HOA MEETING CHECK LIST

DATE: 17 08 20

HOA: Dakwood

PREPARE FOR THE MEETING	ما
Packet:	٧
Cover Sheet	
Agenda / Proxy	
Minutes (annual board & special) Cash Flow	
Expense Distribution	
Deliquency	
Reserve)
Budget / Annual Only	
CMA/ Annual Only	
Insurance/ Annual Only	
Meeting:	
Sign in Sheet	
Pens	
Packets	
Pictures on TV / Laptop	
Door Signs / Annual Only	
Proxies / Annual Only	
	2

BEFORE THE MEETING

TASK	DATE	V
MEETING	12/08	V
ANNOUNCEMENT POSTED ON WEBSITE		/
REMINDER EMAIL		1
MAILOUT / ANNUAL ONLY		1
EMAILED OUT/ ANNUAL ONLY		

AFTER THE MEETING

TASK	DATE	√
POST PACKET ON THE WEB / REMOVE DEL. INFO	12/09	/
POST MINUTES ON WEB		
SAVE ALL DOC. ON SERVER		
ACTIONS ITEMS LIST		

Board Meeting Agenda

December 8, 2020

Agenda Items

- 1. Status of Roofing no work since November 23, no response from Property management.
- 2. Landscape Improvements waiting for estimate (fill wet spots 4505, 4509#8-9, 4515 #7-8, plant rye grass to fill in lawn).
- 3. Stucco Repair waiting for estimates, siding vs stucco, need to replace flashing before
- 4. Paint Wood Siding- waiting for estimate, soft wash before painting to remove dirt, hornets, etc
- 5. Maintenance must be reported to Property management via portal/telephone.
- 6. Annual Meeting set a date, due to COVID we need RSVPs
- 7. Unit 4505 #1 has new people every 1 -2 days. Bylaws state 'no less than 6 months'.
- 8. Status of delinquencies (not occupied 4513#6, 4507 #3, 4505#5?)
- 9. SuddenLink needs to fasten their cables 4507. Wires are hanging in the back of 4505 #4 #6
- 10. Status of new BTU pole behind 4517
- 11. Status of violation behind 4511 #2
- 12. Changing the display at mailboxes remove rules & regs, post map of complex with parking spaces,
- 13. Summary sheet of rules placed in display
 - a. Link to website
 - b. Garbage days
 - c. Bulk item pick up days
 - d. Report issues/repairs to Property Management as soon as possible
 - e. Contact info for Property Management
 - f. Other important, useful information
- 14. Sign Level (Mr Weedon) and refresh: repaint/re-design, need estimate
- 15. Repair fence 4509 fix lean, allow smooth opening of gates, fix latches if needed, waiting for estimate.

Cash Flow

Beal Properties

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

Date Range: 01/01/2020 to 11/30/2020

Accounting Basis: Cash Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To
Operating Income & Expense				
Income				
Transfer From Reserve	44,000.00	24.71	44,000.00	24.71
Late Fees\NSF Rent	35.00	0.02	35.00	0.02
Homeowners Association Dues	133,905.00	75.21	133,905.00	75.21
CCR Enforcement - Property Damage	35.00	0.02	35.00	0.02
NSF Penalty	60.00	0.03	60.00	0.03
Total Operating Income	178,035.00	100.00	178,035.00	100.00
Expense				
Electrical Repairs	590.95	0.33	590.95	0.33
General Maintenance	4,580.37	2.57	4,580.37	2.57
Insurance	23,837.65	13.39	23,837.65	13.39
Transfer to Reserves	11,000.00	6.18	11,000.00	6.18
Legal Fees	1,150.00	0.65	1,150.00	0.65
Lawn/Property Maintenance	14,150.61	7.95	14,150.61	7.95
Maintenance Supplies	79.29	0.04	79.29	0.04
Special Projects	30,061.02	16.88	30,061.02	16.88
Management Fee	5,500.00	3.09	5,500.00	3.09
Mortgage/Note Payment	40,060.02	22.50	40,060.02	22.50
Pest Control	1.190.75	0.67	1,190.75	0.67
Plumbing Expense	1,946.10	1.09	1,946.10	1.09
Porter Service	2,440.00	1.37	2,440.00	1.37
Professional Fees	235.00	0.13	235.00	0.13
Property Taxes	2.34	0.00	2.34	0.00
Towing Service	250.00	0.14	250.00	0.14
Trash Pick-up	-35.00	-0.02	-35.00	-0.02
Utilities	29,264.98	16.44	29,264.98	16.44
Total Operating Expense	166,304.08	93.41	166,304.08	93.41
NOI - Net Operating Income	11,730.92	6.59	11,730.92	6.59
Total Income	178,035.00	100.00	178,035.00	100.00
Total Expense	166,304.08	93.41	166,304.08	93.41
Net Income	11,730.92	6.59	11,730.92	6.59
Other Items				
Prepayments	-2,021.00		-2,021.00	
Net Other Items	-2,021.00		-2,021.00	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Cash Flow	9,709.92		9,709.92	
Beginning Cash	-4,739.63		-4,739.63	
Beginning Cash + Cash Flow	4,970.29		4,970.29	
Actual Ending Cash	4,970.29		4,970.29	

Expense Distribution Exported On: 12/08/2020 05:12 PM

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

Payees: All

Bill Date Range: 01/01/2020 to 11/30/2020

8550	Bill Date	Unit	Payee 6390	Amount - Electrical F	Check # Repairs	Description
	02/18/2020		CC Electric	305.72	123244	Repaired short and reset breaker, replaced light but
8517	04/07/2020		CC Electric	61.00	123411	fixed light
8758	06/04/2020	4507#07	CC Electric	224.23	123596	installed LED bypass buld and photocell
				590.95	120000	mistalled LED bypass build and priotocell
			6455 -	General Main	tonance	
2072	06/19/2020		Thee Anderson's Family Remodeling	1,750.00	123626	Materials 0 4/0 d
2071	07/29/2020		Thee Anderson's Family Remodeling	1,578.88		Materials & 1/3 down payment for total estimate
2072	07/29/2020		Thee Anderson's Family Remodeling		123725	Multiple jobs around the complex
12212	08/06/2020			1,200.00	123725	Install Hardie plank on unit 4507 #05 & paint 4505
12212	00/00/2020		T. Fry Make Ready	51.49	123769	Replaced 2 fence pickets 4509
				4,580.37		
TXH-892003	04/07/2020			470 - Insuran		
TXH-892003			IPFS Corporation	1,445.40	123149	Monthly Insurance premium
			IPFS Corporation	1,445.40	123232	Monthly Insurance premium
PP15/5543C	03/18/2020		United States Liability Insurance	890.40	123344	monthly insurance
9659	04/21/2020		Service Insurance Group, Inc.	6,000.00	123430	Davis Davis of Carlot State Control of Carlot Carlo
XH-A09528	05/06/2020		IPFS Corporation			Down Payment for Annual Insurance 2020-2021
FM0014832				1,790.55	123491	INSURANCE
XH-A09528			RLI Surety	177.00	123600	Fedility Bond
			IPFS Corporation	1,790.55	123615	Insurance Monthly Payment
			IPFS Corporation	1,790.55	123681	Monthly Insurance Premium
XH-A09528			IPFS Corporation	1,790.55	123791	Monthly Insurance Premium
P1575543C	08/25/2020		United States Liability Insurance			Monthly Insurance premium
			IDEC Comments Insurance	672.80	123823	
			IPFS Corporation	1,790.55	123883	
XH-A09528	10/07/2020		IPFS Corporation	1,790.55	123938	Insurance
XH-A09528	11/10/2020		IPFS Corporation	1,790.55	124040	Histratice
PP1575543C	11/23/2020		United States Liability Insurance	672.80		
			Office States Liability Insurance	23,837.65	124059	
			6474	Francisco to D		
	01/01/2020		04/1-1	ransfer to Re		
			Oakwood Townhomes	1,000.00	123120	January 2020 - Transfer to Reserves
	02/01/2020		Oakwood Townhomes	1,000.00	123198	February 2020 - Transfer to Reserves
	03/01/2020		Oakwood Townhomes	1,000.00	123276	March 2020 - Transfer to Reserves
	04/01/2020		Oakwood Townhomes			March 2020 - Transfer to Reserves
	05/01/2020			1,000.00	123374	April 2020 - Transfer to Reserves
			Oakwood Townhomes	1,000.00	123455	May 2020 - Transfer to Reserves
	06/01/2020		Oakwood Townhomes	1,000.00	123562	June 2020 - Transfer to Reserves
	07/01/2020		Oakwood Townhomes	1,000.00	123647	July 2020 Transfer to Reserves
	08/01/2020		Oakwood Townhomes	1,000.00		July 2020 - Transfer to Reserves
	09/01/2020		Oakwood Townhomes		123737	August 2020 - Transfer to Reserves
	10/01/2020			1,000.00	123840	September 2020 - Transfer to Reserves
			Oakwood Townhomes	1,000.00	123913	October 2020 - Transfer to Reserves
	11/01/2020		Oakwood Townhomes	1,000.00	124001	November 2020 - Transfer to Reserves
				11,000.00		NOVORIDO 2020 Transier to Neserves
			64'	73 - Legal Fee	es	
			Bruchez, Goss, Thornton, Meronoff &			
OTHER PERSONS			Hawthorne, P.C.	750.00	123513	
19-1097	05/13/2020			750.00	123313	Law all and the second
19-1097	05/13/2020		Bruchez Goss Thornton Margnoff 9			Legal matters on short term lease provision
19-1097			Bruchez, Goss, Thornton, Meronoff &			Legal matters on short term lease provision
19-1097	05/13/2020		Hawthorne, P.C.	200.00	123886	Legal matters on short term lease provision Lance Norwood
	09/15/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff &	200.00	123886	800
19-1097			Hawthorne, P.C.	200.00	123886 123945	800
	09/15/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff &			800
43254	09/15/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00 1,150.00	123945	800
	09/15/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00 1,150.00	123945 aintenance	Lance Norwood
43254	09/15/2020 10/06/2020 01/07/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawr Lopez Boyz	200.00 1,150.00 n/Property Ma 274.00	123945 aintenance 123141	Lance Norwood Mow, Edge, Weedeat
43254 1843 1920	09/15/2020 10/06/2020 01/07/2020 02/07/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz	200.00 1,150.00 n/Property Ma 274.00 110.00	123945 aintenance 123141 123220	Mow, Edge, Weedeat cut & removed branches from fence
1843 1920	09/15/2020 10/06/2020 01/07/2020 02/07/2020 02/13/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz Lawn Stars	200.00 1,150.00 n/Property Ma 274.00	123945 aintenance 123141	Mow, Edge, Weedeat cut & removed branches from fence
1843 1920 1 OW2	09/15/2020 10/06/2020 01/07/2020 02/07/2020 02/13/2020 03/06/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz	200.00 1,150.00 n/Property Ma 274.00 110.00	123945 aintenance 123141 123220 123249	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance
1843 1920 1 OW2 Ow3	09/15/2020 10/06/2020 01/07/2020 02/07/2020 02/13/2020 03/06/2020 03/06/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz Lawn Stars	200.00 1,150.00 n/Property Ma 274.00 110.00 595.38 595.38	123945 aintenance	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance
1843 1920 1 OW2 Ow3 3.11.2020	09/15/2020 10/06/2020 01/07/2020 02/07/2020 02/13/2020 03/06/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawr Lopez Boyz Lopez Boyz Lawn Stars Lawn Stars Lawn Stars Lawn Stars	200.00 1,150.00 h/Property Ma 274.00 110.00 595.38 595.38 6,186.49	123945 aintenance	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance
1843 1920 1 OW2 Ow3 3.11.2020	09/15/2020 10/06/2020 01/07/2020 02/07/2020 02/13/2020 03/06/2020 03/06/2020 03/18/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawr Lopez Boyz Lopez Boyz Lawn Stars Lawn Stars Lawn Stars Freeman Cone	200.00 1,150.00 n/Property Ma 274.00 110.00 595.38 595.38 6,186.49 100.00	123945 aintenance	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance remove edging 4505,4507,4509,4513
1843 1920 1 OW2 Ow3 3.11.2020	09/15/2020 10/06/2020 01/07/2020 02/07/2020 02/13/2020 03/06/2020 03/06/2020 03/18/2020 04/06/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz Lawn Stars Lawn Stars Lawn Stars Freeman Cone Lawn Stars	200.00 1,150.00 1,150.00 1,150.00 274.00 110.00 595.38 595.38 6,186.49 100.00 595.38	123945 aintenance	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance remove edging 4505,4507,4509,4513
1843 1920 1 OW2 Ow3 3.11.2020 OW3 ow4	09/15/2020 10/06/2020 10/06/2020 02/07/2020 02/07/2020 03/06/2020 03/06/2020 04/06/2020 05/06/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz Lawn Stars Lawn Stars Lawn Stars Freeman Cone Lawn Stars Lawn Stars Lawn Stars Lawn Stars Lawn Stars	200.00 1,150.00 n/Property Ma 274.00 110.00 595.38 595.38 6,186.49 100.00	123945 aintenance	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance remove edging 4505,4507,4509,4513 monthly lawn service
1843 1920 1 OW2 Ow3 3.11.2020 OW3 ow4 OW5	09/15/2020 10/06/2020 10/06/2020 02/07/2020 02/07/2020 02/13/2020 03/06/2020 03/18/2020 04/06/2020 05/06/2020 06/04/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz Lawn Stars Lawn Stars Lawn Stars Freeman Cone Lawn Stars	200.00 1,150.00 1,150.00 274.00 110.00 595.38 6,186.49 100.00 595.38 811.88	123945 aintenance 123141 123220 123249 123307 123322 123337 123404 123483	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance remove edging 4505,4507,4509,4513 monthly lawn service MC/ Sprinkler station 2 and 3
1843 1920 1 OW2 Ow3 3.11.2020 OW3 ow4 OW5	09/15/2020 10/06/2020 10/06/2020 02/07/2020 02/07/2020 03/06/2020 03/06/2020 04/06/2020 05/06/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz Lawn Stars Lawn Stars Lawn Stars Lawn Stars Freeman Cone Lawn Stars	200.00 1,150.00 1/Property Ma 274.00 110.00 595.38 595.38 6,186.49 100.00 595.38 811.88 1,098.74	123945 aintenance 123141 123220 123249 123307 123322 123337 123404 123483 123588	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance remove edging 4505,4507,4509,4513 monthly lawn service MC/ Sprinkler station 2 and 3 monthly lawn service, Sprinkler repair, storm clean up
1843 1920 1 OW2 Ow3 3.11.2020 OW3 ow4 OW5 OW6	09/15/2020 10/06/2020 10/06/2020 02/07/2020 02/13/2020 03/06/2020 03/18/2020 04/06/2020 05/06/2020 06/04/2020 07/06/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz Lawn Stars Lawn Stars Lawn Stars Freeman Cone Lawn Stars	200.00 1,150.00 1/Property Ma 274.00 110.00 595.38 595.38 6,186.49 100.00 595.38 811.88 1,098.74 855.18	123945 aintenance 123141 123220 123249 123307 123322 123337 123404 123483 123588 123664	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance remove edging 4505,4507,4509,4513 monthly lawn service MC/ Sprinkler station 2 and 3
1843 1920 1 OW2 Ow3 3.11.2020 OW3 ow4 OW5 OW6 OW7	09/15/2020 10/06/2020 10/06/2020 02/07/2020 02/07/2020 02/13/2020 03/06/2020 03/06/2020 04/06/2020 05/06/2020 06/04/2020 07/06/2020 08/07/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz Lawn Stars Lawn Stars Lawn Stars Freeman Cone Lawn Stars	200.00 1,150.00 1,150.00 1/Property Ma 274.00 110.00 595.38 6,186.49 100.00 595.38 811.88 1,098.74 855.18 595.38	123945 aintenance 123141 123220 123249 123307 123322 123337 123404 123483 123588 123664 123778	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance remove edging 4505,4507,4509,4513 monthly lawn service MC/ Sprinkler station 2 and 3 monthly lawn service, Sprinkler repair, storm clean up
1843 1920 1 OW2 Ow3 3.11.2020 OW3 ow4 OW5 OW6 OW7	09/15/2020 10/06/2020 01/07/2020 02/07/2020 02/13/2020 03/06/2020 03/06/2020 04/06/2020 05/06/2020 06/04/2020 06/04/2020 08/07/2020 08/07/2020 09/08/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz Lawn Stars Lawn Stars Lawn Stars Freeman Cone Lawn Stars	200.00 1,150.00 1/Property Ma 274.00 110.00 595.38 595.38 6,186.49 100.00 595.38 811.88 1,098.74 855.18	123945 aintenance 123141 123220 123249 123307 123322 123337 123404 123483 123588 123664	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance remove edging 4505,4507,4509,4513 monthly lawn service MC/ Sprinkler station 2 and 3 monthly lawn service, Sprinkler repair, storm clean up
1843 1920 1 OW2 Ow3 3.11.2020 OW3 ow4 OW5 OW6 OW7 OW8	09/15/2020 10/06/2020 10/06/2020 02/07/2020 02/13/2020 03/06/2020 03/06/2020 04/06/2020 05/06/2020 06/04/2020 07/06/2020 08/07/2020 09/08/2020 10/07/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz Lawn Stars Lawn Stars Lawn Stars Freeman Cone Lawn Stars	200.00 1,150.00 h/Property Ma 274.00 110.00 595.38 6,186.49 100.00 595.38 811.88 1,098.74 855.18 595.38 947.19	123945 aintenance 123141 123220 123249 123307 123322 123337 123404 123483 123588 123664 123778 123872	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance remove edging 4505,4507,4509,4513 monthly lawn service MC/ Sprinkler station 2 and 3 monthly lawn service, Sprinkler repair, storm clean up Monthly Lawn Service monthly lawn service
1843 1920 1 OW2 Ow3 3.11.2020 OW3 ow4 OW5 OW6 OW7	09/15/2020 10/06/2020 01/07/2020 02/07/2020 02/13/2020 03/06/2020 03/06/2020 04/06/2020 05/06/2020 06/04/2020 06/04/2020 08/07/2020 08/07/2020 09/08/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz Lawn Stars Lawn Stars Lawn Stars Freeman Cone Lawn Stars	200.00 1,150.00 1/Property Ma 274.00 110.00 595.38 595.38 6,186.49 100.00 595.38 811.88 1,098.74 855.18 595.38 947.19 1,098.74 595.38	123945 aintenance 123141 123220 123249 123307 123322 123337 123404 123483 123588 123664 123778	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance remove edging 4505,4507,4509,4513 monthly lawn service MC/ Sprinkler station 2 and 3 monthly lawn service, Sprinkler repair, storm clean up
1843 1920 1 OW2 Ow3 3.11.2020 OW3 ow4 OW5 OW6 OW7 OW8	09/15/2020 10/06/2020 10/06/2020 02/07/2020 02/13/2020 03/06/2020 03/06/2020 04/06/2020 05/06/2020 06/04/2020 07/06/2020 08/07/2020 09/08/2020 10/07/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz Lawn Stars Lawn Stars Lawn Stars Freeman Cone Lawn Stars	200.00 1,150.00 1/Property Ma 274.00 110.00 595.38 595.38 6,186.49 100.00 595.38 811.88 1,098.74 855.18 595.38 947.19 1,098.74	123945 aintenance 123141 123220 123249 123307 123322 123337 123404 123483 123588 123664 123778 123872 123958	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance remove edging 4505,4507,4509,4513 monthly lawn service MC/ Sprinkler station 2 and 3 monthly lawn service Monthly Lawn Service monthly lawn service
1843 1920 1 OW2 Ow3 3.11.2020 OW3 ow4 OW5 OW6 OW7 OW8 OW9	09/15/2020 10/06/2020 10/06/2020 02/07/2020 02/07/2020 02/13/2020 03/06/2020 03/18/2020 05/06/2020 06/04/2020 07/06/2020 08/07/2020 09/08/2020 10/07/2020 11/05/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz Lawn Stars Lawn Stars Lawn Stars Freeman Cone Lawn Stars	200.00 1,150.00 1/Property Ma 274.00 110.00 595.38 595.38 6,186.49 100.00 595.38 811.88 1,098.74 855.18 595.38 947.19 1,098.74 595.38	123945 aintenance 123141 123220 123249 123307 123322 123337 123404 123483 123588 123664 123778 123872 123958 124022	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance remove edging 4505,4507,4509,4513 monthly lawn service MC/ Sprinkler station 2 and 3 monthly lawn service, Sprinkler repair, storm clean up Monthly Lawn Service monthly lawn service
1843 1920 1 OW2 OW3 3.11.2020 OW3 ow4 OW5 OW6 OW7 OW8 OW9	09/15/2020 10/06/2020 10/06/2020 02/07/2020 02/13/2020 03/06/2020 03/06/2020 04/06/2020 05/06/2020 06/04/2020 07/06/2020 08/07/2020 09/08/2020 10/07/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz Lawn Stars Lawn Stars Lawn Stars Freeman Cone Lawn Stars	200.00 1,150.00 1/Property Ma 274.00 110.00 595.38 6,186.49 100.00 595.38 811.88 1,098.74 855.18 595.38 947.19 1,098.74 595.38 14,459.12	123945 aintenance 123141 123220 123249 123307 123322 123337 123404 123483 123588 123664 123778 123872 123958 124022	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance remove edging 4505,4507,4509,4513 monthly lawn service MC/ Sprinkler station 2 and 3 monthly lawn service, Sprinkler repair, storm clean up Monthly Lawn Service monthly lawn service Monthly lawn service Monthly Maintenance
1843 1920 1 OW2 Ow3 .11.2020 OW3 ow4 OW5 OW6 OW7 OW8 OW9 OW10	09/15/2020 10/06/2020 10/06/2020 02/07/2020 02/07/2020 02/13/2020 03/06/2020 03/18/2020 05/06/2020 06/04/2020 07/06/2020 08/07/2020 09/08/2020 10/07/2020 11/05/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz Lawn Stars	200.00 1,150.00 1/Property Ma 274.00 110.00 595.38 595.38 6,186.49 100.00 595.38 811.88 1,098.74 855.18 595.38 947.19 1,098.74 595.38 14,459.12	123945 aintenance 123141 123220 123249 123307 123322 123337 123404 123483 123588 123664 123778 123872 123958 124022	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance remove edging 4505,4507,4509,4513 monthly lawn service MC/ Sprinkler station 2 and 3 monthly lawn service, Sprinkler repair, storm clean up Monthly Lawn Service monthly lawn service
1843 1920 1 OW2 OW3 3.11.2020 OW3 ow4 OW5 OW6 OW7 OW8 OW9 OW10	09/15/2020 10/06/2020 10/06/2020 02/07/2020 02/07/2020 02/13/2020 03/06/2020 03/18/2020 05/06/2020 06/04/2020 07/06/2020 08/07/2020 09/08/2020 10/07/2020 11/05/2020		Hawthorne, P.C. Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. 6475 - Lawn Lopez Boyz Lopez Boyz Lawn Stars Lawn S	200.00 1,150.00 1,150.00 1/Property Ma 274.00 110.00 595.38 595.38 6,186.49 100.00 595.38 811.88 1,098.74 855.18 595.38 947.19 1,098.74 595.38 14,459.12	123945 aintenance 123141 123220 123249 123307 123322 123337 123404 123483 123588 123664 123778 123872 123958 124022	Mow, Edge, Weedeat cut & removed branches from fence February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance February Lawn Maintenance remove edging 4505,4507,4509,4513 monthly lawn service MC/ Sprinkler station 2 and 3 monthly lawn service, Sprinkler repair, storm clean up Monthly Lawn Service monthly lawn service Monthly lawn service Monthly Maintenance

000394 000430 263	02/25/2020	Top Point Tree	5,250.75	123261	removed, trimmed and pruned trees throughout the HC
	02/26/2020	Top Point Tree	1,461.38	123264	2 additional trees removed behind 4507
	03/03/2020		920.12	123288	
		College Station Fencing Company			Down payment for fence behind 4515 and 4517
1663	03/06/2020	Beltrand Pavement Markings, LLC	2,895.69	123320	Restripping parking lot
263	03/09/2020	College Station Fencing Company	920.12	123323	85' of privacy fence between Briar Oaks and Oakwood
			30,061.02		
	04/03/3030		- Manageme		
	01/03/2020	Beal Properties	500.00	123114	Management Fee for 01/2020
	02/03/2020	Beal Properties	500.00	123205	Management Fee for 02/2020
	03/03/2020	Beal Properties	500.00	123282	Management Fee for 03/2020
	04/02/2020	Beal Properties	500.00	123386	Management Fee for 04/2020
	05/05/2020	Beal Properties			
			500.00	123467	Management Fee for 05/2020
	06/02/2020	Beal Properties	500.00	123575	Management Fee for 06/2020
	07/02/2020	Beal Properties	500.00	123636	Management Fee for 07/2020
	08/03/2020	Beal Properties	500.00	123730	Management Fee for 08/2020
	09/01/2020	Beal Properties	500.00	123828	Management Fee for 09/2020
	10/02/2020	Beal Properties	500.00	123907	Management Fee for 10/2020
	11/02/2020	Beal Properties			
	11/02/2020	bear Properties	500.00	123989	Management Fee for 11/2020
			5,500.00		
		6560 - M	ortgage/Note	Payment	
	01/01/2020	The Bank & Trust (TB&T)	3,641.82	123113	January 2020 - 500.00 additional towards principle
	02/01/2020	The Bank & Trust (TB&T)	3,641.82	123193	February 2020 - 500.00 additional towards principle
	03/01/2020	The Bank & Trust (TB&T)	3,641.82	123271	March 2020 - 500.00 additional towards principle
	04/01/2020				March 2020 - 500.00 additional towards principle
		The Bank & Trust (TB&T)	3,641.82	123385	April 2020 - 500.00 additional towards principle
	05/01/2020	The Bank & Trust (TB&T)	3,641.82	123466	May 2020 - 500.00 additional towards principle
	06/01/2020	The Bank & Trust (TB&T)	3,641.82	123574	June 2020 - 500.00 additional towards principle
	07/01/2020	The Bank & Trust (TB&T)	3,641.82	123642	July 2020 - 500.00 additional towards principle
	08/01/2020	The Bank & Trust (TB&T)			August 2020 - 500.00 additional towards principle
	09/01/2020		3,641.82	123745	August 2020 - 500.00 additional towards principle
		The Bank & Trust (TB&T)	3,641.82	123835	September 2020 - 500.00 additional towards principle
	10/01/2020	The Bank & Trust (TB&T)	3,641.82	123924	October 2020 - 500.00 additional towards principle
	11/01/2020	The Bank & Trust (TB&T)	3,641.82	123996	November 2020 - 500.00 additional towards principle
			40,060.02		
		6691 -	Parking Lot	Renair	
2066	04/06/2020	Lopez Boyz	150.00	123405	Removed wheel stops at 4509 Carter Creek
					Nemoved wheel stops at 4505 Cartel Creek
20000			95 - Pest Con		-
22098	08/06/2020	Joe Loudat DBA/	1,190.75	123767	Sub-Terr. Termite renewal Anual renewal
		6700 -	Plumbing Ex	noneo	
2524	01/06/2020	Twin City Plumbing LLC	75.00	123144	1513
2525	01/06/2020	Twin City Plumbing LLC			replace sewer cap 4517
		Twin City Plumbing LLC	211.10	123144	replace sprinkler valve
2626	06/02/2020	Twin City Plumbing LLC	250.00	123672	replaced drain for kitchen sink #04
2605	06/02/2020	Twin City Plumbing LLC	75.00	123594	Investigated water leak from #7 to #8
2656	07/06/2020	Twin City Plumbing LLC	1,130.00	123672	Replaced 3/4" water line from concrete slab. 4507
2703	08/11/2020	Twin City Plumbing LLC	85.00	123790	
2716	08/19/2020	Twin City Plumbing LLC	120.00		Investigate water leak 4507 #3 No leak was found.
2716	09/02/2020			123806	
2/10	09/02/2020	Twin City Plumbing LLC	120.00	123861	
			2,066.10		
		670		vice	
1818	01/06/2020		1 - Porter Ser		
1818	01/06/2020	Robert Walker	1 - Porter Ser 200.00	123145	December porter service
1815	01/06/2020	Robert Walker Robert Walker	1 - Porter Ser 200.00 75.00	123145 123145	Fill in hole in parking lot and tv cables
1815 1843	01/06/2020 02/05/2020	Robert Walker Robert Walker Robert Walker	1 - Porter Ser 200.00 75.00 200.00	123145 123145 123226	
1815 1843 1858	01/06/2020 02/05/2020 03/04/2020	Robert Walker Robert Walker	1 - Porter Ser 200.00 75.00	123145 123145	Fill in hole in parking lot and tv cables Monthly Porter Service
1815 1843	01/06/2020 02/05/2020 03/04/2020 03/04/2020	Robert Walker Robert Walker Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00	123145 123145 123226 123298	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14
1815 1843 1858	01/06/2020 02/05/2020 03/04/2020	Robert Walker Robert Walker Robert Walker Robert Walker Robert Walker	200.00 75.00 200.00 30.00 200.00	123145 123145 123226 123298 123298	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service
1815 1843 1858 1867 1888	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00	123145 123145 123226 123298 123298 123408	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service
1815 1843 1858 1867 1888 1906	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 75.00	123145 123145 123226 123298 123298 123408 123487	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee
1815 1843 1858 1867 1888 1906 1911	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 75.00 200.00	123145 123145 123226 123298 123298 123408 123487 123487	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service
1815 1843 1858 1867 1888 1906 1911 1935	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 75.00	123145 123145 123226 123298 123298 123408 123487	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service
1815 1843 1858 1867 1888 1906 1911 1935 1958	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 75.00 200.00 200.00	123145 123145 123226 123298 123298 123408 123487 123487 123487	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service
1815 1843 1858 1867 1888 1906 1911 1935	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 75.00 200.00 200.00 200.00 200.00	123145 123145 123226 123298 123298 123408 123487 123487 123487 123595 123673	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service
1815 1843 1858 1867 1888 1906 1911 1935 1958 1985	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00	123145 123145 123226 123298 123298 123408 123487 123487 123487 123595 123673 123773	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service
1815 1843 1858 1867 1888 1906 1911 1935 1958 1985 2007	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 08/06/2020 09/02/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 75.00 200.00 200.00 200.00 200.00 200.00	123145 123145 123226 123298 123298 123408 123487 123487 123595 123673 123773 123862	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service
1815 1843 1858 1867 1888 1906 1911 1935 1958 1985 2007	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 08/06/2020 09/02/2020 09/02/2020	Robert Walker	75.00 200.00 75.00 200.00 30.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 60.00	123145 123145 123226 123298 123298 123408 123487 123487 123595 123673 123773 123862 123862	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service
1815 1843 1858 1867 1888 1906 1911 1935 1958 1985 2007 1997 2026	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 08/06/2020 09/02/2020 09/02/2020 10/06/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00	123145 123145 123226 123298 123298 123408 123487 123487 123595 123673 123773 123862	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service
1815 1843 1858 1867 1888 1906 1911 1935 1958 1985 2007	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 08/06/2020 09/02/2020 09/02/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00	123145 123145 123226 123298 123298 123408 123487 123487 123595 123673 123773 123862 123862	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service
1815 1843 1858 1867 1888 1906 1911 1935 1958 1985 2007 1997 2026	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 08/06/2020 09/02/2020 09/02/2020 10/06/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00	123145 123145 123226 123298 123298 123408 123487 123487 123595 123673 123773 1237862 123862 123862 123951	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service
1815 1843 1858 1867 1888 1906 1911 1935 1958 1985 2007 1997 2026	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 08/06/2020 09/02/2020 09/02/2020 10/06/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00	123145 123145 123226 123298 123298 123408 123487 123487 123595 123673 123773 123862 123862 123951 124023	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service
1815 1843 1858 1867 1888 1906 1911 1935 1958 1985 2007 1997 2026	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 08/06/2020 09/02/2020 09/02/2020 10/06/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 Professional	123145 123145 123226 123298 123298 123408 123487 123487 123595 123673 123773 123862 123862 123951 124023	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service Monthly Porter Service
1815 1843 1858 1867 1888 1906 1911 1935 1958 1985 2007 1997 2026 2045	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 09/02/2020 09/02/2020 10/06/2020 11/05/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00	123145 123145 123226 123298 123298 123498 123487 123487 123487 123595 123673 123773 123862 123862 123951 124023	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service
1815 1843 1858 1867 1888 1906 1911 1935 1958 1985 2007 1997 2026 2045	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 09/02/2020 09/02/2020 10/06/2020 11/05/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 - Professional 235.00 - Property Ta	123145 123145 123145 123226 123298 123298 123408 123487 123487 123595 123673 123773 123862 123951 124023	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service Monthly Porter Service
1815 1843 1858 1867 1888 1906 1911 1935 1958 1985 2007 1997 2026 2045	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 09/02/2020 09/02/2020 10/06/2020 11/05/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00	123145 123145 123226 123298 123298 123498 123487 123487 123487 123595 123673 123773 123862 123862 123951 124023	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service Monthly Porter Service
1815 1843 1858 1867 1888 1906 1911 1935 1958 1985 2007 1997 2026 2045	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 09/02/2020 09/02/2020 10/06/2020 11/05/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 - Professional 235.00 - Property Ta	123145 123145 123145 123226 123298 123298 123498 123487 123487 123595 123673 123773 123862 123862 123951 124023 Fees 123770 ixes	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service Monthly Porter Service
1815 1843 1858 1867 1888 1906 1911 1935 1958 1985 2007 1997 2026 2045	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 09/02/2020 09/02/2020 10/06/2020 11/05/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 - Professional 235.00 - Property Ta	123145 123145 123145 123226 123298 123298 123408 123487 123487 123595 123673 123773 123862 123862 123951 124023 Fees 123770 ixes 123977	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service Monthly Porter Service Monthly Porter Service Prepared 2019 Federal Corporation Tax return
1815 1843 1858 1867 1888 1906 1911 1935 1958 1985 2007 1997 2026 2045	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 09/02/2020 10/06/2020 11/05/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 - Professional 235.00 - Property Ta 2.34 - Towing Ser 100.00	123145 123145 123145 123298 123298 123298 123408 123487 123595 123673 123773 123862 123862 123951 124023 Fees 123770 IXES 123305	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service Monthly Porter Service Monthly Porter Service Prepared 2019 Federal Corporation Tax return moved 2 vehicles for parking lot restripping
1815 1843 1858 1867 1867 1888 1906 1911 1935 1958 1985 2007 1997 2026 2045 204996	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 09/02/2020 10/06/2020 11/05/2020 08/06/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 - Professional 235.00 - Property Ta 2.34 - Towing Ser 100.00 150.00	123145 123145 123145 123226 123298 123298 123408 123487 123487 123595 123673 123773 123862 123862 123951 124023 Fees 123770 ixes 123977	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service Monthly Porter Service Monthly Porter Service Prepared 2019 Federal Corporation Tax return
1815 1843 1858 1867 1867 1888 1906 1911 1935 1958 1985 2007 1997 2026 2045 204996	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 09/02/2020 10/06/2020 11/05/2020 08/06/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 - Professional 235.00 - Property Ta 2.34 - Towing Ser 100.00	123145 123145 123145 123298 123298 123298 123408 123487 123595 123673 123773 123862 123862 123951 124023 Fees 123770 IXES 123305	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service Monthly Porter Service Monthly Porter Service Prepared 2019 Federal Corporation Tax return moved 2 vehicles for parking lot restripping
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1815 1843 1858 1867 1867 1888 1906 1911 1935 1958 1985 2007 1997 2026 2045 204996 368104	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 09/02/2020 10/06/2020 11/05/2020 08/06/2020 11/05/2020 03/06/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 2-440.00 200.00 2-440.00 200.00 2-440.00 200.00 2-440.00 200.00 2-440.00 200.00 2-440.00 200.00 2-440.00 200.00 2-440.00 200.00 2-440.00 2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2	123145 123145 123145 123298 123298 123298 123498 123487 123487 123487 123595 123673 123773 123862 123951 124023 Fees 123770 ixes 123977 vice 123305 123338	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service Monthly Porter Service Monthly Porter Service Prepared 2019 Federal Corporation Tax return moved 2 vehicles for parking lot restripping
1815 1843 1858 1867 1888 1906 1911 1935 1958 1985 2007 1997 2026 2045 20496	01/06/2020 02/05/2020 03/04/2020 03/04/2020 04/05/2020 05/06/2020 05/06/2020 06/02/2020 07/05/2020 08/06/2020 09/02/2020 10/06/2020 11/05/2020 08/06/2020 10/06/2020 10/06/2020	Robert Walker	1 - Porter Ser 200.00 75.00 200.00 30.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 200.00 2-440.00 Professional 235.00 - Property Ta 2.34 - Towing Ser 100.00 250.00 810 - Utilities	123145 123145 123145 12326 123298 123298 123498 123487 123487 123487 123595 123673 123773 123862 123862 123951 124023 Fees 123770 ixes 123977 vice 123305 123338	Fill in hole in parking lot and tv cables Monthly Porter Service post tree trimming notices February 14 February porter service Monthly Porter Service bulk cleaning off excess dumping, hauled trash and fee April porter service May porter service June porter service Monthly Porter Service Monthly Porter Service Prepared 2019 Federal Corporation Tax return moved 2 vehicles for parking lot restripping relocate vehicles

0010117	Louis-man III				
2312117	01/07/2020	Bryan Texas Utilities	85.45	123134	Monthly Utilty Bill
2063196	01/07/2020	Bryan Texas Utilities	25.40	123134	Monthly Utilty Bill
2312117	02/06/2020	Bryan Texas Utilities	81.05	123211	Monthly Utility Bill
2063476	02/06/2020	Bryan Texas Utilities	34.93	123211	Monthly Utility Bill
2063465	02/06/2020	Bryan Texas Utilities	466.52	123211	Monthly Utility Bill
2063197	02/06/2020	Bryan Texas Utilities	1,352.09	123211	Monthly Utility Bill
2063196	02/06/2020	Bryan Texas Utilities	25.40	123211	Monthly Utility Bill
2063196	03/04/2020	Bryan Texas Utilities	25.40	123291	monthly utilities-water
2063197	03/04/2020	Bryan Texas Utilities	1,379.28	123291	monthly utilities-water
2063465	03/04/2020	Bryan Texas Utilities	466.52	123291	monthly utilities-security light/solid waste
2063476	03/04/2020	Bryan Texas Utilities	29.40	123291	monthly utilities-electricity
2312117	03/04/2020	Bryan Texas Utilities	84.02	123291	monthly utilities-electricity
2063196	04/05/2020	Bryan Texas Utilities	30.64	123396	utilities
2063197	04/05/2020	Bryan Texas Utilities	1,373,10	123396	utilities
2063465	04/05/2020	Bryan Texas Utilities	466.52	123396	utilities
2063476	04/05/2020	Bryan Texas Utilities	36.15	123396	utilities
2312177	04/05/2020	Bryan Texas Utilities	72.45	123396	utilities
2312117	05/06/2020	Bryan Texas Utilities	59.29	123474	101462
2063476	05/06/2020	Bryan Texas Utilities	32.44	123474	106536
2063465	05/06/2020	Bryan Texas Utilities	466.04	123474	
2063197	05/06/2020	Bryan Texas Utilities	1,936.72	123474	COB2771
2063196	05/06/2020	Bryan Texas Utilities	41.35	123474	COB16650
2063197	06/02/2020	Bryan Texas Utilities	2,307.52	123582	monthly utilities-water
2063465	06/02/2020	Bryan Texas Utilities	465.89	123582	monthly utilities-security light/solid waste
2063476	06/02/2020	Bryan Texas Utilities	30.36	123582	monthly utilities-electricity
2312117	06/02/2020	Bryan Texas Utilities	53.00	123582	monthly utilities-electricity
2063196	06/02/2020	Bryan Texas Utilities	101.80	123582	monthly utilities-water
2063196	07/05/2020	Bryan Texas Utilities	106.56	123657	monthly utilities-water
2063197	07/05/2020	Bryan Texas Utilities	2,613.43	123657	monthly utilities-water
2063465	07/05/2020	Bryan Texas Utilities	465.89	123657	monthly utilities- security light/solid waste
2063476	07/05/2020	Bryan Texas Utilities	30.84	123657	
2312117	07/05/2020	Bryan Texas Utilities		123657	monthly utilities-electricity
2312117	08/06/2020	Bryan Texas Utilities	54.54 56.87		monthly utilities-electricity house meter
2063476	08/06/2020	Bryan Texas Utilities		123761	Utilities
2063465	08/06/2020		31.70	123761	Utilities
2063197	08/06/2020	Bryan Texas Utilities Bryan Texas Utilities	466.37	123761	Utilities
			2,593.65	123761	utilities
2063196 2063196	08/06/2020 09/02/2020	Bryan Texas Utilities	93.71	123761	Utilities
2063197	09/02/2020	Bryan Texas Utilities	73.71	123852	
2063465		Bryan Texas Utilities	2,994.74	123852	
	09/02/2020	Bryan Texas Utilities	466.52	123852	
2063476	09/02/2020	Bryan Texas Utilities	33.07	123852	
2312117	09/02/2020	Bryan Texas Utilities	59.85	123852	
2063476	10/02/2020	Bryan Texas Utilities	33.65	123929	
2312117	10/02/2020	Bryan Texas Utilities	64.09	123929	
2063196	10/02/2020	Bryan Texas Utilities	49.68	123929	
2063465	10/02/2020	Bryan Texas Utilities	466.52	123929	
2063197	10/02/2020	Bryan Texas Utilities	2,589.33	123929	
2063196	11/05/2020	Bryan Texas Utilities	68.95	124013, 124013,	
2063476	11/05/2020	Bryan Texas Utilities	34.69	124013, 124013,	
2063197	11/05/2020	Bryan Texas Utilities	1,774.19	124013, 124013,	
2312117	11/05/2020	Bryan Texas Utilities	64.85	124013, 124013,	
2063465	11/05/2020	Bryan Texas Utilities	466.52	124013, 124013,	
			29,264.98		
			1		
Total			166,917.59		

Homeowner Delinquency (As Of)

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

As of: 11/30/2020

Delinquency Note Range: All Time **Homeowner Status:** Current and Notice

Amount Owed in Account: All Balance: Greater than 0.00

Unit	Amount Receivable
Oakwood Townhomes - 4505-4517 Carter Creek Bryan, TX 77802	
4505#05	612.00
4507#03	861.00
4513#06	1,599.00
4515#04	1,076.00
4515#07	820.00
	4,968.00
Total	4.9 6 8.00

Created on 12/09/2020 Page 1

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.

32 1 SP 0.500 *0000032 S2
OAKWOOD TOWNHOMES HOME OWNERS ASSOCIATIO
OWNERS ASSOC. INC.
RESERVE ACCOUNT
903 TEXAS AVENUE S
COLLEGE STATION TX 77840-2228

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ACCOUNT NUMBER	
STATEMENT DATES	11/02/20-11/30/20
ENCLOSURES	1
PAGE	1 of 3

SUMMARY OF ACCOUNTS

Account Number

125B00X.001

Account Description

Commercial Money Market

Current Balance 173,872.08

ACCOUNT SUMMARY

Commercial Money Market

Account Number

Previous Balance

1 Deposits/Credits

0 Checks/Debits

Monthly Maintain Fee

Interest Pd This Stmt

Ending Balance

11/02/20 thru 11/30/20 190007041007 Statement Dates

172,855.55 Days in Statement Period

1,000.00 Average Ledger

0.00 Average Collected

0.00

16.53

173,872.08 2020 Interest Paid

111.10

173,786.58

173,786.58

Account Title:

Oakwood Townhomes Home Owners Associatio Owners Assoc. Inc.

Reserve Account

MISCELLANEOUS CREDITS

Date	Description	Amount
11/04	Deposit #67	1,000.00
11/30	Interest Deposit	16.53

INTEREST RATE SUMMARY

Date	Interest Rate
11/01	0.120000%

DAILY ENDING BALANCE						
Date	Balance	Date	Balance	Date	Balance	
11/02	172,855.55	11/04	173,855.55	11/30	173,872.08	



Checkbook Reconciliation

CHECKS OUTSTANDING

Date or Number	Amount	_	
		ENTER Balance This Statement	\$
		ADD Recent Deposits (Not Credited On This Statement)	\$
		_	\$
		- TOTAL	\$
		SUBTRACT Checks Outstanding	\$
		BALANCE	\$
			Should agree with your checkbook balance after deducting charges and adding credits included on this statement, but not shown in your checkbook.
		_	
TOTAL		PLEASE REPORT ANY DISC	REPANCIES WITHIN 30 DAYS

In Case of Errors or Questions About Your Electronic Transfers Telephone us at (855) 660-5862 or Write us at PO Box 701, Abilene, Texas 79604

We are capable of handling WEB code, TEL code and paper check conversion transactions, which may or may not apply to your account. These transactions may be initiated by a third party (normally a merchant) that has provided you with goods, services, or is in the process of collecting an insufficient check. These transactions will appear on your statement like an ATM or debit card transaction. Your authorization to make these types of electronic fund transfers may be expressed in writing or implied through the posting of a sign. Merchants may also receive authorization by telephone or through the internet. You should use caution and only provide your bank and account information to trusted third parties that you have authorized to initiate electronic fund transfers. Third parties may charge fees disclosed to you. We have no control over third party fees.

ERROR RESOLUTION NOTICE

In case of errors or questions about your electronic transfers, call or write us at the telephone number or address listed in this disclosure, as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent the FIRST statement on which the problem or error appeared.

- (1) Tell us your name and account number.
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

If you tell us verbally, we may require that you send us your complaint or question in writing within 10 business days.

We will determine whether an error occurred within 10 business days (20 business days if the transfer involved a new account) after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days (90 days if the transfer involved a new account, a point-of-sale transaction, or a foreign-initiated transfer) to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days (20 business days if the transfer involved a new account) for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account. An account is considered a new account for 30 days after the first deposit is made, if you are a new customer.

We will tell you the results within three business days after completing our investigation. If we decide that there was no error, we will send you a written explanation.

You may ask for copies of the documents that we used in our investigation.

Capital Construction Services

540 Graham Rd College Station, TX 77845 ccsofficemgr@gmail.com www.capitalconstructionbcstx.com



Estimate

ADDRESS

Beal Properties Inc.

ESTIMATE # 1245 DATE 12/04/2020

MEMO/DRAW/JOB

Oakwood Townhomes

ACTIVITY	QTY	RATE	AMOUNT
Demo Remove failing stucco and haul off	1	1,300.00	1,300.00
Siding Install tyvek moisture barrier. Install new hardie plank siding and trim	1	3,100.00	3,100.00
Paint Paint newly installed hardie ****** This bid is a per unit bid as discussed on site******	1	1,100.00	1,100.00
	TOTA	L	\$5,500.00

Accepted By

Accepted Date

+ \$ 8500 for 4505 #1 foundation

CHAD'S MOBILE WASH



QUOTE

Chad's Mobile Wash Chad Lawrence (979) 777-5725 Chadsmobilewashbcs@ gmail.com 3752 Essen Loop College Station, TX 77845 **Attention:** Beal Properties **Phone:** (979) 764-2500 **Date:** 11/29/2020

Location: Oakwood Townhomes, 4505-4517 Carter Creek, Bryan, TX. **Project Description:** (1) Soft Wash/Clean exterior of Oakwood Townhomes. Pressure wash/clean all stucco and wood siding/trim/fascia and gutters.

Terms & Conditions: If awarded the project, we ask that all tenants be informed that we will be cleaning the exterior of the townhomes on whichever specific dates are chosen. This also includes cleaning and having full access to the tenants backyards or fenced in areas throughout the entire cleaning process. We also ask that the tenants are informed to move all belongings either inside, out of the way/moved off of front/back patios (especially items that are not waterproof), and any items attached to exterior walls removed to avoid any sort or possibility of damage and allow us to thoroughly clean each area to the best of our ability.

Description	Amount/Unit	Price (Per Duplex)	Cost	
Soft Wash Clean: -Exterior Of Oakwood Townhomes -All Stucco & Wood Siding/ Trim/Fascia -Gutters	30 Duplexes (61 Units Total)	\$100 (\$50 Per Unit)	\$	3,000
		Subtotal	\$	3,000
		Total	\$	3,000

Thank you for your time and the opportunity. It has been a pleasure to work with you on this project. Feel free to call, text, or email me for any questions or concerns you may have.

Thanks,

- -Chad's Mobile Wash
- -Chad Lawrence (Owner)



903 S. Texas Avenue • College Station, TX 77840 (979)764-2500 • www.bealbcshoa.com

----- Estimate -----

540 Graham Rd

College Station, TX 77845 US

979-596-5005

Estimate #: 1043

Date:

11/20/2020

Exp. Date:

\$9,313.83

Address:

Beal Properties Inc 903 Texas Ave South

College Station, Tx 77840

Location:

Oakwood Townhomes

Reference #:

84144-1

Date Activity Description Qty Rate Amount 11/20/2020 Power WashSoft washing 1 8,604.00 8,604.00T structure:

front, back and sides. Remove wasp nests and mildew. Washing

exterior will expose any rotted wood on the exterior

 SubTotal:
 \$8,604.00

 Tax:
 \$709.83

 Total:
 \$9,313.83

Oakwood Townhomes 4505-4517 Carter Creek 84144-1 - Estimate Requested