



903 S. Texas Ave
College Station TX 77845
979-764-2500

Creek Meadows Owners Association requests your attendance at the 2020 Annual Homeowner's Meeting to be held Friday November 20th, 2020 at 6:00 pm at the Wellborn Community Center, 4119 Greens Prairie Road, College Station Texas 77845 or via Zoom link posted on www.bealbcshoa.com. If you wish to address the Board about a specific topic, please submit your request in writing no later than 5pm on 11/19 to Toni Myers: hoa@bealbcs.com

Creek Meadows Owner's Association **2020 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 of Minutes
5. Reports of Officers
 - Treasurer
 - Management
6. Reports of committees
 - Architectural Control Committee
 - Landscape Improvement Committee
 - Social Committee
7. Election of directors
 - Open floor for Nominations
 - Introduction of Candidates
 - Voting
 - Announcement of New Directors
8. Unfinished Business
9. New Business
 - Explanations of recommended amendments
 - Voting on Amendments
 - Announcement of Results
10. Adjournment

MINUTES ● CREEK MEADOWS OWNERS ASSOCIATION ● ANNUAL MEETING

Wednesday, November 13, 2019 ● Greens Prairie Elementary School

Establishment of Quorum

Bryan McMurray called the meeting to order at 6:02 p.m. In attendance were Board Members Bryan McMurray - President, Nancy Mader - Vice President, Lara Lewis - Treasurer, Resty Villegas - Architectural Compliance Committee, Cheryl Calame - Landscape Improvement Committee and Jaime Slade - Secretary. Also in attendance were Toni Myers, Terry Thigpen, Stacy Bone representing Brazos Valley Property Management.

Guest Speaker

James Smith, Project Manager of the Greens Prairie Widening discussed the different phases of Greens Prairie Road. The expected completion date is Summer of 2020 for Phase 1. Phase 2 will extend from Long Creek Lane to Arrington. The county sections are in design, but the county portion will be a little behind because there is not confirmed funding from the county. There will be a public meeting on December 4 at Forest Ridge Elementary at 6:30 to see all of the Design Phases. Royder Phase 2 will be a continuation of the roads currently built and will tie into Wellborn Road. The anticipated construction should start in the spring of 2020. Victoria Road will be brought up to current standards with sidewalks, gutters, etc. with an anticipated start date of 2022/2023. James answered a question regarding signals on Greens Prairie Road and stated the only planned signal planned will be at Castlegate Drive and Woodlake Drive will remain a 4-way stop. However all areas have been designed to be ready for traffic signals to be dropped in at any point should traffic warrant the need.

Esmerelda ??? - Briefly discussed upcoming City Council events which included a meeting about short term rentals and trash pick up being delayed to Saturday for the week of Thanksgiving.

Treasurer's Report

Lara Lewis presented the 2018-2019 Cash Flow, 2018 - 2019 Expense Distribution, Current Ownership of Properties, Budget Profit/Loss, Collections and Leins and 2020 Budget. She recapped some of the 2020 projects planned which included (ask Lara).

Management Report

Toni stated that she drives the neighborhood weekly looking for violations. She is still working to get builder lots cleaned up. She will begin to start driving the neighborhood at night to start looking for violations as well.

Committee Reports

Resty updated that there have been 26 applications to the Architectural Control Committee this year. Most of these include decks, pergolas, fencing and colors of paint. Twenty four have been approved so far and one has been denied for non-compliance.

Social Committee report was presented by Lara Lewis. There was a great turnout for National Night out. The next event will be a Christmas Event at the Estates Park with Santa and a Shopping Bizarre. The plan is to have 2-3 events next year for families.

Cheryl Calmane reported that the website should be live this week. She invited members of the HOA to let us know if there are any typos or any revisions that need to be made. As soon as it is live, we will email the homeowners.

Community Updates

The Creek Meadows pool is under contract to have the roof enclosed with metal mesh to prevent birds from being able to roost. This project should be started next week. There will also be landscaping started at the pools as well as mulching throughout the neighborhood. The fountain is being replaced and should be up and running soon.

Business

Mr. Sheldon addressed the board about the mowing contract and when they cut the area next to his residence. This has been addressed with the landscape crew and they have agreed to send out a new supervisor to oversee it. His second concern was animal waste in public areas and other neighbors yards. He wanted to let everyone know that if you have two trash cans, you might check your bill because you are paying for an extra can.

Another resident brought up putting up a privacy fence after the widening of the road like at the last meeting. The board said that we had visited it and it is not something that we can do at this time. We can leave the idea open. Any extensions of resident fencing needs to be presented to the Architectural Control Committee.

A resident requested a structure of the violation of fines. TOni reviewed the schedule of violations and will email the resident the schedule. The resident would like the board to raise the fee of the violations.

There is standing water in the street of Cotton Creek. TOni has talked to the City and it was the way the street was designed. The city has cleaned the storm drain. She is continuing to follow up with the city to see about it getting fixed.

The entrance of Tiber Creek Cul-de-sac is starting to cave because of construction. The resident has asked us to keep an eye on it.

Parking at the pool and park overnight is an issue and tow stickers have been placed on the cars. Signs are being printed to place at the parks posting that it is private parking so police can enforce it.

Adjournment

Meeting was adjourned at 7:42.

Cash Flow

Beal Properties

Properties: Creek Meadows - 903 Texas Ave South College Station, TX 77840

Date Range: 01/01/2020 to 10/31/2020

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				
Interest Income	1,207.42	0.30	1,207.42	0.30
Pool Fobs	2,475.00	0.61	2,475.00	0.61
Late Fees\NSF Rent	1,735.72	0.43	1,735.72	0.43
Homeowners Association Dues	395,114.29	97.49	395,114.29	97.49
CCR Enforcement - Property Damage	75.00	0.02	75.00	0.02
Fines for violations	1,124.49	0.28	1,124.49	0.28
Transfer Fee	3,535.00	0.87	3,535.00	0.87
Total Operating Income	405,266.92	100.00	405,266.92	100.00
Expense				
Collections	-200.00	-0.05	-200.00	-0.05
Bank Fees/Office Expenses	59.60	0.01	59.60	0.01
Sign Expense	272.34	0.07	272.34	0.07
Deed Restriction Expense	1,500.00	0.37	1,500.00	0.37
Decorations, Flags, & Signs	2,016.55	0.50	2,016.55	0.50
Fountains & Lakes				
Fountain Repair	2,684.61	0.66	2,684.61	0.66
Spraying - Weed Algae Control	5,338.00	1.32	5,338.00	1.32
Total Fountains & Lakes	8,022.61	1.98	8,022.61	1.98
Grounds Maint/Improvements				
Irrigation Repair	9,444.52	2.33	9,444.52	2.33
Landscape Maintenance	146,910.19	36.25	146,910.19	36.25
Lawn Spraying	10,040.19	2.48	10,040.19	2.48
Tree Removal & Care	2,494.00	0.62	2,494.00	0.62
Total Grounds Maint/Improvements	168,888.90	41.67	168,888.90	41.67
Insurance				
Property	10,539.00	2.60	10,539.00	2.60
Total Insurance	10,539.00	2.60	10,539.00	2.60
Legal & Professional Fees				
Accounting Fees	360.00	0.09	360.00	0.09
Legal Fees	5,400.00	1.33	5,400.00	1.33
Total Legal & Professional Fees	5,760.00	1.42	5,760.00	1.42
Management Fees				
Beal Properties Management Fee	35,173.60	8.68	35,173.60	8.68
Oldham Goodwin Management Fees	3,900.00	0.96	3,900.00	0.96
Total Management Fees	39,073.60	9.64	39,073.60	9.64
Community Events	336.00	0.08	336.00	0.08

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Membership Meeting Expense	470.00	0.12	470.00	0.12
CM - Park Maintenance				
Clean & Repair Equipment	988.18	0.24	988.18	0.24
Trash Removal	2,088.00	0.52	2,088.00	0.52
Total CM - Park Maintenance	3,076.18	0.76	3,076.18	0.76
CME - Park Maintenance				
CME - Clean & Repair Equipment	1,505.00	0.37	1,505.00	0.37
CME - Trash Removal	2,055.00	0.51	2,055.00	0.51
Total CME - Park Maintenance	3,560.00	0.88	3,560.00	0.88
CM - Pool				
CM - Pool Cleaning Service	4,263.67	1.05	4,263.67	1.05
CM - Pool Annex Repairs	599.21	0.15	599.21	0.15
CM - Pool Winterization	187.50	0.05	187.50	0.05
CM - Pool Maintenance	12,084.08	2.98	12,084.08	2.98
CM - Pool Equipment	9,659.16	2.38	9,659.16	2.38
CM - Pool Camera Utilities	1,745.61	0.43	1,745.61	0.43
CM - Pool Special Projects	17,880.06	4.41	17,880.06	4.41
Total CM - Pool	46,419.29	11.45	46,419.29	11.45
CME - Pool				
CME - Pool Cleaning Service	1,456.97	0.36	1,456.97	0.36
CME - Pool Annex Repairs	1,169.07	0.29	1,169.07	0.29
CME - Pool Maintenance	6,251.44	1.54	6,251.44	1.54
CME - Pool Equipment	1,220.94	0.30	1,220.94	0.30
CME - Pool Utilities	1,580.64	0.39	1,580.64	0.39
CME - Pool Special Projects	7,644.24	1.89	7,644.24	1.89
Total CME - Pool	19,323.30	4.77	19,323.30	4.77
Special Projects / Improvements	2,132.53	0.53	2,132.53	0.53
Utilites				
Electric	10,868.58	2.68	10,868.58	2.68
Sanitation / Sewer	1,283.68	0.32	1,283.68	0.32
Water / Irrigation	7,561.23	1.87	7,561.23	1.87
Total Utilites	19,713.49	4.86	19,713.49	4.86
Pool Fobs	-50.00	-0.01	-50.00	-0.01
Taxes	56.50	0.01	56.50	0.01
Transfer to Reserve	10,000.00	2.47	10,000.00	2.47
Total Operating Expense	340,969.89	84.13	340,969.89	84.13
NOI - Net Operating Income	64,297.03	15.87	64,297.03	15.87
Total Income	405,266.92	100.00	405,266.92	100.00
Total Expense	340,969.89	84.13	340,969.89	84.13
Net Income	64,297.03	15.87	64,297.03	15.87

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Other Items				
Prepayments	-32,567.23		-32,567.23	
Net Other Items	<u>-32,567.23</u>		<u>-32,567.23</u>	
Cash Flow	<u>31,729.80</u>		<u>31,729.80</u>	
Beginning Cash	111,877.82		111,877.82	
Beginning Cash + Cash Flow	143,607.62		143,607.62	
Actual Ending Cash	145,734.36		145,734.36	

Expense Distribution

Exported On: 11/19/2020 01:55 PM

Properties: Creek Meadows - 903 Texas Ave South College Station, TX 77840

Payees: All

Bill Date Range: 01/01/2020 to 10/31/2020

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits							
	09/09/2020	15604 Walnut Nook Ct	Creekview Custom Builders, LLC	540.00	2881	09/15/2020	Creekview Custom Builders, LLC, Creek Meadows - 15604 Walnut Nook Ct: Move Out Refund
4600 - Homeowners Association Dues							
C88D-6E80	01/24/2020	3869 Still Creek Lp	Lixiang Sootot & Yushan "Sandy" Huang	500.00	2776	02/26/2020	Refund of dues for over payment
	01/24/2020	3865 Still Creek Lp	Simon Garza, Jr. & Daira Rodriguez	500.00	2772	02/26/2020	Refund of dues for over payment
	01/29/2020	15481 Baker Meadow	Shawn & Dana Locke	500.00	2773	02/26/2020	Shawn & Dana Locke, Creek Meadows - 15481 Baker Meadow Lp
	03/31/2020	15014 Windy Meadow	Stylecraft Builders	540.00	2802	04/16/2020	Stylecraft Builders, Creek Meadows - 15014 Windy Meadow Ln: Move
	05/28/2020	4008 High Creek Ct	Oakwood Custom Homes	438.38	2821	06/05/2020	Oakwood Custom Homes, Creek Meadows - 4008 High Creek Ct:
	06/09/2020	3806 Clear Meadow Creek	John & Angela Schneider	500.00	2830	06/10/2020	John & Angela Schneider, Creek Meadows - 3806 Clear Meadow Creek: Move Out Refund
	06/12/2020	15659 Long Creek Ln	BK Home Development	195.36	2867	08/11/2020	BK Home Development, Creek Meadows - 15659 Long Creek Ln:
				3,173.74			
6753 - Sign Expense							
465-45850	09/15/2020		Fast Signs	272.34	2882	09/15/2020	no trespassing signs for duck ponds
8010 - Deed Restriction Expense							
19-1108.8	01/07/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	300.00	2749	01/07/2020	Collections for X. Bethune - charged to Owner
42415	02/26/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	105.00	2774	02/26/2020	astn group - removal of lien
20-1108.9	07/21/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00	2852	07/21/2020	Collection Costs for Kevin Lewis - 15511 Baker Meadow
20-110812	07/21/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00	2852	07/21/2020	Collection Costs for Luis & Yvette Reza
20-110810	07/21/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00	2852	07/21/2020	Collection Costs for Lucas Holland
20-110811	07/21/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00	2852	07/21/2020	Collection Costs for Bryan Ramirez
19-1108.4	07/21/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00	2852	07/21/2020	Collection Costs for Jose & Gloria Ponce - 4109 Shallow Creek
20-110813	07/21/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00	2852	07/21/2020	Collection Costs for Bradley Cheshire
				1,605.00			
8020 - Decorations, Flags, & Signs							
10036	01/07/2020		The Clean Up Crew	240.00	2752	01/07/2020	Installed 4 metal post
10036	01/07/2020		The Clean Up Crew	0.00			Installed 4 metal post
12012	02/13/2020		Constant Current Electric	242.56	2766	02/13/2020	SUBDIVISION MONUMENT LIGHTS - FAULTY GFI
465-3928	04/23/2020		Fast Signs	258.27	2803	04/28/2020	signs for the estates pond and park area
10146	06/05/2020		The Clean Up Crew	108.00	2825	06/05/2020	Signs/cement bags
465-44787	06/30/2020		Fast Signs	108.68	2837	06/30/2020	COVID SIGNS FOR POOLS
465-44787	06/30/2020		Fast Signs	108.68	2837	06/30/2020	COVID SIGNS FOR POOLS
10391	10/01/2020		The Clean Up Crew	138.00	2890	10/01/2020	install 2 new trespassing signs at CM side duck pond
12230	10/07/2020		Constant Current Electric	627.62	2895	10/07/2020	monument lighting
				1,831.81			
8031 - Fountain Repair							
2020467	04/16/2020		Oasis Pools	2,219.13	2798	04/16/2020	Estates pond fountain motor replaced Feb 3rd
2020711	09/15/2020		Oasis Pools	465.48	2883	09/15/2020	
				2,684.61			
8034 - Spraying - Weed Algae Control							
2019387	01/22/2020		Oasis Pools	107.06	2757	01/23/2020	Monthly Pond dye - December
2020414	02/26/2020		Oasis Pools	107.06	2775	02/26/2020	Monthly Pond Dye - CME
2019410	02/26/2020		Oasis Pools	126.44	2775	02/26/2020	January pond dye - CM
2019383	03/06/2020		Oasis Pools	126.44	2781	03/06/2020	CM - Monthly pond maintenance dye
2020438	03/19/2020		Oasis Pools	126.44	2788	03/19/2020	
2020442	03/19/2020		Oasis Pools	107.06	2788	03/19/2020	
2020483	05/05/2020		Oasis Pools	107.06	2811	05/06/2020	Monthly pond dye
2020479	05/05/2020		Oasis Pools	126.44	2811	05/06/2020	Monthly pond lake dye
2020504	06/05/2020		Oasis Pools	126.44	2822	06/05/2020	Pond lake dye
2020508	06/05/2020		Oasis Pools	107.06	2822	06/05/2020	pool lake dye
2020548	06/10/2020		Oasis Pools	126.44	2829	06/10/2020	Creek Meadows Monthly Pond Lake Dye - May
2020551	06/10/2020		Oasis Pools	107.06	2829	06/10/2020	Monthly Pond
10190	06/30/2020		The Clean Up Crew	3,003.00	2840	06/30/2020	removed weeds from pond
2020604	07/07/2020		Oasis Pools	126.44	2847	07/07/2020	Creek Meadows Monthly Pond Lake Dye
2020608	07/07/2020		Oasis Pools	107.06	2847	07/07/2020	Estates Monthly Pond Lake Dye June
2020634	08/11/2020		Oasis Pools	107.06	2862	08/11/2020	July Pond Lake Dye
2020686	09/15/2020		Oasis Pools	107.06	2883	09/15/2020	Monthly Pond Dye - August
2020728	10/06/2020		Oasis Pools	107.06	2892	10/07/2020	
2020725	10/13/2020		Oasis Pools	126.44	2902	10/13/2020	Monthly Pond Dye - September
2020631	10/29/2020		Oasis Pools	126.44	2909	10/29/2020	Monthly pond lake dye - July
2020682	10/29/2020		Oasis Pools	126.44	2909	10/29/2020	Monthly pond lake dye - August
				5,338.00			
8041 - Irrigation Repair							
1585	07/21/2020		The Ground Crew	276.04	2856	07/21/2020	June Monthly Lawn Maintenance
1505	07/21/2020		The Ground Crew	612.76	2856	07/21/2020	May monthly lawn maintenance
1744	09/15/2020		The Ground Crew	711.41	2886	09/15/2020	monthly lawn maintenance
1747	09/15/2020		The Ground Crew	7,844.31	2886	09/15/2020	irrigation pump replacement
				9,444.52			
8042 - Landscape Maintenance							
1029	01/22/2020		The Ground Crew	14,593.45	2759	01/23/2020	Monthly Maintenance - December & Christmas Decor removal
1174	02/13/2020		The Ground Crew	14,391.24	2770	02/13/2020	January Lawn Maintenance
1255	03/04/2020		The Ground Crew	14,755.83	2783	03/06/2020	monthly lawn maintenance/irrig. turned off/remove tree
1376	04/24/2020		The Ground Crew	1,485.19	2804	04/28/2020	Installed drain at back corner of fence. 80' of pipe, french drain, catch
1344	04/24/2020		The Ground Crew	14,391.24	2804	04/28/2020	Monthly Lawn Service
1429	05/06/2020		The Ground Crew	14,593.45	2810	05/06/2020	Monthly lawn care - April
1505	07/21/2020		The Ground Crew	14,593.45	2856	07/21/2020	May monthly lawn maintenance
1585	07/21/2020		The Ground Crew	14,728.76	2856	07/21/2020	June Monthly Lawn Maintenance

1505	07/21/2020		The Ground Crew	0.00			May monthly lawn maintenance
1662	08/26/2020		The Ground Crew	14,391.24	2874	08/26/2020	July Monthly Maintenance
1744	09/15/2020		The Ground Crew	14,595.10	2886	09/15/2020	monthly lawn maintenance
1834	10/07/2020		The Ground Crew	14,391.24	2898	10/07/2020	Contract Maintenance, Irrigation Inspection
				146,910.19			
8043 - Lawn Spraying							
14093	03/19/2020		Green Rite Lawn Spraying Service	4,654.75	2787	03/19/2020	
14913	10/01/2020		Green Rite Lawn Spraying Service	4,654.75	2888	10/01/2020	
14306	10/29/2020		Green Rite Lawn Spraying Service	487.13	2908	10/29/2020	
14940	10/29/2020		Green Rite Lawn Spraying Service	243.56	2908	10/29/2020	
				10,040.19			
8045 - Tree Removal & Care							
1932	06/05/2020		Robert Walker	30.00	2826	06/05/2020	Block off for tree trimming
20-517	06/10/2020		Brazos Valley Stump Grinding and Tree	1,165.00	2827	06/10/2020	Remove Like Oak Near Pool
20-393	06/10/2020		Brazos Valley Stump Grinding and Tree	1,299.00	2827	06/10/2020	Remove fallen willow in creek
				2,494.00			
8053 - Property							
00001	01/10/2020		Farmers Insurance Exchange	10,539.00	2754	01/10/2020	Insurance payment
8061 - Accounting Fees							
204984	08/11/2020		Thompson, Derrig and Craig, P.C.	360.00	2865	08/11/2020	prep tax return, prep 2020 franchise report
8062 - Legal Fees							
19-1108	01/07/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	675.00	2749	01/07/2020	Trespassing signage conference with the CSPD
42414	02/26/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	225.00	2774	02/26/2020	voting by absentee ballot
42553	03/19/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	150.00	2791	03/19/2020	
19-1108	07/21/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2,625.00	2852	07/21/2020	6/3 -6/16 conversations/waivers/email for pool covid19 liability
43503	08/26/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	1,200.00	2870	08/26/2020	amended bylaws / documents for new development
43618	09/15/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	0.00			
43618	10/01/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	525.00	2891	10/01/2020	Addition of land
				5,400.00			
8071 - Beal Properties Management Fee							
1017	01/01/2020		Beal Properties	3,414.40	2762	01/23/2020	January 2020 - Monthly Management Fee 776 doors
	02/26/2020		Beal Properties	3,528.80	2771	02/26/2020	February 2020
	03/01/2020		Beal Properties	3,528.80	2792	03/19/2020	March 2020 - Monthly Management Fee
1018	04/01/2020		Beal Properties	3,528.80	2801	04/16/2020	April 2020 - Monthly Management Fee
	05/01/2020		Beal Properties	3,528.80	2812	05/26/2020	May 2020 - Monthly Management Fee
	06/24/2020		Beal Properties	3,528.80	2835	06/24/2020	June 2020 - Monthly Management Fee
	07/01/2020		Beal Properties	3,528.80	2848	07/21/2020	July 2020 - Monthly Management Fee
	08/01/2020		Beal Properties	3,528.80	2868	08/11/2020	August 2020 - Monthly Management Fee
	09/01/2020		Beal Properties	3,528.80	2877	09/15/2020	September 2020 - Monthly Management Fee
	10/01/2020		Beal Properties	3,528.80	2907	10/28/2020	October 2020 - Monthly Management Fee
				35,173.60			
8072 - Oldham Goodwin Management Fees							
2801	02/13/2020		Oldham Goodwin Group LLC	1,950.00	2768	02/13/2020	
15289	07/21/2020		Oldham Goodwin Group LLC	1,200.00	2853	07/21/2020	ACC Reviews new builds - 8 address
15613	10/07/2020		Oldham Goodwin Group LLC	750.00	2897	10/07/2020	ACC Review
				3,900.00			
8080 - Community Events							
INV-297108884	03/06/2020		BVP Management, Inc (MB)	336.00	2784	03/06/2020	Reimbursement for eggs bought for spring
8090 - Membership Meeting Expense							
1980	08/11/2020		Robert Walker	45.00	2866	08/11/2020	enlarge board meeting sign at copy corner
001	10/12/2020		Wellborn Community Center	175.00	2905	10/13/2020	Rental Fee for Annual Meeting
002	10/12/2020		Wellborn Community Center	250.00	2904	10/13/2020	Refundable deposit for rental space - annual meeting
				470.00			
8111 - Clean & Repair Equipment							
2032	05/05/2020		Petty-Faldyn Property Repair LLC	180.00	2807	05/06/2020	Take down 2 basket ball goals
2058	05/06/2020		Petty-Faldyn Property Repair LLC	294.00	2807	05/06/2020	clean 300 sq ft of graffiti off concrete embankments
2099	06/05/2020		Petty-Faldyn Property Repair LLC	380.00	2823	06/05/2020	Bsktball goal
10167	06/30/2020		The Clean Up Crew	58.00	2840	06/30/2020	replaced cover on electrical outlet box at basketball court
10284	08/26/2020		The Clean Up Crew	76.18	2873	08/26/2020	replaced nets at both basketball goals
				988.18			
8112 - Trash Removal							
8	01/07/2020		Brian Thigpin	175.50	2748	01/07/2020	Monthly Porter Service - December 2019
	02/13/2020		Brian Thigpin	175.50	2763	02/13/2020	
10	03/04/2020		Brian Thigpin	0.00			Trash Removal - Porter Service
11	04/16/2020		Brian Thigpin	175.50	2794	04/16/2020	Monthly porter service - March 2020
12	05/06/2020		Brian Thigpin	175.50	2805	05/06/2020	Monthly Porter Service - April
13	06/05/2020		Brian Thigpin	175.50	2818	06/05/2020	Creek Meadows Portal Service
14	07/05/2020		Brian Thigpin	175.50	2842	07/06/2020	monthly porter service
10205	07/06/2020		The Clean Up Crew	177.00	2844	07/06/2020	Removed debris & disposed at landfill, removed 2 tree stump, removed all pool furniture
10224	07/06/2020		The Clean Up Crew	207.00	2844	07/06/2020	Pick up brush off Royder Rd.
15	08/11/2020		Brian Thigpin	300.00	2859	08/11/2020	cm and cme monthly porter service
Monthly Porter Service August	09/15/2020		Brian Thigpin	175.50	2878	09/15/2020	
17	10/07/2020		Brian Thigpin	175.50	2894	10/07/2020	September Porter Service
				2,088.00			
8121 - CME - Clean & Repair Equipment							
10158	06/05/2020		The Clean Up Crew	590.00	2825	06/05/2020	Play Ground
10163	06/05/2020		The Clean Up Crew	915.00	2825	06/05/2020	Play Ground
				1,505.00			
8122 - CME - Trash Removal							
8	01/07/2020		Brian Thigpin	175.50	2748	01/07/2020	Monthly Porter Service - December 2019
	02/13/2020		Brian Thigpin	175.50	2763	02/13/2020	

10	03/04/2020		Brian Thigpin	351.00	2779	03/06/2020	Trash Removal - Porter Service
11	04/16/2020		Brian Thigpin	175.50	2794	04/16/2020	Monthly porter service - March 2020
12	05/06/2020		Brian Thigpin	175.50	2805	05/06/2020	Monthly Porter Service - April
13	06/05/2020		Brian Thigpin	175.50	2818	06/05/2020	Creek Meadows Estate Portal Service
14	07/05/2020		Brian Thigpin	175.50	2842	07/06/2020	monthly porter service
15	08/11/2020		Brian Thigpin	300.00	2859	08/11/2020	cm and cme monthly porter service
Monthly Porter Service August	09/15/2020		Brian Thigpin	175.50	2878	09/15/2020	
17	10/07/2020		Brian Thigpin	175.50	2894	10/07/2020	September Porter Service
				2,055.00			
8131 - CM - Pool Cleaning Service							
131	01/07/2020		Cheryl Mullins	187.50	2750	01/07/2020	Monthly Cleaning - December
133	02/13/2020		Cheryl Mullins	187.50	2767	02/13/2020	
135	03/06/2020		Cheryl Mullins	187.50	2780	03/06/2020	February cleaning
137	04/16/2020		Cheryl Mullins	187.50	2797	04/16/2020	Pool annex cleaning March
139	05/05/2020		Cheryl Mullins	187.50	2806	05/06/2020	Monthly Cleaning
140	06/05/2020		Cheryl Mullins	187.50	2820	06/05/2020	Estates
2244	06/05/2020		Lopez Boyz	150.00	2819	06/05/2020	pool furniture to dumpster
394196	06/30/2020		Ray Criswell Distributing Company	64.90	2838	06/30/2020	paper towels and soap for bathrooms
394108	06/30/2020		Ray Criswell Distributing Company	142.13	2838	06/30/2020	cleaning supplies for both pools bathrooms
15752995	07/06/2020		MaidPro Bryan / College Station	124.95	2843	07/06/2020	Cleaning Service for Pools
142	07/07/2020		Cheryl Mullins	187.50	2846	07/07/2020	Creek Meadow pool cleaning
2020683	09/15/2020		Oasis Pools	2,469.19	2883	09/15/2020	Monthly Maintenance - August
				4,263.67			
8132 - CM - Pool Annex Repairs							
2515	01/07/2020		Twin City Plumbing LLC	250.00	2753	01/07/2020	Repair water leak at drinking fountain and replace 3/4 valve
2654	07/06/2020		Twin City Plumbing LLC	145.00	2845	07/06/2020	Repaired urinal in men's bathroom
106406	07/21/2020		DEFTECH/AV	102.84	2851	07/21/2020	reprogram security cameras
2020718	09/15/2020		Oasis Pools	101.37	2883	09/15/2020	replace pump room lock
				599.21			
8133 - CM - Pool Winterization							
133	02/13/2020		Cheryl Mullins	187.50	2767	02/13/2020	
8134 - CM - Pool Maintenance							
2019386	01/22/2020		Oasis Pools	568.31	2757	01/23/2020	Monthly Pool Maintenance - December
2019384	01/22/2020		Oasis Pools	730.69	2757	01/23/2020	Monthly Maintenance - December
2020411	02/26/2020		Oasis Pools	730.69	2775	02/26/2020	January Monthly Maintenance
2020439	03/18/2020		Oasis Pools	851.80	2788	03/19/2020	
2020460	03/19/2020		Oasis Pools	568.31	2788	03/19/2020	
2020480	05/05/2020		Oasis Pools	843.81	2811	05/06/2020	Monthly pool maintenance - March
2020505	06/05/2020		Oasis Pools	730.69	2822	06/05/2020	Pool Maintenance
2020507	06/05/2020		Oasis Pools	568.31	2822	06/05/2020	Pool Maintenance
2020531	06/05/2020		Oasis Pools	464.39	2822	06/05/2020	yearly maintenance. Flush all lines
2020532	06/05/2020		Oasis Pools	415.14	2822	06/05/2020	yearly maintenance. Flush all lines
2020549	06/10/2020		Oasis Pools	1,080.98	2829	06/10/2020	Monthly pool maintenance - May
2020573	06/17/2020		Oasis Pools	556.95	2832	06/17/2020	Pump 2 Leaking - Replaced Tristar front housing
10205	07/06/2020		The Clean Up Crew	177.00	2844	07/06/2020	Removed debris & disposed at landfill, removed 2 tree stump, removed all pool furniture
2020605	07/07/2020		Oasis Pools	1,072.32	2847	07/07/2020	Monthly Pool Maintenance June
2020599	07/07/2020		Oasis Pools	190.02	2847	07/07/2020	Drain pool with pump, fill up pool and turn pumps on
2020726	10/13/2020		Oasis Pools	1,393.50	2902	10/13/2020	Monthly Maintenance - September
2020632	10/29/2020		Oasis Pools	1,141.17	2909	10/29/2020	Monthly Pool Maintenance - July
				12,084.08			
8135 - CM - Pool Equipment							
2020582	06/10/2020		Oasis Pools	9,370.08	2829	06/10/2020	Purchase Furniture for pool
16017	07/06/2020		Beal Properties	37.50	2841	07/06/2020	Storage Unit #273 (pool equipment)
16017	07/06/2020		Beal Properties	37.50	2841	07/06/2020	Storage Unit #273 (pool equipment)
2020673	09/15/2020		Oasis Pools	214.08	2883	09/15/2020	install check valve and pvc coupling
				9,659.16			
8136 - CM - Pool Camera Utilities							
07707-139966-01-1	01/22/2020		SuddenLink	154.61	2758	01/23/2020	CM - pool utilities
07707-139966-01-1	02/26/2020		SuddenLink	154.61	2777	02/26/2020	Creek Meadows Internet
07707-139966-01-1	03/19/2020		SuddenLink	165.70	2786	03/19/2020	
07707-139966-01-0	04/16/2020		SuddenLink	155.54	2799	04/16/2020	Creek Meadows Internet
07707-139966-01-1	05/26/2020		SuddenLink	321.08	2815	05/26/2020	creek meadows pool
07707-139966-01-1	06/17/2020		SuddenLink	4.17	2833	06/17/2020	internet for CM pool
07707-148804-01-2	06/30/2020		SuddenLink	167.87	2839	06/30/2020	15751 Cottonwood Creek
07707-139966-01-1	07/21/2020		SuddenLink	150.67	2854	07/21/2020	15541 Creek Meadows bldv
07707-139966-01-1	08/26/2020		SuddenLink	160.45	2872	08/26/2020	
07707-139966-01-1	09/15/2020		SuddenLink	160.45	2884	09/15/2020	
07707-139966-01-1	10/29/2020		SuddenLink	150.46	2910	10/29/2020	
				1,745.61			
8137 - CM - Pool Special Projects							
10005	01/07/2020		The Clean Up Crew	2,300.00	2752	01/07/2020	Install Mesh/Net under pool area to keep birds
2020463	03/19/2020		Oasis Pools	2,273.25	2788	03/19/2020	
10138	05/05/2020		The Clean Up Crew	1,380.00	2809	05/06/2020	install metal meshing around upper pool house windows
10174	06/05/2020		The Clean Up Crew	800.00	2825	06/05/2020	Screening to prevent birds from entering
16254	07/06/2020		Beal Properties	52.50	2841	07/06/2020	Storage Unit #273 (pool equipment)
115	07/21/2020		Beal Properties	87.58	2855	07/21/2020	reimbursement for storage unit
15753000	08/11/2020		MaidPro Bryan / College Station	1,150.02	2861	08/11/2020	pool cleaning
10230	08/11/2020		The Clean Up Crew	480.00	2864	08/11/2020	clean and disinfect pool, and estates pool
16747	08/11/2020		Beal Properties	210.00	2858	08/11/2020	unit 115 & 273 storage monthly fees
10299	08/26/2020		The Clean Up Crew	240.00	2873	08/26/2020	weekend pool cleaning for both pools
10299	08/26/2020		The Clean Up Crew	240.00	2873	08/26/2020	weekend pool cleaning for both pools
2020672	08/26/2020		Oasis Pools	1,190.75	2871	08/26/2020	Coping Removal
1708-1994-0	10/13/2020		The Clean Up Crew	1,033.90	2903	10/13/2020	Paint for Sherwin Williams

10440	10/22/2020		The Clean Up Crew	6,442.06	2906	10/22/2020	Pool House Painting
				17,880.06			
8141 - CME - Pool Cleaning Service							
131	01/07/2020		Cheryl Mullins	187.50	2750	01/07/2020	Monthly Cleaning - December
135	03/06/2020		Cheryl Mullins	187.50	2780	03/06/2020	February Cleaning
137	04/16/2020		Cheryl Mullins	187.50	2797	04/16/2020	Pool annex cleaning March
139	05/05/2020		Cheryl Mullins	187.50	2806	05/05/2020	Monthly Cleaning
140	06/05/2020		Cheryl Mullins	187.50	2820	06/05/2020	other pool
394196	06/30/2020		Ray Criswell Distributing Company	64.89	2838	06/30/2020	paper towels and soap for bathrooms
394108	06/30/2020		Ray Criswell Distributing Company	142.13	2838	06/30/2020	cleaning supplies for both pools bathrooms
15752995	07/06/2020		MaidPro Bryan / College Station	124.95	2843	07/06/2020	Cleaning Service for Pools
142	07/07/2020		Cheryl Mullins	187.50	2846	07/07/2020	Creek Meadow pool cleaning
				1,456.97			
8142 - CME - Pool Annex Repairs							
12074	03/26/2020		Constant Current Electric	869.60	2793	04/06/2020	troubleshoot night light by pool - faulty time clock
2020660	08/26/2020		Oasis Pools	198.10	2871	08/26/2020	Replaced seal in motor
2020717	09/15/2020		Oasis Pools	101.37	2883	09/15/2020	
				1,169.07			
8144 - CME - Pool Maintenance							
2020413	02/26/2020		Oasis Pools	568.31	2775	02/26/2020	January Pool Maintenance
2020482	05/05/2020		Oasis Pools	568.31	2811	05/06/2020	monthly pool maintenance - Estates side
2020550	06/10/2020		Oasis Pools	868.81	2829	06/10/2020	15751 Monthly Pool Maintenance
2020607	07/07/2020		Oasis Pools	608.26	2847	07/07/2020	Monthly Pool Maintenance June
2020633	08/11/2020		Oasis Pools	1,020.69	2862	08/11/2020	July Pool Maintenance, chlorine tabs, salt, enzyme phosphate remover
2020685	09/15/2020		Oasis Pools	983.56	2883	09/15/2020	
2020721	09/15/2020		Oasis Pools	54.13	2883	09/15/2020	putty light rings to attempt to keep kids from twisting them off
2020727	10/06/2020		Oasis Pools	1,058.69	2892	10/07/2020	
2020756	10/29/2020		Oasis Pools	103.38	2909	10/29/2020	Replace Motor seal on water feature pump
2020720	10/29/2020		Oasis Pools	417.30	2909	10/29/2020	Outdoor light, install switch
				6,251.44			
8145 - CME - Pool Equipment							
2020441	03/19/2020		Oasis Pools	639.22	2788	03/19/2020	
2020659	08/26/2020		Oasis Pools	581.72	2871	08/26/2020	installed new chlorinator
				1,220.94			
8146 - CME - Pool Utilities							
07707-148804-01-2	01/07/2020		Sudden Link	324.48	2751	01/07/2020	Pool Utilities
07707-148804-01-2	01/22/2020		SuddenLink	157.24	2761	01/23/2020	
07707-148804-01-2	02/13/2020		SuddenLink	167.24	2769	02/13/2020	
07707-148804-01-2	03/06/2020		SuddenLink	9.32	2782	03/06/2020	CME Utilities
07707-148804-01-2	05/05/2020		SuddenLink	148.62	2808	05/06/2020	
07707-148804-01-02	06/05/2020		SuddenLink	157.87	2824	06/05/2020	
07707-148804-01-2	08/11/2020		SuddenLink	151.60	2863	08/11/2020	estate pool phone and internet
07707-148804-01-2	08/27/2020		SuddenLink	161.42	2876	08/27/2020	15751 Cottonwood Creek Lane
07707-148804-01-2	10/01/2020		SuddenLink	151.42	2889	10/01/2020	
07707-148804-01-2	10/29/2020		SuddenLink	151.43	2912	10/29/2020	
				1,580.64			
8147 - CME - Pool Special Projects							
2020464	03/19/2020		Oasis Pools	974.25	2788	03/19/2020	
16254	07/06/2020		Beal Properties	52.50	2841	07/06/2020	Storage Unit #273 (pool equipment)
1585	07/21/2020		The Ground Crew	2,329.16	2856	07/21/2020	June Monthly Lawn Maintenance
cc	09/15/2020		Beal Properties	210.00	2877	09/15/2020	unit 115 & 273 rental
15753023	09/15/2020		MaidPro Bryan / College Station	0.00			daily cleaning of both bathrooms m-f 8/03 - 9/04
Monthly Porter Service August	09/15/2020		Brian Thiopin	240.00	2878	09/15/2020	
10365	09/15/2020		The Clean Up Crew	420.00	2885	09/15/2020	sat & sun cleaning bathroom 8/22 - 9/13
10416	10/01/2020		The Clean Up Crew	240.00	2890	10/01/2020	Cleaning bathrooms Sat & Sun 9/19-9/26
17624	10/01/2020		Beal Properties	210.00	2887	10/01/2020	reimbursement for storage unit
10231	10/06/2020		The Clean Up Crew	747.89	2893	10/07/2020	
17	10/07/2020		Brian Thiopin	220.00	2894	10/07/2020	September Porter Service
15753023	10/07/2020		MaidPro Bryan / College Station	2,000.44	2896	10/07/2020	Pool Bathroom Cleaning 8/03-9/28
				7,644.24			
8160 - Special Projects / Improvements							
1029	01/22/2020		The Ground Crew	1,212.40	2759	01/23/2020	Monthly Maintenance - December & Christmas Decor removal
1891	10/29/2020		The Ground Crew	920.13	2911	10/29/2020	
				2,132.53			
8191 - Electric							
2371989	01/22/2020		Bryan Texas Utilities	436.56	2755	01/23/2020	15751 COTTONWOOD CREEK
2216139	01/22/2020		Bryan Texas Utilities	629.93	2755	01/23/2020	15541 creek meadow blvd
2293428	01/22/2020		Bryan Texas Utilities	25.24	2755	01/23/2020	4401 SILVER BROOK CT - ELECTRIC
2306382	01/22/2020		Bryan Texas Utilities	18.18	2755	01/23/2020	15521 BAKER MEADOW LOOP SIGN
2348555	01/22/2020		Bryan Texas Utilities	19.87	2755	01/23/2020	15729 TIMBER CREEK LANE #A
2348556	01/22/2020		Bryan Texas Utilities	18.18	2755	01/23/2020	15729 TIMBER CREEK LANE #B
2216139	02/13/2020		Bryan Texas Utilities	587.72	2764	02/13/2020	15541 N Creek Meadows
2293428	02/13/2020		Bryan Texas Utilities	19.27	2764	02/13/2020	4401 SILVER BROOK CT - ELECTRIC
2306382	02/13/2020		Bryan Texas Utilities	18.18	2764	02/13/2020	15521 BAKER MEADOW LOOP SIGN
2348555	02/13/2020		Bryan Texas Utilities	18.18	2764	02/13/2020	15729 TIMBER CREEK LANE #A
2348556	02/13/2020		Bryan Texas Utilities	18.18	2764	02/13/2020	15729 TIMBER CREEK LANE #B
2371989	02/13/2020		Bryan Texas Utilities	480.72	2764	02/13/2020	15751 COTTONWOOD CREEK
2371989	03/19/2020		Bryan Texas Utilities	419.56	2789	03/19/2020	15751 Cottonwood Creek
2216139	03/19/2020		Bryan Texas Utilities	556.50	2789	03/19/2020	15541 N. Creek Meadows blvd
2293428	03/19/2020		Bryan Texas Utilities	18.18	2789	03/19/2020	
2306382	03/19/2020		Bryan Texas Utilities	18.18	2789	03/19/2020	15521 Baker Meadow loop sign
2348555	03/19/2020		Bryan Texas Utilities	18.18	2789	03/19/2020	
2348556	03/19/2020		Bryan Texas Utilities	18.18	2789	03/19/2020	15729 Timber Creek Lane b
2371989	04/16/2020		Bryan Texas Utilities	499.78	2795	04/16/2020	15751 COTTONWOOD CREEK LN 1

2306382	04/16/2020	Bryan Texas Utilities	18.18	2795	04/16/2020	15521 BAKER MEADOW LOOP SIGN
2293428	04/16/2020	Bryan Texas Utilities	18.18	2795	04/16/2020	4401 SILVER BROOK CT - ELECTRIC
2216139	04/16/2020	Bryan Texas Utilities	534.97	2795	04/16/2020	15541 creek meadow blvd
2348555	04/16/2020	Bryan Texas Utilities	18.18	2795	04/16/2020	15729 TIMBER CREEK LANE #A
2348556	04/16/2020	Bryan Texas Utilities	18.18	2795	04/16/2020	15729 TIMBER CREEK LANE #B
2371989	05/26/2020	Bryan Texas Utilities	377.61	2813	05/26/2020	15751 Cottonwood Creek
2348556	05/26/2020	Bryan Texas Utilities	18.18	2813	05/26/2020	15729 Timber Creek B
2348555	05/26/2020	Bryan Texas Utilities	18.18	2813	05/26/2020	15729 Timber Creek A
2306382	05/26/2020	Bryan Texas Utilities	18.18	2813	05/26/2020	15521 Baker Meadow Loop Sign
2293428	05/26/2020	Bryan Texas Utilities	18.18	2813	05/26/2020	4401 Silver Brook
2216139	05/26/2020	Bryan Texas Utilities	352.47	2813	05/26/2020	15541 N Creek Meadow Blvd
2216139	06/10/2020	Bryan Texas Utilities	436.05	2828	06/10/2020	15541 Electric
2293428	06/10/2020	Bryan Texas Utilities	18.18	2828	06/10/2020	4401 Electric
2306382	06/10/2020	Bryan Texas Utilities	18.18	2828	06/10/2020	15521 Electric
2348555	06/10/2020	Bryan Texas Utilities	18.18	2828	06/10/2020	15729 Electric
2348556	06/10/2020	Bryan Texas Utilities	18.18	2828	06/10/2020	15729 Electric
2371989	06/10/2020	Bryan Texas Utilities	513.05	2828	06/10/2020	15751 Electric
2216139	07/21/2020	Bryan Texas Utilities	474.60	2849	07/21/2020	15541 N Creek Meadow Blvd
2293428	07/21/2020	Bryan Texas Utilities	18.18	2849	07/21/2020	4401 Silver Brook
2306382	07/21/2020	Bryan Texas Utilities	18.18	2849	07/21/2020	15521 Baker Meadow Loop Sign
2348555	07/21/2020	Bryan Texas Utilities	18.18	2849	07/21/2020	15729 Timber Creek A
2348556	07/21/2020	Bryan Texas Utilities	18.18	2849	07/21/2020	15729 Timber Creek B
2371989	07/21/2020	Bryan Texas Utilities	473.90	2849	07/21/2020	15751 Cottonwood Creek
2216139	08/11/2020	Bryan Texas Utilities	595.50	2860	08/11/2020	electric
2293428	08/11/2020	Bryan Texas Utilities	18.18	2860	08/11/2020	electric
2306382	08/11/2020	Bryan Texas Utilities	18.18	2860	08/11/2020	electric
2348555	08/11/2020	Bryan Texas Utilities	18.18	2860	08/11/2020	electric
2348556	08/11/2020	Bryan Texas Utilities	18.18	2860	08/11/2020	electric
2371989	08/11/2020	Bryan Texas Utilities	499.14	2860	08/11/2020	electric
2371989	09/15/2020	Bryan Texas Utilities	545.83	2879	09/15/2020	15751 Cottonwood Creek Lane
2216139	09/15/2020	Bryan Texas Utilities	587.72	2879	09/15/2020	15541 Creek Meadows Blvd
2306382	09/15/2020	Bryan Texas Utilities	18.18	2879	09/15/2020	15521 Baker Meadow Loop Sign
2348556	09/15/2020	Bryan Texas Utilities	18.18	2879	09/15/2020	15729 Timber Creek #B
2348555	09/15/2020	Bryan Texas Utilities	18.18	2879	09/15/2020	15729 Timber Creek #A
2293428	09/15/2020	Bryan Texas Utilities	18.18	2879	09/15/2020	4401 silver brook ct
2371989	10/13/2020	Bryan Texas Utilities	542.12	2900	10/13/2020	
2306382	10/13/2020	Bryan Texas Utilities	18.18	2900	10/13/2020	15521 Baker Meadow Loop Sign
2293428	10/13/2020	Bryan Texas Utilities	18.27	2900	10/13/2020	4401 silver brook ct
2216139	10/13/2020	Bryan Texas Utilities	587.72	2900	10/13/2020	15541 Creek Meadows Blvd
2348556	10/13/2020	Bryan Texas Utilities	18.18	2900	10/13/2020	15729 Timber Creek #B
2348555	10/13/2020	Bryan Texas Utilities	18.18	2900	10/13/2020	15729 Timber Creek #A
12258	10/28/2020	Constant Current Electric	140.85	2917	11/06/2020	
			11,009.43			

8192 - Sanitation / Sewer

544491-209936	01/22/2020	College Station Utilities	49.67	2756	01/23/2020	15541 creek meadow blvd
544491-209936	02/13/2020	College Station Utilities	49.67	2765	02/13/2020	
544491-209936	03/19/2020	College Station Utilities	49.67	2790	03/19/2020	
544491-209936	04/16/2020	College Station Utilities	49.67	2796	04/16/2020	15541 creek meadow blvd
544491-209936	05/26/2020	College Station Utilities	49.67	2814	05/26/2020	15541 N Creek Meadow Blvd
544491-209936	06/17/2020	College Station Utilities	49.67	2831	06/17/2020	15541 Creek Meadows blvd
572947-235104	07/21/2020	College Station Utilities	64.61	2850	07/21/2020	15751 Cottonwood Creek
544491-209936	07/21/2020	College Station Utilities	122.78	2850	07/21/2020	15541 Creek Meadows blvd
544491-209936	08/26/2020	College Station Utilities	125.86	2869	08/26/2020	15541 Creek Meadows Blvd N
572947-235104	08/26/2020	College Station Utilities	129.76	2869	08/26/2020	15751 Cottonwood Creek Lane
544491-209936	09/15/2020	College Station Utilities	125.86	2880	09/15/2020	15541 Creek Meadows Blvd
572947-235104	09/15/2020	College Station Utilities	129.76	2880	09/15/2020	15751 Cottonwood Creek Lane
572947-235104	10/13/2020	College Station Utilities	145.58	2901	10/13/2020	15751 Cottonwood Creek Lane
544491-209936	10/13/2020	College Station Utilities	141.45	2901	10/13/2020	15541 Creek Meadows Blvd
			1,283.68			

8193 - Water / Irrigation

102-4969-00	01/22/2020	Wellborn Special Utility District	114.64	2760	01/23/2020	15541 Creek meadows blvd irrigation
102-8155-00	01/22/2020	Wellborn Special Utility District	26.13	2760	01/23/2020	greens prairie trail irrigation
102-8302-00	01/22/2020	Wellborn Special Utility District	26.13	2760	01/23/2020	TIMBER DRIVE
102-0067-00	01/22/2020	Wellborn Special Utility District	62.62	2760	01/23/2020	15751 COTTONWOOD CREEK LN 1
102-8302-00	02/26/2020	Wellborn Special Utility District	26.13	2778	02/26/2020	TIMBER DRIVE HOA
102-8155-00	02/26/2020	Wellborn Special Utility District	26.13	2778	02/26/2020	greens prairie trail irrigation
102-0067-00	02/26/2020	Wellborn Special Utility District	75.03	2778	02/26/2020	15751 COTTONWOOD CREEK LN 1
102-4969-00	02/26/2020	Wellborn Special Utility District	85.46	2778	02/26/2020	15541 Creek meadows blvd irrigation
102-8302-00	03/19/2020	Wellborn Special Utility District	26.13	2785	03/19/2020	
102-8155-00	03/19/2020	Wellborn Special Utility District	26.13	2785	03/19/2020	
102-4969-00	03/19/2020	Wellborn Special Utility District	103.57	2785	03/19/2020	
102-0067-00	03/19/2020	Wellborn Special Utility District	78.33	2785	03/19/2020	
102-8302-00	04/16/2020	Wellborn Special Utility District	26.13	2800	04/16/2020	TIMBER DRIVE HOA
102-8155-00	04/16/2020	Wellborn Special Utility District	26.13	2800	04/16/2020	greens prairie trail irrigation
102-0067-00	04/16/2020	Wellborn Special Utility District	52.59	2800	04/16/2020	15751 COTTONWOOD CREEK LN 1
102-4969-00	04/16/2020	Wellborn Special Utility District	92.85	2800	04/16/2020	15541 Creek meadows blvd irrigation
102-8302-00	05/26/2020	Wellborn Special Utility District	52.26	2816	05/26/2020	timber drive hoa
102-0067-00	05/26/2020	Wellborn Special Utility District	217.31	2816	05/26/2020	15751 Cottonwood Creek
102-4969-00	05/26/2020	Wellborn Special Utility District	215.78	2816	05/26/2020	15541 Creek Meadows blvd irrigation
102-8155-00	05/26/2020	Wellborn Special Utility District	54.86	2816	05/26/2020	greens prairie trail irrigation
102-4969-00	06/17/2020	Wellborn Special Utility District	13.49	2834	06/17/2020	15541 Creek Meadows blvd irrigation
102-0067-00	06/17/2020	Wellborn Special Utility District	465.16	2834	06/17/2020	15751 Cottonwood Creek
102-8155-00	07/21/2020	Wellborn Special Utility District	23.53	2857	07/21/2020	greens prairie trail irrigation
102-8302-00	07/21/2020	Wellborn Special Utility District	26.13	2857	07/21/2020	
102-4969-00	07/21/2020	Wellborn Special Utility District	574.80	2857	07/21/2020	15541 Creek Meadows blvd irrigation
102-0067-00	07/21/2020	Wellborn Special Utility District	1,266.36	2857	07/21/2020	15751 Cottonwood Creek
102-4969-00	08/26/2020	Wellborn Special Utility District	252.74	2875	08/26/2020	15541 Creek Meadows blvd irrigation
102-8155-00	08/26/2020	Wellborn Special Utility District	26.13	2875	08/26/2020	Greens prairie trail irrigation
102-8302-00	08/26/2020	Wellborn Special Utility District	26.13	2875	08/26/2020	timber drive
102-0067-00	08/26/2020	Wellborn Special Utility District	1,824.94	2875	08/26/2020	15751 cottonwood creek
102-8302-00	10/07/2020	Wellborn Special Utility District	26.13	2899	10/07/2020	Timber Drive HOA
102-4969-00	10/07/2020	Wellborn Special Utility District	282.25	2899	10/07/2020	15541 Creek Meadow BLVD Irrigation
102-0067-00	10/07/2020	Wellborn Special Utility District	1,312.97	2899	10/07/2020	15751 Cottonwood Creek Ln Irrigation
102-8155-00	10/07/2020	Wellborn Special Utility District	26.13	2899	10/07/2020	Greens Prairie Tree Irrigation
102-8302-00	10/29/2020	Wellborn Special Utility District	28.73	2919	11/06/2020	Timber Drive HOA Irrigation
102-0067-00	10/29/2020	Wellborn Special Utility District	375.78	2919	11/06/2020	15751 Cottonwood Creek Ln Irrigation
102-4969-00	10/29/2020	Wellborn Special Utility District	223.84	2919	11/06/2020	
102-8155-00	10/29/2020	Wellborn Special Utility District	26.13	2919	11/06/2020	Greens Prairie Tree Irrigation
			8,215.51			

8210 - Taxes

406526	10/28/2020		Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	Sec 6 PH 2A, Block 3, Lot Common Areas RR and TT
374872	10/28/2020		Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	Sec 2 PH2, Common Areas A, B, DD
374762	10/28/2020		Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	Sec PH 2 Common Area OO
368312	10/28/2020		Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	
374942	10/28/2020		Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	Sec 3 PH2, Lot 1, Common Areas I, V and Z
376032	10/28/2020		Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	Sec 5 PH 3, Common Areas JJ, OO-A, and QQ
396294	10/28/2020		Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	Common Areas JJ, TT, UU, M1, and M2
305744	10/28/2020		Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	1A PH 1, Common Areas B, C, G1, H, AND I
396319	10/28/2020		Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	SEC 7 PH 2, Common Areas S, SS, UU, VV, O
413520	10/28/2020		Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	SEC 7 PH 4, Block 2, Lot Common Area UU
405726	10/28/2020		Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	Sec 6 PH 1, Lot Common Areas OO, SS, TT
405792	10/28/2020		Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	Sec 7 PH 3, Block 3, Lot Common Areas TT
406536	10/28/2020		Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	SEC 6 PH 2B, Block 1, Lot Common Area JJ
305981	10/28/2020		Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	Sec 1B PH 3, Common Areas BB, W3, W4
347836	10/28/2020		Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	Sec 5 PH 1, Private park and Common Areas K, JJ, KK
305771	10/28/2020		Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	SEC 1A PH 2, Common Areas A1, A2, D, E, F, G2, J, K, L
305900	10/28/2020		Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	Sec 1B PH 1, COMMON AREAS AA, B, C, D, E, V1, W1, X, Y1, Z1
305955	10/29/2020		Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	Sec 1B PH 2, COMMON AREAS CC, DD, W2, Y2
305998	10/29/2020		Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	SEC 1 B PH 4, Common Areas GG, V2, Z2, VR
347156	10/29/2020		Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	Sec 4 PH 1 Common Area Y
363828	10/29/2020		Kristeen Roe, Tax A/C	2.26	2915	10/29/2020	Sec 4 PH 2C, Block 5, Common Area HH
361702	10/29/2020		Kristeen Roe, Tax A/C	2.26	2915	10/29/2020	Sec 2 PH 3, Common Areas C & J
355513	10/29/2020		Kristeen Roe, Tax A/C	2.26	2915	10/29/2020	Sec 2 PH 1B, Common Areas FF1, FF2, EE
349656	10/29/2020		Kristeen Roe, Tax A/C	2.26	2915	10/29/2020	SEC 2 PH 1A, Common Area DD
363798	10/29/2020		Kristeen Roe, Tax A/C	2.26	2915	10/29/2020	Sec 4 PH 2A, Block 2, Common Area L
				56.50			
8220 - Transfer to Reserve							
2020	06/24/2020		Creek Meadows Owners Association	10,000.00	2836	06/24/2020	2020 transfer to reserves
Total				345,589.42			

Creek Meadows Home Owner's 2021 Budget (Approved 10/20/2020)		
		Budget '21
Income		
Administration/Transfer Fees		\$5250.00
Annual Dues		\$416625.00
Annual Dues - *Collections		\$10922.17
Fines for Violations		\$250.00
Deed Restriction Income		\$2,150.00
CCR Enforcement		\$500.00
Cost of Collection		\$1400.00
Lien Filed		\$250.00
Finance Charges		\$2000.00
Late Fees		\$2000.00
FOB Key Programming		\$3750.00
FOB Key Replacement		\$0.00
Miscellaneous Income		\$0.00
Prior Year Budget Surplus		\$0.00
Total Income		\$442,947.17
Expenses		
Deed Restriction Expense		\$2150.00
Flags, Decorations & Signs		\$2000.00
Fountains & Lakes		\$8400.00
Fountain Repair		\$1,000.00
Monthly Maintenance		\$2,000.00
Monthly Trash Clean Up		\$0.00
Spraying-Weed & Algae Control		\$4,500.00
Grounds Maint/Improvements		\$204,500.00
Irrigation Repair		\$10,000.00
Landscape Maintenance		\$182,000.00
Lawn Spraying		\$10,000.00
Shredding		\$1,000.00
Tree Removal & Care		\$1,500.00
Insurance		\$13,500.00
D&O		\$4,500.00
General Liability		\$4,000.00
Property		\$5,000.00
Legal & Professional Fees		\$6,500.00
Accounting Fees		\$500.00
Legal Fees		\$6,000.00
Management		\$58,968.00
Assoc Services (Oldham Goodwin)		\$9,600.00
Management		\$49,368.00

Creek Meadows Home Owner's 2021 Budget (Approved 10/20/2020)		
		Budget '21
Membership Events		\$4000.00
Membership Meeting Expense		\$150.00
Park Maintenance - CM		\$4,100.00
	Clean & Repair Equipment	\$500.00
	Trash Removal	\$3,600.00
Park Maintenance - CME		\$4,100.00
	Clean & Repair Equipment	\$500.00
	Trash Removal	\$3,600.00
Pool - CM (3 Filters)		\$23,350.00
	Cleaning Service	\$2,500.00
	Pool Annex Repairs	\$2,250.00
	Pool Annex Winterization	\$600.00
	Pool Maintenance	\$15,000.00
	Purchase Equipment	\$1,000.00
	Security Camera Utilities	\$2,000.00
	Special Project	\$0.00
Pool - CME (2 Filters)		\$17,600.00
	Cleaning Service	\$2,500.00
	Pool Annex Repairs	\$1,000.00
	Pool Annex Winterization	\$600.00
	Pool Maintenance	\$10,000.00
	Purchase Equipment	\$1,000.00
	Security Camera Utilities	\$2,500.00
	Special Project	\$0.00
Postage & Delivery		\$500.00
Special Projects/Improvements		\$55,000.00
	Special Projects CM Pool Kool Deck	\$55,000.00
	Miscellaneous	\$0.00
Property Taxes		\$200.00
Website		\$200.00
Utilities		\$27,200.00
	Electric	\$13,800.00
	Sanitation/Sewer	\$1,400.00
	Water/Irrigation	\$12,000.00
Transfer to Reserve		\$10,000.00
Total Expense		\$442,418.00
Net Income		\$529.17



PROSPERITY BANK®

Statement Date 9/30/2020

CREEK MEADOWS HOMEOWNERS ASSOCIATION
903 TEXAS AVE SOUTH
COLLEGE STATION TX 77840

Page 1 of 1

6144

STATEMENT SUMMARY TX Business Savings Account No

07/01/2020	Beginning Balance		\$27,178.64
	2 Deposits/Other Credits	+	\$10,013.77
	0 Checks/Other Debits	-	\$0.00
09/30/2020	Ending Balance	92 Days in Statement Period	\$37,192.41

DEPOSITS/OTHER CREDITS

Date	Description	Amount
07/07/2020	Deposit	\$10,000.00
09/30/2020	Accr Earning Pymt Added to Account	\$13.77

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	Date	Balance
07-01	\$27,178.64	07-07	\$37,178.64	09-30	\$37,192.41

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$13.77	Annual Percentage Yield Earned	0.15 %
Interest Paid YTD	\$43.72	Days in Earnings Period	92

0000



101311 : 00614401





Bob Walker
 Real Properties
 bobw@realpros.com
 Ph

Need a REALTOR? What About BOB?

CMA 1 - Line

Prepared By: Bob Walker

Listings as of 11/19/20 at 2:07 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 11/19/2020 to 05/23/2020 Subdivision Code is 'Creek Meadows'

Residential

MLS #	Address	Unit #	# Bd	# FH	Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AVGSP/Sqft	Sold Date	SP%LP	DOM
20016590	15507 Baker Meadow	3	2/-	2			Creek Meadows	2008	1,265	\$165.22	\$209,000	\$195,000	\$160.89	06/15/2020	97.50	70
20014525	15491 Baker Meadow Loop	3	2/-	2			Creek Meadows	2010	1,466	\$156.89	\$230,000	\$206,000	\$161.57	11/16/2020	100.00	77
20016569	4118 Cripple Creek Court	3	2/-	2			Creek Meadows	2009	1,544	\$152.20	\$235,000	\$209,900	\$168.55	08/28/2020	98.37	33
20014632	15017 INDIAN CREEK Lar	3	2/-	2			Creek Meadows	2021	1,486	\$162.11	\$240,900	\$215,000	\$169.63	06/19/2020	97.67	45
20012437	15441 Baker Meadow Loop	3	2/0	2			Creek Meadows	2013	1,551	\$161.19	\$250,000	\$213,000	\$168.38	08/04/2020	96.82	63
20013235	3824 STILL CREEK Loop	3	2/-	2			Creek Meadows	2020	1,657	\$152.32	\$252,400	\$215,000	\$164.37	11/16/2020	98.40	47
20011206	3830 STILL CREEK Loop	4	2/-	2			Creek Meadows	2020	1,639	\$155.16	\$254,300	\$218,500	\$164.37	11/16/2020	98.40	47
20014907	4200 Carnes Court	3	2/-	2			Creek Meadows	2011	1,809	\$149.20	\$269,900	\$220,000	\$162.72	07/17/2020	100.00	36
20016229	4154 Shallow Creek Loop	3	2/-	2			Creek Meadows	2016	2,083	\$143.98	\$299,900	\$220,000	\$162.72	07/17/2020	100.00	36
20006014	4203 Quartz Creek Court	4	2/1	2			Creek Meadows	2015	2,655	\$113.75	\$302,000	\$220,000	\$162.72	07/17/2020	100.00	36
20017330	15629 Shady Brook Lane	4	2/1	2			Creek Meadows	2015	2,078	\$153.03	\$318,000	\$220,000	\$162.72	07/17/2020	100.00	36
20014984	15640 Long Creek Lane	3	2/1	2			Creek Meadows	2017	2,119	\$158.09	\$335,000	\$220,000	\$162.72	07/17/2020	100.00	36
20009052	4107 Wild Creek Court	3	3/1	3	PLUS		Creek Meadows	2015	2,555	\$140.86	\$359,900	\$220,000	\$162.72	07/17/2020	100.00	36
20008718	4104 Caney Creek Court	4	3/-	2			Creek Meadows	2020	2,376	\$159.89	\$379,900	\$220,000	\$162.72	07/17/2020	100.00	36
20017123	4115 Wild Creek Court	4	3/-	2			Creek Meadows	2016	2,641	\$151.27	\$399,500	\$220,000	\$162.72	07/17/2020	100.00	36

# LISTINGS:	15	Medians:	2015	1,809	\$153.03	\$269,900
		Minimums:	2008	1,265	\$113.75	\$209,000
		Maximums:	2021	2,655	\$165.22	\$399,500
		Averages:	2015	1,928	\$151.68	\$289,047

Sold Properties

MLS #	Address	Unit #	# Bd	# FH	Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AVGSP/Sqft	Sold Date	SP%LP	DOM
20005363	3903 Pawnee Court	3	2/-	2			Creek Meadows	2009	1,212	\$165.02	\$200,000	\$195,000	\$160.89	06/15/2020	97.50	70
20014162	3802 Turkey Meadow Coui	3	2/-	2			Creek Meadows	2009	1,275	\$161.57	\$206,000	\$206,000	\$161.57	11/16/2020	100.00	77
20013014	3802 Wild Horse Creek Co	3	2/-	2			Creek Meadows	2008	1,225	\$171.35	\$209,900	\$206,475	\$168.55	08/28/2020	98.37	33
20007354	3701 Stevens Creek Court	3	2/-	2			Creek Meadows	2011	1,238	\$173.67	\$215,000	\$210,000	\$169.63	06/19/2020	97.67	45
20009108	15418 Baker Meadow Loop	3	2/-	2			Creek Meadows	2012	1,265	\$173.91	\$220,000	\$213,000	\$168.38	08/04/2020	96.82	63
20015095	3710 Stevens Creek Court	3	2/-	2			Creek Meadows	2010	1,308	\$167.05	\$218,500	\$215,000	\$164.37	11/16/2020	98.40	47
20010562	15424 Baker Meadow Loop	3	2/-	2			Creek Meadows	2014	1,352	\$162.72	\$220,000	\$220,000	\$162.72	07/17/2020	100.00	36

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*** 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.



Bob Walker
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 bobw@beatlcs.com
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Need a REALTOR? What About BOB?

Prepared By: Bob Walker

CMA 1 - Line

Listings as of 11/19/20 at 2:07 pm

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	# F/H	Bth	GarCap	Subd Code	Yr Bilt	Apx Ht	Ar	LP/Sqft	List Price	Sold Price	AvgSP/Sqft	Sold Date	SP%LP	DOM
20005538	15502 Baker Meadow	4	2/-	2			Creek Meadows	2009	1,444		\$155.12	\$224,000	\$223,000	\$154.43	08/28/2020	99.55	137
20010694	15483 Baker Meadow	3	2/-	2			Creek Meadows	2015	1,459		\$154.22	\$225,000	\$225,000	\$154.22	07/06/2020	100.00	22
19017552	15444 Baker Meadow	3	2/-	2			Creek Meadows	2012	1,349		\$166.79	\$225,000	\$228,000	\$169.01	09/02/2020	101.33	273
# LISTINGS:	10	Medians:						2011	1,292		\$165.90	\$219,250	\$214,000	\$163.55		98.98	55
		Minimums:						2008	1,212		\$154.22	\$200,000	\$195,000	\$154.22		96.82	22
		Maximums:						2015	1,459		\$173.91	\$225,000	\$228,000	\$169.63		101.33	273
		Averages:						2011	1,313		\$165.14	\$216,340	\$214,148	\$163.38		98.96	80

Quick Statistics (25 Listings Total)

	Min	Max	Average	Median
List Price	\$200,000	\$399,500	\$259,964	\$235,000
Sold Price	\$195,000	\$228,000	\$214,148	\$214,000

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*** 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.



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
03/23/2020

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 1001 University Drive East Ste 105 College Station, TX 77840	CONTACT NAME: Randy Flasowski <hr/> PHONE (A/C, NO, EXT): (979)691-2534 FAX (A/C, NO): (979)691-2608 <hr/> E-MAIL ADDRESS: rflasowski@farmersagnt.com <hr/> PRODUCER CUSTOMER ID: <hr/> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center; border: none;">INSURER(S) AFFORDING COVERAGE</td> <td style="text-align: center; border: none;">NAIC #</td> </tr> <tr> <td style="border: none;">INSURER A: Truck Insurance Exchange</td> <td style="border: none;">21709</td> </tr> <tr> <td style="border: none;">INSURER B: Farmers Insurance Exchange</td> <td style="border: none;">21652</td> </tr> <tr> <td style="border: none;">INSURER C: Mid Century Insurance Company</td> <td style="border: none;">21687</td> </tr> <tr> <td style="border: none;">INSURER D:</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER E:</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER F:</td> <td style="border: none;"></td> </tr> </table>	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:	
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:															
INSURED CREEK MEADOWS OWNERS 903 SOUTH TEXAS AVENUE COLLEGE STATION TX 77840															

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	PROPERTY	606777801	01/10/2020	01/10/2021	<input checked="" type="checkbox"/>	BUILDING	\$465,000	
	CAUSES OF LOSS				DEDUCTIBLES		PERSONAL PROPERTY	\$
	BASIC				BUILDING		BUSINESS INCOME	\$
	BROAD				1,000		EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/> SPECIAL				CONTENTS		RENTAL VALUE	\$
	EARTHQUAKE				1,000		BLANKET BUILDING	\$
	WIND						BLANKET PERS PROP	\$
	FLOOD						BLANKET BLDG & PP	\$
								\$
								\$
	INLAND MARINE	TYPE OF POLICY				\$		
	CAUSES OF LOSS					\$		
	NAMED PERILS	POLICY NUMBER				\$		
						\$		
	CRIME					\$		
	TYPE OF POLICY					\$		
						\$		
	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
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