

SADDLE CREEK

3363 University Drive East, Suite 215
Bryan, TX 77802
979-764-2500

BOARD of DIRECTOR'S MEETING AGENDA

July 18, 2023 @ 6PM

1. Call to Order – President
2. Roll Call/Establishment of Quorum (3/5)
3. Review / Approve Previous Meeting Minutes
4. Financial Report - Treasurer
 - 2023 2nd Quarter Financial Report
5. Management Report – Beal Properties
6. Team Reports
 - Improvement Team
 - Architectural Control Team
 - Events Team
 - Pool/Pavilion Team
 - Outreach Team
7. Unfinished Business
 - Update on projects covered under the Special Assessment.
 - Declaration Review and Amendment Committee
8. New Business
9. Adjourn

Immediately following the Board Meeting:

Homeowners Forum – A chance to exchange views, bring issues to light and/or provide feedback. An informal discussion amongst neighbors. One or more Board members will be present, and the discussion will be moderated by a Board member.

*Under Chapter 209 of the Texas Property Code, all meetings of a Subdivision Association's Board of Directors must be open to Lot Owners, subject to the right of the Board of Directors to adjourn the Board Meeting and reconvene in closed Executive Session to consider actions requiring confidential matters, contract negotiations, litigation, delinquencies, enforcement, etc.

Please note that the Board Meetings are meetings of the Board of Directors, not the members of the Homeowner's Association. While Homeowners are generally allowed to attend Board Meetings (Except while in Executive Session), they are not entitled to participate in the Board Meeting and will only be allowed to do so if recognized by the presiding officer during the course of the meeting. This does not apply to those who are appealing a violation under Chapter 209 of Texas Property Code. Those who request a hearing under Chapter 209 within the time frame allowed, will be automatically granted time during the meeting.

SADDLE CREEK

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

BOARD of DIRECTOR'S MEETING MINUTES

April 18, 2023 @ 6PM

1. **Call to Order – President**

2. **Roll Call/Establishment of Quorum (2/3):** Quorum of the Board was established with four of the five Board members present. John Pappas, Vice President presided, Chuck Gilman was not present.

3. **Review / Approve Previous Meeting Minutes:** The Board approved the January minutes on February 28th. A reminder the minutes are posted on Beal Properties webpage and the community Saddle Creek webpage for viewing.

4. **Financial Report – Treasurer:** HOA continues to do well from a financial responsibility perspective, the neighborhood is nearly fully collected on HOA dues, there are still some outstanding homeowners, but less than \$10,000. The BOD is actively communicating with homeowners regarding HOA dues. Less than half of the special assessment has been collected, a little less than \$25,000 has been collected so far of the \$57,000 due. Total ending cash of \$92,601.

5. **Management Reports – Beal Properties:**

Homeowner Status – We have 227 lots in Saddle Creek. All 227 are owner-occupied or under construction. We no longer have any lots owned by builders or the developer. Delinquencies to date is \$5,575. This does not include the Special Assessment, which is due May 31st, 2023. HOA dues are due Jan 1st. The Board gives a grace period and outstanding annual assessments are now past due as of Jan 31st, 2023. Interest will be added to past HOA dues on a monthly basis until paid. Beal has sent statements to the homeowners and the BOD is actively communicating with homeowners. No new violations to report at this time.

6. **Team Reports**

Improvement Team – Ed Young spoke for the Improvement Team. There are a couple of new members, one being Tyson Kennedy. Ed has spoken to Tyson about leading the Improvement Team.

Architectural Control Committee – Ed Chase gave the update for the ACC. The ACC will be seeking a volunteer. There have been 12 submittals so far this year, 9 have been approved. Most ACC requests this year have been for fences. Two new requests yesterday, no special projects. Continuing to do follow up on existing requests.

Events Team – Dwayne Cordray gave an update for the Events Team. Dwayne has reached out to the Events Team a few times regarding events and the neighborhood 4th of July celebration. Currently there are no volunteers to lead the team.

Pool/Pavilion Team – Pool/Pavilion Team has two new members. New equipment is needed at the pool. New signs have been ordered and need to be mounted. Clear Water, a pool supply company, may be able to get equipment for the pool.

Outreach Team – Outreach Team reaching out to new homeowners. The Outreach Team communicated with the County. The County is doing some prep work for the future realignment of IG&N. The project has not yet been sent out for bid publicly. Project is probably 3-6 months from being advertised for bid. Frontier will in the future install fiber to the neighborhood.

7. **Special Assessment**

Projects – The contract for the fence and landscaping has been fully executed. Melissa is working with fence company to schedule that work first. Work will take about a week in total. Landscaping work will take place after the fence is installed. The pool will be closed during construction. Masonry work around the entire pavilion structure has been completed.

8. **Adjourn** – Ed motioned to adjourn; Dwayne seconded. John declared meeting adjourned.

Cash Flow

Beal Properties

Properties: Saddle Creek Homeowner's Association - 3363 University Drive East Suite 215 Bryan, TX 77802

Date Range: 04/01/2023 to 06/30/2023

Accounting Basis: Cash

Additional Cash GL Accounts: None

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				
Interest Income	28.00	0.09	28.00	0.02
Homeowners Association Dues	4,829.25	15.51	88,285.17	63.24
Transfer Fee	50.00	0.16	100.00	0.07
Special Assessment	26,041.03	83.63	50,995.04	36.53
SC HOA INCOME				
SC Interest Income	177.00	0.57	181.00	0.13
Total SC HOA INCOME	177.00	0.57	181.00	0.13
Certified Mail Charges Recovered	14.25	0.05	14.25	0.01
Total Operating Income	31,139.53	100.00	139,603.46	100.00
Expense				
General Maintenance	95.00	0.31	95.00	0.07
Insurance	1,374.00	4.41	1,374.00	0.98
Lawn/Property Maintenance	2,083.82	6.69	2,083.82	1.49
Management Fee	1,650.00	5.30	1,650.00	1.18
Cleaning Expense	180.00	0.58	180.00	0.13
Pool Expense	2,890.81	9.28	2,890.81	2.07
SC HOA Expenses				
SC Management Fees	0.00	0.00	1,650.00	1.18
SC Grounds Maintenance				
SC Landscape & Turf Maintenance	23,920.46	76.82	24,894.72	17.83
SC Landscape Repairs	800.00	2.57	800.00	0.57
Total SC Grounds Maintenance	24,720.46	79.39	25,694.72	18.41
SC Pool Anex Expense				
SC Building Repair & Maintenance	34,877.00	112.00	35,836.15	25.67
SC Janitorial Expense	255.00	0.82	435.00	0.31
SC Pool Cleaning Expense	1,188.37	3.82	1,469.82	1.05

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total SC Pool/Anex Expense	36,320.37	116.64	37,740.97	27.03
SC Flags, Decorations & Signs	50.00	0.16	71.50	0.05
SC Insurance Expense				
SC General Liability Insurance	0.00	0.00	25.00	0.02
Total SC Insurance Expense	0.00	0.00	25.00	0.02
SC Utilities Expense				
SC Electric Expense	2,442.41	7.84	5,161.68	3.70
SC Water/Irrigation Expense	545.19	1.75	1,128.75	0.81
SC Trash Expense	106.89	0.34	213.78	0.15
SC Internet/Security Expense	45.00	0.14	45.00	0.03
Total SC Utilities Expense	3,139.49	10.08	6,549.21	4.69
SC Community Events Expense				
SC July 4th Expense	108.94	0.35	108.94	0.08
SC Other Event Expense	0.00	0.00	312.84	0.22
Total SC Community Events Expense	108.94	0.35	421.78	0.30
SC Capital Improvement Expense				
SC Capital Improvement Expense	7,963.92	25.57	7,963.92	5.70
SC Bank Fee Expense	152.16	0.49	236.96	0.17
SC Transfer to Reserve Expense	0.00	0.00	7,500.00	5.37
SC Website Design & Maintenance Expense	0.00	0.00	459.26	0.33
Total SC HOA Expenses	72,455.34	232.68	88,313.32	63.26
Total Operating Expense	80,728.97	259.25	96,586.95	69.19
NOI - Net Operating Income	-49,589.44	-159.25	43,016.51	30.81
Total Income	31,139.53	100.00	139,603.46	100.00
Total Expense	80,728.97	259.25	96,586.95	69.19
Net Income	-49,589.44	-159.25	43,016.51	30.81
Other Items				
Prepayments	-111.49		-29,565.49	
Net Other Items	-111.49		-29,565.49	
Cash Flow	-49,700.93		13,451.02	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	92,601.54		29,424.69	
Beginning Cash + Cash Flow	42,900.61		42,875.71	
Actual Ending Cash	42,900.61		42,900.61	

Expense Distribution

Properties: Saddle Creek Homeowner's Association - 3363 University Drive East Suite 215 Bryan, TX 77802

Payees: All

Bill Date Range: 04/01/2023 to 06/30/2023

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
2270 - Clearing-Tenant Deposits												
	06/09/2023	Saddle Creek Homeowner's Association	5499 Canvastrike Cove	3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	516.00	0.00	2240	06/09/2023	Paid full dues one account 5499 to 5498 and 5477 Canvasback	
6455 - General Maintenance												
11703	04/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	95.00	0.00	2223	04/05/2023	Replaced Sink Sprayer (cracked)	
6470 - Insurance												
0650730	04/11/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	The Cincinnati Insurance Companies	2200	1,374.00	0.00	2225	04/11/2023	Insurance Payment	
6475 - Lawn/Property Maintenance												
17589	04/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Rite Lawn Spraying Service	2200	297.69	0.00	2221	04/05/2023	Pre and Post weed control	
6091	04/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	216.50	0.00	2222	04/05/2023	February Weekly Maintenance - Entrance / Pool	
2128	04/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Guys Landscaping, LLC	2200	1,569.63	0.00	2220	04/05/2023	February and March Lawn and Landscaping Maintenance - Nature Park	
6540 - Management Fee												
	04/10/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	550.00	0.00	2226	04/12/2023	Management Fee for 04/2023	
	05/09/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	550.00	0.00	2230	05/10/2023	Management Fee for 05/2023	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				77802							
	06/07/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	550.00	0.00	2238	06/09/2023	Management Fee for 06/2023
							1,650.00	0.00			
6600 - Cleaning Expense											
117	04/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Cheryl Calame	2200	180.00	0.00	2218	04/05/2023	January - March Cleanings for pool area
6702 - Pool Expense											
1713	04/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	1,616.71	0.00	2219	04/05/2023	Monthly Pool Cleanings - March
1701	04/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	1,274.10	0.00	2219	04/05/2023	Monthly Pool Cleanings - February
							2,890.81	0.00			
8332 - SC Landscape & Turf Maintenance											
2140	05/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Guys Landscaping, LLC	2200	811.88	0.00	2228	05/08/2023	Monthly Landscape - April
6333	05/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	433.00	0.00	2229	05/08/2023	Weekly Maintenance - April
6254	05/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	324.75	0.00	2229	05/08/2023	Weekly Maintenance - March
2163	06/06/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Guys Landscaping, LLC	2200	1,244.88	0.00	2235	06/07/2023	May Landscaping Maintenance

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6498	06/07/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	21,105.95	0.00	2239	06/09/2023	Monthly Landscape Maintenance
							23,920.46	0.00			
8333 - SC Landscape Repairs											
862106	04/10/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Charles Gilman	2200	800.00	0.00	2224	04/10/2023	Reimbursement for Rock Work on Pavilion
8341 - SC Building Repair & Maintenance											
13425	06/06/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ace Fence, Inc	2200	34,877.00	0.00	2231	06/07/2023	New Pool Fence
8342 - SC Janitorial Expense											
118	06/06/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Cheryl Calame	2200	255.00	0.00	2233	06/07/2023	May Cleanings - Pool Area
8344 - SC Pool Cleaning Expense											
1725	05/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	370.27	0.00	2227	05/08/2023	Monthly Pool Maintenance - April
1735	06/06/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	818.10	0.00	2234	06/07/2023	May Pool Cleanings
							1,188.37	0.00			
8350 - SC Flags, Decorations & Signs											
15127	06/06/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	T. Fry Make Ready	2200	50.00	0.00	2237	06/07/2023	Hang Pool Sign
8391 - SC Electric Expense											
2431800	04/04/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	614.49	0.00	ACH	04/04/2023	5285 High Meadow TRL
2431799	04/04/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas	2200	237.54	0.00	ACH	04/04/2023	17000 Saddle

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2431799	2023	Homeowner's Association		Drive East Suite 215 Bryan, TX 77802	Utilities	2200	238.52	0.00	ACH	05/02/2023	17000 Saddle Creek Ridge
2431800	05/02/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	623.30	0.00	ACH	05/02/2023	5285 High Meadow TRL
2431799	06/02/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	236.44	0.00	ACH	06/02/2023	17000 Saddle Creek Ridge
2431800	06/02/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	492.12	0.00	ACH	06/02/2023	5285 High Meadow Trl
8392 - SC Water/Irrigation Expense							2,442.41	0.00			
103-2810-02	05/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Weilborn Special Utility District	2200	37.69	0.00	ACH	05/01/2023	Saddle Creek Dr
103-8138-00	05/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Weilborn Special Utility District	2200	103.70	0.00	ACH	05/01/2023	5323 High Meadow TR
103-8138-00	05/31/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Weilborn Special Utility District	2200	91.91	0.00	ACH	05/31/2023	5323 High Meadow Tr
103-2810-02	05/31/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Weilborn Special Utility District	2200	37.69	0.00	ACH	05/31/2023	Saddle Creek Dr
103-2810-02	06/30/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Weilborn Special Utility District	2200	107.99	0.00	ACH	06/30/2023	Saddle Creek DR

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
103-8138-00	06/30/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Weilborn Special Utility District	2200	166.21	0.00	ACH	06/30/2023	5323 High Meadow Tr
8393 - SC Trash Expense							545.19	0.00			
116818	04/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Brannon Industrial Group	2200	35.63	0.00	ACH	04/01/2023	5285 High Meadow TRL
141028	05/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Brannon Industrial Group	2200	35.63	0.00	ACH	05/01/2023	5285 High Meadow TRL
152388	06/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Brannon Industrial Group	2200	35.63	0.00	ACH	06/01/2023	5285 High Meadow Trl
8394 - SC Internet/Security Expense							106.89	0.00			
64383352738	06/06/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	45.00	0.00	2232	06/07/2023	Reimburse to Beal Properties - Charged Credit Card
8411 - SC July 4th Expense							108.94	0.00			
113-4366821-078505910/	06/10/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Charles Gilman	2200	108.94	0.00	2224	04/10/2023	Reimbursement for Pavilion Flags
8430 - SC Capital Improvement Expense							7,963.92	0.00			
812309	06/06/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	AAA State of Play	2200	7,963.92	0.00	2236, 2236, 2241	06/07/2023, 06/07/2023, 06/20/2023	New backstop for the baseball field
Total							81,092.81	0.00			

Annual Budget - Comparative

Properties: Saddle Creek Homeowner's Association - 3363 University Drive East Suite 215 Bryan, TX 77802

As of: Jul 2023

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Budget	Annual Budget
Income		
Interest Income	0.00	0.00
Homeowners Association Dues	0.00	0.00
Fines for violations	0.00	0.00
Transfer Fee	0.00	0.00
Certified Letter Charge	58.35	100.00
Special Assessment	0.00	0.00
SC HOA INCOME		
SC Homeowner Dues	52,966.69	90,800.00
SC Title Transfer Fees	291.69	500.00
SC Other Income	875.00	1,500.00
SC Interest Income	0.00	0.00
Total SC HOA INCOME	54,133.38	92,800.00
Certified Mail Charges Recovered	0.00	0.00
Total Operating Income	54,191.73	92,900.00
Expense		
General Maintenance	0.00	0.00
Insurance	0.00	0.00
Lawn/Property Maintenance	0.00	0.00
Management Fee	0.00	0.00
Cleaning Expense	0.00	0.00
Pool Expense	0.00	0.00
SC HOA Expenses		
SC Management Fees	3,850.00	6,600.00
SC Grounds Maintenance		
SC Irrigation Repair	583.35	1,000.00
SC Landscape & Turf Maintenance	5,250.00	9,000.00
SC Landscape Repairs	0.00	0.00
Total SC Grounds Maintenance	5,833.35	10,000.00

Annual Budget - Comparative

Account Name	YTD Budget	Annual Budget
SC Pool Anex Expense		
SC Building Repair & Maintenance	1,225.00	2,100.00
SC Janitorial Expense	1,050.00	1,800.00
SC Pool Annex Supplies	0.00	0.00
SC Pool Cleaning Expense	8,750.00	15,000.00
SC Pool Repairs	2,041.69	3,500.00
Total SC Pool Anex Expense	13,066.69	22,400.00
SC Flags, Decorations & Signs	583.35	1,000.00
SC Insurance Expense		
SC General Liability Insurance	2,406.25	4,125.00
SC Directors & Officers Insurance	875.00	1,500.00
Total SC Insurance Expense	3,281.25	5,625.00
SC Professional Fees		
SC Legal Fees	1,458.35	2,500.00
SC Accounting Fees	291.69	500.00
Total SC Professional Fees	1,750.04	3,000.00
SC Utilities Expense		
SC Electric Expense	5,395.85	9,250.00
SC Water/Irrigation Expense	1,411.69	2,420.00
SC Trash Expense	175.00	300.00
SC Internet/Security Expense	1,866.69	3,200.00
Total SC Utilities Expense	8,849.23	15,170.00
SC Meeting Expense	58.35	100.00
SC Community Events Expense		
SC July 4th Expense	2,625.00	4,500.00
SC Other Event Expense	1,458.35	2,500.00
Total SC Community Events Expense	4,083.35	7,000.00
SC Capital Improvement Expense	0.00	0.00
SC Bank Fee Expense	0.00	0.00
SC Transfer to Reserve Expense	4,375.00	7,500.00
SC Website Design & Maintenance Expense	875.00	1,500.00
Total SC HOA Expenses	46,605.61	79,895.00
Total Operating Expense	46,605.61	79,895.00

Annual Budget - Comparative

Account Name	YTD Budget	Annual Budget
Total Operating Income	54,191.73	92,900.00
Total Operating Expense	46,605.61	79,895.00
NOI - Net Operating Income	7,586.12	13,005.00
Total Income	54,191.73	92,900.00
Total Expense	46,605.61	79,895.00
Net Income	7,586.12	13,005.00



3363 University Drive East, Suite 215
Bryan, TX 77802
(979)764-2500 www.bealbcs.com

July 18, 2023

Saddle Creek Management Report

Delinquency Report: As of today, there is a total of \$6530.19 outstanding. 5 owe 2023 Annual Assessments and 18 owe the \$250.00 Special Assessment, which are both now considered past due and are accruing interest.

Violation Report: Currently 6 outstanding violations; 4 tank screening, 1 trailer and 1 RV.

Homeowner Delinquency (As Of)

Properties: Saddle Creek Homeowner's Association - 3363 University Drive East Suite 215 Bryan, TX 77802

As of: 07/18/2023

Delinquency Note Range: All Time

Homeowner Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 0.00

Unit	Name	Homeowner Status	Tags	Phone Numbers	Amount Receivable	0-30	30+
Saddle Creek Homeowner's Association - 3363 University Drive East Suite 215 Bryan, TX 77802							
5084 Vintage Oaks	Dawson, George & Autumn	Current		Mobile: (713) 320-3795, Mobile: (713) 417-5219	679.00	6.50	672.50
5176 High Meadow Trail	Demshar, Jason	Current			255.00	2.50	252.50
5201 Vintage Oaks Court	Murphree, Telly	Current		Mobile: (979) 574-4513	255.00	2.50	252.50
5263 Canvasback Cove	Worley, David	Current		Mobile: (979) 220-0558	4.75	0.00	4.75
5310 Prairie Dawn Trail	Nite, Kristofer	Current			255.00	2.50	252.50
5359 Prairie Dawn Trail	Spahr, Geoffery	Current		Phone: (979) 574-9577	255.00	2.50	252.50
5364 Vintage Oaks	Kuizenberger, Joe Mac	Current		Phone: (979) 229-5817	2.50	0.00	2.50
5366 Canvasback Cove	Vahey, David	Current			267.00	2.50	264.50
5367 Canvasback Cove	Kavanaugh, Mindi	Current		Mobile: (979) 777-1560	683.75	6.50	677.25
5389 Canvasback Cove	Breaux, Wade	Current			255.00	2.50	252.50
5398 Prairie Dawn Trail	Green, Amanda	Current		Phone: (979) 575-7254	688.32	6.50	681.82
5455 Canvasback Cove	Mayo, Carlton	Current			255.00	2.50	252.50
17458 Creek	Walker, Thomas	Current		Phone: (828) 699-5853	424.00	4.00	420.00

Homeowner Delinquency (As Of)

Unit	Name	Homeowner Status	Tags	Phone Numbers	Amount Receivable	0-30	30+
Crossing Ct							
17515 Lariat Lane	Mersmann, Ryan	Current		Phone: (832) 808-4049	255.00	2.50	252.50
17674 Saddle Creek Dr	Kennedy, Tyson	Current		Phone: (832) 451-7316	250.92	2.46	248.46
17716 Saddle Creek Dr	Fulton, Samuel	Current			2.50	0.00	2.50
17817 Ranch House Rd	Smith, Robert	Current		Phone: (936) 697-2130	210.12	2.06	208.06
17880 Ranch House Ct	Moore, Robert	Current			307.80	2.90	304.90
17938 Saddle Creek Dr	Thigpen, Kyle	Current		Phone: (936) 545-7567	693.07	6.50	686.57
17943 Saddle Creek Dr	Tharp, William	Current		Phone: (979) 218-2019	267.00	2.50	264.50
18041 Latigo Ct	Bennett, Joe	Current		Phone: (979) 268-5206	255.00	2.50	252.50
18063 Latigo Ct	Pockrus, Ernest	Current		Mobile: (979) 777-7692	2.50	0.00	2.50
18072 Ranch House Ct	Cochran, Jeremy	Current			6.96	0.00	6.96
Total					6,530.19	62.42	6,467.77
					6,530.19	62.42	6,467.77



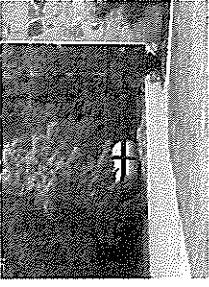
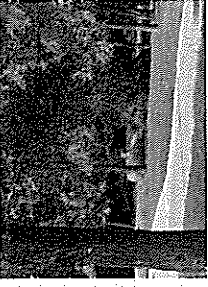
Violation Detail

Properties: Saddle Creek Homeowner's Association - 3363 University Drive East Suite 215 Bryan, TX 77802


Homeowners: Active

Date Range: 01/01/2023 to 07/14/2023

Violation Status: In Progress and In Dispute

Unit Address	Homeowner	Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
17978 Saddle Creek Dr College Station, TX 77845	Dalton, Daniel	7,549	03/15/2023	3(H) Tanks and Pool Equipment	Camo Duck blind material over tank and pallet	In Progress	03/15/2023, Violation Created; 03/20/2023, Status Updated to On Hold; 05/23/2023, Status Updated to In Progress; 05/25/2023, VIOLATION: Saddle Creek - 1st Violation Warning Letter Emailed	
17978 Saddle Creek Dr College Station, TX 77845	Dalton, Daniel	8,123	05/09/2023	4(E) Trailers/RV's/Junk/Trash	Trailers must be stored out of site.	In Progress	05/09/2023, Violation Created; 05/10/2023, VIOLATION: Saddle Creek Violation - 3rd Warning Letter Emailed; 06/29/2023, Status Updated to Corrected; 06/29/2023, Status Updated to In Progress	
18031 Saddle Creek Dr College Station, TX 77845	Tabler, John	8,513	06/29/2023	3(H) Tanks and Pool Equipment	Tanks, must be screened from view.	In Progress	06/29/2023, Violation Created	
5145 Vintage Oaks College Station, TX 77845	Freeman, Shawn	7,714	03/30/2023	3(H) Tanks and Pool Equipment	Tanks must be screened from view.	In Progress	03/30/2023, Violation Created; 05/25/2023, Status Updated to On Hold; 06/08/2023, Status Updated to In Progress	

Violation Detail

Unit Address	Homeowner	Violation ID	Inspection Date	Inspection Rule	Violation Description	Status	History	Image
5300 Stetson Dr College Station, TX 77845	James, Tracy	7,431	02/27/ 2023	3(H) Tanks and Pool Equipment	Tanks must be screen from site, on all sides.	In Progress	02/27/2023, Violation Created; 02/27/2023, VIOLATION: Saddle Creek - 1st Violation Warning Letter Printed; 03/15/2023, Status Updated to On Hold; 03/15/2023, Status Updated to In Progress; 05/25/2023, VIOLATION: Saddle Creek Violation - 2nd Notice of Violation Letter Printed	
5301 Stirrup Dr College Station, TX 77845	Castro, Alfredo	8,512	06/29/ 2023	4(E) Trailers/RV's/ Junk/Trash	Rv's cannot be stored at the property.	In Progress	06/29/2023, Violation Created	