

Fox Meadow Homeowners Association

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

The Homeowner's Association of Fox Meadows requests your attendance at the 2022 Annual Homeowner's Membership Meeting to be held Tuesday, August 30, 2022 at 6:00 pm at BealProperties, 3363 University Drive East, Suite 215, Bryan, TX 77802. The meeting will also be held viaZoom for those who are not able to attend in person.

Fox Meadow Homeowners Association, Inc. **2022 Annual Meeting Agenda**

1. Call Meeting to Order
2. Establish Quorum
3. Proof of notice of meeting or waiver of notice
4. Reading of Minutes
5. Reports of Officers
 - President
 - Treasurer
 - Management
6. Election of directors
 - Open floor for Nominations
 - Introduction of Candidates
 - Voting
 - Announcement of New Directors
7. Unfinished Business
8. New business
9. Adjournment

2022 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____
or (circle one)

Jessica Carroll Aleksa Greenawalt Stephanie Bustos Lilia Aguilar Beal Properties, LLC

As agent for me, and in my name and stead to vote as my Proxy at the 2022 Annual Meeting of the Fox Meadow Home Owners Association, Inc. according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the August 30, 2022 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.
PROXY MUST BE HAND CARRIED OR MAILED/EMAILED TO BE RECEIVED NO LATER THAN 8/29/22.

Owner Signature

Address

Cash Flow

Beal Properties

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

Date Range: 08/01/2021 to 07/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Interest Income	51.17	0.45	61.45	0.37
Late Fees\NSF Rent	25.00	0.22	35.00	0.21
Homeowners Association Dues	11,207.84	98.19	16,505.84	98.31
CCR Enforcement - Property Damage	0.00	0.00	57.00	0.34
Fines for violations	100.00	0.88	100.00	0.60
Certified Mail Charges Recovered	30.12	0.26	30.12	0.18
Total Operating Income	11,414.13	100.00	16,789.41	100.00
Expense				
Insurance	1,468.00	12.86	2,415.00	14.38
Transfer to Reserves	10,000.00	87.61	10,000.00	59.56
Legal Fees	375.00	3.29	575.00	3.42
Management Fee	3,250.00	28.47	4,650.00	27.70
Postage	-6.80	-0.06	-6.80	-0.04
Professional Fees	75.00	0.66	75.00	0.45
Total Operating Expense	15,161.20	132.83	17,708.20	105.47
NOI - Net Operating Income	-3,747.07	-32.83	-918.79	-5.47
Total Income	11,414.13	100.00	16,789.41	100.00
Total Expense	15,161.20	132.83	17,708.20	105.47
Net Income	-3,747.07	-32.83	-918.79	-5.47
Other Items				
Prepayments	-52.00		-958.96	
Net Other Items	-52.00		-958.96	
Cash Flow	-3,799.07		-1,877.75	
Beginning Cash	9,176.04		7,254.72	
Beginning Cash + Cash Flow	5,376.97		5,376.97	
Actual Ending Cash	5,376.97		5,376.97	

Expense Distribution

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

Payees: All

Bill Date Range: 08/01/2021 to 07/31/2022

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

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
funds to new bank account	27/ 2022	Meadows HOA		University Drive East Suite 215 Bryan, TX 77802	Meadows HOA						funds from Beal Properties HOA bank account to Fox Meadow Reserve Account
							10,000.00	0.00			
6473 - Legal Fees											
45581	10/ 15/ 2021	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	375.00	0.00	124815	10/15/2021	Prepared Management Certificate, perform research regarding same, election of officers
6540 - Management Fee											
	08/ 02/ 2021	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	200.00	0.00	124646	08/02/2021	Management Fee for 08/ 2021
	09/ 03/ 2021	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	200.00	0.00	124718	09/03/2021	Management Fee for 09/ 2021
00001	09/ 13/ 2021	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	400.00	0.00	124743	09/14/2021	\$50.00 Increase in Management Fees - Feb thru September
	10/ 01/ 2021	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	124777	10/05/2021	October 2021 - Monthly Management Fees
	10/ 05/ 2021	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	200.00	0.00	124777	10/05/2021	Management Fee for 10/ 2021
	11/ 01/ 2021	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	124843	11/04/2021	November 2021 - Monthly Management Fees
	01/ 01/ 2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	124967	01/07/2022	January 2022 - Monthly Management Fees
Management	02/	Fox		3363	Beal	2200	250.00	0.00	147	02/10/2022	Management

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
Fee	10/2022	Meadows HOA		University Drive East Suite 215 Bryan, TX 77802	Properties						Fee
	03/01/2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	148	03/14/2022	March 2022
	04/01/2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	149	04/11/2022	April 2022
	05/01/2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	151	05/10/2022	May 2022
	06/01/2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	154	06/07/2022	June 2022
	07/01/2022	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	156	07/11/2022	July 2022
							3,250.00	0.00			
6705 - Professional Fees											
210864	10/08/2021	Fox Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Thompson, Derrig and Craig, P.C.	2200	75.00	0.00	124805	10/11/2021	Preparation of Federal Corp Income Tax Return 2020 & 2021 Texas State Corp Franchise Report
Total							15,447.38	250.00			

Annual Budget - Comparative

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

As of: Jul 2022

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
Income		
Interest Income	51.17	0.00
Late Fees\NSF Rent	0.00	400.00
Homeowners Association Dues	11,039.64	5,875.00
Cost of Collections	0.00	1,200.00
Fines for violations	100.00	200.00
Certified Mail Charges Recovered	30.12	0.00
Total Operating Income	11,220.93	7,675.00
Expense		
General Maintenance	0.00	200.00
Insurance	1,468.00	1,000.00
Transfer to Reserves	10,000.00	0.00
Legal Fees	0.00	400.00
Management Fee	1,750.00	3,000.00
Property Taxes	0.00	5.00
Total Operating Expense	13,218.00	4,605.00
Total Operating Income	11,220.93	7,675.00
Total Operating Expense	13,218.00	4,605.00
NOI - Net Operating Income	-1,997.07	3,070.00
Total Income	11,220.93	7,675.00
Total Expense	13,218.00	4,605.00
Net Income	-1,997.07	3,070.00

Fox Meadows Home Owner's Association					
2023 Budget DRAFT					
			2022	Budget 2022	Budget 2023
Income					
Annual Dues			5,039.64	5,875.00	5,875.00
Annual Dues - *Collections			30.12	1,200.00	100.00
Fines for Violations			100.00	200.00	200.00
Finance Charges & Late Fees			51.17	400.00	100.00
Total Income			5,220.93	7,675.00	6,275.00
Expenses					
Grounds Maintenance			0.00	100.00	1,200.00
General Maintenance			0.00	100.00	100.00
Miscellaneous Expense			0.00	0.00	0.00
Insurance			1,468.00	1,000.00	1,500.00
Legal & Professional Fees			0.00	400.00	200.00
Management			1,750.00	3,000.00	3,000.00
Postage & Delivery			0.00	0.00	0.00
Special Projects/Improvements			0.00	0.00	0.00
Property Taxes			0.00	5.00	5.00
Total Expense			3,218.00	4,605.00	6,005.00
Net Income			2,002.93	3,070.00	270.00
Beginning Operating Cash					



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Statement Date

6/30/2022

Account No

****1890

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8110 1 AV 0.426

FOX MEADOW HOMEOWNERS ASSOCIATION

RESERVE ACCOUNT

3363 UNIVERSITY DR E STE 215

BRYAN TX 77802-3470



STATEMENT SUMMARY

TX Business Savings Account No ****1890

04/01/2022	Beginning Balance		\$4,000.69
	1 Deposits/Other Credits	+	\$1.02
	0 Checks/Other Debits	-	\$0.00
06/30/2022	Ending Balance	91 Days in Statement Period	\$4,001.71

DEPOSITS/OTHER CREDITS

Date	Description	Amount
06/30/2022	Accr Earning Pymt Added to Account	\$1.02

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
04-01	\$4,000.69	06-30	\$4,001.71

EARNINGS SUMMARY

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

Interest Paid This Period	\$1.02	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$1.71	Days in Earnings Period	91



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/13/2022

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	Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753	CONTACT NAME:	Susan Einkauf	
		PHONE (A/C, No., Ext):	(979)774-3900	FAX (A/C, No.):
		E-MAIL ADDRESS:	susan@serviceinsgroup.com	
		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: ACE Fire Underwriters		
		INSURER B: Cincinnati Insurance Companies		10677
		INSURER C:		
		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 NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<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"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER			ENP0650458	04/11/2022	04/11/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPI/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <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 EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Directors & Officers w/EPLI; Full Prior Acts			ADOTXF165807272	04/11/2022	04/11/2023	Each Claim/Aggregate \$1,000,000

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

CERTIFICATE HOLDER CANCELLATION No holders

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

Rodney H. Hines

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