

SADDLE CREEK

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

BOARD of DIRECTOR'S MEETING AGENDA

January 18, 2022 @ 6PM

1. Call to Order – President
2. Roll Call/Establishment of Quorum (3/5)
3. Review / Approve Previous Meeting Minutes
4. Financial Report - Treasurer
 - 2021 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
8. New Business
 - Articles of Incorporation Amendment
 - Beal Contract Renewal
 - Vandalism
 - Dates for Spring Clean Up
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 AGENDA

October 26, 2021 @ 6PM

1. Call to Order – President

2. Roll Call/Establishment of Quorum (2/3) a quorum was recognized with attendance of Donnie Pockrus, Brenda Hiler & Anita Dunkin

3. Review / Approve Previous Meeting Minutes - welcome to new neighbors and minutes of the previous meeting have been read and approved previously.

4. Financial Report - Treasurer

- 2021 3rd Quarter Financial Report budget is on target, but because of expenses not anticipated for additional legal fees, repairs to pool, water leak, caused us to dip into savings of \$15,000 and transfer \$14,000 to checking. Budget in the past 3 months has increased due to pool maintenance with the cost of chemicals, electrical and water. On target with monthly expenses as maintenance has decreased on pool due to time of year. \$8237.97 bank balance will carry through monthly expenses. \$1000.00 is still left in reserve. Total yearly budget will be completely spent by the end of the year.
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- 2022 Proposed Budget Presentation To The Board due to monthly expenses x 12 makes the budget tight. That leaves no room for additional expenses. Attorney fees will increase because of a continued homeowner violations, costs of pool maintenance, annual fees concerning the new camera security system and emergency phone required at the pool have been added, Beal increase of \$50/month (\$600 total for the year), insurance fees are increasing, and individual requests for specific items, and drainage issues by the pool that need to be repaired. We also learned that we have income tax forms to be submitted to the IRS. The HOA had never filed income tax before turning over from the developer, and the IRS is requiring 3 years past and CPA expenses will increase our budget.
- The CCRs allow for the dues to be increased by 20% in a given year. Because of the increases expected for the upcoming year, a new budget has been proposed for dues of \$360 (increase of \$60/homeowner/year) to provide a working budget of \$83,970, which includes \$1500 from Rise Broadband, and approximately \$750/year in title company fees. In comparing actual homeowners with Beal, we learned that there are skipped numbers on the plat and rather than 258 total lots as numbered on the plat, there are actually 227 lots in Saddle Creek, leaving 30 lots less as we understood we had to begin with in 2020. \$7500 will be put back in reserve with the new budget.
- Motion to accept the budget for next year made by Anita Dunkin, seconded by Donnie Pockrus and approved by all. Brenda Hiler motioned to approve the dues increase by 20% on the present \$300/homeowner/year for a total of \$360 dues/homeowner/year, seconded by Donnie Pockrus and approved by all. New Budget will be posted on the website.

Cash Flow

Beal Properties

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

Date Range: 01/01/2021 to 12/31/2021 (Last Year)

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				
Balance Forward	46,097.84	62.06	46,097.84	62.06
Transfer Fee	350.00	0.47	350.00	0.47
Certified Letter Charge	49.46	0.07	49.46	0.07
SC HOA INCOME				
SC Homeowner Dues	11,400.00	15.35	11,400.00	15.35
SC Title Transfer Fees	750.00	1.01	750.00	1.01
SC Other Income	15,610.00	21.01	15,610.00	21.01
SC Interest Income	27.00	0.04	27.00	0.04
Total SC HOA INCOME	27,787.00	37.41	27,787.00	37.41
Total Operating Income	74,284.30	100.00	74,284.30	100.00
Expense				
Federal Tax Deposit	420.00	0.57	420.00	0.57
SC HOA Expenses				
SC Management Fees	6,000.00	8.08	6,000.00	8.08
SC Deed Restriction Expense				
SC Cost of Collections	6,814.99	9.17	6,814.99	9.17
Total SC Deed Restriction Expense	6,814.99	9.17	6,814.99	9.17
SC Grounds Maintenance				
SC Irrigation Repair	2,287.96	3.08	2,287.96	3.08
SC Landscape & Turf Maintenance	7,536.36	10.15	7,536.36	10.15
SC Landscape Repairs	3,376.06	4.54	3,376.06	4.54
SC Mulching	216.50	0.29	216.50	0.29
Total SC Grounds Maintenance	13,416.88	18.06	13,416.88	18.06
SC Pool Annex Expense				
SC Building Repair & Maintenance	4,141.22	5.57	4,141.22	5.57
SC Janitorial Expense	598.17	0.81	598.17	0.81
SC Pool Annex Supplies	56.55	0.08	56.55	0.08
SC Pool Cleaning Expense	8,681.81	11.69	8,681.81	11.69
SC Pool Repairs	12,039.95	16.21	12,039.95	16.21
Total SC Pool Annex Expense	25,517.70	34.35	25,517.70	34.35
SC Flags, Decorations & Signs	163.39	0.22	163.39	0.22
SC Insurance Expense				
SC Commercial Property Insurance	1.25	0.00	1.25	0.00
SC General Liability Insurance	3,779.00	5.09	3,779.00	5.09
SC Directors & Officers	2,161.00	2.91	2,161.00	2.91

Expense Distribution

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

Payees: All

Bill Date Range: 01/01/2021 to 12/31/2021 (Last Year)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
4606 - Certified Letter Charge											
	08/12/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	6.96	0.00	2087	10/26/2021	Certified Letter Charge for 08/2021
	12/22/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	28.21	0.00	2124	01/12/2022	Certified Letter Charge for 12/2021
							35.17	0.00			
4801 - SC Homeowner Dues											
	02/11/2021	Saddle Creek Homeowner's Association		5366 Canvashdike East Suite 215 Bryan, TX 77802	David Vahey & Korie Vahey	2200	7.50	0.00	2004	02/11/2021	Dues Overpayment
	02/11/2021	Saddle Creek Homeowner's Association		5248 Prairie Dawn Trail	Ginnie Rovinelli George	2200	50.00	0.00	2003	02/11/2021	Dues Overpayment
							57.50	0.00			
6428 - Federal Tax Deposit											
	80-0436959 2020	1120-H	10/08/2021	Saddle Creek Homeowner's Association	United States Treasury	2200	420.00	0.00	2083	10/08/2021	Federal Income Tax
8310 - SC Management Fees											
	0001	02/01/2021	Saddle Creek Homeowner's Association	3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	500.00	0.00	2001, 2001, 1154	02/01/2021, 02/01/2021, 02/08/2021	One time start up fee
	February 2021 Management Fee	02/23/2021	Saddle Creek Homeowner's Association	3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	500.00	0.00	2005	02/23/2021	February 2021 Management Fee
	03/01/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	500.00	0.00	2008	03/08/2021	Management Fee
	04/01/2021	Saddle Creek		3363 University	Beal Properties	2200	500.00	0.00	2017, 2017, 2020	04/07/2021, 04/07/2021, 04/07/2021	April 2021

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
20057	06/30/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Hoelscher, Lipsey, Elmore, Poole, & Turnbull, P.C.	2200	900.00	0.00	2048	06/30/2021	preparation of Response letter
6279	12/21/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	21.99	0.00	2102	12/22/2021	Monthly Certified Mail Charges
6279	12/21/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Hoelscher, Lipsey, Elmore, Poole, & Turnbull, P.C.	2200	1,718.00	0.00	2107	12/22/2021	Legal Expenses - Violations
8331 - SC Irrigation Repair											
2560	05/26/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	1,863.18	0.00	2038	05/26/2021	Pool area lawn maintenance upgrades, sprinkler system, rocks and replacing plants.
3373	12/10/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	424.78	0.00	2099	12/10/2021	Irrigation Repair at Pavilion
8332 - SC Landscape & Turf Maintenance											
1879	04/06/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Guys Landscaping, LLC	2200	541.25	0.00	2019, 2019, 2022	04/07/2021, 04/07/2021, 04/07/2021	Monthly Lawn Maintenance
1683	05/05/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Guys Landscaping, LLC	2200	730.69	0.00	2032	05/07/2021	April 2021 Landscaping / Nature trail & Branding Iron Mowing
15594	05/26/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Rite Lawn Spraying Service	2200	243.56	0.00	2036	05/26/2021	post emergent weed control for weeds already standing and weed prevention
1698	06/30/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Guys Landscaping, LLC	2200	736.10	0.00	2047	06/30/2021	May Landscaping Maintenance including Branding Iron &

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8333 - SC Landscape Repairs											
2560	05/26/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	3,376.06	0.00	2038	05/26/2021	Pool area lawn maintenance upgrades, sprinkler system, rocks and replacing plants.
8334 - SC Mulching											
3373	12/10/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	216.50	0.00	2099	12/10/2021	Mulching Front Entrance & Pavilion
8341 - SC Building Repair & Maintenance											
2136	03/08/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	60.00	0.00	2011	03/09/2021	Pool Pavilion Winterization
3890	04/08/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Dave Schultein	2200	387.02	0.00	2024, 2024, 2034	04/08/2021, 04/08/2021, 04/08/2021	Removed and replaced freeze damaged water filter for ice maker
10671	04/08/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	1,774.50	0.00	2025	04/08/2021	Repairs at Saddle Creek HOA Pool Annex
3891	04/28/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX	Dave Schultein	2200	79.02	0.00	2028, 2028, 2035	04/28/2021, 04/28/2021, 04/28/2021	Repair broken drain line at Saddle Creek

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
8343 - SC Pool Annex Supplies												
947406338090	03/26/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Lara Lewis	2200	56.55	0.00	2023	04/07/2021	Toilet Paper/ Paper Towels/ Trash Bags	
8344 - SC Pool Cleaning Expense												
1396	02/11/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	554.78	0.00	2002	02/11/2021	Monthly Pool Cleaning	
1411	03/01/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	427.59	0.00	2009	03/08/2021	Monthly Pool Cleaning And Chemicals	
1427	04/06/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	406.13	0.00	2018, 2018, 2021	04/07/2021, 04/07/2021, 04/07/2021	Monthly Cleaning and Chemicals	
1422	04/06/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	522.31	0.00	2018, 2018, 2021	04/07/2021, 04/07/2021, 04/07/2021	March 2021 Monthly Pool Cleaning Service	
1439	05/04/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	550.99	0.00	2031	05/07/2021	April 2021 - Monthly Pool Service	
1449	06/06/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	1,379.11	0.00	2041	06/06/2021	Monthly Pool Cleaning & Supplies	
1467	07/08/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	1,001.31	0.00	2054	07/09/2021	Monthly Pool Cleaning & Supplies	
1476	08/10/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	643.01	0.00	2061	08/10/2021	Monthly Pool Cleaning & Supplies	
1486	09/10/2021	Saddle Creek		3363 University	Clear Water Pool	2200	930.25	0.00	2076	09/10/2021	Monthly Pool	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1460	06/06/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	51.42	0.00	2041	06/06/2021	light under waterfall fell out. Secured and mounted.
							12,039.95	0.00			

8350 - SC Flags, Decorations & Signs

Purchase with Debit Card	04/08/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Amazon .com	2200	71.30	0.00	0.00	04/08/2021	Flags
Paid with Debit Card from Board member											

Purchased flag	08/23/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Amazon .com	2200	60.12	0.00	credit card	08/23/2021	Flags
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Purchased flag	08/26/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Amazon .com	2200	31.97	0.00	credit card	08/26/2021	Flags
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8361 - SC Commercial Property Insurance

	02/01/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Service Insurance Group	2200	1.25	0.00	Insurance	02/01/2021	
							163.39	0.00			

8362 - SC General Liability Insurance

PHPK2277463	08/13/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Philadelphia Insurance Companies	2200	3,891.00	0.00	2068	08/13/2021	General Liability Insurance
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8363 - SC Directors & Officers Insurance

PCAP024571-012003Z6/2021	03/26/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Holchkiss Insurance Agency	2200	2,161.00	0.00	2015	03/26/2021	D&O Insurance Premium
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8371 - SC Legal Fees

Certificate of Amendment Filing Fee	03/03/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Secretary of State	2200	25.00	0.00	2010	03/08/2021	Certificate of Amendment Filing Fee
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4559	04/28/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX	Hoelscher, Lipsey, Elmore, Poole, & Turnbull,	2200	325.00	0.00	2027	04/28/2021	Review of email & proposed response of lot
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Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8391 - SC Electric Expense											
2229050	02/22/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	474.58	0.00	2006	02/23/2021	SC Electric High Meadow Tr
2173122	02/22/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	229.65	0.00	2006	02/23/2021	SC Electric Saddle Creek
2229050	04/21/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	374.90	0.00	2026	04/21/2021	February Electric - 5285 High Meadow
2229050	04/21/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	503.16	0.00	2026	04/21/2021	March Electric - 5285 High Meadow
2173122	04/21/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	240.50	0.00	2026	04/21/2021	February Electric - 17000 Saddle Creek
2173122	04/21/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	233.24	0.00	2026	04/21/2021	March Electric - 17000 Saddle Creek
2173122	06/09/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	274.65	0.00	2042	06/09/2021	Utilities - electric
2229050	06/09/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	516.76	0.00	2042	06/09/2021	Utilities - electric
2229050	07/08/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	1,145.11	0.00	2053	07/09/2021	utilities - electrical

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2431799	11/23/2021	Saddle Creek Homeowners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	69.42	0.00	2095	11/23/2021	17000 Saddle Creek Ridge - Electrical
8392 - SC Water/Irrigation Expense							8,162.32	0.00			
103-8138-00	02/22/2021	Saddle Creek Homeowners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	91.98	0.00	2007	02/23/2021	SC Water
103-8138-00	03/26/2021	Saddle Creek Homeowners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	37.91	0.00	2016	03/26/2021	High Meadow
103-2810-02	03/26/2021	Saddle Creek Homeowners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	61.20	0.00	2016	03/26/2021	Saddle Creek Dr
103-2810-02	04/28/2021	Saddle Creek Homeowners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	40.26	0.00	2029	04/28/2021	Saddle Creek Dr
103-8138-00	04/28/2021	Saddle Creek Homeowners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	189.82	0.00	2029	04/28/2021	5323 High Meadow
103-8138-00	05/27/2021	Saddle Creek Homeowners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Creek Meadows Owners Association	2200	258.85	0.00	2058	05/27/2021	5323 High Meadow
103-2810-02	06/09/2021	Saddle Creek Homeowners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	77.60	0.00	2044	06/09/2021	Saddle Creek Dr
103-81838-00	06/21/2021	Saddle Creek Homeowners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	218.09	0.00	2045	06/22/2021	5323 High Meadow
103-2810-02	07/08/2021	Saddle Creek Homeowners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	236.25	0.00	2056	07/09/2021	Saddle Creek Dr
103-2810-02	07/16/2021	Saddle Creek Homeowners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	113.09	0.00	2057	07/19/2021	Saddle Creek Dr

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
000795-39777952	05/04/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	BVR Waste and Recycling	2200	99.00	0.00	39777952	06/07/2021	Monthly Trash Pick Up
0000065290	08/16/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	BVR Waste and Recycling	2200	266.88	0.00	2069	08/17/2021	Fourth of July dumpster
16098	08/16/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	BVR Waste and Recycling	2200	99.00	0.00	drafted	08/16/2021	Monthly Trash Pick Up
42233387	09/13/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	BVR Waste and Recycling	2200	99.00	0.00	42233387	09/13/2021	Monthly Trash Pick Up
18541	11/15/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	BVR Waste and Recycling	2200	99.00	0.00	Dratted	11/15/2021	Monthly Trash Pick Up
000795	12/10/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	BVR Waste and Recycling	2200	99.00	0.00	dratted from bank account	12/10/2021	Monthly Trash Pick Up
8394 - SC Internet/Security Expense											
137379	08/10/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	DeTech AV	2200	2,676.91	0.00	2062	08/10/2021	Down payment for security system and internet for the Pavilion
145172	12/10/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	389.69	0.00	2098	12/10/2021	Annual Phone Service - Security Cameras
145171	12/10/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	CEO	2200	854.88	0.00	2098	12/10/2021	Annual Fiber Internet Service - Security Cameras
145279	12/21/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX	DeTech AV	2200	1,997.12	0.00	2105	12/22/2021	Camera Installation

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8435 - SC Bank Fee Expense											
				77802							
	01/06/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Mark Willis	2200	7.50	0.00	1145	02/11/2021	Refund Bank Fee
	01/27/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	RHM Development	2200	7.50	0.00	1150	02/11/2021	Refund Bank Fee
	02/01/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Intuit	2200	64.19	0.00	QB Bank Fees	02/01/2021	QB Bank Fees
							79.19	0.00			
8445 - SC Website Design & Maintenance Expense											
	03/15/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	ENVATO	2200	89.00	0.00	Website Reservation Program	03/15/2021	Website Reservation Program
	12/21/2021	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ryan Phillips	2200	552.14	0.00	2109	12/22/2021	Annual Website Charges
							641.14	0.00			
Total							83,919.66	0.00			

Annual Budget - Comparative

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

As of: Dec 2021

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	YTD % Var.	Annual Budget
Income			
Balance Forward	46,097.84	0.00%	0.00
Transfer Fee	350.00	0.00%	0.00
Certified Letter Charge	49.46	0.00%	0.00
SC HOA INCOME			
SC Homeowner Dues	11,400.00	-85.21%	77,100.00
SC Title Transfer Fees	750.00	-25.00%	1,000.00
SC Other Income	15,610.00	131.26%	6,750.00
SC Interest Income	27.00	0.00%	0.00
Total SC HOA INCOME	27,787.00	-67.25%	84,850.00
Total Operating Income	74,284.30	-12.45%	84,850.00
Expense			
Federal Tax Deposit	420.00	0.00%	0.00
SC HOA Expenses			
SC Management Fees	6,000.00	0.00%	6,000.00
SC Deed Restriction Expense			
SC Cost of Collections	6,814.99	0.00%	0.00
Total SC Deed Restriction Expense	6,814.99	0.00%	0.00
SC Grounds Maintenance			
SC Irrigation Repair	2,287.96	-128.80%	1,000.00
SC Landscape & Turf Maintenance	7,536.36	-21.55%	6,200.00
SC Landscape Repairs	3,376.06	15.60%	4,000.00
SC Mulching	216.50	0.00%	0.00
Total SC Grounds Maintenance	13,416.88	-19.79%	11,200.00
SC Pool Anex Expense			
SC Building Repair & Maintenance	4,141.22	-16.65%	3,550.00
SC Janitorial Expense	598.17	66.77%	1,800.00
SC Pool Annex Supplies	56.55	0.00%	0.00
SC Pool Cleaning Expense	8,681.81	-5.88%	8,200.00
SC Pool Repairs	12,039.95	7.39%	13,000.00
Total SC Pool Anex Expense	25,517.70	3.89%	26,550.00
SC Flags, Decorations & Signs	163.39	0.00%	0.00
SC Insurance Expense			
SC Commercial Property Insurance	1.25	99.96%	3,300.00
SC General Liability Insurance	3,779.00	0.00%	0.00
SC Directors & Officers Insurance	2,161.00	1.77%	2,200.00
Total SC Insurance Expense	5,941.25	-8.02%	5,500.00
SC Professional Fees			
SC Legal Fees	1,579.03	36.84%	2,500.00
SC Accounting Fees	420.00	16.00%	500.00
Total SC Professional Fees	1,999.03	33.37%	3,000.00



BEAL
Properties

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

SADDLE CREEK HOA 2022 MANAGEMENT REPORT

Homeowner Status – Currently 227 lots in Saddle Creek. 227 owner occupied or under construction.

Delinquency – The HOA is currently owed \$38,895.66. This includes \$5,529.35 which is past due. 100% of the past due amount owed is certified mail charges for violations and/or legal fees. Collection of these balances is ongoing.

Violations –3 active violations as of December 1, 2021. The open violations are for trailers and unsightly object (items in yards/driveways).



PROSPERITY BANK®

SADDLE CREEK HOA, INC
3363 UNIVERSITY DR E SUITE 215
BRYAN TX 77802

Statement Date 12/31/2021
Account No ****3227
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STATEMENT SUMMARY TX Business Savings Account No ****3227

10/01/2021	Beginning Balance		\$1,017.93
	1 Deposits/Other Credits	+	\$0.26
	0 Checks/Other Debits	-	\$0.00
12/31/2021	Ending Balance	92 Days in Statement Period	\$1,018.19

DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/31/2021	Accr Earning Pymt Added to Account	\$0.26

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
10-01	\$1,017.93	12-31	\$1,018.19

EARNINGS SUMMARY

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

Interest Paid This Period	\$0.26	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$9.38	Days in Earnings Period	92

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