

SADDLE CREEK

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

BOARD of DIRECTOR'S MEETING AGENDA

January 15, 2024

6:00pm at the Beal Properties Office

1. Call to Order – President
2. Roll Call/Establishment of Quorum (3/5)
3. Review / Approve Previous Meeting Minutes
4. Financial Report - Treasurer
 - 2023 4th 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
 - CCR Review and Revision Committee
8. New Business
 - Review of pool repairs needed
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

October 17th, 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. Chuck Gilman presided. John Pappas was absent during roll call. John joined the Board of Directors meeting during Team updates.
3. **Review / Approve Previous Meeting Minutes:** The Board voted and approved the July minutes via email on July 23, 2023. It was noted that the minutes are posted on Beal Properties Saddle Creek HOA webpage and the community Saddle Creek webpage for viewing.
4. **Financial Report – Treasurer:** The HOA started the quarter with \$42,900.61, ending Sept 30th with \$22,757.75 in cash on hand. This is the remaining balance to get through the rest of the calendar year. The HOA is fully caught up on the annual assessment as well as the special assessment. The ending balance will pay for stump grinding and masonry work on the front monument. The HOA transferred monies to the reserve account at the beginning of the calendar year. Any balance remaining will be transferred into the reserve account at the end of the calendar year. The money collected for the special assessment has all been spent on projects for which they were intended for. Projects came in on budget.
5. **Management Reports – Beal Properties:** We have 228 lots in Saddle Creek. That is a change from the previous 227 lots. A lot was identified as not Platted. There are no current delinquencies for homeowner annual or special assessments. Outstanding miscellaneous charges and certified mail charges will be incorporated in the statements for the homeowner's 2024 annual assessment. Most recent violations report was handed out. The last neighborhood drive was done on Oct 10th. A few violations and follow-ups were all that was noted. The BOD is to discuss action after the third homeowner violation.
6. **Team Reports**

Improvement Team – The BOD for much of the calendar year has functioned as the Improvement Team. The BOD continues to identify, manage and complete improvement projects. The BOD continues to look for volunteers to staff the Improvement Team. The project to remove and install a new backstop has been completed. Railing at pavilion has been removed, a new rail has been installed and painted. The project to replace the gutters is completed. The staining of the fencing of the woodwork and fencing is nearly complete.

Architectural Control Committee – As of 17 October 2023, the ACC has received 28 submissions through the Beal Portal from homeowners during 2023. Of these, 12 have been submitted since 30 June 2023. Categories of submissions YTD include: new homes (1); new addition to existing home (1); outbuildings/sheds (2); pools (6); fencing (7); driveway changes (1); landscaping (1); re-roof/repaint (2); miscellaneous structures (2); water well (1); and requests for a variance for existing structures (3). The ACC currently has no pending project requests in the queue through the Beal Portal.

All improvement project requests submitted have been evaluated and owners notified of approval or denial. It should be noted that the HOA continues to experience occasional difficulty in getting Saddle Creek homeowners to submit their project requests to the ACC through the Beal portal. This is primarily in the categories of re-roofing/repainting; fencing; and landscaping. However, we also experienced a surprising number of pools where construction was started before a project request was submitted.

John Campbell has made a request to be replaced on the ACC after serving for 4 years.

Events Team – Dwayne Cordray gave an update for the Events Team. The Events Team is still actively seeking volunteers. Dwayne has spoken with several homeowners who are willing to serve, however, do not wish to take the lead. The BOD continues to look for volunteers to staff the Events Team.

Pool/Pavilion Team – Ed Young spoke for the Pool/Pavilion Team. Pool Team members visit the pavilion every weekend, clean up the area. The Pool team communicates with the existing pool company regarding chemicals. Ed stated that twice he had encountered people climbing the fence and entering the pool area.

Outreach Team – Melissa Berquist spoke for the Outreach Team. Saddle Creek has two new homeowners, one on Branding Iron and one on Canvasback Cove. Their information has been shared with the Outreach Team for communication. Branding Iron is currently a vacant lot. Owners are in the process of developing the lot.

7. Unfinished Business

Projects – CCR Revision Committee. John Papas stated that the committee has met twice and feels that there are not enough volunteers. Four members make up the CCR Revision Committee to include John. Some of the administrative details are being addressed. A charter for the committee was a final list of amendments by October 1, 2023, that deadline was not met. Legal requirements of the CCRs can be changed without a vote. Beal Properties has agreed to go through the CCRs and address the legal changes that need to be made and don't require a vote. Chuck made the recommendation of April 1, 2024, to receive recommendations for consideration by the Board to propose revisions to the Saddle Creek CCR in the absence of output from the Committee.

8. **New Business** 2024 Budget review and vote. The proposed budget for 2024 is \$91,200 collected in terms of dues income, and a total income of \$92,900. Some budget line items were increased to account for price increases and/or inflation. Beal has notified the BOD that their property management fees will be going up \$600/month. An increase to landscaping, electricity, and water budget have been added. A new line-item expense for 2024 is a dedicated Capital Improvements fund in the amount of \$12,000. Last year's capital improvements were funded mostly through a special assessment. A slight decrease in transfer of funds to the reserve account for 2024.

Ed Young made a motion to approve the budget as is. Dwayne seconded that motion. BOD unanimously approved 5-0.

Hearing to consider a variance request – 18042 Saddle Creek Dr. The BOD did receive a request for a variance. The homeowner submitted a project request through the Beal Portal requesting a variance for two existing structures on the property and for the use of one of those structures. As part of this project request, the homeowner completed a survey and that survey showed both of those structures are over the setback line. It is worth noting that the structures were built by the developer, and it's assumed that the project went to the architectural controls committee that was made-up of the developer and his legal counsel for approval prior to construction. It is also assumed that some

review was conducted, and approval was granted but a variance was not documented, recorded, or filed. The intended use for one of those structures was the storage of a motorhome. A variance was approved for both structures being within the setback. The variance allowing motorhome storage in the structure built for that purpose was not approved by the ACC.

Melissa Berquist motioned to allow a motorhome to be parked in that 20' x 55' covered area on the lot at 18042 Saddle Creek Drive with stipulations. The stipulations proposed: it must always be backed into the covered area and can't be stored anywhere else that's visible from the street; it must always be in working condition; it must be clean visually appealing and not allowed to sit, no faded or cracked paint, broken windows or other visible damage; registration must be kept up to date; and the structure itself may not be altered or used to store any other type of otherwise non-compliant vehicle or equipment. There was no second to Melissa's motion on the variance, so the motion died.

John Pappas motioned to table the vote to consider the stipulations. Beal confirmed that the Board could consider or discuss the stipulations. John Pappas revised his motion to allow the BOD one week to consider the stipulations before the Board votes. Dwayne Cordray seconded. The motion passed 5-0. communication will be done by email.

9. **Adjourn** – Chuck declared the meeting adjourned.

SADDLE CREEK

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

BOARD of DIRECTOR'S APPEAL MINUTES

November 02, 2023 @ 6PM

1. **Call to Order – President**
2. **Roll Call/Establishment of Quorum (2/3):** Quorum of the Board was established with all the five Board members present. Chuck Gilman presided.
3. **Appeal Request/Approval:** Chuck Gilman began the meeting. The ACC looked at the Perkins project for a variety of improvements. The request that is in questions is related to a shop the Perkins are building. The ACC and the homeowners looked over the project, took notes, had conversations about the project, and ultimately ended up issuing a conditional approval for the project. The ACC requested adding a wainscoting of stone or brick to the face of the structure that is facing the roadway. The reason for this decision is it's the precedent that was set by the previous ACC and the developer for buildings that were constructed prior to the HOA being turned over to residents of the neighborhood. There was correspondence between homeowner and the ACC as to what's in the CCR's and what is required. These conversations prompted the BOD to reach out to an attorney and get guidance on HOA issues, the CCR's, state law and governance policies and procedures. Our question to the attorney, Lauren Turnbull, was even though CCR's do not specifically state that wainscoting is required, what is the purview or the ability of the ACC to interpret the language? There was conversation about maintaining consistency with other structures in the neighborhood, though it's not specifically stated in the CCR's Lauren's feedback and conclusion was yes if it is consistent with other structures on the property or other structures within the neighborhood or other requirements that have been applied to other projects in the neighborhood that the ACC can make such requests. Informal conversations between Chuck, Chris, Ed and Will concluded that a formal decision, or formal guidance is needed. This prompted a request from Chris and Tracy Perkins to appeal and get formal direction on what is required. Melissa clarified that the appeal was specific to what's required for this specific project on the Perkins property.

Will expressed his concerns from the ACC point of view, following precedence. If the HOA does not, then we as a community can expect to have more of these kinds of meetings on every project unless we get some kind of guidance.

Melissa stated the ACC can write up and then file guidelines with the County that are more specific than the community restrictions. Once that document is drafted it serves as guidance for how to interpret the CCR's, then the ACC has more control over these decisions and there's less grey space for interpretation. This is probably the larger solution outside of this specific project.

Will stated that the ACC follows the CCR's as well the design precedent the were established by developer and who also served as the ACC for many years. It was a requirement that they, the developer said was needed for the aesthetics for an outside building, that the building should have wainscoting.

Chris Perkins spoke: On September 10th the project was submitted to the Beal portal. Chris presented the view from the road of the proposed shop. Chris explained that only a portion of the garage/shop door would be visible, and only about 18 inches of the shop. The shop would mostly be built with hardiplank. On September 24th, Ed Chase, ACC informed Chris that there was conditional approval of the project with the addition of wainscoting. After conversation Ed recommended that Chris appeal the ACC decision.

Will mentioned that obstructing the view of the proposed shop is trees and vegetation from the neighboring property. The vegetation and trees may not be there if we go through another drought, or if the neighboring property clears the area.

John said I can see my way clear on this if we make it very narrow exception, the only way we're going to solve this is what Melissa brought up and that is about putting down guidelines, and we're still going to have trouble because we have set precedents since then. I think there's a good argument that stuff that happened before isn't really precedence because it was done and there's no documentation.

Melissa reiterated the purpose of the meeting. The ACC has reviewed and approved your request to build a 20x20 workshop with bathroom and garage door subject to the addition of wainscoting. That is what we are considering this appeal for. We are considering the appeal by the ACC to require wainscoting on the side of the shop with the garage door facing Prairie Dawn Trail and the rear of the structure that will be seen from the street.

Melissa motioned to remove the requirement for wainscoting on the sides of the shop visible from the street and approve the project without. Ed would second the motion. No further discussion to the motion or second. Motion did not pass, 2 voting yes, 3 voting no.

4. **Adjourn** – No further discussion was had. Chuck declared the meeting adjourned.

Annual Budget - Comparative

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

As of: Dec 2023

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
Income		
Homeowners Association Dues	90,475.17	0.00
Certified Letter Charge	0.00	100.00
Special Assessment	56,943.04	0.00
SC HOA INCOME		
SC Homeowner Dues	0.00	90,800.00
SC Title Transfer Fees	400.00	500.00
SC Other Income	1,500.00	1,500.00
SC Interest Income	532.98	0.00
Total SC HOA INCOME	2,432.98	92,800.00
Certified Mail Charges Recovered	116.40	0.00
Total Operating Income	149,967.59	92,900.00
Expense		
Tax Expense	426.00	0.00
SC HOA Expenses		
SC Management Fees	6,600.00	6,600.00
SC Grounds Maintenance		
SC Irrigation Repair	612.42	1,000.00
SC Landscape & Turf Maintenance	12,499.59	9,000.00
SC Landscape Repairs	4,005.25	0.00
Total SC Grounds Maintenance	17,117.26	10,000.00
SC Pool Anex Expense		
SC Building Repair & Maintenance	1,354.15	2,100.00
SC Janitorial Expense	1,763.34	1,800.00
SC Pool Cleaning Expense	12,278.52	15,000.00
SC Pool Repairs	1,032.34	3,500.00
Total SC Pool Anex Expense	16,428.35	22,400.00
SC Flags, Decorations & Signs	743.73	1,000.00
SC Insurance Expense		
SC General Liability Insurance	5,541.00	4,125.00
SC Directors & Officers Insurance	1,374.00	1,500.00
Total SC Insurance Expense	6,915.00	5,625.00
SC Professional Fees		
SC Legal Fees	0.00	2,500.00
SC Accounting Fees	255.00	500.00
Total SC Professional Fees	255.00	3,000.00
SC Utilities Expense		
SC Electric Expense	10,175.32	9,250.00
SC Water/Irrigation Expense	6,093.92	2,420.00
SC Trash Expense	427.56	300.00
SC Internet/Security Expense	2,723.89	3,200.00

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
Total SC Utilities Expense	19,420.69	15,170.00
SC Meeting Expense	0.00	100.00
SC Community Events Expense		
SC July 4th Expense	571.71	4,500.00
SC Other Event Expense	805.43	2,500.00
Total SC Community Events Expense	1,377.14	7,000.00
SC Postage & Mailing Expense	54.52	0.00
SC Capital Improvement Expense	72,725.29	0.00
SC Bank Fee Expense	421.44	0.00
SC Transfer to Reserve Expense	7,500.00	7,500.00
SC Website Design & Maintenance Expense	459.26	1,500.00
Total SC HOA Expenses	150,017.68	79,895.00
Total Operating Expense	150,443.68	79,895.00
Total Operating Income	149,967.59	92,900.00
Total Operating Expense	150,443.68	79,895.00
NOI - Net Operating Income	-476.09	13,005.00
Total Income	149,967.59	92,900.00
Total Expense	150,443.68	79,895.00
Net Income	-476.09	13,005.00

Cash Flow

Beal Properties

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

Date Range: 10/01/2023 to 12/31/2023 (Last Quarter)

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				
Homeowners Association Dues	0.00	0.00	90,475.17	60.33
Special Assessment	206.00	48.66	56,943.04	37.97
SC HOA INCOME				
SC Title Transfer Fees	200.00	47.24	400.00	0.27
SC Other Income	0.00	0.00	1,500.00	1.00
SC Interest Income	12.40	2.93	532.98	0.36
Total SC HOA INCOME	212.40	50.17	2,432.98	1.62
Certified Mail Charges Recovered	4.98	1.18	116.40	0.08
Total Operating Income	423.38	100.00	149,967.59	100.00
Expense				
Tax Expense	426.00	100.62	426.00	0.28
SC HOA Expenses				
SC Management Fees	1,650.00	389.72	6,600.00	4.40
SC Grounds Maintenance				
SC Irrigation Repair	612.42	144.65	612.42	0.41
SC Landscape & Turf Maintenance	2,706.25	639.20	12,499.59	8.33
SC Landscape Repairs	4,005.25	946.02	4,005.25	2.67
Total SC Grounds Maintenance	7,323.92	1,729.87	17,117.26	11.41
SC Pool Anex Expense				
SC Building Repair & Maintenance	0.00	0.00	1,354.15	0.90
SC Janitorial Expense	330.00	77.94	1,763.34	1.18
SC Pool Cleaning Expense	3,318.46	783.80	12,278.52	8.19
SC Pool Repairs	0.00	0.00	1,032.34	0.69
Total SC Pool Anex Expense	3,648.46	861.75	16,428.35	10.95
SC Flags, Decorations & Signs	672.23	158.78	743.73	0.50
SC Insurance Expense				
SC General Liability Insurance	0.00	0.00	5,541.00	3.69
SC Directors & Officers Insurance	0.00	0.00	1,374.00	0.92
Total SC Insurance Expense	0.00	0.00	6,915.00	4.61
SC Professional Fees				
SC Accounting Fees	255.00	60.23	255.00	0.17
Total SC Professional Fees	255.00	60.23	255.00	0.17
SC Utilities Expense				
SC Electric Expense	2,691.43	635.70	10,175.32	6.79
SC Water/Irrigation Expense	2,155.03	509.01	6,093.92	4.06

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
SC Trash Expense	106.89	25.25	427.56	0.29
SC Internet/Security Expense	2,584.99	610.56	2,723.89	1.82
Total SC Utilities Expense	7,538.34	1,780.51	19,420.69	12.95
SC Community Events Expense				
SC July 4th Expense	0.00	0.00	571.71	0.38
SC Other Event Expense	805.43	190.24	805.43	0.54
Total SC Community Events Expense	805.43	190.24	1,377.14	0.92
SC Postage & Mailing Expense	0.00	0.00	54.52	0.04
SC Capital Improvement Expense	1,225.00	289.34	72,725.29	48.49
SC Bank Fee Expense	0.00	0.00	421.44	0.28
SC Transfer to Reserve Expense	0.00	0.00	7,500.00	5.00
SC Website Design & Maintenance Expense	0.00	0.00	459.26	0.31
Total SC HOA Expenses	23,118.38	5,460.43	150,017.68	100.03
Total Operating Expense	23,544.38	5,561.05	150,443.68	100.32
NOI - Net Operating Income	-23,121.00	-5,461.05	-476.09	-0.32
Total Income	423.38	100.00	149,967.59	100.00
Total Expense	23,544.38	5,561.05	150,443.68	100.32
Net Income	-23,121.00	-5,461.05	-476.09	-0.32
Other Items				
Prepayments	21,200.00		-8,365.49	
Net Other Items	21,200.00		-8,365.49	
Cash Flow	-1,921.00		-8,841.58	
Beginning Cash	22,769.61		29,665.29	
Beginning Cash + Cash Flow	20,848.61		20,823.71	
Actual Ending Cash	20,848.61		20,848.61	

Expense Distribution

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

Payees: All

Bill Date Range: 10/01/2023 to 12/31/2023 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6755 - Tax Expense											
80-0436959 1120H	10/04/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Internal Revenue Service	2200	426.00	0.00	2270, 2270, 2274	10/04/2023, 10/04/2023, 10/06/2023	2022 Federal Tax Payment
8310 - SC Management Fees											
	10/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	550.00	0.00	2271	10/06/2023	Management Fee for 10/2023
	11/06/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	550.00	0.00	2276	11/07/2023	Management Fee for 11/2023
	12/06/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	550.00	0.00	2292	12/12/2023	Management Fee for 12/2023
							1,650.00	0.00			
8331 - SC Irrigation Repair											
7152	10/02/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	612.42	0.00	2282	11/07/2023	Irrigation Repairs
8332 - SC Landscape & Turf Maintenance											
7152	10/02/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	216.50	0.00	2282	11/07/2023	Monthly Landscaping
2231	10/04/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Guys Landscaping, LLC	2200	541.25	0.00	2273	10/06/2023	September Landscape Maintenance
2251	10/30/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Guys Landscaping, LLC	2200	541.25	0.00	2280	11/07/2023	Monthly Landscaping
7321	11/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	216.50	0.00	2282	11/07/2023	Monthly Landscaping

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
		Association		215 Bryan, TX 77802							
2273	12/07/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Guys Landscaping, LLC	2200	974.25	0.00	2288	12/07/2023	November Landscaping
7452	12/07/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	216.50	0.00	2289	12/07/2023	November - Lawn service
8333 - SC Landscape Repairs							2,706.25	0.00			
71845	12/07/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Brazos Valley Stump Grinding and Tree	2200	4,005.25	0.00	2290	12/07/2023	4 oaks near entrance and pool - Removal
8342 - SC Janitorial Expense											
123	10/28/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Cheryl Calame	2200	120.00	0.00	2278	11/07/2023	Pool Bathroom Cleaning
122	11/03/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Cheryl Calame	2200	120.00	0.00	2278	11/07/2023	Pool Bathroom Cleaning
124	11/15/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Cheryl Calame	2200	90.00	0.00	2287	12/07/2023	Pool Area Cleaning Service - November
8344 - SC Pool Cleaning Expense							330.00	0.00			
1776	10/04/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	1,028.65	0.00	2272	10/06/2023	Pool Cleaning - September
1787	10/18/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	639.00	0.00	2279	11/07/2023	Monthly Cleaning & Chemicals

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
7105	12/07/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Choice Pool Service, LLC	2200	1,650.81	0.00	2291	12/07/2023	Pool Maintenance
							3,318.46	0.00			

8350 - SC Flags, Decorations & Signs

11/03/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Charles Gilman	2200	596.55	0.00	2285	11/06/2023	Holiday Decorations	
11/06/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	75.68	0.00	2286	12/07/2023	Flags and Banners	
							672.23	0.00			

8372 - SC Accounting Fees

10/18/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Thompson, Derrig and Craig, P.C.	2200	255.00	0.00	2284	11/07/2023	Federal Tax Prep
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8391 - SC Electric Expense

10/06/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	886.63	0.00	ACH	11/02/2023	Monthly Utility Bill	
11/06/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	895.06	0.00	ACH	12/04/2023	Monthly Utility Bill	
							1,781.69	0.00			

8392 - SC Water/Irrigation Expense

11/03/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	546.55	0.00	ACH	11/30/2023	Monthly Utility Bill	
12/20/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	438.69	0.00	ACH	12/29/2023	Monthly Utility Bill	
							985.24	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
8393 - SC Trash Expense												
220359	10/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Brannon Industrial Group	2200	35.63	0.00	Bank Draft	10/15/2023	Monthly Trash Pick Up	
238704	11/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Brannon Industrial Group	2200	35.63	0.00	Bank Draft	11/15/2023	Monthly Trash Pool Pavilion	
258319	12/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Brannon Industrial Group	2200	35.63	0.00	ACH	12/01/2023	Monthly Trash Bill	
							106.89	0.00				
8394 - SC Internet/Security Expense												
2121300	10/21/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	DoorKing Inc.	2200	41.95	0.00	ACH	10/22/2023	Monthly Gate Software Charge	
319684	11/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Arrive Internet	2200	779.26	0.00	2275	11/07/2023	Annual Broadband Service	
319881	11/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	120.00	0.00	2277	11/07/2023	Alarm.com Annual License	
319928	11/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	1,559.88	0.00	2277	11/07/2023	Annual Support Contract	
2140063	11/21/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	DoorKing Inc.	2200	41.95	0.00	ACH	11/22/2023	Monthly Utility Bill	
2158942	12/22/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	DoorKing Inc.	2200	41.95	0.00	ACH	12/22/2023	Monthly Internet/Security Service	
							2,584.99	0.00				
8430 - SC Capital Improvement Expense												
96583-1	10/20/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Integrity Commercial Maintenance and	2200	1,225.00	0.00	2281	11/07/2023	Pavilion Improvements	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				77802	Construction Services						

Total 20,659.42 0.00




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 01/15/2024

Violation Status: In Progress and In Dispute

Unit Address	Homeowner	Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
17599 Lariat Lane College Station, TX 77845	Northen, Michael	9,451	11/14/ 2023	4(F) Accumulation of Trash/Rubbish/ Unightly Objects	Pallets, broken swing on the ground and the inflatable all must be stored out of sight.	In Progress	11/14/2023, Violation Created; 11/15/2023, VIOLATION: Saddle Creek - Friendly Reminder Letter Emailed; 12/14/2023, VIOLATION: Saddle Creek - 1st Violation Warning Letter Emailed	
17817 Ranch House Rd College Station, TX 77845	Smith, Robert	9,543	12/14/ 2023	4(E) Trailers/RV's/ Junk/Trash	Trailers must be stored out of sight.	In Progress	12/14/2023, Violation Created; 12/14/2023, VIOLATION: Saddle Creek - Friendly Reminder Letter Emailed	
17893 Saddle Creek Dr College Station, TX 77845	Walworth, Justin	9,542	12/14/ 2023	4(E) Trailers/RV's/ Junk/Trash	The tractor must be stored out of sight.	In Progress	12/14/2023, Violation Created; 12/14/2023, VIOLATION: Saddle Creek - Friendly Reminder Letter Emailed	

Violation Detail

Unit Address	Homeowner	Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
5200 Vintage Oaks College Station, TX 77845	McCreedy, Nathan	9,541	12/14/2023	4(E) Trailers/RV's/ Junk/Trash	Trailers must be stored out of sight.	In Progress	12/14/2023, Violation Created; 12/14/2023, VIOLATION: Saddle Creek - Friendly Reminder Letter Emailed	
5398 Prairie Dawn Trail College Station, TX 77845	Green, Amanda	9,455	11/14/2023	4(E) Trailers/RV's/ Junk/Trash	Trailer must be stored out of sight.	In Progress	11/14/2023, Violation Created; 11/15/2023, VIOLATION: Saddle Creek - Friendly Reminder Letter Emailed; 12/14/2023, VIOLATION: Saddle Creek - 1st Violation Warning Letter Emailed	