

Southwest Crossing

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

BOARD MEMBERS MEETING AGENDA

April 28th 2021 @ 6:00 PM

Call to Order

Establishment of a quorum

- Roll Call via Zoom and in person

Financial Report

- 2021 1st Quarter Financial Review

Management Reports

- Maintenance Report
- Delinquency Status
- Violations Report

Unfinished Business

- Annual Meeting - HOLD OFF TILL ROOFS
- Unit 2511

New Business

- Hail Damage / Insurance Claim

Next Meeting

July 28 2021 @ 6 pm

Adjourn

6:35

Southwest Crossing

Beal Properties
903 S. Texas Avenue
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2020 HOA Board Meeting

Meeting is called to order at 7:01 pm

Board Members Present: Belinda Newman, Danny Stribling, Mark Simmons, Kerri Smith, Rachel Allphin

Management Members Present: Terry Thigpin, Toni Myers, Stacie Bone

Welcome New Board Members: Kerri Smith and Rachel Allphin

Roles were elected

President – Belinda Newman

Vice President – Danny Stribling

Secretary – Kerri Smith

Treasurer – Rachel Allphin

Member at Large – Mark Simmons

To help with future projects, the Board decided to raise dues from \$138.00 to \$150.00/month effective April 1, 2020.

Meeting adjourned at 7:14 pm

Cash Flow

Beal Properties

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

Date Range: 01/01/2021 to 04/28/2021 (This Year-to-date)

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Homeowners Association Dues	25,100.00	99.21	25,100.00	99.21
Cost of Collections	200.00	0.79	200.00	0.79
Total Operating Income	25,300.00	100.00	25,300.00	100.00
Expense				
General Maintenance	1,001.65	3.96	1,001.65	3.96
Insurance	4,921.28	19.45	4,921.28	19.45
Transfer to Reserves	2,318.40	9.16	2,318.40	9.16
Legal Fees	200.00	0.79	200.00	0.79
Lawn/Property Maintenance	4,059.39	16.05	4,059.39	16.05
Management Fee	1,500.00	5.93	1,500.00	5.93
Mortgage/Note Payment	5,335.36	21.09	5,335.36	21.09
Pest Control	400.53	1.58	400.53	1.58
Plumbing Expense	2,724.50	10.77	2,724.50	10.77
Roofing Expense	750.00	2.96	750.00	2.96
Utilities	315.00	1.25	315.00	1.25
Total Operating Expense	23,526.11	92.99	23,526.11	92.99
NOI - Net Operating Income	1,773.89	7.01	1,773.89	7.01
Total Income	25,300.00	100.00	25,300.00	100.00
Total Expense	23,526.11	92.99	23,526.11	92.99
Net Income	1,773.89	7.01	1,773.89	7.01
Cash Flow	1,773.89		1,773.89	
Beginning Cash	3,270.01		3,270.01	
Beginning Cash + Cash Flow	5,043.90		5,043.90	
Actual Ending Cash	6,274.90		6,274.90	

Cash Flow

Beal Properties

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

Date Range: 01/01/2021 to 03/31/2021 (Last Quarter)

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Homeowners Association Dues	18,688.00	98.94	18,688.00	98.94
Cost of Collections	200.00	1.06	200.00	1.06
Total Operating Income	18,888.00	100.00	18,888.00	100.00
Expense				
General Maintenance	880.00	4.66	880.00	4.66
Insurance	3,690.96	19.54	3,690.96	19.54
Transfer to Reserves	1,738.80	9.21	1,738.80	9.21
Legal Fees	200.00	1.06	200.00	1.06
Lawn/Property Maintenance	3,247.51	17.19	3,247.51	17.19
Management Fee	1,125.00	5.96	1,125.00	5.96
Mortgage/Note Payment	4,001.52	21.19	4,001.52	21.19
Pest Control	259.80	1.38	259.80	1.38
Plumbing Expense	1,949.50	10.32	1,949.50	10.32
Roofing Expense	750.00	3.97	750.00	3.97
Utilities	236.25	1.25	236.25	1.25
Total Operating Expense	18,079.34	95.72	18,079.34	95.72
NOI - Net Operating Income	808.66	4.28	808.66	4.28
Total Income	18,888.00	100.00	18,888.00	100.00
Total Expense	18,079.34	95.72	18,079.34	95.72
Net Income	808.66	4.28	808.66	4.28
Cash Flow	808.66		808.66	
Beginning Cash	3,270.01		3,270.01	
Beginning Cash + Cash Flow	4,078.67		4,078.67	
Actual Ending Cash	5,909.67		5,909.67	

Expense Distribution

Exported On: 04/28/2021 09:04 AM

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

Payees: All

Bill Date Range: 01/01/2021 to 03/31/2021 (Last Quarter)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
6455 - General Maintenance							
12578	01/07/2021		T. Fry Make Ready	60.00	124185	01/07/2021	2508 -Fence and gate repair
10206	01/18/2021	2525	The Clean Up Crew	65.00	124213	01/20/2021	
10220	01/18/2021	2533	The Clean Up Crew	30.00	124213	01/20/2021	
10575	02/04/2021	2522	The Clean Up Crew	75.00	124274	02/08/2021	
10576	02/04/2021		The Clean Up Crew	50.00	124274	02/08/2021	
10627	03/01/2021		The Clean Up Crew	150.00	124345	03/08/2021	
10628	03/01/2021		The Clean Up Crew	150.00	124345	03/08/2021	
10618	03/01/2021	2504	The Clean Up Crew	150.00	124345	03/08/2021	
12706	03/08/2021		T. Fry Make Ready	60.00	124349	03/09/2021	2525 - gate and latch repair
12689	03/08/2021	2511	T. Fry Make Ready	90.00	124344	03/08/2021	reset strike plate so doors close correctly
				880.00			
6470 - Insurance							
TXH-A39127	01/18/2021		IPFS Corporation	1,230.32	124209	01/20/2021	
TXH-A39127	02/04/2021		IPFS Corporation	1,230.32	124270	02/08/2021	
TXH-A39127	03/08/2021		IPFS Corporation	1,230.32	124337	03/08/2021	
				3,690.96			
6471 - Transfer to Reserves							
	01/01/2021		Southwest Crossing Homeowners Assn.	579.60	124158	01/03/2021	January 2021 - Transfer to Reserves
	02/01/2021		Southwest Crossing Homeowners Assn.	579.60	124242	02/01/2021	February 2021 - Transfer to Reserves
	03/01/2021		Southwest Crossing Homeowners Assn.	579.60	124309	03/02/2021	March 2021 - Transfer to Reserves
				1,738.80			
6473 - Legal Fees							
19-1099.1	03/08/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00	124342	03/08/2021	2535 Crosstimbers collections
6475 - Lawn/Property Maintenance							
SWX6	01/07/2021		Lawn Stars	811.88	124178	01/07/2021	Monthly Lawn Maintenance
SWX7	02/08/2021		Lawn Stars	811.88	124284	02/08/2021	
SWX8	03/08/2021		Lawn Stars	1,623.75	124340	03/08/2021	feb lawn care & winterizing exterior hose bibs
				3,247.51			
6540 - Management Fee							
	01/03/2021		Beal Properties	375.00	124145	01/03/2021	Management Fee for 01/2021
	02/01/2021		Beal Properties	375.00	124247	02/01/2021	Management Fee for 02/2021
	03/01/2021		Beal Properties	375.00	124302	03/01/2021	Management Fee for 03/2021
				1,125.00			
6560 - Mortgage/Note Payment							
	01/01/2021		Prosperity Bank.	1,333.84	124151	01/03/2021	January 2021 - Fence & Gutter Replacement
	02/01/2021		Prosperity Bank.	1,333.84	124235	02/01/2021	February 2021 - Fence & Gutter Replacement
	03/01/2021		Prosperity Bank.	1,333.84	124316	03/02/2021	March 2021 - Fence & Gutter Replacement
				4,001.52			
6695 - Pest Control							
22855	01/07/2021		Joe Loudat DBA/	86.60	124177	01/07/2021	Monthly Pest Control
23007	02/04/2021		Joe Loudat DBA/	86.60	124271	02/08/2021	
23147	03/01/2021		Joe Loudat DBA/	86.60	124339	03/08/2021	
				259.80			
6700 - Plumbing Expense							
2921	01/07/2021		Twin City Plumbing LLC	120.00	124184	01/07/2021	Replaced hose bib. 2526
2917	01/07/2021		Twin City Plumbing LLC	245.00	124184	01/07/2021	Repaired main water main 2509
3155	03/01/2021	2509	Twin City Plumbing LLC	260.00	124347	03/08/2021	
31047	03/01/2021		Holman's Quality Plumbing	529.50	124336	03/08/2021	
3091	03/01/2021		Twin City Plumbing LLC	85.00	124347	03/08/2021	
3187	03/08/2021	2509	Twin City Plumbing LLC	110.00	124347	03/08/2021	2509 - replace hose bib
3179	03/08/2021	2527	Twin City Plumbing LLC	120.00	124347	03/08/2021	water leak at meter
3221	03/18/2021	602	Twin City Plumbing LLC	160.00	124368	03/24/2021	
3222	03/18/2021	2535	Twin City Plumbing LLC	320.00	124368	03/24/2021	
				1,949.50			
6750 - Roofing Expense							
10455	03/18/2021		Stellar Roofing Specialties	750.00	124371	03/24/2021	
6810 - Utilities							
102153-174932	01/18/2021		College Station Utilities	78.75	124204	01/20/2021	
102153-174932	02/08/2021		College Station Utilities	78.75	124279	02/08/2021	
102153-174932	03/08/2021		College Station Utilities	78.75	124333	03/08/2021	security light
				236.25			
Total				18,079.34			

HOA Delinquency as of

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

As of: 04/28/2021

Delinquency Note Range: All Time

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 1.00

Unit	Name	Amount Receivable
<hr/>		
		350.00
		300.00
		650.00
Total		650.00



Visit us online at ProsperityBankUSA.com

Statement Date

3/31/2021

3793 1 AV 0.398
SOUTHWEST CROSSING TOWNHOMES OWNER'S
ASSOCIATION, INC.
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228

Account No

****4404

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STATEMENT SUMMARY

TX Small Business Check Account No ****4404

03/01/2021	Beginning Balance		\$16,758.45
	1 Deposits/Other Credits	+	\$579.60
	0 Checks/Other Debits	-	\$0.00
03/31/2021	Ending Balance	31 Days in Statement Period	\$17,338.05
	Total Enclosures		1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
03/03/2021	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
03-01	\$16,758.45	03-03	\$17,338.05

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SOUTHWEST CROSSING HOA 2021 BUDGET

	2020 Budget	2020 Actual	2021 Budget	
Income:				
HOA Dues	74088	73735	75600	150
Late Fees	0	340	0	
Prepaid HOA dues	0	0	0	
Capital Improv. Income	0	0	2000	
Insurance Reimbursement	0	0	0	
Total Income:	74088	74075	77600	100%
Expenses:				
Lawn Maintenance	11500	11308.4	11500	
Insurance	15500	16712.74	17500	
Pest Control	2800	2771.2	2800	
Plumbing	2000	1680.99	4000	feb
Utilities	1000	866.25	900	
Management Fees	4500	4500	4500	
General Maintenance	2400	2536.84	3000	
Foundation Repairs	0	0	0	
Legal & Professional	500	235	300	
Fence Repair	400	45	0	
Roof Repair	1500	1100	1000	
Renovation Payment	16006.08	16006.08	16006.08	
Transfer to Reserves	7560	6955.2	7560	
Special Projects	0	0	8500	sewer line
Total Expenses:	65666.08	64717.7	77566.08	
Net Income:	8421.92	-14158.41	33.92	

2021 Budget **77566.08** divided by 42 units divided by 12 months = 153.90 per unit.

2021 Budget includes a 8500.00 replacement of sewer line under unit.

Balance on Loan at Prosperity as of 04/30/2021 **8,927.50**

Reserve Bank Account Balance as of 03/31/2021 **\$17,338.05**



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April 28, 2021

Southwest Crossing Management Report

Delinquency Report: You currently only have 2 units that are past due. The total owed to the HOA as of today is \$650.00

Property Status: Out of 42 units we show that 17 are renter occupied and 25 are primary or secondary homes.

Violation Report:

We currently have 5 active violations. None of them are major, mostly trash can in front of unit and misc. items on front porch. We are currently checking the property every 3 weeks for violations and maintenance issues.

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