

Stanford Court

Townhome Condominium Association

Beal Properties

3363 University Drive East Suite 215

Bryan Texas 77802

(979)764-2500 www.bealbcs.com

Stanford Court Financials 2021

Cash Flow

Beal Properties

Properties: Stanford Court HOA - 3122 Camelot Bryan, TX 77802

Date Range: 01/01/2021 to 12/31/2021

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				
Utility Reimburse Income	1,714.17	0.46	1,714.17	0.46
Insurance Claim Receipts	246,515.30	65.88	246,515.30	65.88
Late Fees\NSF Rent	105.00	0.03	105.00	0.03
Homeowners Association Dues	121,558.04	32.48	121,558.04	32.48
Utility Reimbursement	4,306.23	1.15	4,306.23	1.15
Total Operating Income	374,198.74	100.00	374,198.74	100.00
Expense				
Electrical Repairs	1,927.70	0.52	1,927.70	0.52
Fence Repair	65.00	0.02	65.00	0.02
General Maintenance	6,415.76	1.71	6,415.76	1.71
Inspection	95.00	0.03	95.00	0.03
Insurance	17,082.14	4.56	17,082.14	4.56
Transfer to Reserves	10,200.00	2.73	10,200.00	2.73
Legal Fees	500.00	0.13	500.00	0.13
Lawn/Property Maintenance	20,263.37	5.42	20,263.37	5.42
Special Projects	47,074.69	12.58	47,074.69	12.58
Management Fee	4,320.00	1.15	4,320.00	1.15
Mortgage/Note Payment	31,950.12	8.54	31,950.12	8.54
Pest Control	2,549.29	0.68	2,549.29	0.68
Plumbing Expense	1,170.00	0.31	1,170.00	0.31
Pool Expense	7,994.21	2.14	7,994.21	2.14
Professional Fees	350.00	0.09	350.00	0.09
Telephone Service	1,145.27	0.31	1,145.27	0.31
Utilities	16,092.26	4.30	16,092.26	4.30
Total Operating Expense	169,194.81	45.22	169,194.81	45.22
NOI - Net Operating Income	205,003.93	54.78	205,003.93	54.78
Total Income	374,198.74	100.00	374,198.74	100.00
Total Expense	169,194.81	45.22	169,194.81	45.22
Net Income	205,003.93	54.78	205,003.93	54.78
Other Items				
Prepayments	-1,745.00		-1,745.00	
Net Other Items	-1,745.00		-1,745.00	
Cash Flow	203,258.93		203,258.93	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	69,046.68		69,046.68	
Beginning Cash + Cash Flow	272,305.61		272,305.61	
Actual Ending Cash	276,165.61		276,165.61	



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Statement Date 12/31/2021
 Account No ****1542
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8759 1 AV 0.426
 STANFORD COURT TOWNHOME CONDOMINIUM OWNE
 3363 UNIVERSITY DR E STE 215
 BRYAN TX 77802-3470



STATEMENT SUMMARY TX Business Savings Account No ****1542

10/01/2021	Beginning Balance		\$54,506.02
	4 Deposits/Other Credits	+	\$2,564.14
	0 Checks/Other Debits	-	\$0.00
12/31/2021	Ending Balance	92 Days in Statement Period	\$57,070.16

DEPOSITS/OTHER CREDITS

Date	Description	Amount
10/04/2021	Deposit	\$850.00
11/04/2021	Deposit	\$850.00
12/06/2021	Deposit	\$850.00
12/31/2021	Accr Earning Pymt Added to Account	\$14.14

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
10-01	\$54,506.02	11-04	\$56,206.02	12-31	\$57,070.16
10-04	\$55,356.02	12-06	\$57,056.02		

EARNINGS SUMMARY

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

Interest Paid This Period	\$14.14	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$52.50	Days in Earnings Period	92

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102431 : 00875901





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Statement Date 12/31/2021
Account No ****8382
Page 1 of 4

3026 1 AV 0.426
STANFORD COURT TOWNHOME CONDOMINIUM OWNE
3363 UNIVERSITY DR E STE 215
BRYAN TX 77802-3470



STATEMENT SUMMARY TX Small Business Check Account No ****8382

12/01/2021	Beginning Balance		\$1,026.90
	0 Deposits/Other Credits	+	\$0.00
	0 Checks/Other Debits	-	\$0.00
12/31/2021	Ending Balance	31 Days in Statement Period	\$1,026.90

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
12-01	\$1,026.90

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102161 : 00302601



Balance Sheet

Properties: Stanford Court HOA - 3122 Camelot Bryan, TX 77802

As of: 12/31/2021

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Rental Account	276,165.61
Total Cash	276,165.61
TOTAL ASSETS	276,165.61
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	4,941.50
Clearing-Tenant Deposits	-2,917.57
Total Liabilities	2,023.93
Capital	
Retained Earnings	7,926.30
Calculated Retained Earnings	205,003.93
Calculated Prior Years Retained Earnings	61,211.45
Total Capital	274,141.68
TOTAL LIABILITIES & CAPITAL	276,165.61

CP Comments	Multiple Collected	Multiple Payments	Multiple Accounts	Multiple Payments	Multiple Accounts
Collected	Multiple Collected	Multiple Payments	Multiple Accounts	Multiple Payments	Multiple Accounts
Type	Common/condo	Common/condo	Common/condo	Common/condo	Common/condo
Office	Walter Wilson	Walter Wilson	Walter Wilson	Walter Wilson	Walter Wilson
Purpose	RM'S REPAIR & RENOVATION	RM'S REPAIR & RENOVATION	RM'S REPAIR & RENOVATION	RM'S REPAIR & RENOVATION	RM'S REPAIR & RENOVATION
	Home Equity	Home Equity	Home Equity	Home Equity	Home Equity
	Payoff	Payoff	Payoff	Payoff	Payoff
	12/31/2022	12/31/2022	12/31/2022	12/31/2022	12/31/2022

Date	Description	Amount	Balance	Reference	Principal	Interest	Unapplied	Reference	TC	CP	Trm	Org	CP	Prnt	Date	User	Presented	RSF
2/20/2020	Regular Payment	2,453.51	311,286.90	12/02/2020 6:11:09 PM	1,258.48	1,195.03	0.00	224	1	1				12/02/2020		Presented	607373304	
4/18/2021	Regular Payment	2,453.51	310,794.96	4/18/2021 6:11:50 PM	1,257.44	1,194.47	0.00	224	1	1				01/05/2021		Presented	607373304	
8/20/2021	Regular Payment	2,453.51	309,304.34	02/04/2021 1:01:00 PM	1,225.52	1,227.99	0.00	224	1	1				02/04/2021		Presented	607373304	
12/02/2021	Regular Payment	2,453.51	307,851.66	03/09/2021 6:07:52 PM	1,352.48	1,310.63	0.00	224	1	1				03/09/2021		Presented	608211372	
4/06/2022	Regular Payment	2,453.51	306,374.31	04/06/2021 6:24:00 PM	1,073.35	1,310.15	0.00	224	1	1				04/06/2021		Presented	608201503	
8/08/2021	Regular Payment	2,453.51	304,827.91	08/07/2021 4:22:05 PM	1,330.47	1,318.51	0.00	224	1	1				08/07/2021		Presented	608105702	
12/02/2021	Regular Payment	2,453.51	303,382.10	07/06/2021 8:35:14 PM	1,283.48	1,358.03	0.00	224	1	1				07/06/2021		Presented	607973539	
4/09/2022	Regular Payment	2,453.51	301,927.54	04/09/2021 6:16:40 PM	1,274.56	1,318.05	0.00	224	1	1				04/09/2021		Presented	607825554	
8/09/2021	Regular Payment	2,453.51	300,464.91	08/09/2021 4:07:59 PM	1,258.73	1,342.78	0.00	224	1	1				08/09/2021		Presented	607699111	
12/02/2021	Regular Payment	2,453.51	298,992.73	10/04/2021 4:12:22 PM	1,215.88	1,228.43	0.00	224	1	1				10/04/2021		Presented	607568910	
4/04/2022	Regular Payment	2,453.51	297,522.63	12/04/2021 6:11:41 PM	1,230.10	1,233.41	0.00	224	1	1				12/04/2021		Presented	607436975	
8/08/2021	Regular Payment	2,453.51	296,057.60	12/08/2021 6:11:41 PM	1,185.43	1,277.66	0.00	224	1	1				12/08/2021		Presented	607306448	
12/02/2021	Regular Payment	2,453.51	294,597.64	01/05/2022 6:06:26 PM	1,279.16	1,174.35	0.00	224	1	1				01/05/2022		Presented	607172325	
4/09/2022	Regular Payment	2,453.51	293,131.41	03/04/2022 4:09:24 PM	1,364.23	1,159.28	0.00	224	1	1				02/04/2022		Presented	607039103	
8/09/2021	Regular Payment	2,453.51	291,667.66	03/02/2022 8:19:19 PM	1,410.73	1,097.78	0.00	224	1	1				03/02/2022		Presented	606889103	
12/02/2021	Regular Payment	2,453.51	290,204.43	04/05/2022 6:31:24 PM	1,179.41	1,274.50	0.00	224	1	1				04/05/2022		Presented	606754522	
4/09/2022	Regular Payment	2,453.51	288,741.03	08/05/2022 8:42:17 PM	1,268.54	1,158.97	0.00	224	1	1				08/05/2022		Presented	606620244	
8/09/2021	Regular Payment	2,453.51	287,277.48	07/05/2022 6:11:52 PM	1,309.95	1,140.98	0.00	224	1	1				07/05/2022		Presented	606484112	
12/02/2021	Regular Payment	2,453.51	285,813.75	01/05/2022 4:14:37 PM	1,314.73	1,138.78	0.00	224	1	1				01/05/2022		Presented	606348923	
4/09/2022	Regular Payment	2,453.51	284,349.82	04/04/2022 6:10:27 PM	1,244.36	1,229.15	0.00	224	1	1				04/04/2022		Presented	606213738	
8/09/2021	Regular Payment	2,453.51	282,885.73	10/04/2022 6:08:24 PM	1,410.11	1,052.40	0.00	224	1	1				10/04/2022		Presented	606078542	
12/02/2021	Regular Payment	2,453.51	281,421.44	11/07/2022 4:16:37 PM	1,367.44	1,035.57	0.00	224	1	1				11/07/2022		Presented	605943611	

CP Comments	Multiple Collected	Multiple Payments	Multiple Accounts	Multiple Payments	Multiple Accounts
Collected	Multiple Collected	Multiple Payments	Multiple Accounts	Multiple Payments	Multiple Accounts
Type	Common/condo	Common/condo	Common/condo	Common/condo	Common/condo
Office	Walter Wilson	Walter Wilson	Walter Wilson	Walter Wilson	Walter Wilson
Purpose	RM'S REPAIR & RENOVATION	RM'S REPAIR & RENOVATION	RM'S REPAIR & RENOVATION	RM'S REPAIR & RENOVATION	RM'S REPAIR & RENOVATION
	Home Equity	Home Equity	Home Equity	Home Equity	Home Equity
	Payoff	Payoff	Payoff	Payoff	Payoff
	12/31/2022	12/31/2022	12/31/2022	12/31/2022	12/31/2022

Friday Dec 2, 2022 11:12 AM

STANFORD COURT TOWNHOME CONDOMINIUM OWNE
 3363 UNIVERSITY DR E SUITE 215
 BRYAN TX 77802

Account Balance 1074122
 282,364.44

Date	Description	RBS Present	Reference	Amount	Balance	Grp	Org	Grp
01/05/2021	Regular Payment			2,453.51	310,229.86	1		
	Prin			1,396.47				
02/04/2021	Regular Payment			2,453.51	309,004.34	1		
	Prin			1,227.99				
03/03/2021	Regular Payment			2,453.51	307,651.66	1		
	Prin			1,352.68				
04/06/2021	Regular Payment			2,453.51	306,578.31	1		
	Prin			1,073.35				
05/04/2021	Regular Payment			2,453.51	305,257.44	1		
	Prin			1,320.87				
06/02/2021	Regular Payment			2,453.51	303,971.96	1		
	Prin			1,285.48				
07/06/2021	Regular Payment			2,453.51	302,882.10	1		
	Prin			1,089.86				
08/04/2021	Regular Payment			2,453.51	301,587.54	1		
	Prin			1,294.56				
09/03/2021	Regular Payment			2,453.51	300,327.81	1		
	Prin			1,259.73				
10/04/2021	Regular Payment			2,453.51	299,102.73	1		
	Prin			1,225.08				
11/04/2021	Regular Payment			2,453.51	297,872.63	1		
	Prin			1,230.10				
12/06/2021	Regular Payment			2,453.51	296,676.80	1		
	Prin			1,195.83				

Expense Distribution

Properties: Stanford Court HOA - 3122 Camelot Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2021 to 12/31/2021

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits							
	06/22/2021	53	Mike Higgins & Janet Higgins	550.00	997	06/22/2021	Mike Higgins, Janet Higgins, Stanford Court HOA - 53: Move Out Refund
4600 - Homeowners Association Dues							
	12/10/2021	61	Denise Bryant	3,860.00	1077	12/22/2021	Denise Bryant, Stanford Court HOA - 61: Move Out Refund
4606 - Certified Letter Charge							
	02/09/2021		Beal Properties	6.90	985, 985, 1035	06/02/2021, 06/02/2021, 09/08/2021	Certified Letter Charge for 02/2021
	05/31/2021		Beal Properties	6.96	1035	09/08/2021	Certified Letter Charge for 05/2021
				13.86			
5700 - Miscellaneous Income							
Reimbursement	08/27/2021		Stone Circle HOA	300.00	1027	08/27/2021	Stone Circle (Nadine Eaton dues)
6390 - Electrical Repairs							
12896	01/07/2021		G&W Electric	120.00	924	01/07/2021	Building electrical issue near #55
12303	05/04/2021		Constant Current Electric	1,221.38	976	05/07/2021	54- installed new lighting contactor, installed new PVC junction box(21-24)
3122	10/26/2021		Estes Electric	586.32	1052	10/26/2021	Replaced contract switch in pump house and ran wire for outside pole light
				1,927.70			
6430 - Fence Repair							
3965	01/07/2021		Ag Town Property Maintenance	65.00	921	01/07/2021	Reattached one section of fence
6455 - General Maintenance							
10428	01/07/2021		Stellar Roofing Specialties	825.00	928	01/07/2021	Replaced Skylight #13 HOA was reimbursed for following the hail insurance claim and payout
10634	03/01/2021		The Clean Up Crew	240.00	950	03/08/2021	
10633	03/01/2021		The Clean Up Crew	120.00	950	03/08/2021	
2128	03/08/2021		Robert Walker	119.42	951	03/08/2021	Paint sidewalk trip hazards - winterize exposed pipes
10629	04/07/2021		The Clean Up Crew	120.00	965	04/07/2021	covered skylight with a tarp
10630	04/07/2021		The Clean Up Crew	50.00	965	04/07/2021	#24/ shut off water to unit 24 due to the freeze.

Expense Distribution

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
5146	04/22/2021		Ag Town Property Maintenance	85.00	968	04/22/2021	Remounted the solar panel, lights are working now.
5148	04/22/2021		Ag Town Property Maintenance	125.00	968	04/22/2021	3122 - Replaced one brick and adjusted 1 brick to match
10552	06/04/2021		The Clean Up Crew	140.00	993	06/04/2021	repaired stairs unit 1, 5 and 6 - replaced 2 2x6..
1607	06/09/2021		Aggieland Gutters LLC	250.00	994	06/09/2021	Repair and reattach gutters on unit 32-33 2nd floor
10840	07/27/2021		The Clean Up Crew	343.00	1012	07/27/2021	Install 6 security lights on building anchor to brick & siding.
5996	07/27/2021		Ag Town Property Maintenance	65.00	1010	07/27/2021	42- tenant will not allow us to reinstall gate or panel, she is painting them and sanding
10942	09/07/2021		The Clean Up Crew	878.00	1034	09/07/2021	Installed 6 LED exterior lights on Building 6, installed 2 intake vents at pool house.
1461	09/10/2021		Capital Construction Services	2,575.00	1037	09/10/2021	Demolition old beam, replaced with 3 2x6 header beams, paint, clean up
3673	10/07/2021		Lopez Boyz	60.00	1047	10/08/2021	Removed fence that fell
3123	11/08/2021		Estes Electric	281.34	1058	11/08/2021	Run wire to pole lights in front of units 61 -64
10500	11/11/2021	12	The Clean Up Crew	139.00	1064	11/12/2021	#12 -replaced banister on stairs leading to deck.
				6,415.76			
6465 - Inspection							
1061-F116958	07/12/2021		American Fire Protection Group-College Station	95.00	1007	07/12/2021	Inspected 2 fire extinguishers
6470 - Insurance							
SAV1448P201105-001	03/12/2021		Service Insurance Group	2,779.40	952	03/12/2021	Down payment for 2021-2022 Property Insurance
SAV1448P201105-001	03/12/2021		Service Insurance Group	584.06	953	03/12/2021	Down payment for 2021-2022 Crime, Liability and D&O policy
TXH-B123335	03/26/2021		IPFS Corporation	284.58	956	03/26/2021	Monthly Insurance payment
STCP0001300-01	04/06/2021		Safepoint Insurance	1,393.00	964	04/07/2021	Monthly Insurance payment
TXH-B12335	04/16/2021		IPFS Corporation	284.58	967	04/16/2021	Monthly Insurance Premium
STCP0001300-01	05/14/2021		Safepoint Insurance	1,393.00	980	05/19/2021	Monthly Insurance payment

Expense Distribution

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
TXH-B12335	05/18/2021		IPFS Corporation	284.58	981	05/19/2021	Monthly Insurance payment
TXH-B12335	05/26/2021		IPFS Corporation	284.00	982	05/26/2021	Monthly Insurance invoice
TXH-B12335	06/15/2021		IPFS Corporation	299.39	995	06/15/2021	Monthly Insurance Premium
STCP0001300-01	06/16/2021		Safepoint Insurance	1,393.00	996	06/16/2021	Monthly Insurance payment
STCP0001300-01	08/06/2021		Safepoint Insurance	1,393.00	1023	08/06/2021	Monthly Insurance Premium
TXH-B12335	08/16/2021		IPFS Corporation	284.58	1024	08/17/2021	Insurance Premium
STCP0001300-01	08/25/2021		Safepoint Insurance	1,393.00	1026	08/25/2021	Monthly Insurance Premium
TXH-B12335	10/07/2021		IPFS Corporation	284.58	1045	10/08/2021	Monthly Insurance Premium
STCP0001300-01	10/07/2021		Safepoint Insurance	1,392.00	1048	10/08/2021	Monthly Insurance Premium
THX-B12335	10/22/2021		IPFS Corporation	284.58	1050	10/22/2021	Monthly Insurance Premium
STCP0001300-01	11/11/2021		Safepoint Insurance	1,393.00	1063	11/12/2021	Monthly Insurance Premium
TXH-B12335	11/23/2021		IPFS Corporation	284.58	1065	11/23/2021	Monthly Insurance Premium
TXH-B12335	12/07/2021		IPFS Corporation	14.23	1071	12/07/2021	Insurance Premium
STCP0001300-01	12/22/2021		Safepoint Insurance	1,392.00	1076	12/22/2021	Monthly Insurance Premium
				17,095.14			

6471 - Transfer to Reserves

01/01/2021	Stanford Court HOA Reserve Acct	850.00	920	01/03/2021	January 2021 - Transfer to Reserves	
02/01/2021	Stanford Court HOA Reserve Acct	850.00	933	02/01/2021	February 2021 - Transfer to Reserves	
03/01/2021	Stanford Court HOA Reserve Acct	850.00	943	03/01/2021	March 2021 - Transfer to Reserves	
04/01/2021	Stanford Court HOA Reserve Acct	850.00	960	04/01/2021	April 2021 - Transfer to Reserves	
05/01/2021	Stanford Court HOA Reserve Acct	850.00	972	05/03/2021	May 2021 - Transfer to Reserves	
06/01/2021	Stanford Court HOA Reserve Acct	850.00	987	06/02/2021	June 2021 - Transfer to Reserves	
07/01/2021	Stanford Court HOA Reserve Acct	850.00	1001	07/02/2021	July 2021 - Transfer to Reserves	
08/01/2021	Stanford Court HOA Reserve Acct	850.00	1017	08/02/2021	August 2021 - Transfer to Reserves	
09/01/2021	Stanford Court HOA Reserve Acct	850.00	1030	09/02/2021	September 2021 - Transfer to Reserves	
10/01/2021	Stanford Court HOA Reserve Acct	850.00	1042	10/01/2021	October 2021 - Transfer to Reserves	
11/01/2021	Stanford Court HOA Reserve Acct	850.00	1055	11/02/2021	November 2021 - Transfer to Reserves	
12/01/2021	Stanford Court HOA Reserve Acct	850.00	1068	12/02/2021	December 2021 - Transfer to Reserves	
				10,200.00		

Expense Distribution

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
6473 - Legal Fees							
20-1102.1	07/27/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00	1011	07/27/2021	legal matters concerning an owner and dues
45575	10/15/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	300.00	1049	10/15/2021	Prepared Management Certificate, perform research regarding same
				500.00			
6475 - Lawn/Property Maintenance							
2445785	01/07/2021		Excel Landscaping & Lawn Maintenance	764.85	923	01/07/2021	Monthly Lawn Maintenance
2445882	02/04/2021		Excel Landscaping & Lawn Maintenance	1,062.54	936	02/08/2021	
3023	02/04/2021		Lopez Boyz	2,200.00	938	02/08/2021	
2446042	03/01/2021		Excel Landscaping & Lawn Maintenance	764.85	948	03/08/2021	
2446140	03/18/2021		Excel Landscaping & Lawn Maintenance	2,100.05	954	03/24/2021	
2446146	04/06/2021		Excel Landscaping & Lawn Maintenance	764.85	962	04/07/2021	Monthly lawn maintenance
2446258	04/06/2021		Excel Landscaping & Lawn Maintenance	811.88	962	04/07/2021	Irrigation repair-rotor heads, spray heads, lateral lines, nozzles
2446340	05/04/2021		Excel Landscaping & Lawn Maintenance	1,289.86	977	05/07/2021	April 2021 Monthly Lawn Service/ installed 1 1/2 yard of dirt and 1 pallet of grass.
2446474	06/04/2021		Excel Landscaping & Lawn Maintenance	764.85	991	06/04/2021	Monthly Lawn Maintenance
2446610	07/07/2021		Excel Landscaping & Lawn Maintenance	764.85	1005	07/07/2021	Monthly lawn maintenance
2446443	07/07/2021		Excel Landscaping & Lawn Maintenance	2,249.44	1005	07/07/2021	Remove all plants in flower beds inside pool area, removal of replacement of plants throughout complex.
2446576	07/07/2021		Excel Landscaping & Lawn Maintenance	156.96	1005	07/07/2021	Replaced 1" zone valve #3 around office that was stuck open
2446747	08/06/2021		Excel Landscaping & Lawn Maintenance	1,203.26	1020	08/06/2021	Monthly Lawn Maintenance + Replaced zone valve in front bed, replaced 4 zone controller
21-908	08/06/2021		Brazos Valley Stump Grinding and Tree	1,380.19	1018	08/06/2021	Trim trees off sides of buildings, trim off roofs, trim over parking lot
2446827	09/07/2021		Excel Landscaping & Lawn Maintenance	764.85	1032	09/07/2021	Monthly Lawn Maintenance
2446949	10/07/2021		Excel Landscaping & Lawn Maintenance	764.85	1044	10/08/2021	Monthly Lawn Maintenance (September)
2447024	11/11/2021		Excel Landscaping &	1,284.45	1060	11/12/2021	Monthly Lawn

Expense Distribution

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
	2021		Lawn Maintenance				Maintenance
2447141	12/14/2021		Excel Landscaping & Lawn Maintenance	1,170.79	1073	12/14/2021	Monthly Lawn Maintenance
				20,263.37			
6531 - Special Projects							
19026	04/15/2021		Oasis Pools	11,179.85	966	04/15/2021	30% down payment for Pool renovation
2021926	05/05/2021		Oasis Pools	11,179.84	974	05/05/2021	Prep entire deck, skim exposed aggregate, apply spray -deck and color match. Remove existing tile
1404	06/04/2021		Capital Construction Services	14,715.00	990	06/04/2021	removed concrete decking around pool, formed and pour new pool decking, ADA ramps, various projects around complex.
2021926-2	07/21/2021		Oasis Pools	10,000.00	1009	07/21/2021	Payment towards balance due for Pool Work
				47,074.69			
6540 - Management Fee							
	01/03/2021		Beal Properties	360.00	918	01/03/2021	Management Fee for 01/2021
	02/01/2021		Beal Properties	360.00	934	02/01/2021	Management Fee for 02/2021
	03/01/2021		Beal Properties	360.00	941	03/01/2021	Management Fee for 03/2021
	04/01/2021		Beal Properties	360.00	958	04/01/2021	Management Fee for 04/2021
	05/05/2021		Beal Properties	360.00	973	05/05/2021	Management Fee for 05/2021
	06/02/2021		Beal Properties	360.00	988	06/02/2021	Management Fee for 06/2021
	07/02/2021		Beal Properties	360.00	999	07/02/2021	Management Fee for 07/2021
	08/02/2021		Beal Properties	360.00	1015	08/02/2021	Management Fee for 08/2021
	09/03/2021		Beal Properties	360.00	1031	09/03/2021	Management Fee for 09/2021
	10/05/2021		Beal Properties	360.00	1043	10/05/2021	Management Fee for 10/2021
	11/04/2021		Beal Properties	360.00	1056	11/04/2021	Management Fee for 11/2021
	12/02/2021		Beal Properties	360.00	1069	12/02/2021	Management Fee for 12/2021
				4,320.00			
6560 - Mortgage/Note Payment							
	01/01/2021		Prosperity Bank.	2,453.51	919	01/03/2021	January 2021 - Siding Renovation Loan
	01/01/2021		BVP Management, Inc (MB)	209.00	917	01/03/2021	January 2021 - Renovation Monthly Note

Expense Distribution

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
	02/01/2021		Prosperity Bank.	2,453.51	932	02/01/2021	February 2021 - Siding Renovation Loan
	02/01/2021		BVP Management, Inc (MB)	209.00	931	02/01/2021	February 2021 - Renovation Monthly Note
	03/01/2021		Prosperity Bank.	2,453.51	942	03/01/2021	March 2021 - Siding Renovation Loan
	03/01/2021		BVP Management, Inc (MB)	209.00	940	03/01/2021	March 2021 - Renovation Monthly Note
	04/01/2021		Prosperity Bank.	2,453.51	959	04/01/2021	April 2021 - Siding Renovation Loan
	04/01/2021		BVP Management, Inc (MB)	209.00	957	04/01/2021	April 2021 - Renovation Monthly Note
	05/01/2021		Prosperity Bank.	2,453.51	971	05/03/2021	May 2021 - Siding Renovation Loan
	05/01/2021		BVP Management, Inc (MB)	209.00	970	05/03/2021	May 2021 - Renovation Monthly Note
	06/01/2021		Prosperity Bank.	2,453.51	986	06/02/2021	June 2021 - Siding Renovation Loan
	06/01/2021		BVP Management, Inc (MB)	209.00	984	06/02/2021	June 2021 - Renovation Monthly Note
	07/01/2021		Prosperity Bank.	2,453.51	1000	07/02/2021	July 2021 - Siding Renovation Loan
	07/01/2021		BVP Management, Inc (MB)	209.00	998	07/02/2021	July 2021 - Renovation Monthly Note
	08/01/2021		Prosperity Bank.	2,453.51	1016	08/02/2021	August 2021 - Siding Renovation Loan
	08/01/2021		BVP Management, Inc (MB)	209.00	1014	08/02/2021	August 2021 - Renovation Monthly Note
	09/01/2021		Prosperity Bank.	2,453.51	1029	09/02/2021	September 2021 - Siding Renovation Loan
	09/01/2021		BVP Management, Inc (MB)	209.00	1028	09/02/2021	September 2021 - Renovation Monthly Note
	10/01/2021		Prosperity Bank.	2,453.51	1041	10/01/2021	October 2021 - Siding Renovation Loan
	10/01/2021		BVP Management, Inc (MB)	209.00	1040	10/01/2021	October 2021 - Renovation Monthly Note
	11/01/2021		Prosperity Bank.	2,453.51	1054	11/02/2021	November 2021 - Siding Renovation Loan
	11/01/2021		BVP Management, Inc (MB)	209.00	1053	11/02/2021	November 2021 - Renovation Monthly Note
	12/01/2021		Prosperity Bank.	2,453.51	1067	12/02/2021	December 2021 - Siding Renovation Loan

Expense Distribution

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
	12/01/ 2021		BVP Management, Inc (MB)	209.00	1066	12/02/2021	December 2021 - Renovation Monthly Note
				31,950.12			
6695 - Pest Control							
22866	01/07/ 2021		Joe Loudat DBA/	129.90	925	01/07/2021	Monthly Pest Control
23021	02/04/ 2021		Joe Loudat DBA/	129.90	937	02/08/2021	
23157	03/01/ 2021		Joe Loudat DBA/	129.90	949	03/08/2021	
20007854	03/08/ 2021		ABC Home & Commerical Svcs.	990.49	947	03/08/2021	Termite Warranty Annual
23298	04/06/ 2021		Joe Loudat DBA/	129.90	963	04/07/2021	3122 Bldg 5 & 6 Monthly Exterior Service
23432	05/04/ 2021		Joe Loudat DBA/	129.90	978	05/07/2021	Monthly Pest Control
23579	06/04/ 2021		Joe Loudat DBA/	129.90	992	06/04/2021	Monthly Pest Control
23718	07/05/ 2021		Joe Loudat DBA/	129.90	1003	07/06/2021	Monthly Pest Control
23888	08/05/ 2021		Joe Loudat DBA/	129.90	1021	08/06/2021	monthly exterior service Bldg 1&2
24046	09/07/ 2021		Joe Loudat DBA/	129.90	1033	09/07/2021	Monthly Pest Control
24218	10/07/ 2021		Joe Loudat DBA/	129.90	1046	10/08/2021	Monthly Pest Control
24377	11/11/ 2021		Joe Loudat DBA/	129.90	1061	11/12/2021	Monthly Pest Control
24523	12/14/ 2021		Joe Loudat DBA/	129.90	1074	12/14/2021	Monthly Pest Control
				2,549.29			
6700 - Plumbing Expense							
2081	01/07/ 2021		Maroon Plumbing Llc	150.00	926	01/07/2021	
2388	03/15/ 2021		Maroon Plumbing Llc	900.00	955	03/24/2021	
3857	07/27/ 2021		Twin City Plumbing LLC	120.00	1013	07/27/2021	Replaced 4" clean out cover
				1,170.00			
6702 - Pool Expense							
2020841	01/07/ 2021		Oasis Pools	351.81	927	01/07/2021	monthly pool maintenance - December
2020809	01/07/ 2021		Oasis Pools	351.81	927	01/07/2021	December 2020 Pool Service
2020883	02/08/ 2021		Oasis Pools	351.81	939	02/08/2021	
2021946	04/20/ 2021		Oasis Pools	351.81	969	04/22/2021	Pool Monthly Service (March)
2384	05/07/ 2021		Maroon Plumbing Llc	1,300.00	979	05/07/2021	Installed a pool filter into the existing water pipes in the maintenance shed

Expense Distribution

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
2022010REV	07/07/2021		Oasis Pools	466.62	1006	07/07/2021	May 2021 - Monthly Pool Maintenance
2022033	07/07/2021		Oasis Pools	1,288.59	1006	07/07/2021	Installed mechanical timer, plastic box 240 V DPST outdoor, conduit and electrical wire
2022056	07/12/2021		Oasis Pools	682.26	1008	07/12/2021	June 2021 - Pool maintenance & chemicals.
2022109	08/06/2021		Oasis Pools	473.71	1022	08/06/2021	Monthly Pool Cleaning & Supplies (July)
2022135	09/29/2021		Oasis Pools	351.81	1039	09/29/2021	Monthly Pool Cleaning & Supplies
Reimbursement to Bob Walker	10/25/2021		Robert Walker	519.54	1051	10/25/2021	Purchased (6) Sling Chaise Lounge chairs pool
2310	11/08/2021		Robert Walker	60.00	1059	11/08/2021	Picked up & delivered 6 swimming pool lounge chairs
2022186	11/11/2021		Oasis Pools	675.87	1062	11/12/2021	Monthly Pool Cleaning & Supplies (september)
2022231	12/14/2021		Oasis Pools	416.76	1075	12/14/2021	Monthly Pool Cleaning & Supplies (October)
2022257	12/14/2021		Oasis Pools	351.81	1075	12/14/2021	Monthly Pool Cleaning & Supplies (November)
				7,994.21			

6705 - Professional Fees

24594	07/07/2021		Ed Slovacek, CPA, PLLC	350.00	1004	07/07/2021	Oakhaven - 2020 preparation of form 1120 H
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6757 - Telephone Service

979-776-3012-030303-501/07/2021			FRONTIER COMMUNICATION	48.31	922	01/07/2021	Monthly Pool phone bill
979-776-3012-030303-501/25/2021			FRONTIER COMMUNICATION	48.75	930	01/25/2021	
979-776-3012-030303-503/01/2021			FRONTIER COMMUNICATION	48.75	945	03/02/2021	
1938450	03/01/2021		Kings III Of America, LLC	413.86	946	03/02/2021	
1950988	03/01/2021		Kings III Of America, LLC	46.53	946	03/02/2021	
1965569	03/01/2021		Kings III Of America, LLC	139.64	946	03/02/2021	
2012025	05/26/2021		Kings III Of America, LLC	139.64	983	05/26/2021	Pool Phone Skyline (3 months)
2061423	08/24/2021		Kings III Of America, LLC	139.64	1025	08/25/2021	Pool Phone quarterly expense
2111360	12/07/2021		Kings III Of America, LLC	145.24	1072	12/07/2021	Pool Phone quarterly expense
				1,170.36			

Expense Distribution

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
6810 - Utilities							
2058360	01/04/2021		Bryan Texas Utilities	20.11	929	01/07/2021	
2058362	01/04/2021		Bryan Texas Utilities	78.03	929	01/07/2021	
2058361	01/04/2021		Bryan Texas Utilities	38.42	929	01/07/2021	
2060767	01/07/2021		Bryan Texas Utilities	908.14	929	01/07/2021	
2058361	02/04/2021		Bryan Texas Utilities	2.80	935	02/08/2021	
2058360	02/04/2021		Bryan Texas Utilities	1.25	935	02/08/2021	
2058360	03/01/2021		Bryan Texas Utilities	16.10	944	03/02/2021	
2058361	03/01/2021		Bryan Texas Utilities	36.93	944	03/02/2021	
2060767	03/01/2021		Bryan Texas Utilities	651.50	944	03/02/2021	
2058362	03/02/2021		Bryan Texas Utilities	0.00			
2060767	04/06/2021		Bryan Texas Utilities	772.18	961	04/07/2021	Utilities
2058362	04/06/2021		Bryan Texas Utilities	48.36	961	04/07/2021	Utilities - electric
2058361	04/06/2021		Bryan Texas Utilities	35.92	961	04/07/2021	Utilities - electric
2058360	04/06/2021		Bryan Texas Utilities	16.02	961	04/07/2021	Utilities - electric
2060767	05/04/2021		Bryan Texas Utilities	840.16	975	05/07/2021	Utilities - water
2058360	05/04/2021		Bryan Texas Utilities	15.68	975	05/07/2021	Utilities - electric
2058361	05/04/2021		Bryan Texas Utilities	34.24	975	05/07/2021	Utilities - electric
2058362	05/04/2021		Bryan Texas Utilities	74.91	975	05/07/2021	Utilities - electric
2060767	06/04/2021		Bryan Texas Utilities	1,180.06	989	06/04/2021	utilities - water
2058362	06/04/2021		Bryan Texas Utilities	113.09	989	06/04/2021	utilities - electrical
2058361	06/04/2021		Bryan Texas Utilities	36.24	989	06/04/2021	utilities - electrical
2058360	06/04/2021		Bryan Texas Utilities	15.71	989	06/04/2021	utilities - electrical
2058361	07/05/2021		Bryan Texas Utilities	37.13	1002	07/06/2021	utilities - electrical
2058360	07/05/2021		Bryan Texas Utilities	14.64	1002	07/06/2021	utilities - electrical
2058362	07/05/2021		Bryan Texas Utilities	173.88	1002	07/06/2021	utilities - electrical
2060767	07/05/2021		Bryan Texas Utilities	1,130.62	1002	07/06/2021	utilities - water
2060767	08/03/2021		Bryan Texas Utilities	1,507.60	1019	08/06/2021	utilities - water
2058360	08/03/2021		Bryan Texas Utilities	13.49	1019	08/06/2021	utilities - electric