

Creek Meadows

Homeowners Association, Inc.



2023 Annual Meeting

Tuesday, November 14, 2023

7:00pm

CM Estates Pool Pavilion



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

Creek Meadows Owners Association requests your attendance at the 2023 Annual Homeowner's Meeting to be held Tuesday, November 14, 2023 at 7:00 pm at the Estates Pool Pavilion, 15751 Cottonwood Creek, College Station Texas 77845. If you wish to address the Membership about a specific topic, please submit your request in writing no later than 5:00pm on November 12, 2023 to creekmeadows@bealbcs.com.

Creek Meadows Owner's Association **2023 Annual Meeting Agenda**

1. Call Meeting to Order
2. Roll call of Board Members
3. Proof of notice of meeting or waiver of notice
4. Reading and Approval of Minutes
5. Reports of Officers
 - President
 - Treasurer
 - Management
6. Reports of committees
 - Architectural Control Committee
 - Landscape Improvement Committee
8. Unfinished Business
9. New Business
 - 2024 Meeting Dates
 - January 4, 2024 – Board, April 4, 2024 – Board, July 11, 2024 – Board, October 3, 2024 – Board, November 12, 2024 – Annual **All dates subject to change.
10. Adjournment

Creek Meadows Owners Association, Inc.

Annual Membership Meeting

Meeting Notes

November 17, 2021 6:00pm Wellborn Community Center

8 lots represented in person. Therefore, quorum not established.

2021 YTD financials and 2022 budget reviewed by Treasurer, Jon Bova

Creek Meadows Owners Association, Inc.

Annual Membership Meeting

Meeting Notes

November 15, 2022 7:00pm Wellborn Community Center

16 lots represented in person. Therefore, quorum not established for any purpose other than the election. Quorum for the election reached by absentee votes cast.

Candidate were offered an opportunity to speak.

2022 YTD financials and 2023 budget reviewed by Treasurer, Jon Bova

Election Results: Parker Long, Ronnie Keys, Jon Bova, Summer Burns, Jeff Day, Elizabeth Earle were all elected to a 2-year term.

Meeting of the Board of Directors
Creek Meadows Owners Association

Offices of Beal Properties

January 5, 2023

Members Present:

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

Others Present:

Lara Lewis, Assistant Director Beal Properties

1. Call to order - Summer Burns called the meeting to order at 6:01 pm
2. Review / Approve Previous Meeting Minutes - The previous minutes were approved via email on November 15
3. Financial Report - Treasurer: 2022 4th Quarter Financial Report
 - a. Cash \$176,026.
 - b. Reserve \$57,370
 - c. Income \$420,605
 - d. Expenditures \$414,168
 - e. Budget \$418,485
 - f. Repairs \$21,000
 - g. Special projects \$38,000
 - h. Surplus \$7700.
4. Management Reports - Beal Properties
 - a. Dues/Delinquency Status - delinquency report, \$320,901 outstanding to the HOA, including 2023 dues. The delinquency report is less than \$1000. There are 13. 5 have been turned over to an attorney for collections. The remainder are a year behind. We will send a 45-day notice to them for delinquent balances, and then turn them over to collections. There is a \$150 charge to turn them over, which is the homeowner's responsibility, but in the interim, the HOA has to cover it.
 - b. Violation Report - 11 violations. No violations for yard maintenance because everyone's yard is a mess due to weather. Violations are mostly for trash cans left out front or piles of trash. Will look at homes that need painting in the spring. Looking to see if the ones notified last year completed the requested work.
 - c. Property and Project Updates - 897 lots. 27 owned by builders, 49 developer-owned, 101 rentals, 720 owner-occupied.
5. Committee Reports:

- a. Landscape Committee
 - i. Some trees died in the past year from drought and lightning. Talked with a company to remove trees, and got bids from Landmark to replace trees. 45-gallon/60-gallon tree options. \$1200 to remove trees, and \$6200 or \$10,000 for new trees. Trees can't be left dead. Timing is of the essence – should happen in spring before it gets too hot. Tree discussion will be ongoing.
 - ii. Received bid from Landmark to clean out the ditch near Victoria by the Stylecraft addition – \$2200 one-time fee to clean out. Motion to clean out ditch by Style Craft. Motion passes.
 - iii. Other ditch on Royder doesn't drain, full of mud. \$11,000 bid to fix this. Planned to start in November, but it rained again.
- b. ACC – reviewed 8 applications – 5 approved, 3 pending. Solar panel, patio enclosure, etc.
- c. Social Committee
 - i. Summer going to find people for social committee
- d. Unfinished Business
 - i. Developer repairs to irrigation along creed meadows– they are not responding. They are saying there was no irrigation there, but there was. We have a map of what was there. Either we pursue it legally or fix it, send them the bill, and see what happens. We need an answer on the pump then we can see what is working in that section.
 - ii. Villages at CM – CM used to own the Villages. Developer turned it over to homeowners, removed that land, and let them manage it. But didn't take the land around the villages out of our plat. We don't maintain it, but we are responsible if someone gets injured. We are trying to re-plate it so we have the entrance but not the land around the villages. We would have to pay for a survey, which is 8-10k and pay fees to have it re-platted. They would also have to accept it. The easy solution is to give them the land, including the medium and the entry. Developer still owns the villages. We can get a bid from a surveyor. OR we can do nothing and keep paying the insurance for it.
 - iii. Hoop Pros Insurance claim for CM pool deck and replaster – we have a new adjustor who is proactive. Hopefully, we will get a response in the next ten days. It would take 7-10 days to replaster the pool. We need to get it done. the deck would have to be retaped. The issue with the deck is the joints. We can wait the 2 weeks and see what they say they will pay. If they are going to pay, it's worth it to redo. In about two years will have to replaster the Estates pool. Lara will update.
 - iv. Basketball/slide on CM side. Slide is done. Basketball goals are the next project. Will be painted, new braces, new nets.
 - v. Irrigation pump – already talked about enclosing that and fencing it in or maybe a small shed type of enclosure is a possibility. Even though there is a lock on it, the hinges at the top are broken, so people can get in.
 - vi. On the street side of the park at CM, water is getting under the foam, forming a hole. We will need to take it out and replace that section.

- vii. Summer wants to start a newsletter that will be distributed through email to let homeowners know what is going on around the neighborhood.
 - viii. Kids being picked up in CM - the only option now is off-duty police officer. \$50 per hour for CSPD. They can write tickets for trespassing and for parking in no parking zones. Motion to allocate 5 days of 2-hour shifts for CSPD to monitor Creek Meadows park. Motion passes.
6. Meeting adjourned 6:57

Meeting of the Board of Directors
Creek Meadows Owners Association
Offices of Beal Properties
Meeting Minutes April 6, 2023 (APPROVED)

Members Present:

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

Others Present:

Lara Lewis, Assistant Director Beal Properties

1. President call to order at 6:01 p.m.
2. Approve previous meeting minutes
Jeff Day motioned to approve, Jon Bova seconded. All voted in favor.
3. Financial report
 - a. 2023 1st quarter financial report – see report in homeowner packet. On track with expenses so far this year.
4. Management report – Beal properties
 - a. Dues/delinquency status
 - i. \$59,512.48 is owed to the association, which includes interest through March and fines, mailing fees, etc. It is not all dues.
 - ii. Have collected 2 delinquent accounts who paid in full. 5 others are being handled by the Association attorney. At this point, all outstanding balances are delinquent if they are unpaid. We will be sending another round of 45-day final notices.
 - b. Violation report
 - i. There are multiple violations this time, primarily for lawn maintenance. Beal is paying more attention to lawns, pressure washing, dead plants, paint on homes, etc. A notice was sent to homeowner informing them of the focus for Spring.
 - ii. Beal has identified a few more that need paint. Several on the original list have since been repainted.
 - c. Property and project updates
 - i. property status – There was another large turnover of lots to the builder (Stylecraft). Construction had all but stopped over the last few months, but there are a few houses under construction now.
 - ii. Dead trees at the Estates entrance have been replaced, another tree by the Creek Meadows pool has been removed.
 - iii. Ditch on Victoria is done.
5. Committee reports
 - a. Landscape – Grass and weeds noticed inside the CM pool enclosure. Landscaper will be reminded to treat. Bushes outside between the pond and fence haven't been trimmed and are growing into the pool area through the fence. Estates pool landscaping looked good.
 - b. ACC – 8 requests. 7 approved, 1 pending. Projects included new AC units, pollinator garden, driveway extension, sheds. One still pending is for a dog kennel.
 - c. Social – Egg hunt is Saturday at noon. Will be in the field across from the CM pool. There will be a train, obstacle course, a face painter, popcorn, cotton candy, ice cream truck with snacks available for cash or card. Trish will email the flyer to Lara to send out.

6. Unfinished business

- a. Hoop Pros insurance claim – CM pool deck and replaster – the vendor’s insurance company denied the claim, and they are not responding. The only option left to the Association is to file a lawsuit against the vendor, forcing him to go to his insurance money to pay. Lara talked to the Association’s insurance agent to see if there are any options there. Because it involves vendor negligence, we might not get anything out of our insurance company. It would most likely have to come from his through a lawsuit. The Board will need to speak to an attorney and make a decision regarding this issue.
- b. Pool and deck repairs – Beal sent a bid with one option to make repairs to the pool deck. The pool itself will need to be replastered but draining it and doing a light acid wash in preparation for summer made it brighter. It was suggested by a Board member that we wait to replaster both pools at the same time, but it was discussed and that would be a huge expense, and they will not both need it at the same time. The Estates pool plaster is much newer. If the decision is to replaster, it won’t be done until the pool closes, over the winter. In the meantime, the pool company is going to scrape up the tape on the deck and put fresh tape down.
- c. Funding for CM pool deck and pool repair – Funding options include taking money from the reserve account, taking out a loan or requesting a vote on a special assessment. Those options will be discussed further once a plan is in place.
- d. Drainage work on Shady Brook Pass has been completed. Next project will be the detention pond on Royder for the Estates side.

7. New business

- a. Discuss liens/lawsuits for 5 delinquent accounts (executive session)
- b. CM stone columns, stones, and benches
 - i. Columns right in front of CM pool. Kids climb on these and jump off. It would be easy to take them out and they are a liability. We can turn it into a flower bed or use pavers and have it be flat, could do a flagpole, or could put a light, there is already electricity. Lara will get a bid on taking these down and getting a flagpole, pavers.
 - ii. Benches by the basketball court. Could knock them down, but they are actually useful as a bench. If you take those down, what do you put there? Flowerbeds? Cement them in. There is dirt underneath. We should look at getting regular benches that can withstand the weather to replace them. There is furniture at the park, picnic tables. That company makes benches. We could buy the same ones and put two on each end. Lara will get a bid.
- c. Reserve study/assessments – A reserve study is typically done by condos, townhomes, etc. They have huge outlays of money and upkeep for the buildings. More and more associations are wanting to do a reserve study. It is around \$4500, and they look at everything owned or maintained by the association. They look at the current condition – including pool, decks, roofs, ponds, landscaping, and give you a 20-30 year view of what your outlay of cash will look like. Tells you how much you have in savings, and how much you need to be putting into savings every month or year so that you have it to cover these costs. They will make a recommendation of where your dues need to be to save the amount you will need. They will give you a 5 or 7-year update included in that price. Lara will get a quote and send an example.
- d. Park vandalism/ video camera – 4 kids, who looked like middle schoolers, jumped the fence at the pool the other day. We were still putting water back in the pool so that was not safe. One person was identified, but they don’t live in the neighborhood. Got a call from principal at Greens Prairie, last Saturday, young people had climbed up on the awning where the parking lot is and were running around on the roof of the school, threw giant pieces of Austin stone through two windows and broke them. There is no Austin stone on that building or anywhere around. So she has asked if the board would approve us sending a message to homeowners saying hey this happened, would you keep an eye out. And call the police if you see anything. This affects everyone - we are paying to put up new benches, to tear columns down. There is

some crossover between the kids doing things in our neighborhood and over there. Lara will send an email.

- e. Executive Session - In Executive Session the Board discussed 2 ongoing homeowner delinquency issues. A motion and second were made to move forward with lawsuits against both parties. All voted in favor. Estimated cost for the suits is \$500.00 each. The attorney will seek to recover legal expenses as part of the judgement. The Board further moved to adopt a standard procedure of turning all accounts over to collections once they reach 24 months delinquent.
 - f. The ones starred in the packet will be up next year.
8. Adjourn - president adjourns 7:44

Meeting of the Board of Directors
Creek Meadows Owners Association
Offices of Beal Properties
July 19, 2023 (Approved October 5, 2023)

Members Present:

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

Others Present:

Lara Lewis, Assistant Director Beal Properties

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

5. Committee reports

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

6. Unfinished business

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

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

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

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

7. New business

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

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



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

November 14, 2023

Creek Meadows Management Report

Delinquency Report: As of today, there is a total of \$21,452.78 owed to the HOA including interest. This includes delinquent dues owed by 25. All delinquent accounts have been sent a 45 day notice and will be turned over to the attorney if balances are not paid by November 21st.

Property Status: There are 897 lots in Creek Meadows. 41 are owned by builders, 22 are developer owned, 103 are confirmed rentals, and 731 are owner occupied.

Violations Report: There are currently 49 active violations. We are still seeing a lot of violations 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 30 requests. 26 approved, 2 denied and 2 pending.

Fence	Pergola x 2	Pool x 3
Solar Panels	Gazebo x 2	Playscape
Patio Extension x 2	Privacy Screen	
Driveway Extension	Dog Kennel	
Enclosed Patio x 2	Garage Door Change	
Shed x 6	Garage AC	
Flower Bed	Repaint Home x 2	

Creek Meadows Owners Association, Inc.

2024 Budget

2023 vs 2024				
		2023	2024	Change
Income				
	Administration/Transfer Fees	\$2,000.00	\$2,000.00	\$0.00
	Annual Dues	\$419,500.00	\$478,500.00	\$59,000.00
	Collections (Annual Dues)	\$2,000.00	\$1,000.00	(\$1,000.00)
	Fines for Violations	\$1,000.00	\$1,000.00	\$0.00
	Finance Charges	\$1,000.00	\$1,000.00	\$0.00
	Late Fees	\$1,500.00	\$1,500.00	\$0.00
	FOB Key Fees	\$2,000.00	\$2,000.00	\$0.00
	Total Income	\$429,000.00	\$487,000.00	\$58,000.00
Expenses				
	Deed Restriction Expense	\$2,000.00	\$2,000.00	\$0.00
	Flag, Decorations & Signs	\$3,500.00	\$4,000.00	\$500.00
	Fountains & Lakes			
	Monthly Maintenance	\$2,000.00	\$2,000.00	\$0.00
	Weed Spray	\$5,000.00	\$5,000.00	\$0.00
	Grounds Maintenance			
	Landscape Maintenance	\$215,000.00	\$215,000.00	\$0.00
	Mulching X2	\$5,000.00	\$5,000.00	\$0.00
	Replacement/upkeep	\$0.00	\$20,000.00	\$20,000.00
	Insurance	\$12,000.00	\$13,000.00	\$1,000.00
	Legal & Professional Fees	\$2,500.00	\$3,000.00	\$500.00
	Management	\$49,470.00	\$52,200.00	\$2,730.00
	Membership Events	\$5,000.00	\$10,000.00	\$5,000.00
	Meeting Expenses	\$150.00	\$800.00	\$650.00
	Park Maintenance - CM			
	Cleaning	\$1,000.00	\$1,000.00	\$0.00
	Trash Removal	\$4,000.00	\$4,000.00	\$0.00
	Park Maintenance - ECM			
	Cleaning	\$1,000.00	\$1,000.00	\$0.00
	Trash Removal	\$4,000.00	\$4,000.00	\$0.00
	Pool - CM			
	Cleaning	\$2,000.00	\$4,000.00	\$2,000.00
	Winterizing	\$300.00	\$300.00	\$0.00
	Pool Maintenance	\$24,000.00	\$22,000.00	(\$2,000.00)
	Equipment Purchases	\$0.00	\$0.00	\$0.00
	Pool - ECM			
	Cleaning	\$2,000.00	\$4,000.00	\$2,000.00
	Winterizing	\$300.00	\$300.00	\$0.00
	Pool Maintenance	\$19,000.00	\$20,000.00	\$1,000.00
	Equipment Purchases	\$0.00	\$0.00	\$0.00
	Postage & Delivery	\$500.00	\$500.00	\$0.00
	General Repairs and Maintenance	\$22,000.00	\$10,000.00	(\$12,000.00)
	Special Projects	\$6,000.00	\$25,000.00	\$19,000.00
	Property Tax	\$200.00	\$200.00	\$0.00
	Website	\$25.00	\$25.00	\$0.00
	Utilities			
	Electric	\$15,000.00	\$15,000.00	\$0.00
	Sanitation/Sewer	\$3,000.00	\$3,500.00	\$500.00
	Internet (Cameras)	\$3,000.00	\$5,000.00	\$2,000.00
	Water/Irrigation	\$10,000.00	\$15,000.00	\$5,000.00
	Reserves Transfer	\$10,000.00	\$20,000.00	\$10,000.00
	Total Expenses	\$428,945.00	\$486,825.00	\$57,880.00
	Net Income	\$55.00	\$175.00	

Cash Flow

Beal Properties

Active Properties Owned By: Creek Meadows

Display by Ownership %: No

Date Range: 01/01/2023 to 11/13/2023

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Interest Income	680.46	0.15	680.46	0.15
Certified Letter Charge	-80.60	-0.02	-80.60	-0.02
CREEK MEADOWS HOA INCOME				
CM/ECM Homeowner Dues	424,945.45	96.24	424,945.45	96.24
CM/ECM Transfer Fees	2,660.00	0.60	2,660.00	0.60
CM/ECM Fines For Violations	5,188.98	1.18	5,188.98	1.18
CM/ECM Finance Charges	4,041.37	0.92	4,041.37	0.92
CM/ECM Pool Fob Income	1,600.00	0.36	1,600.00	0.36
CM/ECM Deed Restriction Income				
CM/ECM Cost of Collections	1,625.00	0.37	1,625.00	0.37
Total CM/ECM Deed Restriction Income	1,625.00	0.37	1,625.00	0.37
Total CREEK MEADOWS HOA INCOME	440,060.80	99.66	440,060.80	99.66
Certified Mail Charges Recovered	873.06	0.20	873.06	0.20
NSF Penalty	12.00	0.00	12.00	0.00
Total Operating Income	441,545.72	100.00	441,545.72	100.00
Expense				
Bank Fees/Office Expenses	151.80	0.03	151.80	0.03
HOA Dues - Refund of Overpayment	2,132.22	0.48	2,132.22	0.48
General Maintenance	2,788.60	0.63	2,788.60	0.63
Legal Fees	578.85	0.13	578.85	0.13
Admin Fee / Credit card fee	394.53	0.09	394.53	0.09
Tax Expense	35.00	0.01	35.00	0.01
Utilities - Water	224.13	0.05	224.13	0.05
CM/ECM Deed Restriction Expense	495.80	0.11	495.80	0.11
CM/ECM Decorations, Flags, & Signs	428.40	0.10	428.40	0.10
CM/ECM Fountains & Lakes				
CM/ECM Fountain Repair	2,922.75	0.66	2,922.75	0.66
CM/ECM Pond Spraying - Weed Algae Control	3,632.14	0.82	3,632.14	0.82
Total CM/ECM Fountains & Lakes	6,554.89	1.48	6,554.89	1.48

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CM/ECM Grounds Maint/Improvements				
CM/ECM Irrigation Repair	1,373.25	0.31	1,373.25	0.31
CM/ECM Landscape Maintenance	197,556.25	44.74	197,556.25	44.74
CM/ECM Lawn Spraying/Weed Control	54.13	0.01	54.13	0.01
CM/ECM Tree Removal & Care	12,205.87	2.76	12,205.87	2.76
Total CM/ECM Grounds Maint/Improvements	211,189.50	47.83	211,189.50	47.83
CM/ECM Insurance				
CM/ECM General Liability	2,227.00	0.50	2,227.00	0.50
CM/ECM Property	10,307.00	2.33	10,307.00	2.33
Total CM/ECM Insurance	12,534.00	2.84	12,534.00	2.84
CM/ECM Legal & Professional Fees				
CM/ECM Accounting Fees	44.94	0.01	44.94	0.01
CM/ECM Legal Fees	1,810.00	0.41	1,810.00	0.41
Total CM/ECM Legal & Professional Fees	1,854.94	0.42	1,854.94	0.42
CM/ECM HOA Management Fees				
CM/ECM Beal Properties Management Fee	44,898.65	10.17	44,898.65	10.17
Total CM/ECM HOA Management Fees	44,898.65	10.17	44,898.65	10.17
CM/ECM Community Events	2,143.66	0.49	2,143.66	0.49
CM/ECM Office Suplies	628.45	0.14	628.45	0.14
CM - Park Maintenance				
CM Clean & Repair Park Equipment	1,654.07	0.37	1,654.07	0.37
CM Park Trash Removal	2,045.00	0.46	2,045.00	0.46
Total CM - Park Maintenance	3,699.07	0.84	3,699.07	0.84
ECM - Park Maintenance				
ECM - Clean & Repair Park Equipment	260.00	0.06	260.00	0.06
ECM - Park Trash Removal	2,000.00	0.45	2,000.00	0.45
Total ECM - Park Maintenance	2,260.00	0.51	2,260.00	0.51
CM - Pool				
CM - Pool Janitorial Service	2,659.64	0.60	2,659.64	0.60
CM - Pool Annex Repairs	3,616.52	0.82	3,616.52	0.82
CM - Pool Annex Winterization	105.00	0.02	105.00	0.02
CM - Pool Monthly Maintenance & Chemicals	20,049.65	4.54	20,049.65	4.54
CM - Pool Equipment Repairs & Maintenance	779.40	0.18	779.40	0.18
CM - Pool Security Camera Utilities	1,770.41	0.40	1,770.41	0.40
Total CM - Pool	28,980.62	6.56	28,980.62	6.56
ECM - Pool				
ECM - Pool Janitorial Service	3,522.83	0.80	3,522.83	0.80

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
ECM - Pool Annex Repairs	928.08	0.21	928.08	0.21
ECM - Pool Annex Winterization	45.00	0.01	45.00	0.01
ECM - Pool Monthly Maintenance & Chemicals	14,826.58	3.36	14,826.58	3.36
ECM - Pool Equipment Repairs & Maintenance	2,549.19	0.58	2,549.19	0.58
ECM - Pool Security Camera Utilities	1,885.20	0.43	1,885.20	0.43
Total ECM - Pool	23,756.88	5.38	23,756.88	5.38
CM/ECM Special Projects / Improvements	15,975.00	3.62	15,975.00	3.62
CM/ECM Utilites				
CM/ECM Electric	12,619.19	2.86	12,619.19	2.86
CM/ECM Sanitation / Sewer	2,973.19	0.67	2,973.19	0.67
CM/ECM Water and Irrigation	13,807.96	3.13	13,807.96	3.13
Total CM/ECM Utilites	29,400.34	6.66	29,400.34	6.66
CM/ECM Pool Fob Expense	232.74	0.05	232.74	0.05
CM/ECM Property Taxes	255.00	0.06	255.00	0.06
CM/ECM Transfer to Reserve	10,000.00	2.26	10,000.00	2.26
Total Operating Expense	401,593.07	90.95	401,593.07	90.95
NOI - Net Operating Income	39,952.65	9.05	39,952.65	9.05
Total Income	441,545.72	100.00	441,545.72	100.00
Total Expense	401,593.07	90.95	401,593.07	90.95
Net Income	39,952.65	9.05	39,952.65	9.05
Other Items				
Prepayments	-78,025.91		-78,025.91	
Net Other Items	-78,025.91		-78,025.91	
Cash Flow	-38,073.26		-38,073.26	
Beginning Cash	152,167.98		152,167.98	
Beginning Cash + Cash Flow	114,094.72		114,094.72	
Actual Ending Cash	115,093.40		115,093.40	

Expense Distribution

Active Properties Owned By: Creek Meadows

Payees: All

Bill Date Range: 01/01/2023 to 11/13/2023

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
4606 - Certified Letter Charge						
	01/09/2023	Beal Properties	4.57	3260	01/12/2023	Certified Letter Charge for 01/2023
	01/31/2023	Beal Properties	60.71	3267	02/13/2023	Certified Letter Charge for 01/2023
	02/28/2023	Beal Properties	6.96	3309	06/09/2023	Certified Letter Charge for 02/2023
	03/31/2023	Beal Properties	42.69	3309	06/09/2023	Certified Letter Charge for 03/2023
	04/14/2023	Beal Properties	7.53	3309	06/09/2023	Certified Letter Charge for 04/2023
	04/20/2023	Beal Properties	4.57	3309	06/09/2023	Certified Letter Charge for 04/2023
	05/09/2023	Beal Properties	22.02	3309	06/09/2023	Certified Letter Charge for 05/2023
	09/30/2023	Beal Properties	9.14	3349	10/06/2023	Certified Letter Charge for 09/2023
			158.19			
5615 - Certified Mail Charges Recovered						
	06/30/2023	Beal Properties	4.57	3320	07/07/2023	Certified Letter Charge for 06/2023
	08/31/2023	Beal Properties	6.96	3337	09/08/2023	Certified Letter Charge for 08/2023
			11.53			
6101 - HOA Dues - Refund of Overpayment						
	06/08/2023	Stylecraft Builders Inc	294.55	3308	06/08/2023	Stylecraft Builders Inc, Creek Meadows HOA - 15229 Still Water Meadow Loop: Move Out Refund
Refund Dues Overpayment	08/01/2023	Don & Rebekah Hatcher	1,250.00	3347	10/04/2023	Refund of dues overpayment
	08/14/2023	Stylecraft Builders Inc	204.13	3360	11/07/2023	Stylecraft Builders Inc, Creek Meadows HOA - 15225 Still Water Meadow Loop: Move Out Refund
			1,748.68			
6455 - General Maintenance						
12403	04/05/2023	Landmark Operations Company LLC	2,264.04	3288	04/10/2023	Maintenance Service - Ditch Cleaning and Grading
171738	05/08/2023	Parker Long	219.56	3300	05/10/2023	Reimbursement for Grass Seed
151	09/29/2023	Ruben Foster	200.00	3346	09/29/2023	Bulk Trash Pick Up
30277	10/05/2023	McCaffety Electric CO. INC.	105.00	3352	10/06/2023	Repair Breaker Panel Cover - CM Pond
			2,788.60			
6473 - Legal Fees						
48503	04/05/2023	Bruchez, Goss, Thornton, Meronoff &	578.85	3289	04/10/2023	legal/professional fees

Expense Distribution

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
	2023	Maintenance and Construction Services				Repair
13299	09/06/2023	Landmark Operations Company LLC	335.00	3340	09/08/2023	Irrigation services
			1,373.25			
8042 - CM/ECM Landscape Maintenance						
12108	02/06/2023	Landmark Operations Company LLC	17,861.25	3268	02/13/2023	Landscaping Maintenance - January
12270	03/22/2023	Landmark Operations Company LLC	17,861.25	3283	03/23/2023	February landscaping Maintenance
12323	04/05/2023	Landmark Operations Company LLC	17,861.25	3288	04/10/2023	March Landscape Maintenance
12523	05/08/2023	Landmark Operations Company LLC	20,567.50	3299	05/10/2023	Landscape Maintenance - April
	06/05/2023	Landmark Operations Company LLC	17,861.25	3312	06/09/2023	Landscape Maintenance - May
12985	07/06/2023	Landmark Operations Company LLC	17,861.25	3323	07/07/2023	Monthly Contract Maintenance - June
13222	08/07/2023	Landmark Operations Company LLC	17,861.25	3331	08/07/2023	Monthly lawn care Service - July
13341	09/06/2023	Landmark Operations Company LLC	17,861.25	3340	09/08/2023	Monthly Contract Service - August
13477	10/05/2023	Landmark Operations Company LLC	17,861.25	3351	10/06/2023	Monthly Landscaping
13611	10/31/2023	Landmark Operations Company LLC	17,861.25	3365	11/07/2023	Monthly Landscaping
			181,318.75			
8043 - CM/ECM Lawn Spraying/Weed Control						
27875	11/07/2023	Joe Loudat DBA/	54.13	3364	11/07/2023	Pest control
8045 - CM/ECM Tree Removal & Care						
INV-62	04/05/2023	Landmark Operations Company LLC	6,772.14	3288	04/10/2023	Tree Install
465615509	04/05/2023	Brazos Valley Stump Grinding and Tree	1,699.53	3291	04/10/2023	Remove/Cutdown
12784	06/06/2023	Landmark Operations Company LLC	1,867.10	3312	06/09/2023	50% deposit on landscape work
12889	07/06/2023	Landmark Operations Company LLC	1,867.10	3323	07/07/2023	Remaining Balance - Landscape Work
			12,205.87			
8052 - CM/ECM General Liability						
60677-78-01	01/11/2023	Farmers Insurance Exchange	2,227.00	3259	01/12/2023	2023 Insurance Premiums
8053 - CM/ECM Property						
60677-78-01	01/11/2023	Farmers Insurance Exchange	10,307.00	3259	01/12/2023	2023 Insurance Premiums
8061 - CM/ECM Accounting Fees						
6200000000013201	08/02/2023	Merchant Fee Merch Service	44.94	drafted	08/02/2023	Monthly credit card fee
8062 - CM/ECM Legal Fees						
9651	03/09/2023	Katine Nechman McLaurin, LLP	150.00	3275	03/10/2023	Preparation of Demand Letter

Expense Distribution

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
8080 - CM/ECM Community Events						
13722369	03/27/2023	The Backyard Jump, LLC	487.13	3284	03/28/2023	Bounce House Rental - Blue Lagoon
113-6415081-5017045	04/18/2023	Beal Properties	586.73	3295	04/19/2023	Reimbursement For Easter Eggs - Charged to Credit Card
142	05/08/2023	All Aboard Fun Train	676.00	3297	05/10/2023	Spring Fest
	06/06/2023	Trish Gorzycki	143.80	3311	06/09/2023	Easter Event Expenses
CM Easter Event	06/13/2023	Trish Gorzycki	250.00	3318	06/13/2023	Payment for missing two hours
			2,143.66			
8100 - CM/ECM Office Suplies						
408378	05/08/2023	Ray Criswell Distributing Company	628.45	3304	05/10/2023	Supplies
8111 - CM Clean & Repair Park Equipment						
14861	02/06/2023	T. Fry Make Ready	350.00	3270	02/13/2023	Replace Playground Slide
11702	03/07/2023	The Clean Up Crew	260.00	3280	03/10/2023	Pressure wash playground area and equipment
14971	03/07/2023	T. Fry Make Ready	544.07	3279	03/10/2023	Removed broken braces on basketball goal, replaced nets, Paint backboards, rims and post
11601	05/08/2023	The Clean Up Crew	500.00	3305	05/10/2023	Power washed playground -2
			1,654.07			
8112 - CM Park Trash Removal						
0012	01/27/2023	Ruben Foster	200.00	3266	01/27/2023	Monthly Porter Service
0020	02/27/2023	Ruben Foster	200.00	3273	02/28/2023	Monthly Trash Pick Up - Creek Meadows
0015	03/31/2023	Ruben Foster	200.00	3285	04/03/2023	Porter Service - March
0027	04/28/2023	Ruben Foster	200.00	3296	04/28/2023	Trash Service - April CM
0021	05/25/2023	Ruben Foster	200.00	3307	05/25/2023	May Porter Service
114	06/30/2023	Ruben Foster	200.00	3319	06/30/2023	Monthly Trash Pick Up - Creek Meadows
125	07/28/2023	Ruben Foster	200.00	3329	07/28/2023	Trash Service - July
127	08/31/2023	Ruben Foster	200.00	3336	08/31/2023	Porter Service
2852	09/06/2023	Robert Walker	45.00	3343	09/08/2023	Removed broken soap dispensers and metal Chair
149	09/29/2023	Ruben Foster	200.00	3346	09/29/2023	Monthly Trash Pick Up
165	10/31/2023	Ruben Foster	200.00	3359	10/31/2023	Monthly Trash Pick Up
			2,045.00			

Expense Distribution

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
8132 - CM - Pool Annex Repairs						
8066	03/07/2023	David Kitchens	215.50	3276	03/10/2023	Creek Meadows Pool Pest Control
SPS-45905	03/07/2023	Beal Properties	21.50	3278, 3278, 3281	03/10/2023, 03/10/2023, 03/10/2023	Hazardous Pool Chemical Sign - Paid with Beal CC
1289	05/08/2023	Cole Parker	786.00	3303	05/10/2023	Repaired water fountain & both flush valves to restrooms
30228	05/08/2023	McCaffety Electric CO. INC.	327.03	3301	05/10/2023	Inspected & installed New Timer Clock
20231793	06/05/2023	Oasis Pools	1,299.00	3314	06/09/2023	Pool Deck Maintenance
11258	07/06/2023	The Clean Up Crew	360.00	3326	07/07/2023	Pressure Washed Buildings + Repair of window frame
8279	07/06/2023	David Kitchens	215.50	3322	07/07/2023	Creek Meadows Pool Pest Control
1020	10/05/2023	Beal Properties Maintenance	80.49	3350	10/06/2023	Replace Light Bulbs at Pool House
8495	10/05/2023	David Kitchens	216.50	3357	10/06/2023	Pest Control - Fire Ant Treatment - CM Pool
			3,521.52			
8133 - CM - Pool Annex Winterization						
2647	01/02/2023	Robert Walker	30.00	3265	01/12/2023	drip faucets in bathrooms and winterize
1016	10/05/2023	Beal Properties Maintenance	45.00	3350	10/06/2023	Store Pool Furniture - Creek
			75.00			
8134 - CM - Pool Monthly Maintenance & Chemicals						
2023754	03/07/2023	Oasis Pools	811.88	3277	03/10/2023	Monthly Maintenance - January
20230798	04/05/2023	Oasis Pools	880.09	3290	04/10/2023	Monthly Maintenance - February - 15541 Creek Meadows
20230821	05/08/2023	Oasis Pools	1,475.57	3302	05/10/2023	Monthly maintenance - March
20231755	06/05/2023	Oasis Pools	1,473.61	3314	06/09/2023	Monthly Maintenance-April
20231826	07/06/2023	Oasis Pools	1,514.83	3324	07/07/2023	Monthly Maintenance - June
20231892	09/06/2023	Oasis Pools	1,894.65	3341	09/08/2023	Monthly Maintenance - July
20231940	10/05/2023	Oasis Pools	3,961.45	3353	10/06/2023	Pool Cleaning & Chemicals - August
20231862	10/05/2023	Oasis Pools	3,320.29	3353	10/06/2023	Pool Cleaning & Chemicals - June
20231979	11/07/2023	Oasis Pools	1,316.99	3366	11/07/2023	Monthly Maintenance - September
			16,649.36			
8135 - CM - Pool Equipment Repairs & Maintenance						
2022739	02/06/2023	Oasis Pools	535.84	3269	02/13/2023	Clean baby pool to remove glass.
20231800	06/05/2023	Oasis Pools	243.56	3314	06/09/2023	Yearly maintenance

Expense Distribution

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
8142 - ECM - Pool Annex Repairs						
8066	03/07/2023	David Kitchens	217.50	3276	03/10/2023	Creek Meadows Pool Pest Control
SPS-45905	03/07/2023	Beal Properties	21.50	3278, 3278, 3281	03/10/2023, 03/10/2023, 03/10/2023	Hazardous Pool Chemical Sign
1311	05/08/2023	Cole Parker	99.00	3303	05/10/2023	Turned water on to building
30207	06/05/2023	McCaffety Electric CO. INC.	165.08	3313	06/09/2023	Pool House Breaker Tripping
8279	07/06/2023	David Kitchens	217.50	3322	07/07/2023	Creek Meadows Pool Pest Control
8495	10/05/2023	David Kitchens	216.50	3357	10/06/2023	Pest Control - Fire Ant Treatment - ECM Pool
			928.08			
8143 - ECM - Pool Annex Winterization						
1017	10/05/2023	Beal Properties Maintenance	45.00	3350	10/06/2023	Store Pool Furniture
8144 - ECM - Pool Monthly Maintenance & Chemicals						
2023756	03/07/2023	Oasis Pools	631.82	3277	03/10/2023	Monthly Pool Maintenance - January
20230800	04/05/2023	Oasis Pools	656.55	3290	04/10/2023	Monthly Maintenance - February - 15751 Cottonwood
20230823	05/08/2023	Oasis Pools	929.43	3302	05/10/2023	Monthly Pool maintenance - March
20231757	06/05/2023	Oasis Pools	968.51	3314	06/09/2023	Monthly Pool Maintenance - April
20231828	07/06/2023	Oasis Pools	1,382.45	3324	07/07/2023	Monthly pool Maintenance - June
20231864	08/07/2023	Oasis Pools	1,899.55	3332	08/07/2023	Monthly Pool Maintenance - June
15751	09/06/2023	Oasis Pools	2,407.35	3341	09/08/2023	Monthly Pool Maintenance - July
20231942	10/05/2023	Oasis Pools	2,085.58	3353	10/06/2023	Pool Cleaning & Chemicals - August
20231980	11/07/2023	Oasis Pools	1,578.31	3366	11/07/2023	Monthly Pool Maintenance - September
			12,538.55			
8145 - ECM - Pool Equipment Repairs & Maintenance						
2022742	02/06/2023	Oasis Pools	378.88	3269	02/13/2023	Installed timer on auto fill and repair leak.
20231802	06/05/2023	Oasis Pools	409.19	3314	06/09/2023	Yearly maintenance
20231788	06/05/2023	Oasis Pools	847.38	3314	06/09/2023	New Waterfall motor
20231790	06/05/2023	Oasis Pools	168.53	3314	06/09/2023	Repaired Small Water Leak
20231789	06/05/2023	Oasis Pools	102.50	3314	06/09/2023	Replaced Stem Valve O-Ring
20231854	07/06/2023	Oasis Pools	308.33	3324	07/07/2023	Installed Motor Seal and impeller replacement on pump 2

Expense Distribution

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
2293428	02/24/2023	Bryan Texas Utilities	21.25	ACH	02/24/2023	4401 Silver Brook
2348555	02/24/2023	Bryan Texas Utilities	19.24	ACH	02/24/2023	15729 Timber Creek Ln # A
2348556	02/24/2023	Bryan Texas Utilities	18.18	ACH	02/24/2023	15729 Timber Creek Ln # B
2306382	02/24/2023	Bryan Texas Utilities	18.71	ACH	02/24/2023	15521 Baker Meadow Loop Sign
2371989	03/23/2023	Bryan Texas Utilities	494.83	ACH	03/23/2023	15751 Cottonwood Creek Ln
2216139	03/27/2023	Bryan Texas Utilities	591.28	ACH	03/27/2023	15541 N Creek Meadow BLVD
2306382	03/27/2023	Bryan Texas Utilities	18.71	ACH	03/27/2023	15521 Baker Meadow Loop Sign
2348555	03/27/2023	Bryan Texas Utilities	19.16	ACH	03/27/2023	15729 Timber Creek LN #A
2293428	03/27/2023	Bryan Texas Utilities	21.15	ACH	03/27/2023	4401 Silver Brook Ct
2348556	03/27/2023	Bryan Texas Utilities	18.18	ACH	03/27/2023	15729 Timber Creek Ln #B
2371989	04/25/2023	Bryan Texas Utilities	453.23	ACH	04/25/2023	15751 Cottonwood Creek Ln
2216139	04/26/2023	Bryan Texas Utilities	463.97	ACH	04/28/2023	15541 N Creek Meadow BLVD
2293428	04/26/2023	Bryan Texas Utilities	21.03	ACH	04/26/2023	4401 Silver Brook CT
2306382	04/26/2023	Bryan Texas Utilities	18.82	ACH	04/26/2023	15521 Baker Meadow Loop Sign
2348555	04/26/2023	Bryan Texas Utilities	19.16	ACH	04/26/2023	15729 Timber Creek Ln #A
2348556	04/26/2023	Bryan Texas Utilities	18.18	ACH	04/26/2023	15729 Timber Creek LN #B
2371989	05/23/2023	Bryan Texas Utilities	575.29	ACH	05/23/2023	15751 Cottonwood Creek LN
2348555	05/25/2023	Bryan Texas Utilities	19.24	ACH	05/25/2023	15729 Timber Creek LN # A
2348556	05/25/2023	Bryan Texas Utilities	18.18	ACH	05/25/2023	15729 Timber Creek LN # B
2306382	05/25/2023	Bryan Texas Utilities	19.92	ACH	05/25/2023	15521 Baker Meadow Loop Sign
2293428	05/25/2023	Bryan Texas Utilities	21.15	ACH	05/25/2023	4401 Silver Brook Ct
2216139	05/25/2023	Bryan Texas Utilities	584.32	ACH	05/25/2023	15541 N Creek Meadow BLVD
2371989	06/23/2023	Bryan Texas Utilities	564.30	ACH	06/23/2023	15751 Cottonwood Creek LN
2216139	06/26/2023	Bryan Texas Utilities	595.90	ACH	06/26/2023	15541 N Creek Meadows BLVD
2293428	06/26/2023	Bryan Texas Utilities	21.03	ACH	06/26/2023	4401 Silver Brook Ct
2306382	06/26/2023	Bryan Texas Utilities	18.63	ACH	06/26/2023	15521 Baker Meadow Loop Sign
2348555	06/26/2023	Bryan Texas Utilities	19.24	ACH	06/26/2023	15729 Timber Creek #A
2348556	06/26/2023	Bryan Texas Utilities	18.18	ACH	06/26/2023	15729 Timber Creek #B

Expense Distribution

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
572947-235104	06/28/2023	College Station Utilities	132.86	ACH	06/28/2023	15751 Cottonwood Creek Ln
572947-235104	07/28/2023	College Station Utilities	147.86	ACH	07/28/2023	15751 Cottonwood Creek LN
544491-209936	07/28/2023	College Station Utilities	128.44	ACH	07/28/2023	15541 Creek Meadow BLVD N
572947-235104	08/29/2023	College Station Utilities	155.36	ACH	08/29/2023	15751 Cottonwood Creek Ln
544491-209936	08/29/2023	College Station Utilities	128.44	ACH	08/29/2023	15541 Creek Meadow Blvd N
	09/01/2023	College Station Utilities	283.80	ACH	09/28/2023	Monthly Utility Bill
	10/02/2023	College Station Utilities	300.19	ACH	10/30/2023	Monthly Utility Bill
			2,973.19			

8193 - CM/ECM Water and Irrigation

	02/01/2023	Wellborn Special Utility District	29.15	ACH	02/01/2023	Greens Prairie Rd Irrig
102-4969-00	02/01/2023	Wellborn Special Utility District	234.00	ACH	02/01/2023	15541 Creek Meadows Blvd Irrigation
102-8302-00	02/01/2023	Wellborn Special Utility District	29.15	ACH	02/01/2023	Timber Drive
102-0067-00	02/01/2023	Wellborn Special Utility District	246.63	ACH	02/01/2023	15751 Cottonwood Creek Ln
102-0067-00	03/01/2023	Wellborn Special Utility District	58.29	ACH	03/01/2023	15751 Cottonwood Creek Ln
102-8155-00	03/01/2023	Wellborn Special Utility District	29.15	ACH	03/01/2023	Greens Prairie TR Irrigation
102-4969-00	03/01/2023	Wellborn Special Utility District	29.15	ACH	03/01/2023	15541 Creek Meadow BLVD Irrigation
102-8302-00	03/01/2023	Wellborn Special Utility District	29.15	ACH	03/01/2023	Timber Drive
102-8155-00	05/01/2023	Wellborn Special Utility District	37.69	ACH	05/01/2023	Greens Prairie TR Irrigation
102-8302-00	05/01/2023	Wellborn Special Utility District	37.69	ACH	05/01/2023	Timber Dr
102-0067-00	05/01/2023	Wellborn Special Utility District	1,283.59	ACH	05/01/2023	15751 Cottonwood Creek Ln Irrigation
102-4969-00	05/01/2023	Wellborn Special Utility District	2,122.03	ACH	05/01/2023	15541 Creek Meadow BLVD Irrigation
102-4969-00	05/31/2023	Wellborn Special Utility District	687.18	ACH	05/31/2023	15541 Creek Meadows Blvd Irrigation
102-8302-00	05/31/2023	Wellborn Special Utility District	87.61	ACH	05/31/2023	Timber Dr
102-0067-00	05/31/2023	Wellborn Special Utility District	534.01	ACH	05/31/2023	15751 Cottonwood Creek Ln - Irrigation
102-8155-00	05/31/2023	Wellborn Special Utility District	37.69	ACH	05/31/2023	Greens Prairie TR - Irrigation
102-8155-00	06/30/2023	Wellborn Special Utility District	37.69	ACH	06/30/2023	Greens Prairie TR - Irrigation
102-4969-00	06/30/2023	Wellborn Special Utility District	676.86	ACH	06/30/2023	15541 Creek Meadow BLVD - Irrigation
102-0067-00	06/30/2023	Wellborn Special Utility District	482.60	ACH	06/30/2023	15751 Cottonwood Creek Ln - Irrigation



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
11/13/2023

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.

PRODUCER Randy Flasowski(353134M) 1001 University Dr E Ste 105 College Station TX 77840-2143	CONTACT NAME:		
	PHONE (A/C, NO, EXT): 979-691-2534	FAX (A/C, NO):	
	E-MAIL ADDRESS: rflasowski@farmersagent.com		
	PRODUCER CUSTOMER ID:		
INSURED CREEK MEADOWS OWNERS 3363 UNIVERSITY DR E # 215 BRYAN TX 77802	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Truck Insurance Exchange		21709
	INSURER B: Farmers Insurance Exchange		21652
	INSURER C: Mid Century Insurance Company		21687
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

LOCATION OF PREMISES/DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
15541 CREEK MEADOW BLVD N,COLLEGE STATION,TX,77845

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		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS		
A	<input type="checkbox"/>	PROPERTY	606777801	01/10/2023	01/10/2024	<input checked="" type="checkbox"/>	BUILDING	\$559,100	
	<input type="checkbox"/>	CAUSES OF LOSS				DEDUCTIBLES	<input type="checkbox"/>	PERSONAL PROPERTY	\$
	<input type="checkbox"/>	BASIC				BUILDING	<input type="checkbox"/>	BUSINESS INCOME	\$
	<input type="checkbox"/>	BROAD				1,000	<input type="checkbox"/>	EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/>	SPECIAL				CONTENTS	<input type="checkbox"/>	RENTAL VALUE	\$
	<input type="checkbox"/>	EARTHQUAKE				1,000	<input type="checkbox"/>	BLANKET BUILDING	\$
	<input type="checkbox"/>	WIND					<input type="checkbox"/>	BLANKET PERS PROP	\$
	<input type="checkbox"/>	FLOOD					<input type="checkbox"/>	BLANKET BLDG & PP	\$
	<input type="checkbox"/>	INLAND MARINE	TYPE OF POLICY				\$		
	<input type="checkbox"/>	CAUSES OF LOSS					\$		
	<input type="checkbox"/>	NAMED PERILS	POLICY NUMBER				\$		
	<input type="checkbox"/>	CRIME					\$		
	<input type="checkbox"/>	TYPE OF POLICY					\$		
	<input type="checkbox"/>	BOILER & MACHINERY/ EQUIPMENT BREAKDOWN					\$		
							\$		

SPECIAL CONDITIONS/OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Randy Flasowski</i>



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/13/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Randy Flasowski(353134M) 1001 University Dr E Ste 105 College Station TX 77840-2143	CONTACT NAME: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PHONE (A/C, NO, EXT): 979-691-2534</td> <td style="width: 50%;">FAX (A/C, NO): 979-691-2608</td> </tr> <tr> <td colspan="2">E-MAIL ADDRESS: rflasowski@farmersagent.com</td> </tr> </table>	PHONE (A/C, NO, EXT): 979-691-2534	FAX (A/C, NO): 979-691-2608	E-MAIL ADDRESS: rflasowski@farmersagent.com									
PHONE (A/C, NO, EXT): 979-691-2534	FAX (A/C, NO): 979-691-2608												
E-MAIL ADDRESS: rflasowski@farmersagent.com													
INSURED CREEK MEADOWS OWNERS 3363 UNIVERSITY DR E # 215 BRYAN TX 77802	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">INSURER A: Truck Insurance Exchange</td> <td style="width: 20%;">NAIC # 21709</td> </tr> <tr> <td>INSURER B: Farmers Insurance Exchange</td> <td>21652</td> </tr> <tr> <td>INSURER C: Mid Century Insurance Company</td> <td>21687</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER A: Truck Insurance Exchange	NAIC # 21709	INSURER B: Farmers Insurance Exchange	21652	INSURER C: Mid Century Insurance Company	21687	INSURER D:		INSURER E:		INSURER F:	
INSURER A: Truck Insurance Exchange	NAIC # 21709												
INSURER B: Farmers Insurance Exchange	21652												
INSURER C: Mid Century Insurance Company	21687												
INSURER D:													
INSURER E:													
INSURER F:													

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS			
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			606777801	01/10/2023	01/10/2024	EACH OCCURRENCE \$ 1,000,000			
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea Occurrence) \$ 75,000			
							MED EXP (Any one person) \$ 5,000			
							PERSONAL & ADV INJURY \$ 1,000,000			
	GEN'L AGGREGATE LIMIT APPLIES PER:									GENERAL AGGREGATE \$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 1,000,000			
	OTHER:						\$			
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$			
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$			
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident) \$			
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$			
							\$			
	UMBRELLA LIAB <input type="checkbox"/> OCCUR						EACH OCCURRENCE \$			
	EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$			
	DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						\$			
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTHER \$			
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below <input type="checkbox"/>	N/A					E.L. EACH ACCIDENT \$			
							E.L. DISEASE - EA EMPLOYEE \$			
							E.L. DISEASE - POLICY LIMIT \$			

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

CERTIFICATE HOLDER 	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Les Rice
 Beal Properties
 les@bealbs.com
 778.40
 Office Ph: (979) 764-2500

CMA 1 - Line

Prepared By: Les Rice

Listings as of 11/13/23 at 9:45 am

Property Type is 'Residential' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 11/13/2023 to 05/17/2023 Subdivision Code is 'Creek Meadows'

Residential												
Active Properties												
MLS #	Address	Unit #	# Bd	# FH	Bth	Gar	Cap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	DOM
23007521	15197 Still Water Meadow	3	2/0	2				Creek Meadows	2023	1,415	\$225.30	167
23008968	3822 Still Creek Loop	4	2/-	2				Creek Meadows	2020	1,640	\$195.12	124
23007214	15195 Still Water Meadow	3	2/0	2				Creek Meadows	2023	1,497	\$214.56	178
23007147	15221 Still Water Meadow	3	2/0	2				Creek Meadows	2023	1,497	\$215.43	179
23013008	15213 Still Water Meadow	3	2/0	2				Creek Meadows	2023	1,497	\$216.37	38
23007152	15219 Still Water Meadow	4	3/0	2				Creek Meadows	2023	1,911	\$193.88	179
23007156	15217 Still Water Meadow	4	3/0	2				Creek Meadows	2023	1,953	\$190.43	179
23006717	15193 Still Water Meadow	4	3/0	2				Creek Meadows	2023	2,029	\$184.67	189
23008591	15199 Still Water Meadow	4	2/1	2				Creek Meadows	2023	2,110	\$182.46	138
23011063	15627 Wood Brook Lane	3	2/1	2				Creek Meadows	2014	2,093	\$203.06	68
23012793	4203 Shallow Creek Court	4	3/1	2				Creek Meadows	2015	2,720	\$158.05	44
23013934	4012 Lodge Creek Court	3	3/-	2				Creek Meadows	2018	2,230	\$201.75	3
23009846	15642 Long Creek Lane	3	3/-	2				Creek Meadows	2018	2,328	\$204.04	107
# LISTINGS: 13												
Medians:												
Minimums:												
Maximums:												
Averages:												

Sold Properties												
MLS #	Address	Unit #	# Bd	# FH	Bth	Gar	Cap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	DOM
23006206	3904 Pawnee Creek Court	3	2/-	2				Creek Meadows	2008	1,270	\$214.17	37
23007673	15434 Baker Meadow	3	2/-	2				Creek Meadows	2013	1,374	\$203.71	35
23006138	15463 Baker Meadow	4	2/-	2				Creek Meadows	2015	1,527	\$193.19	88
23002031	15227 Still Water Meadow	3	2/0	2				Creek Meadows	2023	1,415	\$215.48	147
23008104	3812 Still Creek Loop	3	2/-	2				Creek Meadows	2020	1,507	\$205.71	36
23009390	4209 Carnes Court	3	2/1	2				Creek Meadows	2014	1,883	\$172.07	21
23005327	4203 Cedar Creek Court	4	3/-	2				Creek Meadows	2010	1,956	\$181.49	80
23002035	15229 Still Water Meadow	3	2/0	2				Creek Meadows	2023	1,497	\$210.35	119
23011231	3854 Still Creek Loop	3	2/-	2				Creek Meadows	2018	1,657	\$192.52	47
Sold Price												
List Price												
AvgSP\$/Sqft												
Sold Date												
SP%LP												

*** This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice ***
 Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.
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CMA 1 - Line

Prepared By: Les Rice

Listings as of 11/13/23 at 9:45 am

Residential

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
23006990	15223 Still Water Meadow		4	3/0	2	Creek Meadows	2023	1,953	\$184.28	\$359,900	\$359,900	\$184.28	08/15/2023	100.00	92
22014219	15231 Still Water Meadow		4	3/0	2	Creek Meadows	2022	1,953	\$190.94	\$372,900	\$372,900	\$190.94	06/02/2023	100.00	234
23007213	4110 Shallow Creek Loop		4	2/1	2	Creek Meadows	2015	1,820	\$196.65	\$357,900	\$375,200	\$206.15	06/09/2023	104.83	21
23000768	15225 Stillwater Meadow L		4	2/1	2	Creek Meadows	2023	2,110	\$180.05	\$379,900	\$381,550	\$180.83	08/04/2023	100.43	192
23007580	15643 Long Creek Lane		3	2/-	2	Creek Meadows	2016	1,957	\$201.79	\$394,900	\$400,000	\$204.39	06/22/2023	101.29	22
23007382	4104 Shady Brook		4	2/1	2	Creek Meadows	2015	2,166	\$197.55	\$427,900	\$437,150	\$201.82	06/09/2023	102.16	16
23005627	4007 Crooked Creek Path		3	2/1	2	Creek Meadows	2018	2,172	\$200.28	\$435,000	\$440,000	\$202.58	05/31/2023	101.15	53
23007251	4015 High Creek Court		4	3/-	2	Creek Meadows	2018	2,259	\$203.59	\$459,900	\$466,000	\$206.29	06/26/2023	101.33	37
23003732	15660 Long Creek Lane		4	3/-	2	Creek Meadows	2018	2,524	\$196.12	\$495,000	\$483,000	\$191.36	05/24/2023	97.58	69
23009245	15631 Long Creek Lane		4	3/-	2	Creek Meadows	2017	2,444	\$204.54	\$499,900	\$499,900	\$204.54	08/25/2023	100.00	36
23006963	15734 Timber Creek Lane		4	3/-	2	Creek Meadows	2015	2,415	\$219.46	\$530,000	\$530,000	\$219.46	06/16/2023	100.00	29

# LISTINGS:	20	Medians:	\$358,900	\$202.20	\$366,400	100.00	42
Minimums:			\$272,000	\$161.04	\$267,000	88.73	16
Maximums:			\$530,000	\$219.46	\$530,000	104.83	234
Averages:			\$375,036	\$373,060	\$373,060	99.56	71

Quick Statistics (33 Listings Total)			
List Price	Min	Average	Median
Sold Price	\$272,000	\$375,036	\$370,500
	\$267,000	\$373,060	\$366,400
	Max		
	\$530,000		
	\$530,000		

*** This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice ***
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