge Creek
- Status of reimbursement from COCSTX for irrigation damage

9. New Business

-2022 Meeting Dates

January 6, 2022 – Board, April 7, 2022 – Board, July 7, 2022 – Board, October 13, 2022 – Board,
November 15, 2022 – Annual/Board Election

10. Adjournment

**The Zoom link is being provided for observation purposes only. To preserve your right to participate in the Annual Membership meeting, including your right to vote on motions made from the floor of the meeting, you must attend in person.



903 S. Texas Ave
College Station TX 77845
979-764-2500

Topic: Creek Meadows HOA ANNUAL Membership Meeting

Time: Nov 17, 2021 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85356929179?pwd=T2cvQ2NXNjRhRTVpeFZqQnJHTWxqZz09>

Meeting ID: 853 5692 9179

Passcode: 637046

One tap mobile

+13462487799,,85356929179#,,,,*637046# US (Houston)

+16699006833,,85356929179#,,,,*637046# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 853 5692 9179

Passcode: 637046

Find your local number: <https://us02web.zoom.us/j/kcRZ81gAAE>

Minutes of the Creek Meadows Annual Membership Meeting
November 20, 2020
Wellborn Community Center (and via Zoom)

1. Meeting called to order at 6:15 PM with Nancy Mader, V.P. presiding.
2. Roll taken. All Directors present, with the exception of President, Bryan McMurray.
3. Proof of notice was provided by Toni Myers with Beal Properties (HOA Management).
4. Quorum Established using Proxy and Absentee votes as well as in person attendees. Lara Lewis motioned to waive the reading of the minutes from the annual November 13, 2019 meeting and to approve. Ratnakar Merugureddy seconded the motion. All voted in favor. Motion passed and minutes from 2019 Annual Meeting were accepted into the record.
5. Lara Lewis, Treasurer, reviewed the financial condition of the HOA.
 - Almost everyone paid HOA dues. 4 serious delinquencies pending.
 - Projects tackled in 2020;
 - *New pool furniture for CM pool
 - *Enclosed the roof at CM pool house to keep birds out
 - *Paint CM pool house
 - *New light fixtures on CM pool house
 - *Estates median project
 - *Relandscape the 4 large monument signs, as well as Timber entrance monument sign
 - *Update landscaping at both pools
 - *Repair drainage problem on Estates playground and repair rubber mat
 - *Apply Decoseal to coping and joints at both pools
 - Expenses for 2020 were well within budget.

Toni Myers, Beal Properties, gave the Management report.

-385 violations issued in 2020. Most of these included front yard grass overgrown, flower beds not being tended, and trash cans left on curbside more than 12 hours after pick up.

-Total lots – 802 in the neighborhood. New phase is adding 95 additional lots to the Creek Meadows side.

-63(CM)– 46(Estates) rentals

-693 – Primary residents (Need to confirm this count)

6. Committee Reports:

Resty Villegas– Architectural Control Committee-explained details below regarding submitted and approved requests for 2020:

1. Sheds – 9
 2. Patio – 8
 3. Swimming pools – 6
 4. Pergolas – 4
 5. Repainting – 4
 6. Screen Patio – 1
 7. Playsets – 2
 8. Total approvals: 38 Denied: 4
- Delays of projects: none

Cheryl Calame – Landscape Improvement Committee – Reviewed landscape projects completed, including Estates median, both main entrances, Timber entrance, and both pools.

Lara Lewis - Social Committee – Easter 2020 and Holiday 2019 events were received well this year. Easter event had to be altered due to the COVID-19 pandemic but 80 homeowners took Easter eggs to hide in their yards. Holiday decorations on monuments will be put up in December.

Lara also gave an update on the Greens Prairie Trail widening project, and the damage to the CM and ECM irrigation systems. The City of College Station is paying to fix the irrigation. Work will be complete before the end of next week. There is an electrical issue with the flood lights on the monument signs and that is being looked at by an electrician.

Also discussed issues with kids playing in culverts, spraying graffiti, and breaking flood lights on the large monuments – HOA had to pay to clean the graffiti and replace the lights.

7. Voting for New Board:

Floor was open for additional nominations. None were put forth. Nancy briefly introduced candidates and voting was opened.

Voting for new Board Members was completed and the elected board members (each serving a 2 year term) announced:

- Nancy Mader (incumbent)
- Parker Long
- Jonathan Bova
- Jacob Nikkel
- Jennifer York
- Ronald Bird

The new Board Members will meet separately to determine Officers and positions.

8. Unfinished Business

There was no unfinished business to discuss

9. New Business

Nancy discussed the new recommended amendments to the By-laws. It was asked and answered that HOA Membership equals one vote per lot. Exception is the developer Oldham Goodwin, which get 4 votes per lot, until they fall below 10% ownership.

Nancy Mader stated that the HOA has worked well for last 4 years with CM and Estates receiving equal attention. Equal representation is called for by the CCR's. Establishing two neighborhoods formally would be a change to the CCR's and would require a vote of the entire membership. Recommendations to amend the By-Laws are at the advice of the HOA attorney, including the 5% quorum, which she feels has become as a norm.

Lara Lewis explained about how the original Bylaws and CCR's were written to accommodate a total of four (4) separate neighborhoods in the Association. Master plan was changed as development progressed, but the by-laws were never amended to account for the change to only two neighborhoods. Discussion was had about the need to further amend the By-Laws, and CCR's, so they make more sense. Lara said that it was a project that the new Board could explore before the next Annual meeting.

Rebeca and Kimberly volunteered with Toni Myers to help in counting ballots
Nancy called for voting.

Nancy drew two addresses for discounted 2021 HOA dues of \$250 each. Winners were announced.

All motions on ballot passed.

- Quorum changed from 51% to 5%
- Board of Directors set at 6 members to allow for 3 from each neighborhood (Creek Meadows and Estates of Creek Meadows)
- President will alternate from Creek Meadows and Estates of Creek Meadows neighborhoods each term.

It was noted that the President for the 2021-2022 term would be from the Estates of Creek Meadows.

10. 7:56 PM meeting adjourned.

ADDENDUM TO ANNUAL MEETING MINUTES

Board of Director's Officers for 2021-2023;

President – Parker Long

Vice President – Nancy Mader

Secretary – Jennifer York

Treasurer – Jonathan Bova

Bank account will be changed to reflect Jonathan Bova and Terry Thigpin (Owner Beal Properties) as the new signatures on the checking and savings account.

Signed this _____ day of _____, 2021

Nancy Mader, Vice President

Creek Meadows Owners Association

Minutes of the Directors Meeting July 21, 2021

Members in Attendance:

Parker Long - President
Nancy Mader - Vice President
Jonathan Bova - Treasurer
Jacob Nikkel – Architectural committee
Ron Bird - Landscape Committee (attended via speaker phone)

Absent:

Jenny York

Others in Attendance:

Lara Lewis – Property Services Coordinator, Beal Properties

Parker called the meeting to order at 6:00 pm on Tuesday July 20th, 2021. The meeting was held in person for board members at the Beal Property office and online for community members. 4 members were in attendance plus Ron Byrd by phone. 17 community members attended the meeting via zoom.

Review and Accept Minutes:

Approval of Minutes from April 20, 2021, Board of Directors Meeting

Email motions:

On April 25, 2021, Nancy made a motion to approve the minutes of April 20, 2021. Jacob seconded the motion. All were in favor and the motion passed unanimously.

Nancy read motions made by email since the April 20, 2021, meeting. On May 10, 2021, Nancy Mader made a motion to accept Trophy Fishery bid of \$2000 to spray weeds in the ponds. Jon Bova seconded the motion. Yes votes were Jon, Nancy and Ron. No response from Jacob and Jenny.

On June 15, 2021, Jon Bove made a motion to approve new colored pool lights at the ECM pool for \$1950. There was no second on the motion. Jon Bova, Jacob Nikkel and Ron Byrd voted yes. Nancy Mader said no due to lack of information. Jenny York did not respond.

Treasurer's report:

Parker turned the meeting over to Jon for the treasurers' report. All members were given a copy of the report. Jon stated that current cost total (\$241,972) which is 55% of 2021 budget. The HOA currently has \$286,640 cash on hand. Jon discussed the expenses that carried over from the 2020 year totaling \$28,084.23. Additional costs so far in 2021 are \$13,798.52. Total project costs expected to pay out by end of 2021 are \$75,548.00. The estimated carry over for 2022 is \$38,033.10.

Parker Long gave a well update concerning the new well that was recently dug in the Creek Meadows common ground. The new well never found good water, however it did gain 6 gallons of water a minute and between the two wells, it is gathering around 22 gallons per minute. The well pump is currently being worked on and is expected to be operation in a week. Electricity was the only thing remaining to be repaired on the well.

Management report:

Lara Lewis presented the management reports. All directors were given a copy of the management report at the start of the meeting.

Delinquency report: Lara explained that as of 07/21/2021 the homeowners' past dues is \$17,160.73 which include late fees and interest. Management will continue the collection process on the overdue accounts. Out of the delinquent accounts, 4 are over two years delinquent, 2 being significantly large. All efforts to collect have been exhausted, and the option left is legal foreclosure. After discussion of steps involved, Nancy made a motion to move forward with the foreclosure legal process on two largest balances of \$3,544.11 and \$4,156.60. Jacob second the motion. Jon, Nancy, Jacob, Rob and Parker voted yes, and the motion passed.

Violation Report: Lara stated that the new directors report now contains a picture of the violation. There is an issue of people placing sheds in their backyards prior to ACC approval. All sheds are to be approved prior to placement. It was found that 6 homes have placed new sheds along fence areas and the restricted line of sight area. One person did request approval for the shed after placing the shed. This is currently being reviewed.

The second issue is mildew growing on stone siding of homes. No violations have been issued as yet. The management company has reached out to a power washing company to provide a price to homeowners for removal of the mildew. Community members can sign up if they are interested. Or members can pursue washing/removing of mildew on their own. Lara will send a letter out to the community with a deadline to have these items addressed.

Older phases are beginning to see violations related to Article 3.11 which relates to paint, gutters, and other structural repairs. It was suggested that a letter informing them of the paint needed to be sent to all homes that will fall within this violation over the next 6-12 months. A copy of the letter was included in the packet for directors.

Fountains at Both Ponds: The Estates side fountain is currently working. The Creek Meadows side is being repaired and should be operating property this week.

2021 Legislative Update: There were a large number of changes made to the Texas Property Code that affect the HOA. Several changes were as follows:

Pool Requirements - updates to pool signage with new verbiage and requirements,

SB 1588 - Omnibus Act Relating to Powers and Duties of POAs (Property Owners Association)

- Recording dedicatory instruments - all documents must be reported
- Time to Cure Delinquency Lengthened - now 45 days as opposed to 30 days
- 209 Hearings - must provide evidence package at least 10 days before hearing
- Religious Displays - changes what constitutes what religious displays are allowed
- Security Measures - changes what constitutes what the HOA can and cannot restrict
- Management Certificates - required to be updated
- Architectural Review Authority - Starting 9/1/2021 the ACC must be separate from the board. No board member, or any of the board members family can be on the ACC however the ACC is appointed by the board of directors.
- Notice of board meeting - must be put out 144 hours before and must include the agenda

Committee Reports:

- *ACC committee* – Jacob stated that from 4/21/2021 to 7/20/2021 there were 8 requests made to the committee. 7 out of 8 requests received approval. This included 2 sheds, 1 screened in patios, 2 patio extensions, 2 decks, 1 gazebo.
- *Social Committee* – This item will be revisited for 2022
- *Landscape Committee* – Ron Byrd took discussed weeds in the ponds. The process of spraying the weeds has started, however there are some weeds still in the ponds. Lara said she would ask the company cleaning the weeds, to try their best at removing trash in the hard-to-reach areas. Discussion of tree removal and trimming - Lara mentioned this is to be done in the fall.

Unfinished Business:

Audit: Lara talked to the accountant, and they mentioned that after September 15th would be the best time to schedule the audit. He will provide an estimated cost of the audit 3 years back.

Erosion around pond: The bid from Storm Water Solutions was accepted last meeting. The project will begin at the end of August or early September and take about 2 weeks.

New Business:

Pool closure: Setting the date was discussed. It was discussed that the pool closing date would be either October 3rd or October 15th. It was decided that October 3rd will be the closure date. Cleaning will be reduced to twice a week beginning in August.

Pool motion switches in bathrooms: Issue with the lights was discussed, however it was decided to push these items till next January when the pools are closed.

Annual Meeting Date – The date was set on November 17th at 6:00 pm. Wellborn Community Center was reserved for this meeting.

Nancy made a motion to adjourn the meeting and Jon seconded the motion. Meeting was adjourned at 7:50 pm.

Minutes of the Directors Meeting April 21, 2021

Members in Attendance:

Parker Long - President
Nancy Mader - Vice President
Jonathan Bova - Treasurer
Jennifer York - Secretary
Jacob Nikkel – Architectural committee
Ron Byrd - Landscape Committee

Others in Attendance:

Toni Meyers – Management Company, Beal Property
Lara Lewis – Property Services Coordinator

Parker called the meeting to order at 6:00 pm on Tuesday April 20th, 2021. The meeting was held in person for board members at the Beal Property office and online for community members. There were approximately 32 residents in attendance.

Review and Accept Minutes:

The meeting on January 19th, 2021 minutes had already been accepted and approved on January 28th, 2021 prior to this director meeting.

Treasurer's report:

Parker turned the meeting over to Jon for the treasurers' report. All members were given a copy of the report. Jon stated that current cost total (\$110,776.70) which is 25% of 2021 budget. The HOA currently has \$338,086.28 cash on hand. Jon discussed the estimated costs carried over from the 2020 year (\$24,687.01) and discuss the additional costs (\$3,457.19) of repairs we have accrued YTD. Costs carried over from 2020 included November lawn care maintenance, small erosion repair, and ECM entrance landscape project. Repair costs accrued in 1st quarter of 2021 include ECM pool house roof repair, water leak in ECM pool closet, graffiti removal, CM well inspection, Flood light timer change, and an additional drain near CM pool.

Management report:

Jon turned the meeting over to Toni to present the management reports. All directors were given a copy of the management report at the start of the meeting.

Delinquency report: Toni explained that as of 04/20/2021 there are currently 55 homeowners past due for a total of \$36,032.90 which include late fees and interest. This is down \$51,000 from this time last year. Management will continue the collection process on the overdue accounts.

Property Status: Lara stated that there are 897 lots total. 95 of those are owned by the developer. Currently, there are 13 builder lots, 83 rentals (that has been reported) and 706 owner occupied residential lots.

Violation Report: Lara stated that currently they are driving the property every other Monday. She stated there are currently 74 active violations, mostly trash cans and minor yard maintenance. Older phases are beginning to see violations related to Article 3.11 which relates to paint, gutters, and other structural repairs. The current HOA article 3.11 states homeowners have 14 days to make repairs, however Beal recommended we make a motion to adjust this timeframe to 30 – 60 days.

Ron made a motion to give homeowners 60 days to make repairs related to Article 3.11 – Repairs of Improvements. Jon second the motion and the remaining members were in all agreement to move forward. Motion Passed.

Dead plants – Discussion of how to proceed with violations in regards to the dead plants and poor yard condition due to the winter storm. Parker proposed that once the HOA has the common area plants repaired, we set a 30 day date for homeowners to replace or cut down all dead plants and greenery. Once the date of the project is completed, Beal will send out a reminder to home owners that they have 30 days to remove/replace their dead plants.

Committee Reports:

- *ACC committee* – Jacob stated at from 1/19/2021 to 4/20/2021 there was 17 requests made to the committee. All request received approval. This included 4 sheds, 4 pergolas, 1 exterior paint change, 2 pools, 1 whole home generator, 1 rain barrel, and 4 patio extensions.
- *Social Committee* – This item will be revisited after the pandemic and local social distancing requirements.
- *Landscape Committee* –Ron Byrd took over the meeting to discuss the landscape committee. Erosion and deterioration around the pools at both the Creek Meadows and Estate at Creek Meadows was discussed. Also, the weed issue was discussed for both pond sites.

Several bids have been proposed, these were discuss later in meeting during New Business discussion.

Unfinished Business:

Pool Opening 2021 – It was decided that there is no COVID waiver this year or restrictions in regards to the community use of the pool. Cleanings have now been reduced to 3 times a week instead of daily. This is up from 2 times per week prior to 2020 due to member complaints about cleanliness. Due to the winter storm, the water fountains were damaged and are in need of replacement. Approval for water fountains replacement occurred on March 25th via vote by board email. The new water fountains will be installed before the pool opening on May 1st. The savings from reducing cleanings to 3 days per week covered the cost for the new drinking fountains.

New Business:

Mulching Schedule – Discussion of replacing mulch while doing the plants was discussed. The current budget does have room for mulching. It was determined we would receive updated bids on mulching and review at later date.

Prior to voting on the below bids it was discussed that the 2021 budget had allotted \$55,000 for new deck coating on CM pool. The decking will not be done this year due to the cause of the rust needing to be removed. The rust will be chemically treated this year prior to the pool opening. This will allow the \$55,000 to be allocated to other pressing issues. There was also a reported \$85,000 carry over capital at the beginning of the year from previous year's incomes.

Landscaping Repairs Post Winter Storm Bid – A bid for \$3,981.33 was proposed to replace Indian Hawthorne with Dwarf Yaupon AND not put anything back into the Estates Pool area.

Ron made a motion for the TGC bid to be accepted. Jon second the motion and the remaining members were in all agreement to move forward. Motion passed.

Parker Discussed the Following Landscaping bids below:

Well Repairs – Review over the bids from M & M Well and Ballard Water Well was reviewed. After discussion of each bid, it was decided that the M & M Water Well bid for \$18,138.00 was the most appropriate to go with. The work would begin around 3 months from now, and the project is expected to take 4-5 days of 7 AM to & PM drilling. It was brought to the committee's attention that if the company does need additional screens when repairing the well, this would accrue additional fees estimating around \$1,500.00.

Nancy motioned to have the M&M Water Well bid accepted by the committee. Ron second the motion and the remaining members were in all agreement to move forward. Motion Passed.

Erosion Around Ponds – Discussion the following bids proposed by Storm Water Solutions. The Scope of the project is going to be re-grading, adding new dirt where appropriate, hydro-seeding, and erosion blankets where appropriate. Outflow structures will also be cleaned out to create better drainage. These outflow structures and some areas of sidewalk will be packed with cement stabilized sand to prevent these structures from breaking. The project will begin in September and take about 2 weeks.

Jon motioned to accept the bids from Storm Water Solutions. Jacob second the motion and the remaining members were in all agreement to move forward. Motion passed.

Weeds in Ponds – Parker discussed his previous communication with Daniel Hoffman with Trophy Fisheries to evaluate a solution for the weeds that will not contribute to erosion. Parker stated that Daniel said that the main way to accomplish this is to spray and let it decompose. He said it could be hauled off, but it is pricey. The proposal for a one time bid to spray all the CM and ECM ponds was \$2,274.00. After reviewing the bid, it was discussed that we seek an additional two bids to compare and then decide on. Lara mentioned she would reach out to the two other companies and hopefully have bids back by Friday. After reviewing bids, a vote will be made via email.

Annual Meeting Date – The date was set for November 16th at 6:00 pm. Toni will reserve the Wellborn Community Center for this meeting.

Soda snack machines at pools – Lara went over the proposal from Vinddi Company in regards to adding vending machines at the pools. The board decided to not have these machines placed at pools due to the increase risk of vandalism.

Adjournment:

Nancy made a motion to adjourn the meeting and Jon seconded the motion. Meeting was adjourned at 7:58 pm.

Creek Meadows Owners Association

Minutes of the Directors Meeting January 19th, 2021

Members in Attendance:

Parker Long - President
Nancy Mader - Vice President
Johnathan Bova - Treasurer
Jennifer York - Secretary
Jacob Nikkel – Architectural committee
Ron Bird - Landscape Committee – *Arrived at 6:20 pm*

Others in Attendance:

Toni Meyers – Management Company, Beal Property

Lara Lewis – Property Services Coordinator

Nancy called the meeting to order at 6:00 pm on Tuesday January 19th, 2021. The meeting was held in person for board members at the Beal Property office and online for community members. There were approximately 9 residents in attendance.

Review and Accept Minutes:

The meeting on October 20th, 2020 minutes had already been accepted and approved prior to this director meeting.

Treasurer's report:

Nancy turned the meeting over to Jon for the treasurers' report. All members were given a copy of the report. Jon began stating the report was for last year dated through December 31st, 2020. He noted that at year-end we took in \$5,000 less income than budgeted, but spent \$9,000 less than budgeted.

Management report:

Jon turned the meeting over to Toni to present the management reports. All directors were given a copy of the management report at the start of the meeting.

Delinquency report: Toni explained that as of 12/31/2020 there are currently 10 homeowners past due for a total of \$10,616.57 which include late fees and interest. This is down \$15,000 from this time last year. Management will continue the collection process on the overdue accounts. The total amount collected in dues so far for 2021 is \$170,421.81.

Property Status: Toni stated that there are 897 lots total. The developer has sold 95 to builders. Currently, there are 26 builder lots, 40 rentals (that have been reported) and 736 owner-occupied residential lots.

Violation Report: Toni stated that currently they are driving the property every other Tuesday. She stated there are currently 22 active violations, mostly trash cans and minor yard maintenance.

Committee Reports:

Toni stated that Beal Properties did not receive any committee reports for this meeting.

- *ACC committee* - Toni stated at year end last year there was approval for 3 sheds, 1 front door painting, 1 greenhouse, 1 pergola, and 1 screened patio.
- *Social Committee* – This item will be revisited after the pandemic and local social distancing requirements.
- *Landscape Committee* – Toni turned the meeting over to Ron Bird to discuss the landscape committee. Erosion and deterioration around the pools at both the Creek Meadows and Estates at Creek Meadows was discussed.

Requests for estimates from vendors and local contacts are needed.

Discussion of the erosion located along property lines of 2 homes in the Estates at Creek Meadows. Lara mentioned that this will need a formal survey.

No formal estimates have been given. Request to get estimates are needed.

Ron stated that the ditches along the area where the road widening was completed needs to be cleaned out. Toni stated they would look into this area and talk with the city to have it cleaned out.

Unfinished Business:

Irrigation update: Toni discussed that the irrigation system had 9 major breaks in the lines, which was not allowing it to work properly. These repairs have been made to these areas.

Well Update: Toni discussed previous vendor that was supposed to provide estimates for the well pump repairs. She mentioned that Mr. Siegert, a person who was reportedly going to repair the well, has since been unresponsive and non-communicative.

Mrs. Lewis reached out to Ballard Water Wells in Willis in regards to getting an estimate for repairs on the well. In December, they provided a quote over the phone of \$1,100.00 for them to come out and survey the well to determine the best course of action.

Two options were proposed. Option one is to have the estimate done to see if the well is even able to be repaired, or go to wellborn water to have meters added to the area.

Jon made a motion to move forward with the estimate. Parker seconded the motion. All were in favor and the motion passed.

Monument Lighting:

Creek Meadows: Toni discussed that there are still issues with the electrical lines for the right side sign. It appears there are several cuts in the underground lines. The electrician that was sent out to repair these, attempted to pull all cut lines into one junction box with hopes it would correct the issue, however this does not repair the issue. The new plan is to abandon the current lines and run new ones from the back of the left sign, through the sleeve under the road, to the right side. The work is able to be completed next week and the cost is \$500.00.

Nancy Mader made a motion approving the cost. Jon Bova seconded the motion. All were in favor and the motion passed.

Estates at Creek Meadows: Toni stated that the low volt lines will be repaired next week, so the left sign will work. It was noted that the low volt lines will run enough power to light the flood light, but will not be enough power to run Christmas lights along the signage during the holiday season. The electrician is meeting next week to see if it is possible to install a pedestal and a meter for a 120/240 power volt, which is needed to run the lights. If possible, the electrician will provide the estimated cost for this service.

New Business:

Pool Reopening 2021: Toni stated that we need to set a date for the pool reopening this year. Discussion of a May 1st, 2021 date was proposed.

Jon Bova made a motion to set the date for May 1st, 2021. Nancy seconded the motion. All were in favor and the motion passed.

Big Event: Toni asked the board if we are interested in being a part of the TAMU Big event this year. Discussion of the possible tasks the students could do, one being moving dirt to help with the erosion issues discussed earlier. Also, discussion of cleaning out the culverts on the Estates of Creek Meadows side was discussed. For now, there is no official date set for the event or when our request would need to be submitted.

Pet Waste Stations: A resident emailed a request to Toni to have pet waste stations added around the community installed. The board discussed the cost to maintain these stations along with proper location and quantity. Since this would fall on the landscape committee, it was decided to table this item for a later date, to allow us to deal with the major erosion issue first.

Adjournment:

Nancy made a motion to adjourn the meeting. Jon seconded the motion. All were in favor and the motion passed. Meeting was adjourned at 6:48 pm.

**Creek Meadows HOA
2022 Budget**

	Amount
Income	
Administration/Transfer Fees	\$2,000.00
Annual Dues	\$407,000.00
Collections (Annual Dues)	\$4,500.00
Fines for Violations	\$500.00
Finance Charges	\$1,000.00
Late Fees	\$1,500.00
FOB Key Fees	\$2,000.00
Total Income	\$418,500.00
 Expenses	
Deed Restriction Expense	\$2,150.00
Flag, Decorations & Signs	\$3,500.00
Fountains & Lakes	
Monthly Maintenance	\$4,000.00
Weed Spray	\$5,000.00
Grounds Maintenance	
Landscape Maintenance	\$195,000.00
Mulching X2	\$5,000.00
Tree Trim/Removal	\$6,000.00
Insurance	\$12,000.00
Legal & Professional Fees	\$2,500.00
Management	\$55,000.00
Membership Events	\$5,000.00
Meeting Expenses	\$150.00
Park Maintenance - CM	
Cleaning	\$1,000.00
Trash Removal	\$4,000.00
Park Maintenance - ECM	
Cleaning	\$1,000.00
Trash Removal	\$4,000.00
Pool - CM	
Cleaning	\$2,000.00
Winterizing	\$300.00
Pool Maintenance	\$25,000.00
Equipment Purchases	\$2,000.00
Pool - ECM	
Cleaning	\$2,000.00
Winterizing	\$300.00
Pool Maintenance	\$20,000.00
Equipment Purchases	\$2,000.00

Postage & Delivery	\$500.00
General Repairs and Maintenance	\$18,500.00
Special Projects	\$0.00
Property Tax	\$200.00
Website	\$25.00
Utilities	
Electric	\$14,000.00
Sanitation/Sewer	\$2,500.00
Internet (Cameras)	\$3,800.00
Water/Irrigation	\$10,000.00
Reserves Transfer	\$10,000.00
Total Expenses	\$418,425.00
	<hr/>
Net Income	\$75.00
	<hr/>

Cash Flow

Beal Properties

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

Date Range: 01/01/2021 to 11/16/2021 (This Year-to-date)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Interest Income	208.92	0.05	208.92	0.05
Homeowners Association Dues	2,000.00	0.48	2,000.00	0.48
Certified Letter Charge	20.97	0.01	20.97	0.01
CREEK MEADOWS HOA INCOME				
CM/ECM Homeowner Dues	396,003.35	96.01	396,003.35	96.01
CM/ECM Transfer Fees	3,815.00	0.92	3,815.00	0.92
CM/ECM Late Fees	2,735.00	0.66	2,735.00	0.66
CM/ECM Fines For Violations	456.96	0.11	456.96	0.11
CM/ECM Finance Charges	1,194.94	0.29	1,194.94	0.29
CM/ECM Pool Fob Income	2,350.00	0.57	2,350.00	0.57
CM/ECM Deed Restriction Income				
CM/ECM Property Damage	3,646.53	0.88	3,646.53	0.88
CM/ECM Cost of Collections	13.90	0.00	13.90	0.00
Total CM/ECM Deed Restriction Income	3,660.43	0.89	3,660.43	0.89
Total CREEK MEADOWS HOA INCOME	410,215.68	99.46	410,215.68	99.46
NSF Penalty	12.00	0.00	12.00	0.00
Total Operating Income	412,457.57	100.00	412,457.57	100.00
Expense				
Collections	-200.00	-0.05	-200.00	-0.05
Bank Fees/Office Expenses	27.60	0.01	27.60	0.01
CM/ECM Deed Restriction Expense	6,050.41	1.47	6,050.41	1.47
CM/ECM Decorations, Flags, & Signs	3,093.91	0.75	3,093.91	0.75
CM/ECM Fountains & Lakes				
CM/ECM Fountain Repair	498.06	0.12	498.06	0.12
CM/ECM Monthly Pond Dye & Maintenance	4,369.77	1.06	4,369.77	1.06
Total CM/ECM Fountains & Lakes	4,867.83	1.18	4,867.83	1.18
CM/ECM Grounds Maint/Improvements				
CM/ECM Irrigation Repair	6,135.76	1.49	6,135.76	1.49
CM/ECM Landscape Maintenance	182,350.23	44.21	182,350.23	44.21
CM/ECM Lawn Spraying/Weed Control	13,964.25	3.39	13,964.25	3.39
Total CM/ECM Grounds Maint/	202,450.24	49.08	202,450.24	49.08

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Improvements				
CM/ECM Insurance				
CM/ECM General Liability	10,768.00	2.61	10,768.00	2.61
Total CM/ECM Insurance	10,768.00	2.61	10,768.00	2.61
CM/ECM Legal & Professional Fees				
CM/ECM Accounting Fees	360.00	0.09	360.00	0.09
CM/ECM Legal Fees	2,670.00	0.65	2,670.00	0.65
Total CM/ECM Legal & Professional Fees	3,030.00	0.73	3,030.00	0.73
CM/ECM HOA Management Fees				
CM/ECM Beal Properties Management Fee	40,757.64	9.88	40,757.64	9.88
Total CM/ECM HOA Management Fees	40,757.64	9.88	40,757.64	9.88
CM/ECM Annual Membership Meeting Expense	240.00	0.06	240.00	0.06
CM - Park Maintenance				
CM Clean & Repair Park Equipment	184.41	0.04	184.41	0.04
CM Park Trash Removal	2,332.50	0.57	2,332.50	0.57
Total CM - Park Maintenance	2,516.91	0.61	2,516.91	0.61
ECM - Park Maintenance				
ECM - Clean & Repair Park Equipment	439.41	0.11	439.41	0.11
ECM - Park Trash Removal	2,333.50	0.57	2,333.50	0.57
Total ECM - Park Maintenance	2,772.91	0.67	2,772.91	0.67
CM - Pool				
CM - Pool Janitorial Service	1,920.89	0.47	1,920.89	0.47
CM - Pool Annex Repairs	5,528.11	1.34	5,528.11	1.34
CM - Pool Annex Winterization	278.80	0.07	278.80	0.07
CM - Pool Monthly Maintenance & Chemicals	16,261.77	3.94	16,261.77	3.94
CM - Pool Equipment Repairs & Maintenance	1,909.76	0.46	1,909.76	0.46
CM - Pool Security Camera Utilities	1,613.80	0.39	1,613.80	0.39
Total CM - Pool	27,513.13	6.67	27,513.13	6.67
ECM - Pool				
ECM - Pool Janitorial Service	1,962.60	0.48	1,962.60	0.48
ECM - Pool Annex Repairs	3,320.41	0.81	3,320.41	0.81
ECM - Pool Annex Winterization	140.79	0.03	140.79	0.03
ECM - Pool Monthly Maintenance & Chemicals	12,222.92	2.96	12,222.92	2.96
ECM - Pool Equipment Repairs & Maintenance	1,335.93	0.32	1,335.93	0.32
ECM - Pool Security Camera Utilities	1,713.14	0.42	1,713.14	0.42
Total ECM - Pool	20,695.79	5.02	20,695.79	5.02
CM/ECM Special Projects /	79,154.48	19.19	79,154.48	19.19

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Improvements				
CM/ECM Website Expense	18.17	0.00	18.17	0.00
CM/ECM Utilites				
CM/ECM Electric	12,249.71	2.97	12,249.71	2.97
CM/ECM Sanitation / Sewer	2,658.75	0.64	2,658.75	0.64
CM/ECM Water and Irrigation	10,998.35	2.67	10,998.35	2.67
Total CM/ECM Utilites	25,906.81	6.28	25,906.81	6.28
CM/ECM Pool Fob Expense	-125.00	-0.03	-125.00	-0.03
CM/ECM Property Taxes	454.00	0.11	454.00	0.11
CM/ECM Transfer to Reserve	10,000.00	2.42	10,000.00	2.42
SC HOA Expenses				
SC Utilities Expense				
SC Water/Irrigation Expense	258.85	0.06	258.85	0.06
Total SC Utilities Expense	258.85	0.06	258.85	0.06
Total SC HOA Expenses	258.85	0.06	258.85	0.06
Total Operating Expense	440,251.68	106.74	440,251.68	106.74
NOI - Net Operating Income	-27,794.11	-6.74	-27,794.11	-6.74
Total Income	412,457.57	100.00	412,457.57	100.00
Total Expense	440,251.68	106.74	440,251.68	106.74
Net Income	-27,794.11	-6.74	-27,794.11	-6.74
Other Items				
Prepayments	-60,609.93		-60,609.93	
Net Other Items	-60,609.93		-60,609.93	
Cash Flow	-88,404.04		-88,404.04	
Beginning Cash	154,524.94		154,524.94	
Beginning Cash + Cash Flow	66,120.90		66,120.90	
Actual Ending Cash	66,686.50		66,686.50	

Expense Distribution

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

Payees: All

Bill Date Range: 01/01/2021 to 11/17/2021 (This Year-to-date)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
2270 - Clearing-Tenant Deposits												
	03/17/2021	Creek Meadows HOA	15491 Baker Meadow Station, TX Lp	903 Texas Ave South College Station, TX 77840	Kelsey Howard	2200	250.00	0.00	2983	03/17/2021	Kelsey Howard, Creek Meadows Move Out Refund	
	07/19/2021	Creek Meadows HOA	3712 Stevens Creek Ct	903 Texas Ave South College Station, TX 77840	Jordan Flanagan	2200	500.00	0.00	3057	07/20/2021	Jordan Flanagan, Creek Meadows Move Out Refund	
	11/08/2021	Creek Meadows HOA	4010 Crooked Creek Path	903 Texas Ave South College Station, TX 77840	David Engel & Leigh Ann Engel	2200	195.87	0.00	3106	11/08/2021	David Engel, Leigh Ann Engel, Creek Meadows Move Out Refund	
							945.87	0.00				
4540 - Reimbursement from Office Acct												
	06/02/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	500.00	0.00	3024	06/03/2021	406 B Foch security deposit accidentally processed through Creek meadows Account	
	09/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	150.00	0.00	3081	09/10/2021	HOA dues for Southwest Crossing 2520	
							650.00	0.00				
4600 - Homeowners Association Dues												
	01/21/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Desarie Hobbs	2200	500.00	0.00	2959	01/21/2021	Overpayment of 2021 Dues	
	02/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX	Dillon & Liberty Zent	2200	500.00	0.00	2965	02/12/2021	Overpayment of 2021 Dues	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<p>4606 - Certified Letter Charge</p> <p style="text-align: right;">Ct 77840 1,000.00 0.00</p>											
	01/03/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	6.90	0.00	3006	05/07/2021	Certified Letter Charge for 01/2021
	01/21/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	6.90	0.00	3006	05/07/2021	Certified Letter Charge for 01/2021
	01/31/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	6.90	0.00	3006	05/07/2021	Certified Letter Charge for 01/2021
	02/09/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	27.60	0.00	2966	02/19/2021	Certified Letter Charge for 02/2021
	03/17/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	6.90	0.00	3006	05/07/2021	Certified Letter Charge for 03/2021
	04/30/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	6.90	0.00	3072	08/23/2021	Certified Letter Charge for 04/2021
	05/31/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	6.96	0.00	3072	08/23/2021	Certified Letter Charge for 05/2021
	08/20/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	6.96	0.00	3072	08/23/2021	Certified Letter Charge for 08/2021
	08/24/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	15.01	0.00	3100	10/26/2021	Certified Letter Charge for 08/2021
	09/20/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	6.95	0.00	3100	10/26/2021	Certified Letter Charge for 09/2021
	11/09/2021	Creek Meadows		903 Texas Ave	Beal Properties	2200	6.96	6.96			Certified Letter

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2021	HOA		South College Station, TX 77840			104.94	6.96			Charge for 11/2021
4701 - CM/ECM Homeowner Dues											
00001	02/24/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Desarie Hobbs	2200	1,250.00	0.00	2974, 2974, 2984	02/24/2021, 02/24/2021, 02/24/2021	Overpayment of 2021 Dues
	05/03/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	JWK Realty LTD	2200	500.00	0.00	3014	05/11/2021	Dues Overpayment
	05/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Mark Joseph Bowman	2200	550.00	0.00	3015	05/12/2021	Overpayment of dues at closing.
							2,300.00	0.00			
8010 - CM/ECM Deed Restriction Expense											
2099	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	378.88	0.00	2951	01/07/2021	Remove Graffiti From Culvert CM
20-110818	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	200.00	0.00	2969	02/19/2021	Collection
20-110817	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	200.00	0.00	2969	02/19/2021	Collection
20-110816	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	200.00	0.00	2969	02/19/2021	Collection
20-110815	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	200.00	0.00	2969	02/19/2021	Collection
20-110814	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	200.00	0.00	2969	02/19/2021	Collection

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
12315	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Constant Current Electric	2200	3,646.53	0.00	3001	04/28/2021	Timber & Green Prairie, Supplied and installed new feeder wire from monument
10709	05/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Clean Up Crew	2200	725.00	0.00	3009	05/07/2021	Repair damage to benches at CM Park.
10777	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Clean Up Crew	2200	350.00	0.00	3021	05/27/2021	Stone on side of raised flower bed
44443	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	75.00	0.00	3039	06/29/2021	Proceeding with filing a lien vs MS
20-110819	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	75.00	0.00	3120	11/11/2021	Violation Enforcement
8020 - CM/ECM Decorations, Flags, & Signs							6,250.41	0.00			
12291	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Constant Current Electric	2200	650.50	0.00	2946	01/07/2021	Flood Lights at Timber and CM Main
Creek Meadows HOA 21	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Aggletand Christmas Lights LLC	2200	2,400.00	0.00	3109	11/11/2021	Holiday Light Installation
MSS-256233	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Nancy Mader	2200	43.41	0.00	3119	11/11/2021	Catch & Release Signs
8031 - CM/ECM Fountain Repair							3,093.91	0.00			
2022145	09/24/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	498.06	0.00	3088	09/28/2021	Rebuild Fountain Pump and Reinstall With New Lights
8032 - CM/ECM Monthly Pond Dye & Maintenance											
2020806	01/05/2021	Creek Meadows		903 Texas Ave	Oasis Pools	2200	107.06	0.00	2948	01/07/2021	Estates Pond

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2021	HOA		South College Station, TX 77840							Dye
2020803	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	126.44	0.00	2948	01/07/2021	Creek Meadows
2020838	01/07/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	107.06	0.00	2948	01/07/2021	Estates Pond Dye
2020835	01/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	126.44	0.00	2955	01/18/2021	CM - December Pond Dye
2020870	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	107.06	0.00	2970	02/19/2021	ECM
2020868	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	126.44	0.00	2970	02/19/2021	CM
2020899	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	107.06	0.00	2978	03/09/2021	ECM Pond Dye
2021895	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	126.44	0.00	2978	03/09/2021	CM Pond Dye
20211934	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	107.06	0.00	3003	04/28/2021	March Pond Lake Dye Estates
2021973	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	107.06	0.00	3018	05/27/2021	March Pond Lake Dye Estates
2021969	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	126.44	0.00	3018	05/27/2021	April Pond Lake Dye Creek Meadows
2021995	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	126.44	0.00	3040	06/29/2021	Monthly Pond Lake Dye - May

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2021999	06/29/2021	Creek Meadows HOA		77840 903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	107.06	0.00	3040	06/29/2021	Monthly Pond Lake Dye - May
2022045	07/12/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	107.06	0.00	3049	07/12/2021	Monthly Pond lake dye - Estates of Creek Meadows
2021930	08/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	126.44	0.00	3066	08/10/2021	Monthly Pond Lake Dye - March
2022094	08/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	126.44	0.00	3066	08/10/2021	Monthly Pond Lake Dye - July
2022098	08/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	107.06	0.00	3066	08/10/2021	Monthly Pond Lake Dye - July
1764	09/24/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Trophy Fisheries	2200	1,927.71	0.00	3090	09/28/2021	Pond Weed Spraying
2022125	09/24/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	107.06	0.00	3088	09/28/2021	Estates Monthly Pond Dye
2022121	09/24/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	126.44	0.00	3088	09/28/2021	CM Pond Dye
2022171	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	126.44	0.00	3121	11/11/2021	Creek Meadows
2022174	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	107.06	0.00	3121	11/11/2021	Estates Pond Dye
							4,369.77	0.00			
8041 - CM/ECM Irrigation Repair											
2099	01/05/	Creek Meadows		903 Texas Ave	The Ground Crew	2200	589.96	0.00	2951	01/07/2021	Replace

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2021	HOA		South College Station, TX 77840							Controller
10356	01/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Clean Up Crew	2200	40.00	0.00	2964	02/04/2021	Replace cover on outlet for well pump.
6894	02/02/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Ballard Water Well Company, LLC	2200	1,217.81	0.00	2961	02/04/2021	Charge to test the existing well for output.
2795	06/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	1,453.26	0.00	3034	06/08/2021	Irrigation inspections and Seasonal Color (flat)
Main Line 5	08/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	205.09	0.00	3067	08/10/2021	Repaired Main line 5
Controller 3	08/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	842.50	0.00	3067	08/10/2021	replaced 1" solenoid, replaced 2 old dual decoder with Ice 100, found broken wire in zone 35.
4039	09/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Twin City Plumbing LLC	2200	95.00	0.00	3080	09/10/2021	Turned water off to sprinkler system (Creek Meadow Pool)
3171	10/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	714.55	0.00	3096	10/08/2021	Irrigation Inspection and Repair (August irrigation repairs)
3322	10/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	146.94	0.00	3096	10/08/2021	irrigation Inspection and repair (September Irrigation)
3025	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	86.43	0.00	3123	11/11/2021	Tax on Irrigation Repair Bill
3463	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	202.97	0.00	3123	11/11/2021	Irrigation Repair - Routine Inspection

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8042 - CM/ECM Landscape Maintenance											
2054	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	14,593.45	0.00	2951	01/07/2021	November 2020
							5,594.51	0.00			
2158	01/07/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	14,593.45	0.00	2951	01/07/2021	December 2020
2269	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	14,593.45	0.00	2972	02/19/2021	January 2021
2371	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	14,593.45	0.00	2979	03/09/2021	February 2021
2481	04/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	14,593.45	0.00	2995	04/08/2021	March 2021 Monthly Lawn Maintenance
2612	05/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	14,593.45	0.00	3010	05/07/2021	Monthly lawn maintenance
2691	06/06/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	3,981.33	0.00	3031	06/07/2021	Creek Meadow Plant Replacement, sign beds intersection of Creek Meadow Blvd and Green Prairie Tr.
2692	06/06/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	3,788.75	0.00	3031	06/07/2021	Hardwood Mulch - All common areas.
2749	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	14,593.45	0.00	3043	06/29/2021	Monthly Lawn Maintenance
2894	07/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	14,593.45	0.00	3048	07/09/2021	June 2021 Lawn Maintenance

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							
3012	08/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	14,593.45	0.00	3067	08/10/2021	Monthly Lawn Maintenance (july)
3155	09/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	14,593.45	0.00	3079	09/10/2021	Monthly Lawn Maintenance
3306	10/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	14,593.45	0.00	3096	10/08/2021	Monthly Lawn Maintenance
3462	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	14,593.45	0.00	3123	11/11/2021	Monthly Landscaping - October
							182,891.48	0.00			
8043 - CM/ECM Lawn Spraying/Weed Control											
15313	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Green Rite Lawn Spraying Service	2200	4,654.75	0.00	3002	04/28/2021	Pre-emergent weed control to prevent spring and summer weed
16032	10/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Green Rite Lawn Spraying Service	2200	4,654.75	0.00	3094	10/08/2021	Post emergent weed control to get rid of standing weeds, insecticide
							9,309.50	0.00			
8052 - CM/ECM General Liability											
F008765130-001-000005/	2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Farmers Insurance Exchange	2200	10,768.00	0.00	2947	01/07/2021	
8061 - CM/ECM Accounting Fees											
210862	09/24/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Thompson, Derrig and Craig, P.C.	2200	360.00	0.00	3089	09/28/2021	2020 Federal Income Tax Return Preparation

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
8062 - CM/ECM Legal Fees												
44304	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	75.00	0.00	2969	02/19/2021	Filing Amended By-Laws	
	03/09/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Secretary of State	2200	25.00	0.00	2981	03/09/2021	Certificate of Amendment Filing	
44439	06/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	75.00	0.00	3038	06/28/2021	Filing lien conference	
44440	06/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	75.00	0.00	3038	06/28/2021	Conference with Toni M. proceeding with lien	
44442	06/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	75.00	0.00	3038	06/28/2021	Conference with Toni M. proceeding with lien	
44441	06/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	75.00	0.00	3038	06/28/2021	Conference with Toni M. proceeding with lien.	
44304	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	75.00	0.00	3039	06/29/2021	Email exchange with Toni, regarding posting the newly recorded amended bylaws.	
44205	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	436.00	0.00	3039	06/29/2021	Drafted the updated bylaws to reflect the changes approved in the annual meeting	
44118	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	1,459.00	0.00	3039	06/29/2021	General Matters, proposed by law changes, Conference with D Porter, establishing a quorum, Management	
45580	11/11/2021	Creek Meadows		903 Texas Ave	Bruchez, Goss,	2200	300.00	0.00	3120	11/11/2021	Management	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2021	HOA		South College Station, TX 77840	Thornton, Meronoff & Hawthorne, P.C.		2,670.00	0.00			Certificate
8071 - CM/ECM Beal Properties Management Fee											
	01/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	3,705.24	0.00	2952	01/18/2021	January 2021 - Monthly Management Fee (802 doors x \$4.62)
	02/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	3,705.24	0.00	2966	02/19/2021	February 2021 - Monthly Management Fee (802 doors x \$4.62)
	03/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	3,705.24	0.00	2975	03/09/2021	March 2021 - Monthly Management Fee (802 doors x \$4.62)
	04/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	3,705.24	0.00	2997	04/20/2021	April 2021 - Monthly Management Fee (802 doors x \$4.62)
	05/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	3,705.24	0.00	3013	05/11/2021	May 2021 - Monthly Management Fee (802 doors x \$4.62)
	06/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	3,705.24	0.00	3025	06/07/2021	June 2021 - Monthly Management Fee (802 doors x \$4.62)
	07/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	3,705.24	0.00	3045	07/09/2021	July 2021 - Monthly Management Fee (802 doors x \$4.62)
	08/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	3,705.24	0.00	3062	08/10/2021	August 2021 - Monthly Management Fee (802 doors x \$4.62)

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
	09/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	3,705.24	0.00	3076	09/10/2021	September 2021 - Monthly Management Fee (802 doors x \$4.62)	
	10/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	3,705.24	0.00	3098	10/08/2021	October 2021 - Monthly Management Fee (802 doors x \$4.62)	
	11/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	3,705.24	0.00	3110	11/11/2021	November 2021 - Monthly Management Fee (802 doors x \$4.62)	
							40,757.64	0.00				
8090 - CM/ECM Annual Membership Meeting Expense												
11/17/2021	07/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Community Center	2200	90.00	0.00	3054	07/16/2021	Rental of Wellborn Community Center for Creek Meadow HOA Annual meeting	
11/17/2021	07/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Community Center	2200	150.00	0.00	3053	07/16/2021	Rental of Wellborn Community Center for Creek Meadow HOA Annual meeting	
							240.00	0.00				
8111 - CM Clean & Repair Park Equipment												
12372	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Constant Current Electric	2200	64.41	0.00	2987	03/26/2021	CM - Reset Timers After Ice Storm	
10335	06/06/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Clean Up Crew	2200	120.00	0.00	3030	06/07/2021	Repaired playground equipment (bouncy) removed both brackets on pole and adjusted.	
							184.41	0.00				

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
8112 - CM Park Trash Removal												
	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	228.00	0.00	2945	01/07/2021		
Invoice 21	02/02/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.00	0.00	2962	02/04/2021		
22	03/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	2976	03/09/2021		
23	04/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	2993	04/08/2021	CM & ECM Porter Service	
24	05/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	3007	05/07/2021	Creel Meadow Porter service	
25	06/06/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	3026	06/07/2021	Creek Meadows and Estates porter service	
26	07/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	3046	07/09/2021	Creek Meadow & Estates monthly porter service	
27	08/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	3063	08/10/2021	Creek Meadow Monthly Porter Service	
28	09/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	3077	09/10/2021	Creek Meadow Monthly Porter Service	
29	10/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	3099	10/08/2021	Creek Meadow & Estates monthly porter service	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
30	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	3111	11/11/2021	Monthly Trash Pick Up
8121 - ECM - Clean & Repair Park Equipment							2,332.50	0.00			
10487	01/18/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Clean Up Crew	2200	375.00	0.00	2957	01/18/2021	Power Wash Playground Equipment
12372	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Constant Current Electric	2200	64.41	0.00	2987	03/26/2021	ECM - Reset Timers After Ice Storm
8122 - ECM - Park Trash Removal							439.41	0.00			
Invoice 21	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	228.00	0.00	2945	01/07/2021	
	02/02/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	211.00	0.00	2962	02/04/2021	
22	03/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	2976	03/09/2021	
23	04/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	2993	04/08/2021	CM & ECM Porter Service
24	05/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	3007	05/07/2021	Creel Meadow Porter service
25	06/06/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	3026	06/07/2021	Creek Meadows and Estates porter service
26	07/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	3046	07/09/2021	Creek Meadow & Estates monthly porter service

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
27	08/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	3063	08/10/2021	Creek Meadow Monthly Porter Service
28	09/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	3077	09/10/2021	Creek Meadow Monthly Porter Service
29	10/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	3099	10/08/2021	Creek Meadow & Estates monthly porter service
30	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	3111	11/11/2021	Monthly Trash Pick Up
							2,333.50	0.00			
8131 - CM - Pool Janitorial Service											
398688	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Ray Criswell Distributing Company	2200	103.76	0.00	3019	05/27/2021	Monthly Janitorial Supplies
398490	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Ray Criswell Distributing Company	2200	337.13	0.00	3019	05/27/2021	Cleaning and Janitorial supplies
104	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Cheryl Calame	2200	160.00	0.00	3016	05/27/2021	Cleaning of pool area, tables, trash, etc.
108	08/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Cheryl Calame	2200	460.00	0.00	3075	08/26/2021	Cleaning of pool area, tables, restrooms, trash June 16-August 12th.
106	08/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Cheryl Calame	2200	260.00	0.00	3075	08/26/2021	Cleaning of pool area, tables, restrooms, trash May 16th - June 13th
111	10/22/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Cheryl Calame	2200	300.00	0.00	3102	10/26/2021	Clean Creek Meadows / Estate Pools
							1,620.89	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
8132 - CM - Pool Annex Repairs												
10506	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Clean Up Crew	2200	215.00	0.00	2950	01/07/2021	Replace Exterior Light Fixtures On CM Pool Annex	
3214	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Twin City Plumbing LLC	2200	260.00	0.00	2991	03/26/2021	Pool Closet Water Leak	
3278	04/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Twin City Plumbing LLC	2200	120.00	0.00	2996	04/08/2021	CM - turn water off at draining fountain at playground	
3291	04/20/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Twin City Plumbing LLC	2200	1,600.00	0.00	2998	04/20/2021	Payment for New Water Fountain	
10709	05/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Clean Up Crew	2200	755.00	0.00	3009	05/07/2021	Prepare Creek Meadows Pools for opening/ Repair Park Damage	
10709	05/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Clean Up Crew	2200	289.05	0.00	3009	05/07/2021	Prepare Creek Meadows Pools for opening/ Repair Park Damage	
3233	05/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Twin City Plumbing LLC	2200	280.00	0.00	3011	05/07/2021	Replace 1/2 water line for swimming pool	
3513	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Twin City Plumbing LLC	2200	560.00	0.00	3022	05/27/2021	replace two toilets in mens bathroom and fix water leak at toilet toiles were broken do to frozen temp	
3291	06/06/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Twin City Plumbing LLC	2200	650.00	0.00	3032	06/07/2021	final payment for drinking fountain purchase and installation	
130136	06/07/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	DeITech AV	2200	64.28	0.00	3028	06/07/2021	Check out both location for Audio visual issues	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
10709	07/20/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Clean Up Crew	2200	89.85	0.00	3059	07/20/2021	maintenance materials left off 1st invoice.
13398	08/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	DefTech AV	2200	244.24	0.00	3065	08/10/2021	repaired security cameras & reconnect to suddenlink modems
137657	09/24/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	DefTech AV	2200	115.69	0.00	3086, 3086, 3092	09/28/2021, 09/28/2021, 09/28/2021	Update Camera Software and Test
4057	10/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Twin City Plumbing LLC	2200	285.00	0.00	3097	10/08/2021	CM Pool - Replaced toilet flush valve in men's bathroom
8133 - CM - Pool Annex Winterization											
2135	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Robert Walker	2200	22.50	0.00	2980	03/09/2021	Winterize Pool Houses
2021954	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	138.02	0.00	3003	04/28/2021	Prepared pool for winter freeze in February
10344	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Clean Up Crew	2200	100.00	0.00	3122	11/11/2021	Store Pool Furniture
465-51097	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Fast Signs	2200	18.28	0.00	3114	11/11/2021	Pool Closed Sign
							5,528.11	0.00			
							278.80	0.00			
8134 - CM - Pool Monthly Maintenance & Chemicals											
2020804	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	1,027.22	0.00	2948	01/07/2021	November 2020 Cleaning and Chemicals
2020836	01/07/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	730.69	0.00	2948	01/07/2021	December 2020 Cleaning & Chemicals

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2020863	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	811.88	0.00	2970	02/19/2021	January 2021 Cleaning & Chemicals
2021896	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	1,332.89	0.00	2978	03/09/2021	February 2021 Cleaning & Chemicals
2021970	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	891.76	0.00	3018	05/27/2021	April 2021 - Monthly Pool Service
2021996REV	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	1,448.41	0.00	3040	06/29/2021	Monthly Pool Cleaning & Supplies
2022042	07/12/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	2,755.81	0.00	3049	07/12/2021	June 2021 - Pool maintenance & chemicals.
2021931	08/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	811.88	0.00	3066	08/10/2021	Monthly Pool Cleaning & Maintenance (March)
2022095	08/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	2,456.02	0.00	3066	08/10/2021	Monthly Pool Cleaning & Supplies
2022122	09/24/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	2,135.91	0.00	3088	09/28/2021	CM Monthly Pool Maintenance
2022170	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	1,859.30	0.00	3121	11/11/2021	CM Pool
							16,261.77	0.00			
8135 - CM - Pool Equipment Repairs & Maintenance											
2022022	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	243.09	0.00	3040	06/29/2021	Replaced Baby Pool Timer
2022021	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	210.78	0.00	3040	06/29/2021	Inspected and

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2022082	07/20/2021	Creek Meadows HOA		South College Station, TX 77840	Oasis Pools	2200	1,188.53	0.00	3058	07/20/2021	repaired pool lights, 3 of 4 are working. Replaced GFI breaker
2022070	07/20/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	218.67	0.00	3058	07/20/2021	Sand exchange in pool filter. Scooped all sand from the tank and vac.
111-6412447-1269020/2021	07/20/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	48.69	0.00	3056	07/20/2021	Replaced leaking cracked chlorinator drain valve plus added unions to both sides.
							1,909.76	0.00			
8136 - CM - Pool Security Camera Utilities											
07707-139966-01-101/14/2021	07/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	160.97	0.00	2956	01/18/2021	
07707-139966-01-102/18/2021	02/18/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	160.97	0.00	2971	02/19/2021	CM Pool Phone & Internet
07707-139966-01-103/26/2021	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	158.17	0.00	2989	03/26/2021	Monthly Internet & Phone
07707-139966-01-104/28/2021	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	158.36	0.00	3004	04/28/2021	CM Broadband
07707-139966-01-105/27/2021	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	168.36	0.00	3020	05/27/2021	CM Broadband
07707-139966-01-106/08/2021	06/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	134.41	0.00	3033	06/08/2021	Monthly Broadband

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							Service (pool)
07707-139966-01-107/14/2021	107/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	168.17	0.00	3052	07/14/2021	Broadband Services
07707-139966-01-108/13/2021	108/13/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	168.17	0.00	3071	08/17/2021	Broadband Services
07707-139966-01-109/16/2021	109/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	168.25	0.00	3084	09/21/2021	Broadband Services
07707-139966-01-110/18/2021	110/18/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	167.97	0.00	3104	10/26/2021	Creek Meadows Internet
							1,613.80	0.00			
8141 - ECM - Pool Janitorial Service											
398688	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Ray Criswell Distributing Company	2200	165.46	0.00	3019	05/27/2021	Monthly Janitorial Supplies
398490	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Ray Criswell Distributing Company	2200	337.14	0.00	3019	05/27/2021	Cleaning and Janitorial supplies
104	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Cheryl Calame	2200	140.00	0.00	3016	05/27/2021	Cleaning of pool area, tables, trash, etc.
108	08/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Cheryl Calame	2200	460.00	0.00	3075	08/26/2021	Cleaning of pool area, tables, restrooms, trash June 16-August 12th.
106	08/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Cheryl Calame	2200	260.00	0.00	3075	08/26/2021	Cleaning of pool area, tables, restrooms, trash May 16th - June 13th
111	10/22/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX	Cheryl Calame	2200	300.00	0.00	3102	10/26/2021	Clean Creek Meadows / Estate Pools

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<p>8142 - ECM - Pool Annex Repairs</p> <p style="text-align: right;">1,662.60 0.00</p>											
10454	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Stellar Roofing Specialties	2200	450.00	0.00	2988	03/26/2021	Pool Annex Roof Repair
3291	04/20/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Twin City Plumbing LLC	2200	1,600.00	0.00	2998	04/20/2021	Payment for New Water Fountain
10709	05/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Clean Up Crew	2200	345.00	0.00	3009	05/07/2021	Prepare Creek Meadows Pools for opening/ Repair Park Damage
130136	06/07/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	DeFTech AV	2200	64.27	0.00	3028	06/07/2021	Check out both location for Audio visual issues
12482	07/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Constant Current Electric	2200	128.82	0.00	3047	07/09/2021	Reset time clock for lights at Creek Meadow Estates
13398	08/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	DeFTech AV	2200	244.24	0.00	3065	08/10/2021	repaired security cameras & reconnect to suddenlink modems
24081	09/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Joe Loudat DBA/	2200	54.13	0.00	3078	09/10/2021	Fire Ant control at Pool
12574	09/24/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Constant Current Electric	2200	128.82	0.00	3087	09/28/2021	Repair Timer For Pool House and Parking Lot Lights
137657	09/24/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	DeFTech AV	2200	115.69	0.00	3086, 3086, 3092	09/28/2021, 09/28/2021, 09/28/2021	Reposition Cameras and Check Non-Functioning Camera
12586	10/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX	Constant Current Electric	2200	189.44	0.00	3093	10/08/2021	Found tripped GFI that controlled the

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8143 - ECM - Pool Annex Winterization											
2135	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Robert Walker	2200	22.50	0.00	2980	03/09/2021	Winterize Pool Houses
10344	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Clean Up Crew	2200	100.00	0.00	3122	11/11/2021	Store Furniture
465-51097	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Fast Signs	2200	18.29	0.00	3114	11/11/2021	Pool Closed Sign
							140.79	0.00			
8144 - ECM - Pool Monthly Maintenance & Chemicals											
2020805	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	681.43	0.00	2948	01/07/2021	
2020837	01/07/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	568.31	0.00	2948	01/07/2021	
2020864	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	622.44	0.00	2970	02/19/2021	Pool Cleaning
2021898	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	742.27	0.00	2978	03/09/2021	ECM Monthly Pool Maintenance
2021933	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	1,270.15	0.00	3003	04/28/2021	March 2021 Monthly Cleaning, Pool Chemicals and supplies
2021972	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	702.33	0.00	3018	05/27/2021	April 2021 - Monthly Pool Service

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2021998REV	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	1,345.47	0.00	3040	06/29/2021	Monthly Pool Cleaning & Supplies (Chlorine, muriatic acid, Algaecide 60% etc)
2022044	07/12/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	1,684.80	0.00	3049	07/12/2021	June 2021 - Pool maintenance & chemicals.
2022097	08/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	1,588.11	0.00	3066	08/10/2021	Monthly Pool Cleaning & Supplies (July)
2022124	09/24/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	1,589.54	0.00	3088	09/28/2021	Estates Monthly Pool Cleaning
2022175	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	1,428.07	0.00	3121	11/11/2021	Estates Pool
8145 - ECM - Pool Equipment Repairs & Maintenance							12,222.92	0.00			
2021961	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	152.65	0.00	3003	04/28/2021	Repaired 1 1/2 to 3/4 PVC water line
2022026	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	297.69	0.00	3040	06/29/2021	Yearly Maintenance, flushed all lines, inspected chlorinator, valves, O-rings
2022025	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	347.14	0.00	3040	06/29/2021	Replaced impeller on filter #2 pump motor
2022024	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	337.61	0.00	3040	06/29/2021	Replaced multiport valve top assembly on filter 1
2022146	09/24/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	200.84	0.00	3088	09/28/2021	Repair the Chlorinator Lines

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<p>8146 - ECM - Pool Security Camera Utilities</p>											
07707-148804-01-201/05/	2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	151.43	0.00	2949	01/07/2021	
07707-148804-01-201/26/	2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	151.43	0.00	2963	02/04/2021	
07707-148804-01-203/11/	2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	161.84	0.00	2982	03/11/2021	Estates Pool Phone/Internet
07707-148804-01-204/08/	2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	166.87	0.00	2994	04/08/2021	CM Estate Broadband
07707-148804-01-205/05/	2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	159.18	0.00	3008	05/07/2021	Monthly Broadband service
07707-148804-01-206/06/	2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	179.18	0.00	3029	06/07/2021	Monthly Broadband service (Estates)
07707-148804-01-206/29/	2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	169.18	0.00	3042	06/29/2021	Monthly Broadband service (Estates)
07707-148804-01-207/28/	2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	86.99	0.00	3061	07/28/2021	Monthly Broadband service (Estates)
07707-148804-01-208/24/	2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	159.04	0.00	3073	08/25/2021	Broadband Services
07707-148804-01-210/08/	2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	159.12	0.00	3095	10/08/2021	Monthly Broadband service (Estates)

1,335.93 0.00

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
07707-148804-01-210/26/2021	2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	168.88	0.00	3104	10/26/2021	Monthly Internet & Phone
							1,713.14	0.00			
8160 - CM/ECM Special Projects / Improvements											
2202	01/07/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	1,062.91	0.00	2951	01/07/2021	Remove Holiday Decor. & Replace Rose Bush
2319	03/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	2,165.00	0.00	2979	03/09/2021	Erosion Repair behind 4066 Crooked Creek
2102	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	7,634.01	0.00	2990	03/26/2021	Monument Sign Landscaping
13041	08/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	M&M Water Well, LLC	2200	20,852.00	0.00	3069	08/11/2021	Jet well installed, 75hp 10gpm submersible pump, plum well to lake.
7057R*1	11/09/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Storm Water Solutions	2200	19,079.06	0.00	3107	11/09/2021	Erosion Repair - Creek Meadows Ponds
7058R*1	11/09/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Storm Water Solutions	2200	28,361.50	0.00	3108	11/09/2021	Erosion Repair - Estates Ponds
							79,154.48	0.00			
8180 - CM/ECM Website Expense											
206177286	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	18.17	0.00	2985	03/26/2021	GoDaddy Renewal
8191 - CM/ECM Electric											
2371989	01/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	460.33	0.00	2953	01/18/2021	ECM
2306382	01/14/2021	Creek Meadows HOA		903 Texas Ave	Bryan Texas	2200	18.48	0.00	2953	01/18/2021	CM

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2021	HOA		South College Station, TX 77840	Utilities						
2348555	01/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	23.07	0.00	2953	01/18/2021	ECM
2348556	01/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	2953	01/18/2021	ECM
2216139	01/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	595.50	0.00	2953	01/18/2021	CM
2293428	01/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	20.42	0.00	2953	01/18/2021	CM
2216139	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	540.91	0.00	2967	02/19/2021	Creek Meadows
2293428	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	20.42	0.00	2967	02/19/2021	CM
2306382	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.68	0.00	2967	02/19/2021	CM
2348555	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	22.57	0.00	2967	02/19/2021	ECM
2348556	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	2967	02/19/2021	ECM
2371989	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	298.85	0.00	2967	02/19/2021	ECM
2371989	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	316.32	0.00	2977	03/09/2021	ECM Electric

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2348556	03/08/2021	Creek Meadows HOA		77840 903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	2977	03/09/2021	Timber Electric
2348555	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	25.21	0.00	2977	03/09/2021	Timber Electric
2306382	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.27	0.00	2977	03/09/2021	
2293428	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	19.64	0.00	2977	03/09/2021	
2216139	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	525.30	0.00	2977	03/09/2021	
2371989	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	278.83	0.00	2999	04/28/2021	Utilities - electric
2216139	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	525.30	0.00	2999	04/28/2021	Utilities - electric
2293428	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	20.31	0.00	2999	04/28/2021	Utilities - electric
2306382	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	2999	04/28/2021	Utilities - electric
2348555	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	25.51	0.00	2999	04/28/2021	Utilities - electric
2348556	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	2999	04/28/2021	Utilities - electric

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2371989	05/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	289.26	0.00	3012	05/11/2021	Utilities - electric
2348556	05/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.98	0.00	3012	05/11/2021	Utilities - electric
2348555	05/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	25.55	0.00	3012	05/11/2021	Utilities - electric
2306382	05/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.98	0.00	3012	05/11/2021	Utilities - electric
2293428	05/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	21.20	0.00	3012	05/11/2021	Utilities - electric
2216139	05/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	548.41	0.00	3012	05/11/2021	Utilities - electric
2371989	06/07/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	634.32	0.00	3027	06/07/2021	utilities - electrical
2216139	06/15/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	533.11	0.00	3037	06/15/2021	utilities - electrical
2293428	06/15/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	22.57	0.00	3037	06/15/2021	utilities - electrical
2306382	06/15/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	3037	06/15/2021	utilities - electrical
2348555	06/15/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	20.12	0.00	3037	06/15/2021	utilities - electrical
2348556	06/15/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	3037	06/15/2021	utilities - electrical

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2216139	07/14/2021	Creek Meadows HOA		Station, TX 77840 903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	540.91	0.00	3050	07/14/2021	utilities - electrical
2293428	07/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	22.18	0.00	3050	07/14/2021	utilities - electrical
2306382	07/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	3050	07/14/2021	utilities - electrical
2348555	07/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	20.23	0.00	3050	07/14/2021	utilities - electrical
2348556	07/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	3050	07/14/2021	utilities - electrical
2371989	07/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	588.61	0.00	3050	07/14/2021	utilities - electrical
2216139	08/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	525.30	0.00	3064	08/10/2021	utilities - electrical
2293428	08/10/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	22.29	0.00	3064	08/10/2021	utilities - electrical
2348556	08/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.27	0.00	3068	08/11/2021	utilities - electrical
2348555	08/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	20.12	0.00	3068	08/11/2021	utilities - electrical
2306382	08/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	3068	08/11/2021	utilities - electrical

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2371989	08/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	661.79	0.00	3068	08/11/2021	utilities - electrical
2216139	09/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	556.50	0.00	3082	09/21/2021	15541 N. Creek Meadows Blvd.
2371989	09/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	622.92	0.00	3082	09/21/2021	15751 Cottonwood Creek Ln.
2348556	09/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	3082	09/21/2021	15729 Timber Creek LN # B
2348555	09/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	20.23	0.00	3082	09/21/2021	15729 Timber Creek LN # A
2306382	09/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	3082	09/21/2021	15521 Baker Meadow Loop Sign
2293428	09/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	22.66	0.00	3082	09/21/2021	4401 Silver Brook Ct.
2371989	10/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	670.94	0.00	3101	10/26/2021	15751 Cottonwood Creek
2306382	10/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	3101	10/26/2021	15521 Baker Meadow Loop
2348556	10/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	3101	10/26/2021	15729 Timber Creek
2348555	10/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	20.12	0.00	3101	10/26/2021	15729 Timber Creek A
2293428	10/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	22.98	0.00	3101	10/26/2021	4401 Silver Brook

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2246139	10/25/2021	Creek Meadows HOA		Station, TX 77840 903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	533.11	0.00	3101	10/26/2021	15541 N Creek Meadows
2216139	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	455.10	0.00	3112	11/11/2021	Monthly Electric
2293428	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	22.66	0.00	3112	11/11/2021	Monthly Electric
2306382	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	3112	11/11/2021	Monthly Electric
2348555	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	20.12	0.00	3112	11/11/2021	Monthly Electric
2348556	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	3112	11/11/2021	15729 Timber Creek
2371989	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	665.37	0.00	3112	11/11/2021	15751 Cottonwood Creek
							12,249.71	0.00			
8192 - CM/ECM Sanitation / Sewer											
572947-235104	01/15/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	129.76	0.00	2954	01/18/2021	ECM
544491-209936	01/15/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	125.86	0.00	2954	01/18/2021	CM
544491-209936	02/18/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	125.86	0.00	2968	02/19/2021	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
572947-235104	02/18/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	129.76	0.00	2968	02/19/2021	
544491-209936	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	125.86	0.00	2986	03/26/2021	Creek Meadows
572947-235104	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	129.76	0.00	2986	03/26/2021	Estates
572947-235104	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	142.58	0.00	3000	04/28/2021	Utilities - sanitation-sewer - drainage
544491-209936	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	138.45	0.00	3000	04/28/2021	Utilities - sanitation-sewer - drainage
572947-235104	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	142.58	0.00	3017	05/27/2021	Utilities - sanitation-sewer - drainage
544491-209936	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	138.45	0.00	3017	05/27/2021	Utilities - sanitation-sewer - drainage
Creek Meadows	06/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	138.45	0.00	3035	06/11/2021	CM Sanitation/ Sewer
Estates CM	06/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	142.58	0.00	3035	06/11/2021	ECM Sanitation/ Sewer
572947-235104	07/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	129.76	0.00	3051	07/14/2021	utilities - sewer - sanitation - drainage
544491-209936	07/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	125.86	0.00	3051	07/14/2021	utilities - sanitation - sewer - drainage
572947-235104	08/13/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	129.76	0.00	3070	08/17/2021	utilities- sanitation - sewer

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
544491-209936	08/13/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	125.86	0.00	3070	08/17/2021	utilities - sanitation - sewer - drainage
572947-235104	09/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	142.58	0.00	3083	09/21/2021	15751 Cottonwood Creek Ln.
544491-209936	09/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	138.45	0.00	3083	09/21/2021	15541 N. Creek Meadows Blvd.
544491-209936	10/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	126.26	0.00	3103	10/26/2021	CM Pool
572947-235104	10/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	130.27	0.00	3103	10/26/2021	Estates Pool
8193 - CM/ECM Water and Irrigation							2,658.75	0.00			
102-8155-00	01/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Weilborn Special Utility District	2200	29.15	0.00	2960	01/26/2021	
102-0067-00	01/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Weilborn Special Utility District	2200	87.76	0.00	2960	01/26/2021	
102-4969-00	01/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Weilborn Special Utility District	2200	165.76	0.00	2960	01/26/2021	
102-8302-0	01/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Weilborn Special Utility District	2200	33.47	0.00	2960	01/26/2021	
102-0067-00	02/22/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Weilborn Special Utility District	2200	126.35	0.00	2973	02/23/2021	ECM Water

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
102-4969-00	02/22/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	188.76	0.00	2973	02/23/2021	CM Water
102-8155-00	02/22/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	32.05	0.00	2973	02/23/2021	ECM Water
102-8302-00	02/22/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	33.91	0.00	2973	02/23/2021	ECM Water
102-8302-00	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	29.87	0.00	2992	03/26/2021	Estates Timber
102-8155-00	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	29.15	0.00	2992	03/26/2021	Estates GP Trail
102-0067-00	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	75.65	0.00	2992	03/26/2021	Estates Cottonwood
102-4969-00	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	61.33	0.00	2992	03/26/2021	Estates CM Blvd
102-0067-00	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	147.58	0.00	3005	04/28/2021	Utilities - water
102-8155-00	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	29.15	0.00	3005	04/28/2021	Utilities - water
102-4969-00	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	211.47	0.00	3005	04/28/2021	Utilities - water
102-8302-00	04/28/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	32.75	0.00	3005	04/28/2021	Utilities - water
102-0067-00	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	346.65	0.00	3023, 3023, 3023	05/27/2021, 05/27/2021, 05/27/2021	Utilities - water

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
102-4969-00	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	254.82	0.00	3023, 3023, 3023	05/27/2021, 05/27/2021, 05/27/2021	Utilities - water
102-8155-00	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	29.15	0.00	3023, 3023, 3023	05/27/2021, 05/27/2021, 05/27/2021	Utilities - water
102-8302-00	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	32.03	0.00	3023, 3023, 3023	05/27/2021, 05/27/2021, 05/27/2021	Utilities - water
102-0067-00	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	901.79	0.00	3044	06/29/2021	utilities - water
102-4969-00	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	218.09	0.00	3044	06/29/2021	utilities - water
102-8155-00	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	29.15	0.00	3044	06/29/2021	utilities - water
102-8302-00	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	32.39	0.00	3044	06/29/2021	utilities - water
102-8155-00	07/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	29.15	0.00	3055	07/19/2021	utilities - water
102-8302-00	07/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	73.25	0.00	3055	07/19/2021	utilities - water
102-0067-00	07/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	1,412.41	0.00	3055	07/19/2021	utilities - water
102-4969-00	07/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	109.84	0.00	3055	07/19/2021	utilities - water

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
102-8302-00	08/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	97.64	0.00	3074	08/25/2021	utilities - water
102-8155-00	08/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	29.15	0.00	3074	08/25/2021	utilities - water
102-4969-00	08/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	150.02	0.00	3074	08/25/2021	utilities - water
102-0067-00	08/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	691.75	0.00	3074	08/25/2021	utilities - water
102-8302-00	09/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	108.10	0.00	3085	09/21/2021	utilities - water
102-8155-00	09/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	29.15	0.00	3085	09/21/2021	utilities - water
102-4969-00	09/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	214.48	0.00	3085	09/21/2021	utilities - water
102-0067-00	09/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	2,792.11	0.00	3085	09/21/2021	utilities - water
102-8155-00	10/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	61.20	0.00	3105	10/26/2021	Estates Irrigation - GP Trail
102-8302-00	10/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	214.69	0.00	3105	10/26/2021	Estates Irrigation - Timber
102-4969-00	10/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	361.90	0.00	3105	10/26/2021	CM Pool House
15751	11/16/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	1,724.13	0.00	3124	11/16/2021	Estates Water

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<p>8210 - CM/ECM Property Taxes</p>											
41-2257583	09/24/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	United States Treasury	2200	398.00	0.00	3091	09/28/2021	2020 Federal Income Tax Payment
30730-305744	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3116	11/11/2021	Property Tax
30731-305771	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3116	11/11/2021	Property Tax
30732-305900	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3116	11/11/2021	Property Tax
30733-305955	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3116	11/11/2021	Property Tax
30734-305981	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3116	11/11/2021	Property Tax
30735-305998	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3116	11/11/2021	Property Tax
30736-347156	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3116	11/11/2021	Property Tax
30737-347836	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3116	11/11/2021	Property Tax
30738-349656	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3116	11/11/2021	Property Tax

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
30739-355513	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3116	11/11/2021	Property Tax
30740-361702	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30741-363798	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30742-363828	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30743-368312	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30744-374762	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30745-374872	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30746-374942	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30747-376032	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30748-396294	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30749-396319	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30750-405726	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3118	11/11/2021	Property Tax

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
30751-405792	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3118	11/11/2021	Property Tax	
30752-406526	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3118	11/11/2021	Property Tax	
30753-406536	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3118	11/11/2021	Property Tax	
30754-413520	11/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Kristeen Roe, Tax A/C	2200	2.24	0.00	3118	11/11/2021	Property Tax	
8220 - CM/ECM Transfer to Reserve								454.00				
2021	07/21/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Creek Meadows Owners Association	2200	10,000.00	0.00	3060	07/28/2021	Reserve Deposit	
8392 - SC Water/Irrigation Expense												
103-8138-00	05/27/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	258.85	0.00	3023	06/01/2021	utilities - water	
Total								440,753.99				6.96



PROSPERITY BANK®

Statement Date 9/30/2021
Account No ****3859

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

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STATEMENT SUMMARY TX Business Savings Account No ****3859

07/01/2021	Beginning Balance		\$37,225.05
	2 Deposits/Other Credits	+	\$10,011.11
	0 Checks/Other Debits	-	\$0.00
09/30/2021	Ending Balance	92 Days in Statement Period	\$47,236.16

DEPOSITS/OTHER CREDITS

Date	Description	Amount
07/30/2021	Deposit	\$10,000.00
09/30/2021	Accr Earning Pymt Added to Account	\$11.11

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	Date	Balance
07-01	\$37,225.05	07-30	\$47,225.05	09-30	\$47,236.16

EARNINGS SUMMARY

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

Interest Paid This Period	\$11.11	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$29.72	Days in Earnings Period	92

0000

101381 : 00648701





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/01/2021

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).

PRODUCER Randy Flasowski(353134M) 1001 University Dr E Ste 105 College Station TX 77840-2143		CONTACT NAME: PHONE (A/C, NO, EXT): 979-691-2534 FAX (A/C, NO): 979-691-2608 E-MAIL ADDRESS: rflasowski@farmersagent.com	
INSURED CREEK MEADOWS OWNERS 903 SOUTH TEXAS AVENUE COLLEGE STATION TX 77840		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Truck Insurance Exchange	NAIC # 21709
		INSURER B: Farmers Insurance Exchange	21652
		INSURER C: Mid Century Insurance Company	21687
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME 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	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			606777801	01/10/2021	01/10/2022	EACH OCCURRENCE	\$ 1,000,000
		DAMAGE TO RENTED PREMISES (Ea Occurrence)	\$ 75,000					
		MED EXP (Any one person)	\$ 5,000					
		PERSONAL & ADV INJURY	\$ 1,000,000					
		GENERAL AGGREGATE	\$ 2,000,000					
		PRODUCTS - COMP/OP AGG	\$ 1,000,000					
			\$					
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE	OTHER \$
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

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

CERTIFICATE HOLDER CANCELLATION

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 *Randy Flasowski*



Bob Walker
 Real Properties
 bobw@realpros.com
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CMA 1 - Line

Prepared By: Bob Walker

Listings as of 11/16/21 at 4:17 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 11/16/2021 to 11/16/2020 Subdivision Code 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	SF%LP	DOM
21015112	4011 Lodge Creek Court	3	2-	2		Creek Meadows	2018	2,052	\$190.01	\$389,900	\$201,000	\$170.63	05/04/2021	101.52	36

# LISTINGS:	1	Medians:	Minimums:	Maximums:	Averages:
	2018	2,052	\$190.01	\$389,900	
	2018	2,052	\$190.01	\$389,900	
	2018	2,052	\$190.01	\$389,900	

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	SF%LP	DOM
21004314	3803 Clear Meadow Creek	3	2-	2		Creek Meadows	2010	1,178	\$168.08	\$198,000	\$201,000	\$170.63	05/04/2021	101.52	36
20016590	15507 Baker Meadow	3	2-	2		Creek Meadows	2008	1,265	\$165.22	\$209,000	\$205,500	\$162.45	01/04/2021	98.33	81
20014162	3802 Turkey Meadow Coui	3	2-	2		Creek Meadows	2009	1,275	\$161.57	\$206,000	\$206,000	\$161.57	11/16/2020	100.00	77
21000355	15513 Baker Meadow Loop	3	2-	2		Creek Meadows	2009	1,256	\$167.12	\$209,900	\$212,000	\$168.79	03/15/2021	101.00	60
20015095	3710 Stevens Creek Court	3	2-	2		Creek Meadows	2010	1,308	\$167.05	\$218,500	\$215,000	\$164.37	11/16/2020	98.40	47
21002235	3903 Yegua Creek Court	3	2-	2		Creek Meadows	2011	1,252	\$167.65	\$209,900	\$215,000	\$171.73	05/17/2021	102.43	74
20018453	15504 Baker Meadow Loop	3	2-	2		Creek Meadows	2008	1,355	\$165.98	\$224,900	\$217,000	\$160.15	02/19/2021	96.49	45
20018370	3807 Turkey Meadow Coui	3	2-	2		Creek Meadows	2008	1,364	\$161.29	\$220,000	\$220,000	\$161.29	02/05/2021	100.00	59
21006554	15495 Baker Meadow Loop	3	2-	2		Creek Meadows	2009	1,178	\$174.02	\$205,000	\$220,000	\$186.76	07/07/2021	107.32	69
20014525	15491 Baker Meadow Loop	3	2-	2		Creek Meadows	2010	1,466	\$156.89	\$230,000	\$225,900	\$154.09	03/02/2021	98.22	174
21001788	15459 Baker Meadow Loop	3	2-	2		Creek Meadows	2015	1,397	\$161.06	\$230,000	\$230,000	\$164.64	03/30/2021	102.22	38
21002653	3905 White Oak Meadow (3	2-	2		Creek Meadows	2015	1,411	\$163.01	\$220,000	\$232,000	\$164.42	05/05/2021	100.87	49
20016569	4118 Cripple Creek Court	3	2-	2		Creek Meadows	2009	1,544	\$152.20	\$235,000	\$235,000	\$152.20	12/30/2020	100.00	76
21010266	4201 Cedar Creek Court	3	2-	2		Creek Meadows	2010	1,566	\$156.45	\$245,000	\$236,000	\$150.70	11/09/2021	96.33	112
21002582	15448 Baker Meadow	3	2-	2		Creek Meadows	2014	1,451	\$163.34	\$237,000	\$237,000	\$163.34	03/31/2021	100.00	20
20012437	15441 Baker Meadow Loop	3	2-	2		Creek Meadows	2013	1,551	\$154.74	\$240,000	\$237,500	\$153.13	03/09/2021	98.96	241
20016845	4153 Shallow Creek Loop	3	2-	2		Creek Meadows	2016	1,566	\$152.55	\$238,900	\$237,500	\$151.66	12/15/2020	99.41	53
20013209	15478 Baker Meadow Loop	3	2-	2		Creek Meadows	2015	1,615	\$151.64	\$244,900	\$239,500	\$148.30	12/15/2020	97.80	132
20014632	15017 INDIAN CREEK Lar	3	2-	2		Creek Meadows	2021	1,486	\$162.11	\$240,900	\$240,900	\$162.11	03/04/2021	100.00	170
20016722	3863 Still Creek Loop	3	2-	2		Creek Meadows	2019	1,507	\$162.57	\$245,000	\$243,000	\$161.25	11/19/2020	99.18	28
20011206	3830 STILL CREEK Loop	4	2-	2		Creek Meadows	2020	1,639	\$155.16	\$254,300	\$250,000	\$152.53	01/27/2021	98.31	212

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Listings as of 11/16/21 at 4:17 pm

Prepared By: Bob Walker
Residential

MLS #	Address	Unit #	# Bd	F/H	Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AVGSP\$/Sqft	Sold Date	SP%LP	DOM
21004561	3880 Still Creek Loop	3	3	2/-	2		Creek Meadows	2018	1,488	\$168.01	\$250,000	\$250,000	\$168.01	05/05/2021	100.00	33
20013235	3824 STILL CREEK Loop	3	2/-	2	2		Creek Meadows	2020	1,657	\$152.32	\$252,400	\$252,400	\$152.32	01/13/2021	100.00	159
21005224	3712 Stevens Creek Court	4	2/-	2	2		Creek Meadows	2011	1,547	\$164.84	\$255,000	\$260,000	\$168.07	05/14/2021	101.96	16
21006889	3864 Still Creek Loop	3	2/-	2	2		Creek Meadows	2018	1,528	\$166.88	\$254,999	\$262,500	\$171.79	05/26/2021	102.94	15
21002346	3805 Wild Horse Creek Co	3	2/-	2	2		Creek Meadows	2008	1,709	\$156.76	\$267,900	\$266,900	\$156.17	04/15/2021	99.63	40
20014907	4200 Carnes Court	3	2/-	2	2		Creek Meadows	2011	1,809	\$149.20	\$269,900	\$269,900	\$149.20	12/22/2020	100.00	89
21008236	15552 Creek Meadow Bou	3	2/1	2	2		Creek Meadows	2008	1,511	\$172.07	\$260,000	\$275,000	\$182.00	08/16/2021	105.77	59
21002109	3838 STILL CREEK Loop	3	2/-	2	2		Creek Meadows	2021	1,818	\$151.38	\$275,200	\$275,755	\$151.68	06/25/2021	100.20	116
21011223	4202 Carnes Court	3	2/-	2	2		Creek Meadows	2011	1,788	\$156.32	\$279,500	\$279,000	\$156.04	10/08/2021	99.82	50
21003162	4207 Carnes Court	3	2/0	2	2		Creek Meadows	2011	1,723	\$156.65	\$269,900	\$280,000	\$162.51	05/16/2021	103.74	52
21004505	15606 Wood Brook Lane	3	2/-	2	2		Creek Meadows	2010	1,811	\$150.47	\$272,500	\$280,000	\$154.61	05/12/2021	102.75	41
21005006	4108 Cripple Creek Court	3	2/-	2	2		Creek Meadows	2009	1,840	\$152.17	\$280,000	\$280,000	\$152.17	06/25/2021	100.00	71
21007701	3891 Still Creek Loop	4	2/-	2	2		Creek Meadows	2019	1,595	\$172.41	\$275,000	\$283,250	\$177.59	07/27/2021	103.00	53
21008398	3862 Still Creek	4	2/-	2	2		Creek Meadows	2018	1,632	\$168.50	\$275,000	\$290,000	\$177.70	07/19/2021	105.45	26
21009680	15544 Creek Meadow Bou	3	2/-	2	2		Creek Meadows	2008	1,811	\$154.56	\$279,900	\$290,000	\$160.13	08/12/2021	103.61	41
20011289	4002 Crooked Creek Path	3	2/-	2	2		Creek Meadows	2020	1,847	\$157.55	\$291,000	\$291,000	\$157.55	12/07/2020	100.00	158
21004363	4006 Silver Brook Court	3	2/-	2	2		Creek Meadows	2012	1,853	\$158.12	\$293,000	\$291,000	\$157.04	06/02/2021	99.32	51
21004451	15313 Lowry Meadow Lanr	3	2/-	2	2		Creek Meadows	2015	1,880	\$150.00	\$282,000	\$292,000	\$155.32	04/29/2021	103.55	28
21005001	4114 Shallow Creek Loop	4	3/-	2	2		Creek Meadows	2014	1,783	\$165.45	\$295,000	\$292,500	\$164.05	06/02/2021	99.15	48
21002111	3828 STILL CREEK Loop	4	3/-	2	2		Creek Meadows	2021	1,837	\$159.72	\$293,400	\$293,955	\$160.02	06/24/2021	100.19	115
20018390	15412 Meadow Pass	3	2/1	2	2		Creek Meadows	2014	2,017	\$148.69	\$299,900	\$294,000	\$145.76	02/25/2021	98.03	76
20016229	4154 Shallow Creek Loop	3	2/-	2	2		Creek Meadows	2016	2,083	\$143.98	\$299,900	\$295,000	\$141.62	12/30/2020	98.37	77
21011129	3842 Still Creek Loop	4	3/-	2	2		Creek Meadows	2019	1,865	\$160.05	\$298,500	\$295,000	\$158.18	09/30/2021	98.83	44
21002725	15304 Lowry Meadow Lanr	3	2/-	2	2		Creek Meadows	2016	1,894	\$147.84	\$280,000	\$295,500	\$156.02	04/26/2021	105.54	40
21003158	15608 Wood Brook Lane	3	2/-	2	2		Creek Meadows	2010	1,953	\$148.44	\$289,900	\$297,500	\$152.33	06/09/2021	102.62	77
21007089	3801 Wild Horse Creek Co	3	2/-	2	2		Creek Meadows	2008	1,818	\$159.46	\$289,900	\$300,000	\$165.02	07/20/2021	103.48	64
20017330	15629 Shady Brook Lane	4	2/1	2	2		Creek Meadows	2015	2,078	\$151.59	\$315,000	\$302,000	\$145.33	12/18/2020	95.87	42
21001062	3890 Still Creek	4	3/-	2	2		Creek Meadows	2019	2,085	\$146.28	\$305,000	\$305,000	\$146.28	03/11/2021	100.00	38
20012705	15613 Long Creek Lane	3	2/1	2	2		Creek Meadows	2016	2,068	\$159.57	\$330,000	\$310,000	\$149.90	03/03/2021	93.94	229
21008207	15614 Shady Brook Lane	3	2/-	2	2		Creek Meadows	2015	1,906	\$170.51	\$325,000	\$314,000	\$164.74	07/30/2021	96.62	42
21000013	15302 Lowry Meadow Lanr	4	2/1	2	2		Creek Meadows	2015	2,430	\$129.59	\$314,900	\$314,900	\$129.59	02/22/2021	100.00	47

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CMA 1 - Line

Listings as of 11/16/21 at 4:17 pm

Residential

MLS #	Address	Unit #	# Bd	# FH	Bth	GarCap	Subd Code	Yr Bilt	Appx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
21001163	4113 Cripple Creek Court		4	2/1	2		Creek Meadows	2012	2,515	\$127,20	\$319,900	\$320,000	\$127.24	04/08/2021	100.03	48
21009907	4116 Cedar Creek Court		4	2/1	2		Creek Meadows	2010	2,346	\$136,40	\$320,000	\$320,000	\$136.40	09/13/2021	100.00	65
20017663	4102 Shady Brook		3	2/1	2		Creek Meadows	2014	2,116	\$153,54	\$324,900	\$321,050	\$151.72	02/03/2021	98.82	75
21007345	4002 High Creek Court		4	2/-	2		Creek Meadows	2018	1,830	\$174,81	\$319,900	\$323,600	\$176.83	07/23/2021	101.16	39
21009502	4002 Lodge Creek Court		4	2/-	2		Creek Meadows	2018	1,833	\$177,03	\$324,500	\$324,000	\$176.76	08/27/2021	99.85	58
20015082	15605 Walnut Nook Court		3	2/1	2		Creek Meadows	2018	2,027	\$167,74	\$340,000	\$325,000	\$160.34	11/17/2020	95.59	46
21008106	15415 Meadow Pass		3	2/-	2		Creek Meadows	2014	1,801	\$161,02	\$290,000	\$325,000	\$180.46	08/06/2021	112.07	52
21005003	15605 Long Creek Lane		3	2/-	2		Creek Meadows	2016	1,844	\$173,48	\$319,900	\$329,400	\$178.63	06/02/2021	102.97	48
21007487	4028 Crooked Creek Path		4	2/1	2		Creek Meadows	2018	2,094	\$158,02	\$330,900	\$330,900	\$158.02	07/15/2021	100.00	50
21010282	4203 Quartz Creek Court		4	2/1	2		Creek Meadows	2015	2,655	\$124,26	\$329,900	\$335,000	\$126.18	09/03/2021	101.55	38
21012659	15615 Long Creek Lane		3	2/-	2		Creek Meadows	2017	1,819	\$178,67	\$325,000	\$337,000	\$185.27	10/20/2021	103.69	41
21007713	15629 Wood Brook Lane		4	2/-	2		Creek Meadows	2014	2,098	\$159,63	\$334,900	\$340,000	\$162.06	06/25/2021	101.52	22
21002418	15622 Wood Brook Lane		3	2/-	2		Creek Meadows	2014	2,124	\$158,90	\$337,500	\$342,500	\$161.25	06/02/2021	101.48	75
20014952	15652 Long Creek Lane		4	3/-	2		Creek Meadows	2016	2,222	\$155,22	\$344,900	\$343,400	\$154.55	11/20/2020	99.57	56
20009052	4107 Wild Creek Court		3	3/1	3PLUS		Creek Meadows	2015	2,555	\$140,86	\$359,900	\$350,000	\$136.99	12/17/2020	97.25	198
21007298	4104 Shady Brook Pass		4	2/1	2		Creek Meadows	2015	2,166	\$163,85	\$354,900	\$350,900	\$162.00	06/30/2021	98.87	41
20012424	15704 Buffalo Creek		4	3/-	2		Creek Meadows	2014	2,508	\$143,54	\$360,000	\$351,000	\$139.95	12/07/2020	97.50	151
21009874	15626 Shady Brook Lane		4	2/1	2		Creek Meadows	2015	2,239	\$151,81	\$339,900	\$354,000	\$158.11	08/06/2021	104.15	25
20016310	4006 High Creek Court		4	3/-	2		Creek Meadows	2019	2,395	\$154,45	\$369,900	\$365,900	\$152.78	12/14/2020	98.92	69
20008718	4104 Carney Creek Court		4	3/-	2		Creek Meadows	2020	2,376	\$159,89	\$379,900	\$367,000	\$154.46	03/08/2021	96.60	292
21002758	15660 Long Creek Lane		4	3/-	2		Creek Meadows	2018	2,524	\$152,54	\$385,000	\$379,000	\$145.40	05/19/2021	95.32	63
21008275	15609 Shady Brook Lane		4	3/-	2		Creek Meadows	2015	2,341	\$161,90	\$379,000	\$379,000	\$161.90	08/27/2021	100.00	61
21012970	4010 Crooked Creek		4	3/-	2		Creek Meadows	2017	2,091	\$179,34	\$375,000	\$379,000	\$181.25	10/26/2021	101.07	34
20014860	4004 Crooked Creek		4	3/-	2		Creek Meadows	2020	2,301	\$164,93	\$379,500	\$379,500	\$164.93	02/01/2021	100.00	132
21004257	4103 Wild Creek Court		4	3/-	2		Creek Meadows	2016	2,451	\$155,85	\$382,000	\$385,000	\$157.08	05/27/2021	100.79	55
21007233	15742 Timber Creek Lane		4	3/-	2		Creek Meadows	2015	2,450	\$160,00	\$392,000	\$392,000	\$160.00	06/25/2021	100.00	7
21001721	15753 Timber Creek Lane		4	3/1	3PLUS		Creek Meadows	2015	2,734	\$155,45	\$425,000	\$425,000	\$155.45	04/07/2021	100.00	54
21004485	15751 Timber Creek Lane		4	3/1	3PLUS		Creek Meadows	2015	2,729	\$157,57	\$430,000	\$430,000	\$157.57	06/02/2021	100.00	62
20017759	15602 Tiger Creek Court		4	3/-	2		Creek Meadows	2016	2,915	\$150,91	\$439,900	\$431,000	\$147.86	03/05/2021	97.98	102
21013285	15704 Timber Creek Lane		3	2/1	3PLUS		Creek Meadows	2012	2,276	\$180,14	\$410,000	\$431,000	\$189.37	10/20/2021	105.12	13
21012781	15734 Timber Creek Lane		4	3/-	2		Creek Meadows	2015	2,415	\$182,19	\$440,000	\$435,000	\$180.12	10/29/2021	98.86	49

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 Real Properties
 bobw@bealrcs.com
 PH



Prepared By: Bob Walker

CMA 1 - Line

Listings as of 11/16/21 at 4:17 pm

Residential

# LISTINGS:	83	Medians:	2015	1,837	\$158,90	\$291,000	\$294,000	\$158,18	100.00	53
		Minimums:	2008	1,178	\$124,26	\$198,000	\$201,000	\$126,18	93.94	7
		Maximums:	2021	2,915	\$182,19	\$440,000	\$435,000	\$189,37	112.07	292
		Averages:	2014	1,893	\$158,56	\$298,204	\$299,072	\$159,23	100.38	72

Quick Statistics (84 Listings Total)					
	Min	Max	Average	Median	
List Price	\$198,000	\$440,000	\$299,295	\$292,000	
Sold Price	\$201,000	\$435,000	\$299,072	\$294,000	

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