



3363 University Drive East, Suite 215

Bryan, TX 77802

979-764-2500

# **BOARD OF DIRECTORS MEETING AGENDA October 13, 2022 @ 6PM**

## **1. Call to Order - President**

## **2. Review / Approve Previous Meeting Minutes - Secretary**

## **3. Financial Report - Treasurer**

- 2022 3rd Quarter Financial Report

## **4. Management Reports – Beal Properties**

- Dues/Delinquency Status
- Violation Report
- Property and Project Updates

## **5. Committee Reports**

- Landscape Committee
- ACC Committee
- Social Committee

## **6. Unfinished Business**

- Developer repairs to irrigation along Creek Meadows Blvd.
- Villages at Creek Meadows – Common Property replat
- Hoop Pros Insurance Claim – CM Pool Deck & Replaster
- Basketball Goal Repair & Slide Repair
- Enclosing Irrigation Pump
- Annual Meeting

## **7. New Business**

- 2023 Budget Discussion and Approval (Set dues for 2023)
- Additional Drainage Work

## **8. Adjourn**



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~~Homeowner's are invited to attend the meeting and observe.~~

\*Under Chapter 209 of the Texas Property Code, all meetings of a Subdivision Association's Board of Directors must be open to Lot Owners, subject to the right of the Board of Directors to adjourn the Board Meeting and reconvene in closed Executive Session to consider actions requiring confidential matters, contract negotiations, litigation, delinquencies, enforcement, etc.

Please note that the Board Meetings are meetings of the Board of Directors, not the members of the Homeowner's Association. While Homeowners are generally allowed to attend Board Meetings (Except while in Executive Session), they are not entitled to participate in the Board Meeting and will only be allowed to do so if recognized by the presiding officer during the course of the meeting.

As such, should a homeowner have a specific issue that they would like the Board of Directors to consider, or respond to, you may submit your request to the Management Office, no later than 5:00pm on Wednesday, October 12<sup>th</sup>. If approved by the Board of Directors, your matter will be added to the agenda, and you will be provided an opportunity to address the Board. The Board may also elect to address the matter with you directly.

This does not apply to those who are appealing a fine for a violation under Chapter 209 of Texas Property Code. Those who request a hearing under Chapter 209 within the time frame allowed, will be automatically granted time during the meeting.

If you have any questions or concerns, please feel free to contact us at your earliest convenience

**Topic: Creek Meadows 3rd Quarter Board Meeting**

**Time: Oct 13, 2022 06:00 PM Central Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/87178225287?pwd=YklwSVUrRmJTU3NkV3QzUzIHTnh0QT09>**

**Meeting ID: 871 7822 5287**

**Passcode: 206558**

Meeting of the Board of Directors  
Creek Meadows Owners Association  
Offices of Beal Properties

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July 7, 2022 (Approved 10/12/2022)

**Members Present:**

Parker Long, President  
Nancy Mader, Vice President  
Amy Gregory, Secretary – joined at 6:08 p.m.  
Jon Bova, Treasurer  
Jacob Nikkel  
Ron Bird

**Others Present:**

Lara Lewis, Assistant Director Beal Properties  
Summer Burns, Resident Member  
Dana Weber, Resident Member  
Jeremy Stewart, Wellborn MS Principal – left meeting at 6:40 p.m.  
Mike Martindale, CSISD Superintendent – left meeting at 6:40 p.m.

Parker Long called the meeting to order at 6:00 p.m. on Thursday, July 7, 2022.

Lara Lewis began by explaining an issue concerning the parking and use of Creek Meadows property by parents picking up students from Wellborn Middle School. She stated that Summer Burns has been very useful to the HOA in working with school officials to obtain crossing guards and trying to resolve the parking issues. Lara explained that there is a problem with parents not wanting to get into the carpool line and parking along the street, and parents using the CM pool parking lot and surrounding streets to wait and pick up students. The parking lot is private for resident use only and the streets, although public, are marked with no parking signs. Lara stated that her office has engaged with CSDP to help with the public no parking areas however, the results from those conversations have been unsatisfactory to date. Some of the students that are walking to the park and pool area are there for extended amount of time waiting on their parents/rides. There have been numerous fights involving students in the common ground. The goal of the HOA is to have parents follow the rules, use the carpool line to avoid parking illegally and deal with loitering and vandalism on private property.

Ms. Burns explained that she has witnessed the parking and loitering problems. She stated that Backwater Ln. has been completely blocked by traffic which has not allowed her to walk and pick up her kids from school. Her children have also been threatened by some of the students walking to the common ground and she has had to find alternative routes for her children to follow for their own safety.

Mr. Stewart and Mr. Martindale discussed options of more school communication as well as informing students they are not to walk to the CM common ground. It was noted that school officials can not leave school property to address the issues with students. Once the students are off school grounds, there is not much school officials can do to rectify the poor behavior. Mr. Stewart stated that they would try and identify the students from images but stressed that they cannot release any names to anyone but the individual parents and law authorities.

The directors continued to discuss options of ways to help rectify the problem, including attendance at city council meetings as well as hiring off duty security. No resolutions were reached. Mr. Stewart and Mr. Martindale left the meeting.

Nancy Mader made a motion to approve the minutes from April 7<sup>th</sup>, 2022. Jon Bova seconded the motion. All were in favor and the motion passed unanimously. Nancy read the motions made by email since the last meeting. On April 8, 2022, Jon Bova made a motion to accept the bid from Oasis Pools for \$3000 to drain and acid wash the CM pool and prepare all pools to open. Nancy seconded the motion. The vote was as follows:

Nancy – yes

Amy – yes

Jon – yes

Ron – no response

Jacob – no response

On April 20, 2022, Ron made a motion to accept the bid from The Dailey Company to repair the drinking fountain at the Estate pool. Nancy seconded the motion. The vote was as follows:

Nancy – yes

Amy – yes

Jon – yes

Ron – yes

Jacob – no response

Jon Bova gave the treasurer report for the 2<sup>nd</sup> quarter by stating that we have received \$410,006.87 as of June 30, 2022 which is approximately 98% of our expected income of \$418,500.00. Total expenses as of June 30, 2022 was \$196,458.06. Lara stated that she has not moved any money to the reserve account. Jon instructed to hold off moving the funds at this time.

Lara Lewis presented the management report. She stated that as of July 7, 2022, there were a total of \$29,395.48 in delinquency status. She noted that 2 of the largest balances outstanding are homes that are currently for sale. The balance owing Creek Meadows Owners Association would have to be satisfied at closing. There are 6 accounts that are considered seriously past due. Lara stated that the attorney has yet to act on those accounts. She recommended that we pursue these accounts with a collection company. The directors discussed and instructed Lara to begin the process

with a collection company. Lara said she would obtain the pricing for the directors in writing.

Lara stated that there are currently 62 developer lots, 24 builder lots in the association. She noted that there are 119 reported rentals. StyleCraft had reported to Lara that the sell of the new homes has been slower than anticipated.

The directors were given a copy of the violation report in the management packet. Due to the extreme draught conditions, violations are not being issued for brown or dead grass. Members are expected to remove dead plantings and trees and keep yards mowed and edged. Fencing issues are being actively addressed. There are several members with fences that are leaning or propped which is not allowed.

ACC request included 18 submissions, one of which was denied.

### **Project Update:**

The detention ponds at Backwater and Royder, and Greens Prairie and Royder have been mowed as much as can be done. More work will be required to remove large debris and level the ground.

The playground slide at the CM park is still on order.

The CM fountain is not working due to low water volume. Lara noted that she will call M&M Well Service. It doesn't appear to be pulling enough water to refill the pond for irrigation around the pond. Parker noted that he could not locate a switch in the water that was supposed to have been installed by M&M. Lara stated she will have Landmark check to make sure the breakers were not thrown at the well.

Lara stated that she did speak with Landmark Landscaping to ensure they knew to pull the weeds from the medians and parking lot areas where they just completed new landscaping.

Landscaping Committee – Ron stated that issues had already been addressed in this meeting under the management report.

Jacob stated that the ACC rules and regulations needed to be updated and put on the website for members. Lara stated that she is working with multiple HOA's to create a master document of general rules and then have each HOA tailor it to their neighborhood. The ACC rules and restrictions are to explain the CCRs but they cannot change the CCRs. This document by Lara is still in progress.

Parker asked for an update on the insurance claim of Hoop Pros concerning the repairs to the CM pool and decking. Lara stated that she has called and left messages to 5 different people in the insurance company, Atlantic Casualty. As of yet there has not been any response. Lara stated that the claim against Hoop Pros could possibly

have to be turned over to the HOA attorney for action. Lara stated she will verify that the pools are being cleaned twice a week. Lara stated that to replaster the CM pool and baby pool it will be a minimum of \$80,000. Lara will check to see when the CM pools were re-plastered.

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The directors discussed options of lawsuit charges verses the total amount of repairs. More information is still needed before a decision can be reached.

Developer repairs to irrigation – StyleCraft new addition. The developer and subcontractors have not returned any calls to repair damage to the irrigation that they caused putting in the new StyleCraft addition on the CM side.

Parker suggested Lara get a price from Landmark Landscape for budget purposes as to what it will cost for repairs. Lara said she would get the bid.

Lara is also still waiting on a response from the developer concerning The Villages at Creek Meadows replat. Parker requested that Landmark be told to no longer mow on The Villages any longer. Lara stated that she would inform them to stop mowing that stretch of property that is not actually in the Creek Meadows Owners Association.

Parker requested that Lara contact Landmark to add the mowing of the ponds area to their annual bid. Lara stated that the fire entrance to the StyleCraft section by the karate building must be mowed by the HOA and Landmark is not getting to that area. Parker stated that before we approve the Landmark bid for next year, the additional mowing needs to be addressed.

Parker stated that the irrigation pump at the well on the CM pond needs to be fenced or covered. He asked Lara to get a bid that would match the pool fence.

Parker asked Lara for an update concerning the annual HOA meeting. The meeting is scheduled for November 15, 2022 at 6:00 p.m. Lara stated that voting would be conducted electronically. Notice would be sent to the membership with an application to run for the HOA Board after October 1<sup>st</sup>. Ballots would follow on October 25<sup>th</sup>.

Lara is to confirm the annual meeting date with Wellborn Community Center.

There was discussion to hire off duty officers with CSPD to patrol the park and common areas if needed, for after school traffic. Due to the cost, it was decided to see how bad the problem is after the beginning of the school year.

Nancy made a motion to adjourn the meeting on July 7, 2022. Jon seconded the motion. All were in favor and the meeting was adjourned.

Respectfully submitted,

Nancy Mader  
Vice President

# Annual Budget - Comparative

Active Properties Owned By: Creek Meadows

As of: Sep 2022

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
<b>Income</b>		
Interest Income	127.50	0.00
Homeowners Association Dues	1,271.46	0.00
CCR Enforcement - Property Damage	25.00	0.00
Fines for violations	525.00	0.00
Certified Letter Charge	-49.63	0.00
<b>CREEK MEADOWS HOA INCOME</b>		
CM/ECM Homeowner Dues	408,161.58	411,500.00
CM/ECM Transfer Fees	3,655.00	2,000.00
CM/ECM Late Fees	290.00	1,500.00
CM/ECM Fines For Violations	1,031.96	500.00
CM/ECM Finance Charges	1,688.84	1,000.00
CM/ECM Pool Fob Income	2,605.00	2,000.00
<b>CM/ECM Deed Restriction Income</b>		
CM/ECM Cost of Collections	20.85	0.00
CM/ECM Cost of Enforcement/Lien Filed	75.00	0.00
<b>Total CM/ECM Deed Restriction Income</b>	<b>95.85</b>	<b>0.00</b>
<b>Total CREEK MEADOWS HOA INCOME</b>	<b>417,528.23</b>	<b>418,500.00</b>
<b>CG II HOA INCOME</b>		
CG II Finance Charges	7.50	0.00
<b>Total CG II HOA INCOME</b>	<b>7.50</b>	<b>0.00</b>
Certified Mail Charges Recovered	298.32	0.00
NSF Penalty	35.00	0.00
<b>Total Operating Income</b>	<b>419,768.38</b>	<b>418,500.00</b>
<b>Expense</b>		
Collections	-200.00	0.00
Bank Fees/Office Expenses	170.90	0.00
HOA Dues - Refund of Overpayment	383.54	0.00
Admin Fee / Credit card fee	59.90	0.00
Utilities	175.34	0.00
CM/ECM Deed Restriction Expense	0.00	2,150.00
CM/ECM Decorations, Flags, & Signs	2,394.18	3,500.00
<b>CM/ECM Fountains &amp; Lakes</b>		
CM/ECM Fountain Repair	2,023.70	4,000.00
CM/ECM Monthly Pond Dye & Maintenance	1,994.44	5,000.00
CM/ECM Pond Spraying - Weed Algae Control	1,845.77	0.00
<b>Total CM/ECM Fountains &amp; Lakes</b>	<b>5,863.91</b>	<b>9,000.00</b>
<b>CM/ECM Grounds Maint/Improvements</b>		
CM/ECM Irrigation Repair	3,952.26	10,000.00
CM/ECM Landscape Maintenance	132,806.25	200,000.00
CM/ECM Tree Removal & Care	5,131.05	6,000.00

## Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
<b>Total CM/ECM Grounds Maint/Improvements</b>	<b>141,889.56</b>	<b>216,000.00</b>
<b>CM/ECM Insurance</b>		
CM/ECM Directors & Officers	0.00	3,000.00
CM/ECM General Liability	11,364.00	9,000.00
<b>Total CM/ECM Insurance</b>	<b>11,364.00</b>	<b>12,000.00</b>
<b>CM/ECM Legal &amp; Professional Fees</b>		
CM/ECM Legal Fees	1,584.37	2,500.00
<b>Total CM/ECM Legal &amp; Professional Fees</b>	<b>1,584.37</b>	<b>2,500.00</b>
<b>CM/ECM HOA Management Fees</b>		
CM/ECM Beal Properties Management Fee	34,635.38	55,000.00
<b>Total CM/ECM HOA Management Fees</b>	<b>34,635.38</b>	<b>55,000.00</b>
CM/ECM Community Events	1,615.70	5,000.00
CM/ECM Annual Membership Meeting Expense	150.00	150.00
<b>CM - Park Maintenance</b>		
CM Clean & Repair Park Equipment	4,477.10	1,250.00
CM Park Trash Removal	1,800.00	4,000.00
<b>Total CM - Park Maintenance</b>	<b>6,277.10</b>	<b>5,250.00</b>
<b>ECM - Park Maintenance</b>		
ECM - Clean & Repair Park Equipment	0.00	1,250.00
ECM - Park Trash Removal	1,800.00	4,000.00
<b>Total ECM - Park Maintenance</b>	<b>1,800.00</b>	<b>5,250.00</b>
<b>CM - Pool</b>		
CM - Pool Janitorial Service	1,207.08	2,000.00
CM - Pool Annex Repairs	5,096.00	4,000.00
CM - Pool Annex Winterization	153.84	300.00
CM - Pool Monthly Maintenance & Chemicals	13,267.96	25,000.00
CM - Pool Equipment Repairs & Maintenance	416.76	2,000.00
CM - Pool Security Camera Utilities	1,460.57	1,900.00
CM - Pool Special Projects	3,436.94	0.00
<b>Total CM - Pool</b>	<b>25,039.15</b>	<b>35,200.00</b>
<b>ECM - Pool</b>		
ECM - Pool Janitorial Service	1,238.88	2,000.00
ECM - Pool Annex Repairs	5,606.61	4,000.00
ECM - Pool Annex Winterization	58.85	300.00
ECM - Pool Monthly Maintenance & Chemicals	12,062.27	20,000.00
ECM - Pool Equipment Repairs & Maintenance	631.29	2,000.00
ECM - Pool Security Camera Utilities	1,669.18	1,900.00
ECM - Pool Special Projects	1,461.38	0.00
<b>Total ECM - Pool</b>	<b>22,728.46</b>	<b>30,200.00</b>
CM/ECM Postage & Delivery	0.00	500.00
CM/ECM Special Projects / Improvements	21,462.66	0.00
CM/ECM Website Expense	0.00	25.00
<b>CM/ECM Utilites</b>		
CM/ECM Electric	10,387.60	14,000.00
CM/ECM Sanitation / Sewer	2,594.08	2,500.00
CM/ECM Water and Irrigation	8,003.98	10,000.00



## Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
Total CM/ECM Utilites	20,985.66	26,500.00
CM/ECM Property Taxes	0.00	200.00
CM/ECM Transfer to Reserve	0.00	10,000.00
<b>Total Operating Expense</b>	<b>298,379.81</b>	<b>418,425.00</b>
<b>Total Operating Income</b>	<b>419,768.38</b>	<b>418,500.00</b>
Total Operating Expense	298,379.81	418,425.00
<b>NOI - Net Operating Income</b>	<b>121,388.57</b>	<b>75.00</b>
Total Income	419,768.38	418,500.00
Total Expense	298,379.81	418,425.00
<b>Net Income</b>	<b>121,388.57</b>	<b>75.00</b>

# Cash Flow

## Beal Properties

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

Date Range: 07/01/2022 to 09/30/2022

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Interest Income	127.50	1.31	127.50	0.03
Homeowners Association Dues	500.00	5.13	1,271.46	0.30
CCR Enforcement - Property Damage	25.00	0.26	25.00	0.01
Fines for violations	525.00	5.39	525.00	0.13
Certified Letter Charge	-13.92	-0.14	-49.63	-0.01
<b>CREEK MEADOWS HOA INCOME</b>				
CM/ECM Homeowner Dues	5,335.41	54.78	408,161.58	97.23
CM/ECM Transfer Fees	1,390.00	14.27	3,655.00	0.87
CM/ECM Late Fees	45.00	0.46	290.00	0.07
CM/ECM Fines For Violations	475.00	4.88	1,031.96	0.25
CM/ECM Finance Charges	266.25	2.73	1,696.34	0.40
CM/ECM Pool Fob Income	975.00	10.01	2,605.00	0.62
<b>CM/ECM Deed Restriction Income</b>				
CM/ECM Cost of Collections	0.00	0.00	20.85	0.00
CM/ECM Cost of Enforcement/Lien Filed	0.00	0.00	75.00	0.02
<b>Total CM/ECM Deed Restriction Income</b>	<b>0.00</b>	<b>0.00</b>	<b>95.85</b>	<b>0.02</b>
<b>Total CREEK MEADOWS HOA INCOME</b>	<b>8,486.66</b>	<b>87.13</b>	<b>417,535.73</b>	<b>99.47</b>
Certified Mail Charges Recovered	90.25	0.93	298.32	0.07
NSF Penalty	0.00	0.00	35.00	0.01
<b>Total Operating Income</b>	<b>9,740.49</b>	<b>100.00</b>	<b>419,768.38</b>	<b>100.00</b>
<b>Expense</b>				
Collections	-200.00	-2.05	-200.00	-0.05
Bank Fees/Office Expenses	119.80	1.23	170.90	0.04
HOA Dues - Refund of Overpayment	0.00	0.00	383.54	0.09
Admin Fee / Credit card fee	59.90	0.61	59.90	0.01
Utilities	175.34	1.80	175.34	0.04
CM/ECM Decorations, Flags, & Signs	2,187.18	22.45	2,394.18	0.57
<b>CM/ECM Fountains &amp; Lakes</b>				
CM/ECM Fountain Repair	707.23	7.26	2,023.70	0.48
CM/ECM Monthly Pond Dye & Maintenance	700.50	7.19	1,994.44	0.48
CM/ECM Pond Spraying - Weed Algae Control	729.05	7.48	1,845.77	0.44
<b>Total CM/ECM Fountains &amp;</b>	<b>2,136.78</b>	<b>21.94</b>	<b>5,863.91</b>	<b>1.40</b>

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Lakes</b>				
<b>CM/ECM Grounds Maint/Improvements</b>				
CM/ECM Irrigation Repair	0.00	0.00	3,952.26	0.94
CM/ECM Landscape Maintenance	48,712.50	500.10	132,806.25	31.64
CM/ECM Tree Removal & Care	0.00	0.00	5,131.05	1.22
<b>Total CM/ECM Grounds Maint/Improvements</b>	<b>48,712.50</b>	<b>500.10</b>	<b>141,889.56</b>	<b>33.80</b>
<b>CM/ECM Insurance</b>				
CM/ECM General Liability	0.00	0.00	11,364.00	2.71
<b>Total CM/ECM Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>11,364.00</b>	<b>2.71</b>
<b>CM/ECM Legal &amp; Professional Fees</b>				
CM/ECM Legal Fees	1,584.37	16.27	1,584.37	0.38
<b>Total CM/ECM Legal &amp; Professional Fees</b>	<b>1,584.37</b>	<b>16.27</b>	<b>1,584.37</b>	<b>0.38</b>
<b>CM/ECM HOA Management Fees</b>				
CM/ECM Beal Properties Management Fee	11,667.60	119.78	34,635.38	8.25
<b>Total CM/ECM HOA Management Fees</b>	<b>11,667.60</b>	<b>119.78</b>	<b>34,635.38</b>	<b>8.25</b>
CM/ECM Community Events	0.00	0.00	1,615.70	0.38
CM/ECM Annual Membership Meeting Expense	300.00	3.08	150.00	0.04
<b>CM - Park Maintenance</b>				
CM Clean & Repair Park Equipment	3,902.10	40.06	4,477.10	1.07
CM Park Trash Removal	800.00	8.21	1,800.00	0.43
<b>Total CM - Park Maintenance</b>	<b>4,702.10</b>	<b>48.27</b>	<b>6,277.10</b>	<b>1.50</b>
<b>ECM - Park Maintenance</b>				
ECM - Park Trash Removal	800.00	8.21	1,800.00	0.43
<b>Total ECM - Park Maintenance</b>	<b>800.00</b>	<b>8.21</b>	<b>1,800.00</b>	<b>0.43</b>
<b>CM - Pool</b>				
CM - Pool Janitorial Service	1,047.08	10.75	1,207.08	0.29
CM - Pool Annex Repairs	858.00	8.81	5,096.00	1.21
CM - Pool Annex Winterization	0.00	0.00	153.84	0.04
CM - Pool Monthly Maintenance & Chemicals	5,616.78	57.66	13,267.96	3.16
CM - Pool Equipment Repairs & Maintenance	416.76	4.28	416.76	0.10
CM - Pool Security Camera Utilities	476.43	4.89	1,460.57	0.35
CM - Pool Special Projects	0.00	0.00	3,436.94	0.82
<b>Total CM - Pool</b>	<b>8,415.05</b>	<b>86.39</b>	<b>25,039.15</b>	<b>5.96</b>
<b>ECM - Pool</b>				
ECM - Pool Janitorial Service	973.88	10.00	1,238.88	0.30
ECM - Pool Annex Repairs	4,531.84	46.53	5,606.61	1.34
ECM - Pool Annex Winterization	0.00	0.00	58.85	0.01

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
ECM - Pool Monthly Maintenance & Chemicals	8,054.88	82.69	12,062.27	2.87
ECM - Pool Equipment Repairs & Maintenance	487.13	5.00	631.29	0.15
ECM - Pool Security Camera Utilities	352.28	3.62	1,669.18	0.40
ECM - Pool Special Projects	1,461.38	15.00	1,461.38	0.35
<b>Total ECM - Pool</b>	<b>15,861.39</b>	<b>162.84</b>	<b>22,728.46</b>	<b>5.41</b>
CM/ECM Special Projects / Improvements	0.00	0.00	21,462.66	5.11
<b>CM/ECM Utilites</b>				
CM/ECM Electric	4,238.62	43.52	10,387.60	2.47
CM/ECM Sanitation / Sewer	1,054.90	10.83	2,594.08	0.62
CM/ECM Water and Irrigation	4,056.32	41.64	8,003.98	1.91
<b>Total CM/ECM Utilites</b>	<b>9,349.84</b>	<b>95.99</b>	<b>20,985.66</b>	<b>5.00</b>
<b>Total Operating Expense</b>	<b>105,871.85</b>	<b>1,086.93</b>	<b>298,379.81</b>	<b>71.08</b>
<b>NOI - Net Operating Income</b>	<b>-96,131.36</b>	<b>-986.93</b>	<b>121,388.57</b>	<b>28.92</b>
Total Income	9,740.49	100.00	419,768.38	100.00
Total Expense	105,871.85	1,086.93	298,379.81	71.08
<b>Net Income</b>	<b>-96,131.36</b>	<b>-986.93</b>	<b>121,388.57</b>	<b>28.92</b>
<b>Other Items</b>				
Prepayments	482.83		-55,052.81	
<b>Net Other Items</b>	<b>482.83</b>		<b>-55,052.81</b>	
<b>Cash Flow</b>	<b>-95,648.53</b>		<b>66,335.76</b>	
<b>Beginning Cash</b>	<b>246,759.48</b>		<b>84,391.65</b>	
<b>Beginning Cash + Cash Flow</b>	<b>151,110.95</b>		<b>150,727.41</b>	
<b>Actual Ending Cash</b>	<b>151,110.95</b>		<b>151,110.95</b>	

**Expense Distribution**

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

Payees: All

Bill Date Range: 07/01/2022 to 09/30/2022

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>2270 - Clearing-Tenant Deposits</b>											
	07/07/2022	Creek Meadows HOA	4111 Caney Creek Ct	3363 University Drive East Suite 215 Bryan, TX 77802	Robert Johnson & Cheryl Johnson	2200	282.19	0.00	3195	07/07/2022	Robert Johnson, Cheryl Johnson, Creek Meadows HOA - 4111 Caney Creek Ct: Move Out Refund
<b>4606 - Certified Letter Charge</b>											
	07/31/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	85.17	0.00	3218	09/07/2022	Certified Letter Charge for 07/2022
	08/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	7.53	0.00	3218	09/07/2022	Certified Letter Charge for 08/2022
	08/31/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	14.49	14.49			Certified Letter Charge for 08/2022
							107.19	14.49			
<b>6810 - Utilities</b>											
	07/07-148804-01-207/11/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	175.34	0.00	ACH	07/11/2022	Internet and Phone
<b>8020 - CM/ECM Decorations, Flags, &amp; Signs</b>											
	SPS-44543	09/06/2022	Creek Meadows HOA	3363 University Drive East Suite 215 Bryan, TX 77802	SmartSign	2200	2,187.18	0.00	3223	09/07/2022	Pool Signs
<b>8031 - CM/ECM Fountain Repair</b>											
	2022555	09/06/2022	Creek Meadows HOA	3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	707.23	0.00	3221	09/07/2022	Estates Fountain Motor Replacement
<b>8032 - CM/ECM Monthly Pond Dye &amp; Maintenance</b>											
	2022473	08/02/2022	Creek Meadows	3363 University	Oasis Pools	2200	107.06	0.00	3209	08/03/2022	Monthly Pond

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2022	HOA		Drive East Suite 215 Bryan, TX 77802							Dye - Estates
2022469	08/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	126.44	0.00	3209	08/03/2022	Monthly Pond Dye - Creek Meadows
2022523	08/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	107.06	0.00	3209	08/03/2022	Monthly Pond Dye - Estates
2022520	08/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	126.44	0.00	3210	08/03/2022	Monthly Pond Dye - Creek Meadows
2022561	09/06/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	126.44	0.00	3221	09/07/2022	Pond Dye - Creek Meadows
2022565	09/06/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	107.06	0.00	3221	09/07/2022	Pond Dye - Estates
							700.50	0.00			
<b>8034 - CM/ECM Pond Spraying - Weed Algae Control</b>											
2317	07/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Trophy Fisheries	2200	729.05	0.00	3206	07/12/2022	Quarterly Pond Treatment
<b>8042 - CM/ECM Landscape Maintenance</b>											
12692	07/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Landscape Group	2200	16,237.50	0.00	3202	07/12/2022	Monthly Landscaping - July
12822	08/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Landscape Group	2200	16,237.50	0.00	3208	08/03/2022	Monthly Landscaping - July
12942	09/06/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Landscape Group	2200	16,237.50	0.00	3220	09/07/2022	Monthly Landscaping - September
							48,712.50	0.00			

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
<b>8062 - CM/ECM Legal Fees</b>												
47094	08/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	81.25	0.00	3214	08/03/2022	Legal Expenses to review Delinquencies	
47095	08/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	1,503.12	0.00	3214	08/03/2022	TWFC Claim	
							1,584.37	0.00				
<b>8071 - CM/ECM Beal Properties Management Fee</b>												
	07/01/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	3,889.20	0.00	3196	07/07/2022	July 2022 - Monthly Management Fee (802 doors x \$4.62)	
	08/01/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	3,889.20	0.00	3215	08/08/2022	August 2022 - Monthly Management Fee (802 doors x \$4.62)	
	09/01/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	3,889.20	0.00	3218	09/07/2022	September 2022 - Monthly Management Fee (802 doors x \$4.62)	
							11,667.60	0.00				
<b>8090 - CM/ECM Annual Membership Meeting Expense</b>												
11/15/2022	08/16/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Community Center	2200	150.00	0.00	3217	08/16/2022	Wellborn CC Rental Deposit	
11/15/2022	08/16/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Community Center	2200	150.00	0.00	3216	08/16/2022	Wellborn CC Rental Fee	
							300.00	0.00				
<b>8111 - CM Clean &amp; Repair Park Equipment</b>												
210979	07/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Playground Solutions	2200	3,209.31	0.00	3197	07/07/2022	Replace Small Slide	
1544105	09/20/2022	Creek Meadows		3363 University	Beal Properties	2200	692.79	0.00	3228	09/20/2022	2-Bison Brace	

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2022	HOA		Drive East Suite 215 Bryan, TX 77802			3,902.10	0.00			Retrofit Kit for all 3-1/2", 4-1/2 - 5-9/19" gooseneck basketball poles!
<b>8112 - CM Park Trash Removal</b>											
	07/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3198	07/07/2022	CM Trash Pick Up - June
	07/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3198	07/07/2022	CM Trash Pick Up - May
	08/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3213	08/03/2022	Monthly Trash Pick Up - Creek Meadows
744	09/06/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3225	09/07/2022	CM Park/Pond Trash Pick Up
<b>8122 - ECM - Park Trash Removal</b>											
	07/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3198	07/07/2022	Estates Trash Pick Up - June
	07/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3198	07/07/2022	Estates Trash Pick Up - May
TC8122	08/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3213	08/03/2022	Monthly Trash Pick Up - Estates
	09/06/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3225	09/07/2022	Weekly Trash Pick Up
							800.00	0.00			



**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
<b>8131 - CM - Pool Janitorial Service</b>												
11284	07/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	260.00	0.00	3205	07/12/2022	Monthly Pool Janitorial Service - June CM	
404269	07/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	97.65	0.00	3207	07/12/2022	Pool Janitorial Supplies - CM	
11346	08/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	110.00	0.00	3212	08/03/2022	Move table and chairs to CM Pool	
11420	09/06/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	260.00	0.00	3224	09/07/2022	Janitorial Service - Creek Meadows	
404638	09/06/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	59.43	0.00	3222	09/07/2022	Janitorial Supplies	
11470	09/08/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	260.00	0.00	3227	09/08/2022	Janitorial services for Estate at Creek Meadows Pool restrooms.	
<b>8132 - CM - Pool Annex Repairs</b>												
11283	07/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	425.00	0.00	3205	07/12/2022	Powerwash CM Pool House	
7493	07/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	216.50	0.00	3201	07/12/2022	Pest Control - Fire Ant Treatment - CM Pool	
7713	09/08/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	216.50	0.00	3226	09/08/2022	Creek Meadows Pool Pest Control	
<b>8134 - CM - Pool Monthly Maintenance &amp; Chemicals</b>												
2022521	08/02/2022	Creek Meadows HOA		3363 University Drive East Suite	Oasis Pools	2200	3,962.58	0.00	3209	08/03/2022	Monthly Pool Cleaning And	

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
215 Bryan, TX 77802											
2022562	09/06/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,654.20	0.00	3221	09/07/2022	Pool Cleaning & Chemicals - July
							5,616.78	0.00			Chemicals
<b>8135 - CM - Pool Equipment Repairs &amp; Maintenance</b>											
2022512	08/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	416.76	0.00	3209	08/03/2022	Prep Pool For Summer - Flush Lines/Clean Filter
<b>8136 - CM - Pool Security Camera Utilities</b>											
07707-139966-01-107/27/2022	07/27/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	159.20	0.00	ACH	07/27/2022	Pool
07707-139966-01-108/25/2022	08/25/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	159.20	0.00	ACH	08/25/2022	Pool Phone and Internet
07707-139966-01-109/25/2022	09/25/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	156.03	0.00	ACH	09/25/2022	
							476.43	0.00			
<b>8141 - ECM - Pool Janitorial Service</b>											
11284	07/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	260.00	0.00	3205	07/12/2022	Monthly Pool Janitorial Service - June ECM
404270	07/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	97.65	0.00	3204	07/12/2022	Pool Janitorial Supplies - ECM
404467	08/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	96.23	0.00	3211	08/03/2022	Janitorial supplies - Estates
11420	09/06/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	260.00	0.00	3224	09/07/2022	Janitorial Service - Estates

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
11470	09/08/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	260.00	0.00	3227	09/08/2022	Janitorial services for Estate at Creek Meadows Pool restrooms.
<b>8142 - ECM - Pool Annex Repairs</b>							<b>973.88</b>	<b>0.00</b>			
166948	07/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	DefTech AV	2200	494.11	0.00	3200	07/12/2022	Replace Router for Cameras - Estates
7493	07/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	216.50	0.00	3201	07/12/2022	Pest Control - Fire Ant Treatment - ECM Pool
1220825968	09/06/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	John Flippen	2200	3,604.73	0.00	3219	09/07/2022	Replace Lock on Estates Pool Gate
7713	09/08/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	216.50	0.00	3226	09/08/2022	Creek Meadows Pool Pest Control
<b>8144 - ECM - Pool Monthly Maintenance &amp; Chemicals</b>							<b>4,531.84</b>	<b>0.00</b>			
2022470	07/08/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	2,607.55	0.00	3209	08/03/2022	Monthly Pool Cleaning & Chemicals
2022516	08/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	182.47	0.00	3209	08/03/2022	Extra trip for water check & Chemicals
2022472	08/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	2,217.23	0.00	3209	08/03/2022	Monthly Cleaning and Chemicals
2022522	08/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	2,425.19	0.00	3209	08/03/2022	Monthly Pool Cleaning And Chemicals
2022564	09/06/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	622.44	0.00	3221	09/07/2022	Monthly Cleaning and Chemicals - July

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>8145 - ECM - Pool Equipment Repairs &amp; Maintenance</b>											
2022499	07/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	162.38	0.00	3203	07/12/2022	Repair Coping/ Broken Stone - Estates Pool
2022509	08/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	324.75	0.00	3209	08/03/2022	Annual Pool Inspection/ Cleaning for Summer
							487.13	0.00			
<b>8146 - ECM - Pool Security Camera Utilities</b>											
07707-148804-01-208/10/2022		Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	176.14	0.00	ACH	08/10/2022	Internet and Phone
07707-148804-01-209/10/2022		Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	176.14	0.00	ACH	09/10/2022	
							352.28	0.00			
<b>8147 - ECM - Pool Special Projects</b>											
2022495	07/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,461.38	0.00	3203	07/12/2022	Repair damage caused by Hoop Pros - CM Pool
<b>8191 - CM/ECM Electric</b>											
2348556	07/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	ACH	07/26/2022	Electric
2348555	07/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.66	0.00	ACH	07/26/2022	Electric
2306382	07/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.18	0.00	ACH	07/26/2022	Electric
2293428	07/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.27	0.00	ACH	07/26/2022	Electric

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2216139	07/26/2022	Creek Meadows HOA		215 Bryan, TX 77802	Bryan Texas Utilities	2200	490.18	0.00	ACH	07/26/2022	Electric
2371989	07/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	596.15	0.00	ACH	07/26/2022	Electric
102-4969-00	07/29/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	467.42	0.00	ACH	07/29/2022	Water Bill
2371989	08/23/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	670.90	0.00	ACH	08/23/2022	Electric Bill
2216139	08/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	500.90	0.00	ACH	08/24/2022	Electric Bill
2293428	08/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.55	0.00	ACH	08/24/2022	Electric Bill
2306382	08/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.24	0.00	ACH	08/24/2022	Electric Bill
2348555	08/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.76	0.00	ACH	08/24/2022	Electric Bill
2348556	08/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	ACH	08/24/2022	Electric Bill
2371989	09/23/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	694.49	0.00	ACH	09/23/2022	Electric Bill
2216139	09/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	589.10	0.00	ACH	09/26/2022	Electric Bill

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2293428	09/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.51	0.00	ACH	09/26/2022	
2306382	09/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.36	0.00	ACH	09/26/2022	
2348555	09/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.88	0.00	ACH	09/26/2022	
2348556	09/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.71	0.00	ACH	09/26/2022	
							<b>4,238.62</b>	<b>0.00</b>			
<b>8192 - CM/ECM Sanitation / Sewer</b>											
544491-209936	07/27/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	126.26	0.00	ACH	07/27/2022	Sanitation / Sewer
572947-235104	07/27/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	130.27	0.00	ACH	07/27/2022	Utility
544491-209936	08/29/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	126.26	0.00	ACH	08/29/2022	utility bill
572947-235104	08/29/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	130.27	0.00	ACH	08/29/2022	Sanitation / Sewer
544491-209936	09/28/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	126.26	0.00	ACH	09/28/2022	
572947-235104	09/28/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	130.27	0.00	ACH	09/28/2022	
102-0067-00	09/30/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Weillborn Special Utility District	2200	285.31	0.00	ACH	09/30/2022	

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>8193 - CM/ECM Water and Irrigation</b>											
102-8155-00	07/29/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	ACH	07/29/2022	Water Bill
102-0067-00	07/29/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	1,307.76	0.00	ACH	07/29/2022	15751 Cottonwood Creek
102-8302-00	07/29/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	242.07	0.00	ACH	07/29/2022	Water
	08/31/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	196.43	0.00	Bank Draft	08/31/2022	Timber Drive Irrigation
	08/31/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	1,243.19	0.00	Bank Draft	08/31/2022	15751 Cottonwood Creek - Pool
	08/31/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	370.94	0.00	Bank Draft	08/31/2022	15541 Creek Meadow Blvd Irrigation
	08/31/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	Bank Draft	08/31/2022	Greens Prairie Trail Irrigation
102-8302-00	09/30/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	60.17	0.00	ACH	09/30/2022	
102-8155-00	09/30/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	ACH	09/30/2022	
102-4969-00	09/30/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	548.31	0.00	ACH	09/30/2022	
							<b>4,056.32</b>	<b>0.00</b>			

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
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**Total**

106,281.53      14.49





3363 University Drive East, Suite 215  
Bryan, TX 77802  
(979)764-2500 [www.bealbcs.com](http://www.bealbcs.com)

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October 13, 2022

### **Creek Meadows Management Report**

**Delinquency Report:** As of today, there is a total of \$24,626.58 owed to the HOA including interest. This includes dues owed by 16 homeowners. The balance consists of certified mail charges and fines for violations.

**Property Status:** There are 897 lots in Creek Meadows. 22 are owned by builders, 58 are developer owned, 101 are confirmed rentals, and 716 are owner occupied.

**Violations Report:** There are currently 27 active violations. We are seeing a lot of violations for miscellaneous items left on driveways, and for bulk trash being put out too early. As a reminder, *per City Ordinance*, trash/recycle containers and bulk trash may not be put out on the curb more than 24 hours before collection and containers must be removed no more than 12 hours after collection.

**ACC:** The ACC reviewed 5 requests. All were approved.

Pool 2  
Shed 1  
Sidewalk 1  
Fence 1