

Southwest Crossing

3363 University Dr East Suite 215
Bryan Texas 77845
(979)764-2500 www.bealbcs.com

BOARD MEETING AGENDA

May 12th, 2022 @ 5:30 pm

Call to Order

Review / Approval Meeting Minutes

Financial Report

- Cash flow & Expense – 3rd Quarter

Management Reports

- Delinquency Status
- Violations Report
- Work Orders

Old Business

- Tree Trimming
- Plant replacement
-

New Business

- Annual Meeting
- 2023 Budget
- Bank Account

Next Meeting

- Next Meetings January 10th, 2023 @ 5:30 pm

Adjourn

Annual Meeting

Cash Flow

Beal Properties

Properties: Southwest Crossing HOA - 600-2537 Crosstimbers St College Station, TX 77840

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				
Late Fees\NSF Rent	210.00	1.13	560.00	0.97
Homeowners Association Dues	18,306.06	98.74	57,026.06	98.99
Certified Letter Charge	14.66	0.08	14.66	0.03
Certified Mail Charges Recovered	8.56	0.05	8.56	0.01
Total Operating Income	18,539.28	100.00	57,609.28	100.00
Expense				
HOA Dues - Refund of Overpayment	443.00	2.39	443.00	0.77
Emergency Water Extraction	0.00	0.00	254.39	0.44
General Maintenance	557.99	3.01	1,111.29	1.93
Insurance	14,498.68	78.21	22,855.24	39.67
Transfer to Reserves	1,738.80	9.38	5,216.40	9.05
Legal Fees	0.00	0.00	400.00	0.69
Lawn/Property Maintenance	3,179.18	17.15	9,854.04	17.10
Management Fee	1,125.00	6.07	3,375.00	5.86
Pest Control	1,991.80	10.74	2,511.40	4.36
Plumbing Expense	430.00	2.32	2,695.73	4.68
Utilities	244.13	1.32	724.51	1.26
Total Operating Expense	24,208.58	130.58	49,441.00	85.82
NOI - Net Operating Income	-5,669.30	-30.58	8,168.28	14.18
Total Income	18,539.28	100.00	57,609.28	100.00
Total Expense	24,208.58	130.58	49,441.00	85.82
Net Income	-5,669.30	-30.58	8,168.28	14.18
Other Items				
Prepayments	-1,828.00		-1,098.00	
Net Other Items	-1,828.00		-1,098.00	
Cash Flow	-7,497.30		7,070.28	
Beginning Cash	22,820.47		7,364.89	
Beginning Cash + Cash Flow	15,323.17		14,435.17	
Actual Ending Cash	14,866.17		14,866.17	

Expense Distribution

Exported On: 11/10/2022 04:52 PM

Properties: Southwest Crossing HOA - 600-2537 Crosstimbers St College Station, TX 77840

Payees: All

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

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
6101 - HOA Dues - Refund of Overpayment							
	09/02/2022	2506	Hans Hammond	443.00	126834	09/23/2022	Hans Hammond, Southwest Crossing HOA - 2506: Move Out Refund
6455 - General Maintenance							
13908	07/07/2022	2526	T. Fry Make Ready	50.00	126708	07/07/2022	2526 - repaired gate latch
13872	07/07/2022		T. Fry Make Ready	60.00	126708	07/07/2022	2528 - repaired gate latch
7318	08/12/2022	2521	Ag Town Property Maintenance	65.00	126769	08/12/2022	2521 - secure gate latch.
14551	09/06/2022	2514*	T. Fry Make Ready	92.99	126811	09/07/2022	2514 -Replaced 2x4 brace, reset gate latch and hinge
14554	09/06/2022	2507	T. Fry Make Ready	60.00	126811	09/07/2022	2507- Adjusted gate hinges and latch.
4526	09/06/2022		Lopez Boyz	100.00	126810	09/07/2022	2522 - Clean gutters
7460	09/08/2022		Ag Town Property Maintenance	65.00	126818	09/12/2022	Reattached siding between units 2534 & 2532
7486	09/09/2022	2504	Ag Town Property Maintenance	65.00	126818	09/12/2022	2504 - Repaired fence gate
				557.99			
6470 - Insurance							
6666020210702101635	08/01/2022		Service Insurance Group	3,075.19	126744	08/01/2022	Annual Insurance Down payment
TXH-D01019	08/12/2022		IPFS Corporation	1,219.91	126771	08/12/2022	Monthly Insurance Premium
TXH-D01019	09/08/2022		IPFS Corporation	1,219.91	126823	09/12/2022	Monthly Insurance Premium
STCP0001860-01	09/09/2022		Safepoint Insurance	1,491.00	126817	09/09/2022	Monthly Insurance Premium
STCP0001860-01	09/09/2022		Service Insurance Group	6,001.67	126816	09/09/2022	Insurance Down Payment
STCP0001860-01	09/25/2022		Safepoint Insurance	1,491.00	126837	09/26/2022	August Insurance Payment
				14,498.68			
6471 - Transfer to Reserves							
	07/01/2022		Southwest Crossing HOA	579.60	126699	07/01/2022	July 2022 - Transfer to Reserves
	08/01/2022		Southwest Crossing HOA	579.60	126752	08/03/2022	August 2022 - Transfer to Reserves
	09/01/2022		Southwest Crossing HOA	579.60	126800	09/01/2022	September 2022 - Transfer to Reserves
				1,738.80			
6475 - Lawn/Property Maintenance							
4359	07/07/2022		Lopez Boyz	500.00	126707	07/07/2022	cut dead branches from 2522 Crosstimbers
SWX24	07/12/2022		Lawn Stars	893.06	126714	07/12/2022	Monthly Lawn Maintenance
SWX25	08/12/2022		Lawn Stars	893.06	126773	08/12/2022	Monthly Lawn Maintenance
SWX26	09/08/2022		Lawn Stars	893.06	126825	09/12/2022	Monthly Lawn Maintenance
				3,179.18			
6540 - Management Fee							
	07/11/2022		Beal Properties	375.00	126711	07/11/2022	Management Fee for 07/2022
	08/08/2022		Beal Properties	375.00	126763	08/08/2022	Management Fee for 08/2022
	09/01/2022		Beal Properties	375.00	126809	09/07/2022	Management Fee for 09/2022
				1,125.00			
6695 - Pest Control							
25521	07/07/2022		Joe Loudat DBA/	86.60	126706	07/07/2022	Monthly Pest Control
25709	08/12/2022		Joe Loudat DBA/	1,732.00	126772	08/12/2022	Annual Termite Warranty renewal & inspections
25673	08/12/2022		Joe Loudat DBA/	86.60	126772	08/12/2022	Monthly Pest Control
25849	09/08/2022		Joe Loudat DBA/	86.60	126824	09/12/2022	Monthly Pest Control
				1,991.80			
6700 - Plumbing Expense							
4819	09/08/2022	2525	Twin City Plumbing LLC	280.00	126830	09/12/2022	2525 -Repaired water leak at main water line at meter.
93329-1-9	09/09/2022	2532	Slim Plumbing LLC	150.00	126828	09/12/2022	Replaced hose bib
				430.00			
6810 - Utilities							
102153-174932	07/18/2022		College Station Utilities	78.75	126724	07/18/2022	utilities - security light
102153-174932	09/16/2022		College Station Utilities	165.38	126832	09/23/2022	two months
				244.13			
Total				24,208.58			



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Statement Date

9/30/2022

2553 1 AV 0.455
 SOUTHWEST CROSSING TOWNHOMES OWNER'S
 ASSOCIATION, INC.
 3363 UNIVERSITY DR E STE 215
 BRYAN TX 77802-3470

Account No

****4404

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STATEMENT SUMMARY TX Small Business Check Account No ****4404

09/01/2022	Beginning Balance			\$11,373.22
	1 Deposits/Other Credits	+		\$579.60
	0 Checks/Other Debits	-		\$0.00
09/30/2022	Ending Balance		30 Days in Statement Period	\$11,952.82
	Total Enclosures			1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
09/06/2022	Deposit	\$579.60

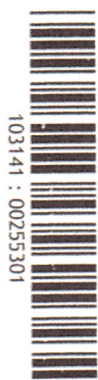
TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
09-01	\$11,373.22	09-06	\$11,952.82

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Bryan, TX 77802
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November 10, 2022

Southwest Crossing Management Report

Delinquency Status: As of September 30th, the total outstanding dues owed to the HOA are \$1,531.76. Two accounts make up \$1,492.48. Final notices have been sent out to both homeowners and we are awaiting payment.

Violation Report: As of today, there is only one violation for “leaving the trash can at street”. The home owner has been notified and the issue is being corrected.

Maintenance Report: There are no outstanding work orders as of today. However, there are a few items Beal would like to bring to the attention of the Board for discussion on future projects.

- **Tree Trimming/removal for the entire complex** (Not including the patio areas.)
- **Leaf Guards added to the Gutters** (There have been a few issues with leaves and debris in the gutters, a leaf guard could be added to remove this issue.)

foreclosure or by a deed in lieu of foreclosure, shall be a Member of the Association.

5.2 VOTING RIGHTS. The Association shall have two (2) classes of voting membership.

- a. CLASS A: Class A Members shall be all Owners, with the exception of SOUTHWEST CROSSING TOWNHOMES J.V. 7, a Texas joint venture, the Declarant, its successors and assigns, who shall be entitled to one (1) vote for each Lot owned. Which more than one (1) person holds such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any lot.
- b. CLASS B: The Class B Member(s) shall be SOUTHWEST CROSSING TOWNHOMES J.V. 7, the Declarant, and its successors, and shall be entitled to three (3) votes for each Lot owned, provided that the Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:
 - (1) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
 - (2) Three (3) years from the date of filing the Declaration of Covenants, Conditions and Restrictions in the Deed Records of Brazos County, Texas.

5.3 ANNUAL MEETINGS. The first (1st) annual meeting of the Members shall be held within one (1) year from the date of incorporation of the Association. Thereafter, the annual meeting of the Members shall be held on the first (1st) Tuesday in January of each year, at five-thirty (5:30) P.M., if not a legal holiday and if a legal holiday, then on the next succeeding business day, for the purpose of electing Directors (after the term of office of the initial Board of Directors or the successors to the initial Board of Directors has terminated), and for the transaction any and all such other business which may be brought before or submitted to the meeting. All annual meetings of the Members shall be held at the office of the Corporation in the City of College Station, Texas unless otherwise determined by the Board of Directors. No notice of the annual meetings shall be necessary.

5.4 SPECIAL MEETINGS. Special meetings of the Members shall be held at the office of the Corporation in the City of College Station, Texas, or at such other places as may be designated in the notice of waiver or waivers of notice of the respective meetings. Special meetings of the Members may be called by the President or by a Vice President or by a majority of the Directors or by one-fourth (1/4) of all Class A Members. Written notice of each special meeting shall state the time and place thereof and indicate briefly the purpose or purposes thereof.