



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

BOARD OF DIRECTORS MEETING AGENDA

July 20, 2021 @ 6PM

1. Call to Order - President

2. Review / Approve Previous Meeting Minutes – Secretary

- Review items approved via email

3. Financial Report - Treasurer

- 2021 2nd Quarter Financial Report

4. Management Reports – Beal Properties

- Dues/Delinquency Status
- Violation Report
- 2021 TX Legislative Update
- Property and Project Updates
 - o Fountains at both ponds
 - o Well Update (Parker Long)

5. Committee Reports

- Landscape Committee
- ACC Committee
- Social Committee

6. Unfinished Business

- Audit
- Erosion Around Ponds
- Landscape

7. New Business

8. Adjourn

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.

Cash Flow

Beal Properties

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

Date Range: 04/01/2021 to 06/30/2021 (Last Quarter)

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	810.53	1.99	810.53	0.20
Homeowners Association Dues	32,632.36	80.08	32,889.26	8.16
CCR Enforcement - Property Damage	50.00	0.12	50.00	0.01
Fines for violations	125.00	0.31	125.00	0.03
Certified Letter Charge	-13.68	-0.03	27.87	0.01
CREEK MEADOWS HOA INCOME				
CM/ECM Homeowner Dues	-300.00	-0.74	359,035.74	89.07
CM/ECM Transfer Fees	1,050.00	2.58	1,855.00	0.46
CM/ECM Late Fees	1,635.00	4.01	2,490.00	0.62
CM/ECM Fines For Violations	31.96	0.08	256.96	0.06
CM/ECM Finance Charges	45.00	0.11	354.41	0.09
CM/ECM Pool Fob Income	1,025.00	2.52	1,550.00	0.38
CM/ECM Deed Restriction Income				
CM/ECM Property Damage	3,646.53	8.95	3,646.53	0.90
Total CM/ECM Deed Restriction Income	3,646.53	8.95	3,646.53	0.90
Total CREEK MEADOWS HOA INCOME	7,133.49	17.51	369,188.64	91.59
NSF Penalty	12.00	0.03	12.00	0.00
Total Operating Income	40,749.70	100.00	403,103.30	100.00
Expense				
Bank Fees/Office Expenses	0.00	0.00	15.60	0.00
CM/ECM Deed Restriction Expense	4,796.53	11.77	5,975.41	1.48
CM/ECM Decorations, Flags, & Signs	0.00	0.00	650.50	0.16
CM/ECM Fountains & Lakes				
CM/ECM Monthly Pond Dye & Maintenance	574.06	1.41	1,508.06	0.37
Total CM/ECM Fountains & Lakes	574.06	1.41	1,508.06	0.37
CM/ECM Grounds Maint/Improvements				
CM/ECM Irrigation Repair	1,453.26	3.57	3,842.28	0.95
CM/ECM Landscape Maintenance	51,550.43	126.51	109,382.98	27.14
CM/ECM Lawn Spraying/Weed Control	4,654.75	11.42	4,654.75	1.15

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total CM/ECM Grounds Maint/ Improvements	57,658.44	141.49	117,880.01	29.24
CM/ECM Insurance				
CM/ECM General Liability	0.00	0.00	10,768.00	2.67
Total CM/ECM Insurance	0.00	0.00	10,768.00	2.67
CM/ECM Legal & Professional Fees				
CM/ECM Legal Fees	2,270.00	5.57	2,370.00	0.59
Total CM/ECM Legal & Professional Fees	2,270.00	5.57	2,370.00	0.59
CM/ECM HOA Management Fees				
CM/ECM Beal Properties Management Fee	11,115.72	27.28	22,231.44	5.52
Total CM/ECM HOA Management Fees	11,115.72	27.28	22,231.44	5.52
CM - Park Maintenance				
CM Clean & Repair Park Equipment	120.00	0.29	184.41	0.05
CM Park Trash Removal	631.50	1.55	1,280.00	0.32
Total CM - Park Maintenance	751.50	1.84	1,464.41	0.36
ECM - Park Maintenance				
ECM - Clean & Repair Park Equipment	0.00	0.00	439.41	0.11
ECM - Park Trash Removal	631.50	1.55	1,281.00	0.32
Total ECM - Park Maintenance	631.50	1.55	1,720.41	0.43
CM - Pool				
CM - Pool Janitorial Service	600.89	1.47	600.89	0.15
CM - Pool Annex Repairs	4,254.05	10.44	4,729.05	1.17
CM - Pool Annex Winterization	138.02	0.34	160.52	0.04
CM - Pool Monthly Maintenance & Chemicals	2,340.17	5.74	6,242.85	1.55
CM - Pool Equipment Repairs & Maintenance	453.87	1.11	453.87	0.11
CM - Pool Security Camera Utilities	525.41	1.29	1,005.52	0.25
Total CM - Pool	8,312.41	20.40	13,192.70	3.27
ECM - Pool				
ECM - Pool Janitorial Service	642.60	1.58	642.60	0.16
ECM - Pool Annex Repairs	1,945.00	4.77	2,395.00	0.59
ECM - Pool Annex Winterization	0.00	0.00	22.50	0.01
ECM - Pool Monthly Maintenance & Chemicals	3,317.95	8.14	5,932.40	1.47
ECM - Pool Equipment Repairs & Maintenance	1,135.09	2.79	1,135.09	0.28
ECM - Pool Security Camera Utilities	738.68	1.81	1,203.38	0.30
Total ECM - Pool	7,779.32	19.09	11,330.97	2.81
CM/ECM Special Projects / Improvements	0.00	0.00	10,861.92	2.69
CM/ECM Website Expense	0.00	0.00	18.17	0.00

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CM/ECM Utilites				
CM/ECM Electric	3,055.17	7.50	6,033.68	1.50
CM/ECM Sanitation / Sewer	843.09	2.07	1,609.95	0.40
CM/ECM Water and Irrigation	2,265.02	5.56	3,158.23	0.78
Total CM/ECM Utilites	6,163.28	15.12	10,801.86	2.68
Total Operating Expense	100,052.76	245.53	210,789.46	52.29
NOI - Net Operating Income	-59,303.06	-145.53	192,313.84	47.71
Total Income	40,749.70	100.00	403,103.30	100.00
Total Expense	100,052.76	245.53	210,789.46	52.29
Net Income	-59,303.06	-145.53	192,313.84	47.71
Other Items				
Prepayments	806.37		-61,725.56	
Net Other Items	806.37		-61,725.56	
Cash Flow	-58,496.69		130,588.28	
Beginning Cash	343,625.51		154,524.94	
Beginning Cash + Cash Flow	285,128.82		285,113.22	
Actual Ending Cash	285,678.82		285,678.82	

Expense Distribution

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

Payees: All

Bill Date Range: 04/01/2021 to 06/30/2021 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
4540 - Reimbursement from Office Acct											
406 B Foch security deposit	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
4606 - Certified Letter Charge											
	04/30/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	6.90	6.90			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	6.96			Certified Letter Charge for 05/2021
							13.86	13.86			
4701 - CM/ECM Homeowner Dues											
	05/03/2021	Creek Meadows HOA				2200	500.00	0.00	3014	05/11/2021	Dues Overpayment
	05/11/2021	Creek Meadows HOA				2200	550.00	0.00	3015	05/12/2021	Overpayment of dues at closing.
							1,050.00	0.00			
8010 - CM/ECM Deed Restriction Expense											
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

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
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
							4,796.53	0.00			
8032 - CM/ECM Monthly Pond Dye & Maintenance											
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
2021999	06/29/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	107.06	0.00	3040	06/29/2021	Monthly Pond Lake Dye - May
							574.06	0.00			
8041 - CM/ECM Irrigation Repair											
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)
8042 - CM/ECM Landscape Maintenance											
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	05/07/2021	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	06/07/2021	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

Expense Distribution

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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	Green Prairie Tr. 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
							51,550.43	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
8062 - CM/ECM Legal Fees											
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 with Toni. K
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

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
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,
							2,270.00	0.00			
8071 - CM/ECM Beal Properties Management Fee											
	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)
							11,115.72	0.00			
8111 - CM Clean & Repair Park Equipment											
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.
8112 - CM Park Trash Removal											
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	05/07/2021	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	06/07/2021	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
							631.50	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8122 - ECM - Park Trash Removal											
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
							631.50	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.
							600.89	0.00			
8132 - CM - Pool Annex Repairs											
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

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
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
							4,254.05	0.00			
8133 - CM - Pool Annex Winterization											
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
8134 - CM - Pool Monthly Maintenance & 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
							2,340.17	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 repaired pool lights, 3 of 4 are working. Replaced GFI breaker
							453.87	0.00			
8136 - CM - Pool Security Camera Utilities											
07707-139966-04/1	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

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
07707-139966-05/27/2021	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
130136	06/07/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	DefTech AV	2200	64.28	0.00	3028	06/07/2021	Check out both location for Audio visual issues
07707-139966-06/08/2021	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 Service (pool)
							525.41	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.
							642.60	0.00			
8142 - ECM - Pool Annex Repairs											
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
							1,945.00	0.00			
8144 - ECM - Pool Monthly Maintenance & Chemicals											
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)
							3,317.95	0.00			
8145 - ECM - Pool Equipment Repairs & Maintenance											
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
							1,135.09	0.00			
8146 - ECM - Pool Security Camera Utilities											
07707-148804-04/2	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
07707-148804-05/2	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
07707-148804-06/2	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)
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
07707-148804-06/2	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)
							738.68	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8191 - CM/ECM Electric											
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
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

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
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
							3,055.17	0.00			
8192 - CM/ECM Sanitation / Sewer											
572947-23510404/	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
544491-20993604/	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
572947-23510405/	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
544491-20993605/	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

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
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
							843.09	0.00			
8193 - CM/ECM Water and Irrigation											
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
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

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
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
							2,265.02	0.00			
Total							101,616.62	13.86			

Annual Budget - Comparative

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

As of: Jun 2021

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
Income		
Interest Income	810.53	0.00
Homeowners Association Dues	32,889.26	0.00
CCR Enforcement - Property Damage	50.00	0.00
Fines for violations	125.00	0.00
Certified Letter Charge	27.87	0.00
CREEK MEADOWS HOA INCOME		
CM/ECM Homeowner Dues	359,035.74	427,547.17
CM/ECM Transfer Fees	1,855.00	5,250.00
CM/ECM Late Fees	2,490.00	2,000.00
CM/ECM Fines For Violations	256.96	250.00
CM/ECM Finance Charges	354.41	2,000.00
CM/ECM Pool Fob Income	1,550.00	3,750.00
CM/ECM Deed Restriction Income		
CM/ECM Property Damage	3,646.53	500.00
CM/ECM Cost of Collections	0.00	1,400.00
CM/ECM Cost of Enforcement/Lien Filed	0.00	250.00
Total CM/ECM Deed Restriction Income	3,646.53	2,150.00
Total CREEK MEADOWS HOA INCOME	369,188.64	442,947.17
NSF Penalty	12.00	0.00
Total Operating Income	403,103.30	442,947.17
Expense		
Bank Fees/Office Expenses	15.60	0.00
CM/ECM Deed Restriction Expense	5,975.41	2,150.00
CM/ECM Decorations, Flags, & Signs	650.50	2,000.00
CM/ECM Fountains & Lakes		
CM/ECM Fountain Repair	0.00	1,900.00
CM/ECM Monthly Pond Dye & Maintenance	1,508.06	2,000.00
CM/ECM Pond Spraying - Weed Algae Control	0.00	4,500.00
Total CM/ECM Fountains & Lakes	1,508.06	8,400.00
CM/ECM Grounds Maint/Improvements		
CM/ECM Irrigation Repair	3,842.28	10,000.00
CM/ECM Landscape Maintenance	109,382.98	182,000.00
CM/ECM Lawn Spraying/Weed Control	4,654.75	10,000.00
CM/ECM Detention Pond Shredding	0.00	1,000.00
CM/ECM Tree Removal & Care	0.00	1,500.00
Total CM/ECM Grounds Maint/Improvements	117,880.01	204,500.00
CM/ECM Insurance		
CM/ECM Directors & Officers	0.00	4,500.00
CM/ECM General Liability	10,768.00	4,500.00
CM/ECM Property	0.00	4,500.00

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
Total CM/ECM Insurance	10,768.00	13,500.00
CM/ECM Legal & Professional Fees		
CM/ECM Accounting Fees	0.00	500.00
CM/ECM Legal Fees	2,370.00	6,000.00
Total CM/ECM Legal & Professional Fees	2,370.00	6,500.00
CM/ECM HOA Management Fees		
CM/ECM Beal Properties Management Fee	22,231.44	49,368.00
CM/ECM Oldham Goodwin ACC Review Fees	0.00	9,600.00
Total CM/ECM HOA Management Fees	22,231.44	58,968.00
CM/ECM Community Events	0.00	4,000.00
CM/ECM Annual Membership Meeting Expense	0.00	150.00
CM - Park Maintenance		
CM Clean & Repair Park Equipment	184.41	500.00
CM Park Trash Removal	1,280.00	3,600.00
Total CM - Park Maintenance	1,464.41	4,100.00
ECM - Park Maintenance		
ECM - Clean & Repair Park Equipment	439.41	500.00
ECM - Park Trash Removal	1,281.00	3,600.00
Total ECM - Park Maintenance	1,720.41	4,100.00
CM - Pool		
CM - Pool Janitorial Service	600.89	2,500.00
CM - Pool Annex Repairs	4,729.05	2,250.00
CM - Pool Annex Winterization	160.52	600.00
CM - Pool Monthly Maintenance & Chemicals	6,242.85	15,000.00
CM - Pool Equipment Repairs & Maintenance	453.87	1,000.00
CM - Pool Security Camera Utilities	1,005.52	2,000.00
Total CM - Pool	13,192.70	23,350.00
ECM - Pool		
ECM - Pool Janitorial Service	642.60	2,500.00
ECM - Pool Annex Repairs	2,395.00	1,000.00
ECM - Pool Annex Winterization	22.50	600.00
ECM - Pool Monthly Maintenance & Chemicals	5,932.40	10,000.00
ECM - Pool Equipment Repairs & Maintenance	1,135.09	1,000.00
ECM - Pool Security Camera Utilities	1,203.38	2,500.00
Total ECM - Pool	11,330.97	17,600.00
CM/ECM Postage & Delivery	0.00	500.00
CM/ECM Special Projects / Improvements	10,861.92	55,000.00
CM/ECM Website Expense	18.17	200.00
CM/ECM Utilites		
CM/ECM Electric	6,033.68	13,800.00
CM/ECM Sanitation / Sewer	1,609.95	1,400.00
CM/ECM Water and Irrigation	3,158.23	12,000.00
Total CM/ECM Utilites	10,801.86	27,200.00
CM/ECM Property Taxes	0.00	200.00
CM/ECM Transfer to Reserve	0.00	10,000.00
Total Operating Expense	210,789.46	442,418.00

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
Total Operating Income	403,103.30	442,947.17
Total Operating Expense	210,789.46	442,418.00
NOI - Net Operating Income	192,313.84	529.17
Total Income	403,103.30	442,947.17
Total Expense	210,789.46	442,418.00
Net Income	192,313.84	529.17

Approves- 8

Sheds- 2

Screened Back Porch-1

Patio extension- 2

Deck-2

Gazebo-1

Denials-1

- Pots-1