



Beal Properties

3363 University Drive Suite 215

Bryan, TX 77802

(979)764-2500 www.bealbcs.com

Oakwood Townhomes HOA Board Meeting

October 19th @ 5:30pm

5:30 pm @ Beal Properties

AGENDA ITEMS

1. Call Meeting to Order
2. Review / Approval Meeting Minutes
3. Financial Report – 3rd Quarter
 - a. Cash Flow
 - b. Expenses
 - c. Delinquency Report
4. Old Business
 - a. Metro net Rep - Rachel
 - b. Maintenance
 - c. Lawn Care Bids
5. New Business
 - a. 2023 Budget
6. Next Meeting January 10th 2023 @ 5:45pm
7. Adjourn

Cash Flow

Beal Properties

Properties: Oakwood Townhomes - 4505-4517 Carter Creek Bryan, TX 77802

Date Range: 07/01/2022 to 09/30/2022 (Last Quarter)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Interest Income	57.16	0.15	66.02	0.05
Late Fees\NSF Rent	432.65	1.12	815.00	0.65
Homeowners Association Dues	38,172.00	98.71	124,211.94	99.29
Certified Letter Charge	7.82	0.02	7.82	0.01
Total Operating Income	38,669.63	100.00	125,100.78	100.00
Expense				
HOA Dues - Refund of Overpayment	0.00	0.00	408.00	0.33
Electrical Repairs	444.72	1.15	836.49	0.67
General Maintenance	0.00	0.00	1,581.06	1.26
Insurance	9,333.40	24.14	23,402.98	18.71
Transfer to Reserves	3,000.00	7.76	9,000.00	7.19
Legal Fees	0.00	0.00	406.25	0.32
Lawn/Property Maintenance	1,952.37	5.05	6,385.22	5.10
Management Fee	1,800.00	4.65	5,300.00	4.24
Misc. Property Expense	0.00	0.00	91.47	0.07
Mortgage/Note Payment	10,925.46	28.25	32,776.38	26.20
Pest Control	1,353.14	3.50	1,396.44	1.12
Plumbing Expense	0.00	0.00	1,190.00	0.95
Porter Service	1,195.00	3.09	2,975.00	2.38
Processing Fee	0.00	0.00	100.00	0.08
Sign Expense	0.00	0.00	64.93	0.05
Utilities	933.31	2.41	11,437.95	9.14
Utilities - electric	215.68	0.56	502.71	0.40
Utilities - Sewer/Drainage	466.74	1.21	466.74	0.37
Utilities - Water	4,743.77	12.27	11,673.37	9.33
Total Operating Expense	36,363.59	94.04	109,994.99	87.93
NOI - Net Operating Income	2,306.04	5.96	15,105.79	12.07
Total Income	38,669.63	100.00	125,100.78	100.00
Total Expense	36,363.59	94.04	109,994.99	87.93
Net Income	2,306.04	5.96	15,105.79	12.07
Other Items				
Prepayments	-116.50		945.20	
Net Other Items	-116.50		945.20	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Cash Flow	2,189.54		16,050.99	
Beginning Cash	18,292.53		6,471.08	
Beginning Cash + Cash Flow	20,482.07		22,522.07	
Actual Ending Cash	20,482.07		20,482.07	

Expense Distribution

Properties: Oakwood Townhomes - 4505-4517 Carter Creek Bryan, TX 77802

Payees: All

Bill Date Range: 07/01/2022 to 09/30/2022 (Last Quarter)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
4606 - Certified Letter Charge							
	08/24/2022		Beal Properties	4.28	879	09/07/2022	Certified Letter Charge for 08/2022
6390 - Electrical Repairs							
30080	07/12/2022	4513#03	McCaffety Electric CO. INC.	243.56	863	07/12/2022	4513 #03 -Replaced outside light fixture
30092	08/12/2022		McCaffety Electric CO. INC.	201.16	874	08/12/2022	Security Light is out, replaced bulb and checked photocell. Working properly
				444.72			
6470 - Insurance							
STCP0001358-02	07/01/2022		Safepoint Insurance	2,446.00	855	07/01/2022	Monthly Insurance Premium
TXH-C59084	07/18/2022		IPFS Corporation	624.70	864	07/18/2022	Monthly Insurance Premium
STCP0001358-02	07/31/2022		Safepoint Insurance	2,446.00	865	07/31/2022	Monthly Insurance Premium
TXH-C59084	08/12/2022		IPFS Corporation	624.70	871	08/12/2022	Monthly Insurance Premium
STCP0001358-02	08/31/2022		Safepoint Insurance	2,446.00	875	08/31/2022	Monthly Insurance Premium
NPP1575543E	08/31/2022		United States Liability Insurance Compan	746.00	876	08/31/2022	Insurance Premium
				9,333.40			
6471 - Transfer to Reserves							
	07/01/2022		Oakwood Townhomes	1,000.00	857	07/01/2022	July 2022 - Transfer to Reserves
	08/01/2022		Oakwood Townhomes	1,000.00	867	08/03/2022	August 2022 - Transfer to Reserves
	09/01/2022		Oakwood Townhomes	1,000.00	877	09/01/2022	September 2022 - Transfer to Reserves
				3,000.00			
6475 - Lawn/Property Maintenance							
OW30	07/12/2022		Lawn Stars	600.79	862	07/12/2022	Monthly Lawn Maintenance
4430	08/08/2022		Lopez Boyz	150.00	869	08/08/2022	Changed 3 irrigation clock schedules
OW31	08/12/2022		Lawn Stars	600.79	873	08/12/2022	Monthly Lawn Maintenance
OW32	09/09/2022		Lawn Stars	600.79	881	09/12/2022	Monthly Lawn Maintenance
				1,952.37			
6540 - Management Fee							
	07/11/2022		Beal Properties	600.00	861	07/11/2022	Management Fee for 07/2022
	08/08/2022		Beal Properties	600.00	868	08/08/2022	Management Fee for 08/2022
	09/01/2022		Beal Properties	600.00	879	09/07/2022	Management Fee for

Expense Distribution

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
	2022						09/2022
				1,800.00			
6560 - Mortgage/Note Payment							
	07/01/2022		First Financial Bank	3,641.82	856	07/01/2022	July 2022 - 500.00 additional towards principle
	08/01/2022		First Financial Bank	3,641.82	866	08/03/2022	August 2022 - 500.00 additional towards principle
	09/01/2022		First Financial Bank	3,641.82	878	09/01/2022	September 2022 - 500.00 additional towards principle
				10,925.46			
6695 - Pest Control							
25558	07/07/2022		Joe Loudat DBA/	54.13	858	07/07/2022	Monthly Pest Control
25716 & 25717	08/12/2022		Joe Loudat DBA/	108.26	872	08/12/2022	Pest Control - Wasp control
25708	08/12/2022		Joe Loudat DBA/	1,190.75	872	08/12/2022	Annual Termite Warranty renewal
				1,353.14			
6701 - Porter Service							
4363	07/07/2022		Lopez Boyz	150.00	859	07/07/2022	Removed Heavy Bulky Items from dumpster
2477	07/07/2022		Robert Walker	45.00	860	07/07/2022	Removed full size mattress and spring.
2494	07/07/2022		Robert Walker	200.00	860	07/07/2022	Monthly Porter Service
2518	08/08/2022		Robert Walker	150.00	870	08/08/2022	Monthly Porter Service
2505	08/08/2022		Robert Walker	165.00	870	08/08/2022	Bulk Pick up
4418	08/08/2022		Lopez Boyz	120.00	869	08/08/2022	removed trash and bulky items from around dumpster
2545	09/06/2022		Robert Walker	200.00	880	09/07/2022	Monthly Porter Service
2534	09/06/2022		Robert Walker	165.00	880	09/07/2022	Monthly Bulk Pick Up
				1,195.00			
6810 - Utilities							
2063465	07/18/2022		Bryan Texas Utilities	466.52	ACH	07/18/2022	Security light/solid wastes
2063465	09/14/2022		Bryan Texas Utilities	466.79	ACH	09/14/2022	SECURITY LIGHTS
				933.31			
6820 - Utilities - electric							
2063476	07/18/2022		Bryan Texas Utilities	32.68	ACH	07/18/2022	Electric Bill
2063476	08/15/2022		Bryan Texas Utilities	32.60	ACH	08/15/2022	Electric Bill
2312117	08/15/2022		Bryan Texas Utilities	56.18	ACH	08/15/2022	Electric Bill

Expense Distribution

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
2063476	09/14/2022		Bryan Texas Utilities	34.19	ACH	09/14/2022	
2312117	09/14/2022		Bryan Texas Utilities	60.03	ACH	09/14/2022	
				215.68			
6830 - Utilities - Sewer/Drainage							
2063465	08/15/2022		Bryan Texas Utilities	466.74	ACH	08/15/2022	Solid Waste Bill
6840 - Utilities - Water							
2312117	07/18/2022		Bryan Texas Utilities	57.64	ACH	07/18/2022	Water Bill
2063197	07/18/2022		Bryan Texas Utilities	1,419.45	ACH	07/18/2022	Water Bill
2063196	07/18/2022		Bryan Texas Utilities	52.77	ACH	07/18/2022	Water Bill
2063196	08/15/2022		Bryan Texas Utilities	64.67	ACH	08/30/2022	Water Bill
2063197	08/15/2022		Bryan Texas Utilities	1,700.64	ACH	08/15/2022	Water Bill
2063196	09/14/2022		Bryan Texas Utilities	56.34	ACH	09/14/2022	
2063197	09/14/2022		Bryan Texas Utilities	1,392.26	ACH	09/14/2022	
				4,743.77			
Total				36,367.87			

PO Box 701, Abilene, TX 79604

PLEASE EXAMINE AT ONCE

Check your statement and enclosures, and report any discrepancies within thirty (30) days. Please direct any phone inquiries regarding your accounts to (855) 660-5862. Written inquiries should be sent to the address listed, attention: Research.

ACCOUNT NUMBER	190007041007
STATEMENT DATES	8/01/22-8/31/22
ENCLOSURES	1
PAGE	1 of 3

*0008158 S2
OAKWOOD TOWNHOMES HOME OWNERS
ASSOCIATION INC
RESERVE ACCOUNT

BAD ADDRESS



0008158
3360FF
8675500X.002

SUMMARY OF ACCOUNTS

Account Number	Account Description	Current Balance
190007041007	Commercial Money Market	90,958.50

ACCOUNT SUMMARY

Commercial Money Market

Account Number	190007041007	Statement Dates	8/01/22 thru 8/31/22
Previous Balance	89,916.46	Days in Statement Period	31
1 Deposits/Credits	1,000.00	Average Ledger	90,787.42
0 Checks/Debits	0.00	Average Collected	90,787.42
Monthly Maintain Fee	0.00		
Interest Pd This Stmt	42.04		
Ending Balance	90,958.50	2022 Interest Paid	99.92

Account Title:
Oakwood Townhomes Home Owners
Association Inc
Reserve Account

MISCELLANEOUS CREDITS

Date	Description	Amount
8/05	Deposit #46	1,000.00
8/31	Interest Deposit	42.04

INTEREST RATE SUMMARY

Date	Interest Rate
7/31	0.400000%
8/02	0.550000%

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
8/01	89,916.46	8/05	90,916.46	8/31	90,958.50





BEAL
Properties

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

October 19, 2022

Oakwood Townhomes Management Report

Delinquency Status: As of September 30th, the total outstanding dues owed to the HOA is \$3,841.33. One account makes up \$2,618.69 of that balance. Beal has attempted to reach out on multiple occasions but has not been able to get in touch with the homeowner.

Violation Report: There was only 1 violation, due to some graffiti that was done to the side of a unit.

Maintenance Report: There is currently 1 outstanding work order as of today, and a few Maintenance items Beal would like to bring to the attention of the board for discussion on future projects throughout the complex.


Outstanding work orders: Ag Town Property Maintenance recently went out to complete a few repairs in the common area around the complex, but there were a few more items that came up that were presented to the company, and they were able to provide me with an estimate to complete.

Future Projects:

- New Outgoing Mailbox (Found a few outgoing mailboxes for the board could choose from)
- A ramp near building 4507 (A homeowner reached regarding a suggestion on adding a ramp for handicap residents)

Zimbra**toni@bealbcs.com**

missing, damaged address plates on mailboxes

From : jimmy jamison <jamison@fastmail.com> Wed, Aug 31, 2022 04:36 PM
Subject : missing, damaged address plates on mailboxes  1 attachment

To : Toni Myers <toni@bealbcs.com>
Cc : Randy & Kelly <lunsford89@mail.com>, Victor Castillo <vc27717@yahoo.com>, Max Murtaugh <max@coldairac.com>, Don Benedict <airsorceone@hotmail.com>

Hi Toni,

There are 5 address plates on mailboxes that are damaged or missing. I know replacing the locks/keys are the responsibility of the unit owners (the HOA doesn't pay to replace keys/locks when someone's tenant loses one, breaks it, or moves out), but the address plates seem more permanent.

I got a quote from CC's Creations for similar address plates (they're aluminum looking plastic with black lettering, 2.5"x 0.5" similar size and look as the originals, and come with self adhesive backs for \$5.00 each + tax).


If the board is OK with ordering them, I don't mind sticking them on when we get them.

The addresses are 4511-1, 4505-1, 4505-4, 4515-1, and 4509-11 (I think that last one belongs to the HOA/ never been used? and one of the others is mine).

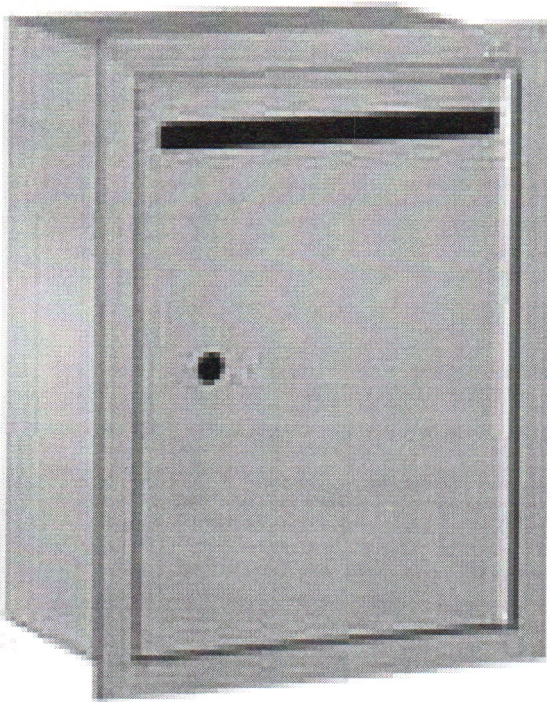
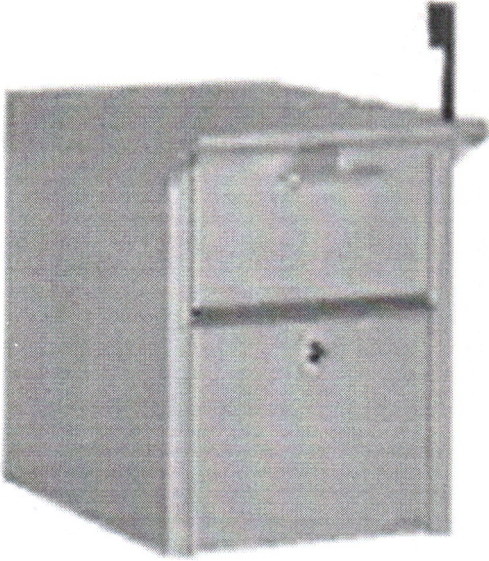
The quote is attached, if you know of a cheaper source please let us know.

Thanks,

Jim Jamison

 **QUOTE_Q74281.pdf**
69 KB

1st Picture is \$430.82
2nd Picture is \$328.12





Ag Town Property Maintenance
540 Graham Rd
College Station, TX 77845
(979) 571-5539
agtownpropertymaintenance@gmail.com

ADDRESS

Beal Properties Inc.
Beal Properties Inc.
903 Texas Ave South
College Station, Tx 77840

Estimate 2264

DATE 09/06/2022

JOB:

Carter Creek/Oakwood

ACTIVITY	QTY	RATE	AMOUNT
Pressure Washing Pressure wash 3 separate wooden siding areas of 4505 to prep for painting.	1	162.38	162.38
Exterior Paint 3 separate 2 story wooden siding areas of 4505 - Scrape all needed areas and paint to match existing (this includes window casing/trim).	3	250.00	750.00
Please note that paint will not match 100% due to Sun Exposure and UV rays. We will get the closest match possible.			
Trash Out Remove all previously discarded wood, trash, etc. from fencing behind building 4515.	1	95.00	95.00
General Labor Remove rock border between units 7 and 8 of building 4515	1	25.00	25.00

Carter Creek/Oakwood - Additional Items

TOTAL

\$1,032.38

Accepted By

Accepted Date