

SADDLE CREEK

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

BOARD of DIRECTOR'S MEETING AGENDA

October 17, 2023

6:00pm at the Saddle Creek Pool Pavilion

1. Call to Order – President
2. Roll Call/Establishment of Quorum (3/5) 4/6
3. Review / Approve Previous Meeting Minutes
4. Financial Report - Treasurer
 - 2023 3rd 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
 - 2024 Budget Review and Vote
 - Board Hearing to consider a variance request from 18042 Saddle Creek

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

July 18, 2023 @ 6PM

1. **Call to Order – President**
2. **Roll Call/Establishment of Quorum (2/3):** Quorum of the Board was established with all five Board members present. Chuck Gilman presided.
3. **Review / Approve Previous Meeting Minutes:** The Board voted and approved the April minutes. The minutes are posted on Beal Properties webpage and the community Saddle Creek webpage for viewing.
4. **Financial Report – Treasurer:** The HOA started the quarter with \$92,601.54, ending with \$42,900.61 in cash on hand. The HOA is still owed \$6,789.94 by homeowners, covering yearly HOA dues and the special assessment. We have already made the entirety of the payments in full for both specialist assessment projects as well as an \$8000 payment for the purchase of the new backstop. We still have around \$12,000 in projects that we'd like to complete before the end of this year, but with only \$42,000 in cash remaining we will have to be a little bit mindful of our balance. We also have \$16,000 in our reserve account.
5. **Management Reports – Beal Properties:** 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. A little over \$6,000 is still outstanding in delinquent accounts. Only five active violations currently, all are for tanks, RV's and trailers. Regarding delinquent HOA dues, "45-day letters" have been sent via certified mail to homeowners who are delinquent. If the outstanding balance is not paid within 45 days, homeowners can be sent to an attorney for collections, a decision that must be voted on by the BOD. The HOA will temporarily accrue a \$150 charge per account for each account that is referred to the attorney. However, the \$150 fee will be assessed to the homeowner for recovery by the Association. Further action could result in the execution of a lien on the homeowner's property. The Treasurer reported the outstanding amount for both assessments, annual and special, is \$6,530.19.

Melissa made a motion to send the homeowners with outstanding dues for both the annual and special assessments to an attorney recommended by Beal for collections, as the "45-day" window for those payments elapsed on June 30th. Chuck seconded the motion, which passed 5-0 in favor. All homeowners with outstanding dues for the annual and special assessments will be sent to an attorney recommended by Beal for collections.

Ed made a motion that at the end of the 45-day notice period provided to those homeowners who are still delinquent on their special assessment, be sent to an attorney recommended by Beal for collections. Chuck seconded the motion. All were in favor, and the motion passed 5-0. All homeowners with outstanding special assessment payments at the end of the "45-day" window expiring at the end of this month will be sent to an attorney recommended by Beal for collections.

6. Team Reports

Improvement Team – Ed Young spoke for the Improvement Team. The project to replace the gutters is completed. The staining of the fencing of the woodwork and fencing is out for bid.

Architectural Control Committee – Ed Chase gave the update for the ACC. As of July 2023, the ACC has received 18 submissions through the Beal Portal from homeowners during 2023. Of these, 9 have been submitted since March 2023. Categories of submissions include: new homes (1), new addition to existing homes (1), outbuildings/sheds (1), pools (4), fencing (6), driveway changes (1), landscaping (1), painting (1) and requests for variance for existing structures (2). There are currently 3 project requests pending because information is still being gathered. All the submissions have been approved. Additionally, there are 4 approved but not yet completed projects that the ACC has on a "follow-up list."

Events Team – Dwayne Cordray gave an update for the Events Team. The Events Team is still actively seeking volunteers. Jamie Gilman took the lead for the Annual 4th of July celebrations and was able to solicit volunteers to ensure the neighborhood had a community event. The fireworks have been approved for disposal. Fireworks are to be delivered to the Anderson Fire Department.

Pool/Pavilion Team – Pool/Pavilion Team has two new members. Those Team members visit the pavilion every weekend, clean up the area. The Pool team communicates with the existing pool company regarding chemicals.

Outreach Team – Mark Hiler has been cross referencing Beal's homeowner list with the list of those registered on the Saddle Creek homeowner page and reaching out to homeowners to encourage them to register on the Saddle Creek page. Beal is also directing homeowners to the Saddle Creek page.

7. Unfinished Business

Projects – We had a running list of projects for the year. We are done with the assessment projects; they've been paid for. We need to do as part of our budget process for next year

is make sure that we budget for proper maintenance, for our new landscaping, spraying or replacing the dead material, irrigation checks. The pavilion needs the ceiling fans replaced. Junction boxes inside the pool area still need to be secured to fencing.

John Papas is trying to schedule an initial meeting of the CCR committee. Beal has offered their office as a place for the committee to meet. Beal will also offer the committee a list of recommended changes to the CCR's to update incorrect information in the documents and/or sections that are no longer in compliance with state law.

8. **New Business** Beal stated that a bill passed during this past state legislative session requiring that homeowners be allowed 120 days past due before being sent to collections by an HOA. This bill will take effect on January 1st, 2024 and impact next year's budget cycle.
9. **Adjourn** – John motioned to adjourn; Melissa second. Chuck declared meeting adjourned.

Annual Budget - Comparative

Portfolios: Saddle Creek HOA, Inc.

As of: Sep 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	56,737.04	0.00
SC HOA INCOME		
SC Homeowner Dues	0.00	90,800.00
SC Title Transfer Fees	200.00	500.00
SC Other Income	1,500.00	1,500.00
SC Interest Income	520.58	0.00
Total SC HOA INCOME	2,220.58	92,800.00
Certified Mail Charges Recovered	111.42	0.00
Total Operating Income	149,544.21	92,900.00
Expense		
SC HOA Expenses		
SC Management Fees	4,950.00	6,600.00
SC Grounds Maintenance		
SC Irrigation Repair	0.00	1,000.00
SC Landscape & Turf Maintenance	9,793.34	9,000.00
Total SC Grounds Maintenance	9,793.34	10,000.00
SC Pool Anex Expense		
SC Building Repair & Maintenance	1,354.15	2,100.00
SC Janitorial Expense	1,433.34	1,800.00
SC Pool Cleaning Expense	8,647.22	15,000.00
SC Pool Repairs	1,032.34	3,500.00
Total SC Pool Anex Expense	12,467.05	22,400.00
SC Flags, Decorations & Signs	71.50	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	0.00	500.00
Total SC Professional Fees	0.00	3,000.00
SC Utilities Expense		
SC Electric Expense	7,483.89	9,250.00
SC Water/Irrigation Expense	3,710.15	2,420.00
SC Trash Expense	320.67	300.00
SC Internet/Security Expense	138.90	3,200.00
Total SC Utilities Expense	11,653.61	15,170.00
SC Meeting Expense	0.00	100.00

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
SC Community Events Expense		
SC July 4th Expense	571.71	4,500.00
SC Other Event Expense	312.84	2,500.00
Total SC Community Events Expense	884.55	7,000.00
SC Postage & Mailing Expense	54.52	0.00
SC Capital Improvement Expense	71,500.29	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	126,670.56	79,895.00
Total Operating Expense	126,670.56	79,895.00
Total Operating Income	149,544.21	92,900.00
Total Operating Expense	126,670.56	79,895.00
NOI - Net Operating Income	22,873.65	13,005.00
Total Income	149,544.21	92,900.00
Total Expense	126,670.56	79,895.00
Net Income	22,873.65	13,005.00

Cash Flow

Beal Properties

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

Date Range: 07/01/2023 to 09/30/2023 (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	2,190.00	22.03	90,475.17	60.50
Special Assessment	5,742.00	57.76	56,737.04	37.94
SC HOA INCOME				
SC Title Transfer Fees	100.00	1.01	200.00	0.13
SC Other Income	1,500.00	15.09	1,500.00	1.00
SC Interest Income	311.58	3.13	520.58	0.35
Total SC HOA INCOME	1,911.58	19.23	2,220.58	1.48
Certified Mail Charges Recovered	97.17	0.98	111.42	0.07
Total Operating Income	9,940.75	100.00	149,544.21	100.00
Expense				
SC HOA Expenses				
SC Management Fees	1,650.00	16.60	4,950.00	3.31
SC Grounds Maintenance				
SC Landscape & Turf Maintenance	3,920.75	39.44	9,793.34	6.55
Total SC Grounds Maintenance	3,920.75	39.44	9,793.34	6.55
SC Pool Anex Expense				
SC Building Repair & Maintenance	300.00	3.02	1,354.15	0.91
SC Janitorial Expense	818.34	8.23	1,433.34	0.96
SC Pool Cleaning Expense	4,286.59	43.12	8,647.22	5.78
SC Pool Repairs	1,032.34	10.38	1,032.34	0.69
Total SC Pool Anex Expense	6,437.27	64.76	12,467.05	8.34
SC Flags, Decorations & Signs	0.00	0.00	71.50	0.05
SC Insurance Expense				
SC General Liability Insurance	5,516.00	55.49	5,541.00	3.71
SC Directors & Officers Insurance	0.00	0.00	1,374.00	0.92
Total SC Insurance Expense	5,516.00	55.49	6,915.00	4.62
SC Utilities Expense				
SC Electric Expense	2,322.21	23.36	7,483.89	5.00
SC Water/Irrigation Expense	2,581.40	25.97	3,710.15	2.48
SC Trash Expense	106.89	1.08	320.67	0.21
SC Internet/Security Expense	93.90	0.94	138.90	0.09
Total SC Utilities Expense	5,104.40	51.35	11,653.61	7.79
SC Community Events Expense				
SC July 4th Expense	462.77	4.66	571.71	0.38

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
SC Other Event Expense	0.00	0.00	312.84	0.21
Total SC Community Events Expense	462.77	4.66	884.55	0.59
SC Postage & Mailing Expense	54.52	0.55	54.52	0.04
SC Capital Improvement Expense	6,753.42	67.94	71,500.29	47.81
SC Bank Fee Expense	184.48	1.86	421.44	0.28
SC Transfer to Reserve Expense	0.00	0.00	7,500.00	5.02
SC Website Design & Maintenance Expense	0.00	0.00	459.26	0.31
Total SC HOA Expenses	30,083.61	302.63	126,670.56	84.70
Total Operating Expense	30,083.61	302.63	126,670.56	84.70
NOI - Net Operating Income	-20,142.86	-202.63	22,873.65	15.30
Total Income	9,940.75	100.00	149,544.21	100.00
Total Expense	30,083.61	302.63	126,670.56	84.70
Net Income	-20,142.86	-202.63	22,873.65	15.30
Other Items				
Prepayments	0.00		-29,565.49	
Net Other Items	0.00		-29,565.49	
Cash Flow	-20,142.86		-6,691.84	
Beginning Cash	42,900.61		29,424.69	
Beginning Cash + Cash Flow	22,757.75		22,732.85	
Actual Ending Cash	22,757.75		22,757.75	

Expense Distribution

Portfolios: Saddle Creek HOA, Inc.

Payees: All

Bill Date Range: 07/01/2023 to 09/30/2023 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
6540 - Management Fee												
	09/30/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	550.00	550.00			Management Fee for 09/2023	
8310 - SC Management Fees												
	07/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	550.00	0.00	2242	07/07/2023	Management Fee for 07/2023	
	08/03/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	550.00	0.00	2250	08/07/2023	Management Fee for 08/2023	
	09/07/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	550.00	0.00	2262	09/08/2023	Management Fee for 09/2023	
							1,650.00	0.00				
8332 - SC Landscape & Turf Maintenance												
6576	07/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	516.96	0.00	2248	07/07/2023	May Weekly Maintenance + Irrigation Inspection	
6680	07/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	269.95	0.00	2248	07/07/2023	June Weekly Maintenance + Irrigation Inspection	
2168	07/06/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Guys Landscaping, LLC	2200	1,239.46	0.00	2246	07/07/2023	June Landscaping Maintenance	
2187	08/07/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Guys Landscaping, LLC	2200	811.88	0.00	2253	08/07/2023	July Landscape Maintenance	
6835	08/07/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	216.50	0.00	2255	08/07/2023	July Weekly Maintenance	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2209	09/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Guys Landscaping, LLC	2200	541.25	0.00	2265	09/08/2023	August Landscaping Maintenance
7008	09/07/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	TGC Landscapes LLC	2200	324.75	0.00	2268	09/08/2023	Weekly Maintenance - August
8341 - SC Building Repair & Maintenance							3,920.75	0.00			
17589	09/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Krause Septic Solutions	2200	300.00	0.00	2266	09/08/2023	Year 2 of Aerobic Maintenance Contract
8342 - SC Janitorial Expense											
119	07/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Cheryl Calame	2200	249.71	0.00	2244	07/07/2023	June Pool Cleanings + Supplies
950953	07/06/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Eddie Young	2200	85.65	0.00	2249	07/07/2023	Supplies For Pavilion - Reimbursement
409953	08/08/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	212.98	0.00	2257	08/09/2023	Cleaning Supplies
120	08/08/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Cheryl Calame	2200	120.00	0.00	2256	08/09/2023	July Cleaning
121	09/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Cheryl Calame	2200	150.00	0.00	2263	09/08/2023	Saddle Creek Pool area - weekly cleaning
8344 - SC Pool Cleaning Expense							818.34	0.00			
1747	07/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	1,538.39	0.00	2245	07/07/2023	June Pool Cleaning
1757	08/07/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	1,726.86	0.00	2252	08/07/2023	July Pool Maintenance

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1767	09/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	1,021.34	0.00	2264	09/08/2023	August Pool Cleaning
8345 - SC Pool Repairs							4,286.59	0.00			
1499	08/07/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Cole Parker	2200	280.00	0.00	2254	08/07/2023	Replaced Pool Filler and Insulated
20231912	09/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	752.34	0.00	2267	09/08/2023	Sound Coping, Remove Loose Coping, Clean and prep rest and grout
8362 - SC General Liability Insurance							1,032.34	0.00			
2006009448	07/25/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Philadelphia Insurance Companies	2200	5,507.00	0.00	Bank Draft	08/02/2023	Liability and D&O
Insurance Balance	09/26/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Philadelphia Insurance Companies	2200	9.00	0.00	Bank Draft	09/26/2023	Insurance Premium Balance
8391 - SC Electric Expense							5,516.00	0.00			
2431799	07/03/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	236.64	0.00	ACH	07/03/2023	17000 Saddle Creek Ridge
2431800	07/03/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	494.99	0.00	ACH	07/03/2023	5285 High Meadow TRL
2431799	08/02/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	236.64	0.00	ACH	08/02/2023	17000 Saddle Creek Ridge
2431800	08/02/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	516.90	0.00	ACH	08/02/2023	5285 High Meadow TRL

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2023	Homeowner's Association		Drive East Suite 215 Bryan, TX 77802	Utilities						Meadow Trl
	08/06/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	837.04	0.00	ACH	09/05/2023	Monthly Utility Bill
8392 - SC Water/Irrigation Expense							2,322.21	0.00			
	07/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	576.48	0.00	Bank Draft	07/31/2023	5323 High Meadow
	07/07/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	423.56	0.00	Bank Draft	07/31/2023	Saddle Creek Dr
	08/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	427.32	0.00	Bank Draft	08/31/2023	5323 High Meadow
	08/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	205.69	0.00	Bank Draft	08/31/2023	Saddle Creek Dr
	09/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	632.76	0.00	ACH	09/29/2023	Monthly Utility Bill
	09/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	315.59	0.00	ACH	09/29/2023	Monthly Utility Bill
8393 - SC Trash Expense							2,581.40	0.00			
169149	07/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Brannon Industrial Group	2200	35.63	0.00	ACH	07/01/2023	5285 High Meadow Trl
180851	08/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Brannon Industrial Group	2200	35.63	0.00	ACH	08/01/2023	5285 High Meadow TRL

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2476	09/01/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Brannon Industrial Group	2200	35.63	0.00	ACH	09/01/2023	Monthly Bill
8394 - SC Internet/Security Expense							106.89	0.00			
2047059	08/07/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	53.95	53.95			June Statement - Reimbursement to Beal
2083922	08/22/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	DoorKing Inc.	2200	51.95	0.00	ACH	08/22/2023	August Statement
Monthly Fee	09/26/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	DoorKing Inc.	2200	41.95	0.00	Bank Draft	09/26/2023	Monthly Pool Gate Fee
8411 - SC July 4th Expense							147.85	53.95			
17560	07/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Danielle Kutzenberger	2200	161.97	0.00	2247	07/07/2023	Deposit Reimbursement for Bounce House
17560	08/22/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bounce House Rentals	2200	300.80	0.00	2259	08/22/2023	Fourth Of July Event Rental
8425 - SC Postage & Mailing Expense							462.77	0.00			
8-176-83928	08/18/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Fed Ex	2200	54.52	0.00	2260	08/22/2023	FedEx Express Shipping - AAA state of play
8430 - SC Capital Improvement Expense							648.42	0.00	2243	07/07/2023	Refrigerator for Pavilion
76877	07/05/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Melissa Berquist	2200	648.42	0.00	2243	07/07/2023	Refrigerator for Pavilion
1847_1	08/07/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Brazos Valley Seamless Gutters	2200	3,095.00	0.00	2251	08/07/2023	New Gutter Installation - 17589 Saddle

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
0001	08/18/2023	Saddle Creek Homeowner's Association		77802 3363 University Drive East Suite 215 Bryan, TX 77802	My Little Handyman Service, LLC.	2200	1,000.00	0.00	2258	08/18/2023	Creek Dr Install a baseball backstop first payment
0001	08/28/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	My Little Handyman Service, LLC.	2200	1,550.00	0.00	2261	08/28/2023	Final Payment for Baseball Backstop
63081	09/15/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	AAA State of Play	2200	460.00	0.00	2269	09/18/2023	Last Payment for Backstop
8435 - SC Bank Fee Expense							6,753.42	0.00			
620336510123083	08/02/2023	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Merchant Fee Merch Service	2200	64.95	0.00	drafted	08/02/2023	Credit Card
Total							30,568.03	603.95			