

*Canyon Creek
Owners Association, Inc.*



*2021 Annual Meeting
Saturday, August 14th, 2021
10 am @ Beal Properties*

TOWNHOMES of CANYON CREEK

Beal Properties
903 S. Texas Avenue
College Station, TX 77840
(979)764-2500 www.bealbcs.com

Canyon Creek Owner's Association requests your attendance at the 2021 Annual meeting to be held at Beal Properties at 903 S. Texas Avenue. on Saturday August 14th at 10am and will be available to watch on Zoom as well.

If you cannot attend in person and would like to have your vote counted should there, be a quorum, sign the attached proxy and return by 5:00pm Friday August 13. You can mail the completed proxy (below) to Beal Properties, 903 Texas Ave. S., College Station, Texas 77840, and Attention: Toni Myers, or email it to canyoncreek@bealbcs.com.

Agenda

1. Call Meeting to Order
2. Roll Call of Board Members
3. Proof of notice of meeting or waiver of notice
4. Reading of Minutes
5. Financial Report
6. Election of Directors
 - a. Open Floor for Nominations
 - b. Voting
 - c. Announcement of New Director
7. Old Business
8. New Business
 - a. Upcoming Projects
 - b. Financing of Upcoming Projects
9. Adjournment

2021 Canyon Creek Owner's Association Proxy

Know All by these Present: That I _____

Do hereby appoint: _____
OR (circle one)

David Henry

Susan Hogue

Paul McMahan

Beal Properties

As agent for me, and in my name and stead to vote as my Proxy at the 2021 annual meeting of the Canyon Creek Owner's Association, Inc., according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the August 14th Annual meeting and may be revoked by me in writing at any time prior to the meeting.

Owner _____

Unit number(s) _____

Canyon Creek Owners Association, Inc.
Board of Directors Meeting
August 13, 2020

Attending: David Henry, immediate past President, CCOA
Paul McMahan, newly elected CCOA Board member
Mavis Sauer, immediate past Secretary, CCOA
Lacy McMinn, Berkshire Hathaway HomeServices Caliber Realty agent for CCOA
Suzan Reed, Berkshire Hathaway HomeServices Caliber Realty manager

Meeting was called to order by President David Henry at 9:15 am. A quorum of board attendance was determined present for business. The meeting was held via conference call (712-775-7031, access code: 777-024-439) established by Lacy McMinn/ Suzan Reed, BHHS.

Minutes of prior CCOA Board meeting held July 9, 2020 was sent out for review prior to meeting. Henry approved as submitted via email. Former Board member John Magee also approved via email, and has since resigned his position in favor of Sauer, who agreed to fill Magee's remaining term. Additions and corrections were made via email approvals. The final version of the minutes was recirculated via email in advance of the meeting today. The minutes of the July meeting was not forwarded to new member McMahan prior to the meeting because the minutes were not officially accepted as approved.

Old Business:

1. July financials: McMinn presented actual/budget fiscal analysis, balance sheet, and delinquency report per BHHS Caliber Realty accounting records. McMahan asked for clarification on category assignments and expense detail. Annual insurance policy renewal premium payment was noted as approximately \$3500 more than budgeted. McMinn also notified board members that prior large item refuse hauling vendor would not longer provide service, and she was in process of finding a new vendor for that service. The service vendor is to remove items such as discarded furniture and moving boxes that do not fit into the city-provided dumpsters. McMinn stated that additional payments to the prior vendor would appear in the August expense report. Sauer also remarked on unbudgeted legal expense for HOA document review from attorney Sharon Reuler, noting that additional legal expenses would follow in future months.

McMahan asked for explanation of delinquency report and frequency of delinquencies. McMinn reported that some delinquent accounts were already current but yet not reflected in the report, and that others were expected to become current within 30 days. McMinn explained the basic procedure for notifying delinquent owners.

Board members discussed the general need to consider future budgeting for costly maintenance items.

New Business:

1. Introduction of new and returning board members: newest elected board member, Paul McMahan fills the third open board position. Mavis Sauer agreed to serve the remaining year of Magee's term. McMahan provided contact information to other board and BHHS members.

2. Election of officers: after discussion of duties and board goals for the year, Sauer made a motion to seat the board officer roles as follows: Henry, President; McMahan, Treasurer and Vice President, Sauer, Secretary. McMahan seconded and the motion carried unanimously.
3. Current and new diligence:
As Treasurer, McMahan will research line item categories and expense classification in HOA budget by reviewing records and documents on file with BHHS. Sauer agreed to assist him and meet at the BHHS offices to research. Sauer stated that she would forward HOA historical documents to McMahan to provide more information. McMinn agreed to forward copies of Declaration and Bylaw documents to McMahan for review via email.
As Secretary, Sauer stated that she will continue to work with attorney Sharon Reuler on HOA governance amendments, corrections and suggestions for bringing outdated documents into current HOA practice and law.
4. Henry recommended that Board members consider alternative methods and timing for special assessments to fund several large costly maintenance projects. He suggested a special assessment of \$1000 per unit per year, payable over 5 years, to fund roof replacement. His list of projects included roof replacement, repainting the entire complex, major landscaping/shrub replacement, and restriping the road/parking lots, but funding was not discussed for each. McMahan agreed to do a walkthrough of the entire neighborhood to look for maintenance work needing immediate attention, especially erosion issues; Sauer agreed to accompany. Board tabled discussion of projects and funding to a later meeting.

Due to time constraint for Lacy McMinn, the conference call was ended at 9:56 am. Henry motioned to adjourn and McMahan seconded. Meeting was ended at 9:56 am.

Actual/Budget Fiscal Year Analysis

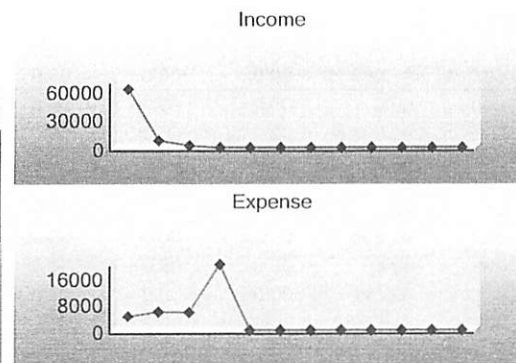
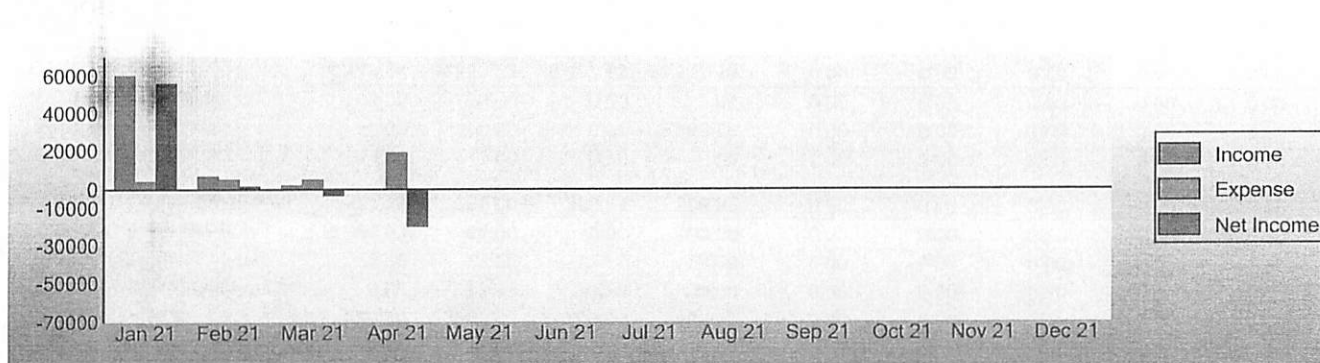
Property: Canyon Creek Owners Association, Inc

Analysis for Fiscal Year 01/01/21 - 12/31/21 (cash basis) as of As of 04/30/21

	Actual					Budget							REVISED TOTAL	ORIGINAL BUDGET
	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21		
INCOME														
4100 HOA Income (non-posti														
4101 HOA Dues Income	52,438.65	6,237.00	1,782.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60,457.65	124,484.70
4102 HOA Late Fees	85.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00	0.00
4103 HOA Interest Earned	1.49	1.35	1.50	1.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.78	0.00
4106 HOA Misc.	17.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.65	37.00
4116 HOA Maintenance Ft	7,886.70	935.55	267.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,089.55	18,978.30
4100 Total HOA Income (n	60,429.49	7,173.90	2,050.80	1.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69,655.63	143,500.00
TOTAL INCOME	60,429.49	7,173.90	2,050.80	1.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69,655.63	143,500.00
EXPENSE														
5000 Management Fees Expr	1,100.00	1,100.00	1,100.00	1,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,400.00	13,200.00
5002 Signage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
5003 Postage	43.05	4.95	4.40	10.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.86	250.00
5004 Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	910.00
5010 Lighting & Lighting Rep:	0.00	65.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00	100.00
5014 Fence/Gate Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
5016 Web Site	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	440.00
5017 Meeting Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00
5022 Pool Care (non posting)														
5026 Pool Maintenance	433.00	433.00	449.24	433.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,748.24	5,200.00
5027 Pool Chemicals/Supp	0.00	0.00	0.00	536.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	536.88	500.00
5028 Pool Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
5022 Total Pool Care (non	433.00	433.00	449.24	969.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,285.12	5,800.00
5024 Residential Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5040 Repairs & Maintenance														
5042 Exterior Repairs	0.00	0.00	0.00	4,843.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,843.04	7,000.00
5047 Trash Pickup	0.00	0.00	189.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	189.44	1,775.00
5049 Miscellaneous	0.00	0.00	323.84	137.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	460.84	0.00
5083 General Maintenance	0.00	0.00	453.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	453.62	300.00
5040 Total Repairs & Main	0.00	0.00	966.90	4,980.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,946.94	9,075.00
5060 Insurance Expense (nor														
5062 Building Insurance Ex	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,000.00
5063 Liability Insurance Ex	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
5064 D&O Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
5060 Total Insurance Expe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,500.00
5070 Legal and Other Profes:														

	Actual					Budget								REVISED TOTAL	ORIGINAL BUDGET
	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21			
5071 Accounting Fees	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	525.00	
5070 Total Legal and Othe	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	525.00	
5080 Lawn Care (non-posting															
5005 Lawn Care	2,214.61	3,502.78	2,214.61	1,916.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,848.92	26,600.00	
5006 Irrigation Repairs	0.00	42.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.50	1,500.00	
5015 Mulch/Color Change	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	
5080 Total Lawn Care (nor	2,214.61	3,545.28	2,214.61	1,916.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,891.42	31,100.00	
5100 Miscellaneous Expense	0.00	0.00	313.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	313.13	150.00	
5200 Supplies Expense	0.00	0.00	53.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53.04	150.00	
5300 Taxes Expense (non-po															
5301 Property Taxes	9.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.04	9.00	
5300 Total Taxes Expense	9.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.04	9.00	
5400 Utilities Expense (non-p															
5403 Electricity	225.98	203.94	209.08	183.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	822.12	2,500.00	
5404 Garbage/Solid Waste	0.00	73.83	73.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	147.66	0.00	
5406 Sprinkler	23.20	23.20	23.20	23.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	92.80	3,500.00	
5407 Cable/Internet	84.03	84.03	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	268.06	0.00	
5400 Total Utilities Expens	333.21	385.00	306.11	306.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,330.64	6,000.00	
5610 Office Supplies	14.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.20	200.00	
6016 Tree Removal	0.00	0.00	0.00	9,769.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,769.56	0.00	
6020 Roof Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	
TOTAL EXPENSE	4,146.91	5,533.23	5,407.63	19,553.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,640.95	115,799.00	
OTHER EXPENSE															
5660 Contingency (unallocate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,835.00	
TOTAL OTHER EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,835.00	
NET INCOME	56,282.58	1,640.67	-3,356.83	-19,551.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,014.68	24,866.00	

	Actual				Budget								REVISED TOTAL	ORIGINAL BUDGET
	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21		
NET INCOME SUMMARY														
Income	60,429.49	7,173.90	2,050.80	1.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69,655.63	143,500.00
Expense	-4,146.91	-5,533.23	-5,407.63	-19,553.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-34,640.95	-115,799.00
Other Income & Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,835.00
NET INCOME	56,282.58	1,640.67	-3,356.83	-19,551.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,014.68	24,866.00



Balance Sheet

Property: Canyon Creek Owners Association, Inc
As of 04/30/21 (cash basis)

ASSETS

Bank

1037 Canyon Creek HOA	
1041 Canyon Creek MM	35,212.55
1037 Other Canyon Creek HOA	87,483.67
1037 Total Canyon Creek HOA	122,696.22

Total Bank	122,696.22
------------	------------

TOTAL ASSETS	122,696.22
---------------------	-------------------

LIABILITIES & EQUITY

Liabilities

Other Current Liability

2200 Unallocated Pre-Pays	950.00
---------------------------	--------

Total Other Current Liability	950.00
-------------------------------	--------

Total Liabilities	950.00
--------------------------	---------------

Equity

3000 Net Income	35,014.68
-----------------	-----------

3001 Retained Earnings	86,731.54
------------------------	-----------

Total Equity	121,746.22
---------------------	-------------------

TOTAL LIABILITIES & EQUITY	122,696.22
---------------------------------------	-------------------

Cash Flow

Beal Properties

Properties: Canyon Creek Townhomes - Canyon Creek Circle College Station, TX 77840

Date Range: 05/01/2021 to 07/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Balance Forward	3,198.60	5.22	105,794.87	64.55
Homeowners Association Dues	50,607.35	82.57	50,607.35	30.88
Maintenance Fund	7,484.30	12.21	7,484.30	4.57
Total Operating Income	61,290.25	100.00	163,886.52	100.00
Expense				
Emergency Water Extraction	714.45	1.17	714.45	0.44
General Maintenance	2,948.44	4.81	2,948.44	1.80
Insurance	57,611.24	94.00	57,611.24	35.15
Legal Fees	225.00	0.37	225.00	0.14
Lawn/Property Maintenance	335.47	0.55	335.47	0.20
Maintenance Supplies	406.14	0.66	406.14	0.25
Management Fee	3,130.00	5.11	3,130.00	1.91
Pest Control	866.00	1.41	866.00	0.53
Pool Expense	1,215.67	1.98	1,215.67	0.74
Sign Expense	120.75	0.20	120.75	0.07
Utilities	1,286.04	2.10	1,286.04	0.78
Total Operating Expense	68,859.20	112.35	68,859.20	42.02
NOI - Net Operating Income	-7,568.95	-12.35	95,027.32	57.98
Total Income	61,290.25	100.00	163,886.52	100.00
Total Expense	68,859.20	112.35	68,859.20	42.02
Net Income	-7,568.95	-12.35	95,027.32	57.98
Other Items				
Prepayments	1,024.65		1,024.65	
Net Other Items	1,024.65		1,024.65	
Cash Flow	-6,544.30		96,051.97	
Beginning Cash	102,596.27		0.00	
Beginning Cash + Cash Flow	96,051.97		96,051.97	
Actual Ending Cash	96,051.97		96,051.97	

Expense Distribution

Properties: Canyon Creek Townhomes - Canyon Creek Circle College Station, TX 77840

Payees: All

Bill Date Range: 05/01/2021 to 07/31/2021

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6391 - Emergency Water Extraction											
77880	07/07/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Asure Carpet Cleaning	2200	714.45	0.00	5013	07/07/2021	1249/ water extraction / LR & DR pulled 72' baseboards, drilled 26 holes
6455 - General Maintenance											
863889	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Patrick Brennan	2200	225.60	0.00	5006	05/27/2021	10ft light pole installed conduit and wiring, installed pole, clean up
863888	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Patrick Brennan	2200	80.84	0.00	5006	05/27/2021	Sprayed poison ivy around complex
863887	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Patrick Brennan	2200	100.00	0.00	5006	05/27/2021	Replaced 5 light covers at the top of light pole
863886	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Patrick Brennan	2200	100.00	0.00	5006	05/27/2021	Clean mud and leaves out of storm drain, plus clean pipes.
863885	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Patrick Brennan	2200	278.47	0.00	5006	05/27/2021	Set & concrete 3 dog poop stations throughout the complex
Canyon Creek HOA Maintenance	05/27/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Patrick Brennan	2200	1,129.82	0.00	5007	05/27/2021	Various repairs, set steel post, dug up stumps, trim trees, repaired siding, removed 10' light post.
863898	06/09/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Patrick Brennan	2200	208.71	0.00	5011	06/09/2021	#1242 - Repaired water leak, replaced shutoff valve underground.
863807	07/09/2021	Canyon Creek Townhomes		Canyon Creek Circle College	Patrick Brennan	2200	250.00	0.00	5018	07/09/2021	1333- Drill & renailed siding,

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							recaulked all joints, painted, replaced outlet,
089207	07/27/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Susan Hogue	2200	575.00	0.00	5021	07/27/2021	repairing front metal gate, welding. (reimburse Susan for paying invoice.)
							2,948.44	0.00			
6470 - Insurance											
00001	07/30/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Beal & Winn Insurance Agency, LLC	2200	57,611.24	0.00	5023	07/30/2021	2021-2022 Insurance (Commercial, General, D&O,)
6473 - Legal Fees											
45044	07/27/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	225.00	0.00	5022	07/27/2021	bears responsibility for interior water damage in a unit. Reviewed declarations
6475 - Lawn/Property Maintenance											
Reimbursement	07/07/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Bundy Hogue	2200	270.00	0.00	5015	07/07/2021	labor
Reimbursement	07/07/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Bundy Hogue	2200	65.47	0.00	5015	07/07/2021	reimburse Bundy for lawn maintenance material and labor paid out by them.
							335.47	0.00			
6520 - Maintenance Supplies											
406397 (Reimbursement)	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Susan Hogue	2200	340.81	0.00	5005	05/26/2021	Purchased 3-Green roll bag dispenser, 1-Dog Waste Roll Bag 30 roll case
406402 (reimbursement)	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College	Susan Hogue	2200	65.33	0.00	5005	05/26/2021	Purchased 1 - Roll bag dispenser Green

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840			406.14	0.00			
6540 - Management Fee											
0001	05/01/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Beal Properties	2200	710.00	0.00	5002	05/26/2021	May 2021 - Management Fee
	05/01/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Beal Properties	2200	1,000.00	0.00	5012	06/16/2021	One time start up fee
	06/01/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Beal Properties	2200	710.00	0.00	5008	06/02/2021	June 2021 - Management Fee
	07/01/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Beal Properties	2200	710.00	0.00	5017	07/09/2021	July 2021 - Management Fee
							3,130.00	0.00			
6695 - Pest Control											
109866	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Arrow Pest Control	2200	324.75	0.00	5001	05/26/2021	Termite Treatment
109963	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Arrow Pest Control	2200	324.75	0.00	5001	05/26/2021	Fire Ant Treatment
111847	07/08/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Arrow Pest Control	2200	216.50	0.00	5016	07/09/2021	Fire Ant Treatment
							866.00	0.00			
6702 - Pool Expense											
At Home (reimbursement)	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	David Henry	2200	243.48	0.00	5004	05/26/2021	Purchased pool furniture and cushions for pool area
Reimbursement	06/06/2021	Canyon Creek Townhomes		Canyon Creek Circle College	David Henry	2200	259.58	0.00	5010	06/06/2021	Patio Tree Stacking outdoor

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							dining chairs steel slat seat arm (4)
1459	06/06/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Clear Water Pool Company	2200	401.93	0.00	5009	06/06/2021	Monthly Pool Cleaning & Maintenance
1473	07/07/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Clear Water Pool Company	2200	310.68	0.00	5014	07/07/2021	Monthly Pool Cleaning & Maintenance
							1,215.67	0.00			
6753 - Sign Expense											
Reimbursement	07/09/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	Susan Hogue	2200	120.75	0.00	5019	07/09/2021	Reimbursement of Susan Hogue for Lamp post, pool sign
6810 - Utilities											
220039-100998	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	College Station Utilities	2200	120.70	0.00	5003	05/26/2021	utilities - sprinkler
220039-195682	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	College Station Utilities	2200	19.86	0.00	5003	05/26/2021	utilities - electric
220039-195692	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	College Station Utilities	2200	12.31	0.00	5003	05/26/2021	utilities - electric
220039-195694	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	College Station Utilities	2200	13.66	0.00	5003	05/26/2021	utilities - electric
220039-196322	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	College Station Utilities	2200	9.75	0.00	5003	05/26/2021	utilities - electric
220039-196324	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	College Station Utilities	2200	108.13	0.00	5003	05/26/2021	utilities - electric
220039-196446	05/26/2021	Canyon Creek Townhomes		Canyon Creek Circle College	College Station Utilities	2200	14.27	0.00	5003	05/26/2021	utilities - electric

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							
220039-196324	07/19/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	College Station Utilities	2200	198.78	0.00	5020	07/19/2021	utilities - electrical
220039-196446	07/19/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	College Station Utilities	2200	29.42	0.00	5020	07/19/2021	utilities - electrical
220039-100998	07/19/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	College Station Utilities	2200	641.85	0.00	5020	07/19/2021	utilities - sprinkler
220039-195682	07/19/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	College Station Utilities	2200	43.32	0.00	5020	07/19/2021	utilities - electrical
220039-195692	07/19/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	College Station Utilities	2200	26.26	0.00	5020	07/19/2021	utilities - electrical
220039-195694	07/19/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	College Station Utilities	2200	28.23	0.00	5020	07/19/2021	utilities - electrical
220039-196322	07/19/2021	Canyon Creek Townhomes		Canyon Creek Circle College Station, TX 77840	College Station Utilities	2200	19.50	0.00	5020	07/19/2021	utilities - electrical
							1,286.04	0.00			
Total							68,859.20	0.00			

Homeowner Delinquency (As Of)

Properties: Canyon Creek Townhomes - Canyon Creek Circle College Station, TX 77840

As of: 08/13/2021

Delinquency Note Range: All Time

Homeowner Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 0.00

Unit	Homeowner Status	Tags	Amount Receivable	0-30	30+
Canyon Creek Townhomes - Canyon Creek Circle College Station, TX 77840					
	Current		313.30	0.00	313.30
	Current		1,024.65	0.00	1,024.65
	Current		1,024.65	0.00	1,024.65
	Current		1,024.65	0.00	1,024.65
	Current		1,024.65	0.00	1,024.65
	Current		1,024.65	0.00	1,024.65
	Current		1,024.65	0.00	1,024.65
	Current		0.10	0.00	0.10
	Current		1,024.65	0.00	1,024.65
	Current		1,024.65	0.00	1,024.65
	Current		1,024.65	0.00	1,024.65
	Current		1,024.65	0.00	1,024.65
			10,559.90	0.00	10,559.90
Total			10,559.90	0.00	10,559.90



AMERICAN
MOMENTUM BANK

4830 W. Kennedy Blvd.
Suite 200
Tampa, FL 33609
(866) 530-BANK (2265)

7666690

Date 7/30/21 Page 1
Primary Account Acct Ending 1314
Enclosures

Canyon Creek Homeowners Association Inc.
Reserve Account
903 S Texas Ave
College Station TX 77840

CHECKING ACCOUNTS

Account Title

Canyon Creek Homeowners Association Inc.
Reserve Account

CML Momentum Money Market		Number of Enclosures	0
Account Number	Acct Ending 1314	Statement Dates	7/01/21 thru 8/01/21
Previous Balancing	35,215.50	Number of Days in this Statement	32
Deposits	.00	Average Ledger	35,215.50
Checks/Debits	.00	Average Collected	35,215.50
Service Charges	.00	Interest Earned	1.54
Interest Paid	1.49	Annual Percentage Yield Earned	0.05%
Current Balance	35,216.99	2021 Interest Paid	10.22

Deposits and Other Credits

Date	Description	Amount
7/31	Interest Deposit	1.49

Daily Balance Summary

Date	Balance	Date	Balance
7/01	35,215.50	7/31	35,216.99

Fraud Tip: American Momentum Bank will never ask for your online banking username or password. Do not share that information with anyone. Monitor your online transactions regularly and report suspicious charges to the Bank immediately.



Annual Budget - Comparative

Properties: Canyon Creek Townhomes - Canyon Creek Circle College Station, TX 77840

As of: Jul 2021

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
Income		
Balance Forward	105,794.87	0.00
Interest Income	0.00	37.00
Homeowners Association Dues	50,607.35	124,484.70
Maintenance Fund	7,484.30	18,978.30
Total Operating Income	163,886.52	143,500.00
Expense		
Electrical Repairs	0.00	100.00
Emergency Water Extraction	714.45	0.00
Fence Repair	0.00	300.00
General Maintenance	2,948.44	7,300.00
Insurance	57,611.24	45,500.00
Legal Fees	225.00	0.00
Lawn/Property Maintenance	335.47	31,100.00
Maintenance Supplies	406.14	150.00
Membership Meeting Expense	0.00	65.00
Management Fee	3,130.00	13,200.00
Misc. Property Expense	0.00	2,985.00
Office Expenses	0.00	200.00
Pest Control	866.00	910.00
Pool Expense	1,215.67	5,800.00
Postage	0.00	250.00
Professional Fees	0.00	525.00
Roofing Expense	0.00	1,000.00
Sign Expense	120.75	25.00
Tax Expense	0.00	9.00
Trash Pick-up	0.00	1,775.00
Utilities	1,286.04	6,000.00
Website	0.00	440.00
Total Operating Expense	68,859.20	117,634.00
Total Operating Income	163,886.52	143,500.00
Total Operating Expense	68,859.20	117,634.00
NOI - Net Operating Income	95,027.32	25,866.00
Total Income	163,886.52	143,500.00
Total Expense	68,859.20	117,634.00
Net Income	95,027.32	25,866.00



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/03/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Beal & Winn Insurance Agency, LLC 3207 Briarcrest Drive Bryan TX 77802		CONTACT NAME: AGENCY IS CSR PHONE (A/C, No, Ext): (979) 268-1500 FAX (A/C, No): (979) 846-1979 E-MAIL ADDRESS:	
INSURED Canyon Creek Owners Association, Inc. c/o BVP Management, Inc 903 Texas Ave S College Station TX 77840		INSURER(S) AFFORDING COVERAGE INSURER A : USLI INSURER B : CNA INSURER C : Pennsylvania Manufacturers Assoc Ins. INSURER D : Third Coast Insurance Company INSURER E : INSURER F :	

COVERAGES

CERTIFICATE NUMBER: CL218309489

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NPP1597136A	07/31/2021	07/31/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			CUE6043180478	07/31/2021	07/31/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	202001-12-65-10-7Y	07/31/2021	07/31/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B/D	Directors & Officers Liability / Crime Commercial Property			618917475 / STR8-033867-21	07/31/2021	07/31/2022	D&O 1,000,000 Crime 100,000 Bldg TIV Repl. Cost 8,090,400

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Master Policy - 71 units - coverage "from the unfinished walls out"
\$10,000 deductible/\$25,000 deductible for wind/hail (per separate W&H deductible buy-down policy).

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Dallas A. Winn, LLC

© 1988-2015 ACORD CORPORATION. All rights reserved.

Bryce Scarlett
 Deal Properties
 brycescarlett42@gmail.com
 Ph

CMA 1 - Line

Prepared By: Bryce Anthony Scarlett

Listings as of 08/13/21 at 5:17

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 08/13/2021 to 08/13/2020 Street Name is like 'Canyon Creek'

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	C
20013645	1250 Canyon Creek		3	3/-	2	Canyon Creek	2002	1,510		\$105.89	\$159,900	\$150,000	\$99.34	04/08/2021	93.81	
20018693	1233 Canyon Creek		3	3/-	NONE	Canyon Creek	2002	1,432		\$110.68	\$158,500	\$154,000	\$107.54	04/13/2021	97.16	
20013455	1238 Canyon Creek		3	3/-	NONE	Canyon Creek	2002	1,432		\$111.66	\$159,900	\$155,000	\$108.24	06/18/2021	96.94	
20018995	1207 Canyon Creek		4	2/1	2	Canyon Creek	2002	1,650		\$96.91	\$159,900	\$155,000	\$93.94	02/22/2021	96.94	
21000983	1351 Canyon Creek Circle		3	3/-	NONE	Canyon Creek	2002	1,432		\$108.24	\$155,000	\$155,000	\$108.24	05/25/2021	100.00	
21002741	1257 Canyon Creek		3	3/-	NONE	T.C.C.	2002	1,432		\$111.03	\$159,000	\$157,000	\$109.64	06/03/2021	98.74	
20013128	1227 Canyon Creek		3	2/1	2	Canyon Creek	2002	1,510		\$104.64	\$158,000	\$160,000	\$105.96	01/11/2021	101.27	
21006975	1333 Canyon Creek		3	3/-	NONE	Canyon Creek	2002	1,432		\$111.38	\$159,500	\$160,000	\$111.73	07/08/2021	100.31	
20011261	1217 Canyon Creek		4	2/1	2	Canyon Creek	2002	1,650		\$96.91	\$159,900	\$161,000	\$97.58	01/07/2021	100.69	
21000463	1341 Canyon Creek		3	3/-	NONE	T.C.C.	2002	1,432		\$114.46	\$163,900	\$163,900	\$114.46	05/21/2021	100.00	
21001713	1321 Canyon Creek Circle		4	2/1	2	Canyon Creek	2002	1,650		\$148.18	\$244,500	\$234,500	\$142.12	06/11/2021	95.91	

# LISTINGS:	11	Medians:	2002	1,432	\$110.68	\$159,900	\$157,000	\$108.24	98.74
		Minimums:	2002	1,432	\$96.91	\$155,000	\$150,000	\$93.94	93.81
		Maximums:	2002	1,650	\$148.18	\$244,500	\$234,500	\$142.12	101.27
		Averages:	2002	1,506	\$110.91	\$167,091	\$164,127	\$108.98	98.34

Quick Statistics (11 Listings Total)

	Min	Max	Average	Median
List Price	\$155,000	\$244,500	\$167,091	\$159,900
Sold Price	\$150,000	\$234,500	\$164,127	\$157,000

© Bryan-College Station Association of REALTORS, Inc. All Rights Reserved.

*** This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice ***

Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.

Old Business - CCHOA Association 2021 Annual Report

The end of 2020 and 2021 was focused on cost savings, knowing that a roof replacement was facing us in the near future as well as painting was eminent. Our goal was to make our Association run better for less and save as much as possible for the pending needs. Several steps were taken:

- 1) Replaced Bulk Trash Pickup – savings of about 8k/year
- 2) Replaced Management Company – savings about \$300/month
- 3) Replaced Pool Maintenance – savings about \$100/month
- 4) Hired a local consistent handyman to help around the complex with electrical background who could handle emergencies on almost an immediate basis – savings of about \$150/hr.

The personnel we have brought in have been as good if not better than what we previously had. In the past few weeks we've had issues with the Bulk Trash Pickup but we're in the process of handling the manner.

What was unforeseen in 2021 was the severe frost and hail. The frost took out a lot of our forage. Trees had to be trimmed and/or removed, dead plants removed, etc. This was an unbudgeted cost. Further damage was incurred to our roofs due to the hail, heavy rains and winds. We've been patching the roofs for the last few years; replacing the roof should eliminate the cost of roof repairs over the next few years.

- Finished Business
 - Repaired Fences and Sprayed for Weeds
 - Replaced Speed Bump(s)
 - Fixed Street Potholes
 - Replaced Aging Non-Structural Retaining Wall
 - Trimmed Some and Removed Other Trees and Dead Bushes, used the Mulch from the Tree Trimming to save yearly Mulch Coverage expense of about \$3k.
 - Repaired Standing Lamp Posts that were rotting. Replaced Lamps.
 - Removed Mold from Homes using Wet and Forget instead of traditional Chlorine Wash for a Savings of about \$700.
 - Repaired Several Water and Sprinkler Lines.
 - Removed Dated Window Coverings as some of the Spindles were Broken. Painted the Frames Red.
 - Modified AC Drainage Pipes on Egress from Roof Soffits on Homes Facing Harvey Mitchell; Painted Stained Outside Walls.
 - Several External Repairs on Homes that were Sold.
 - Added 4 Dog Bag Stations and Signs for Bulk Trash Pickup
 - Replaced Pool Furniture
 - Added Lock to Pool Shed

- Unfinished Business
 - Replace Current Pest Control Person who focuses on Ant issues with a Pest Control Operation focused on controlling our Termite issue. Goal is to maintain equivalent cost.
 - Pediments. as some are damaged, others are missing.
 - Finishing Home that received Damage due to Rain Storm.
 - Repair Sink Hole
 -

- **New Business** - CCHOA Association 2021 Annual Report

There are major plans for the remainder of this year upcoming year as funds become available.

Beal is working with our insurance company and we're in the process of receiving 188k towards the replacement of our roofs.

- Roof Replacement with the possibility of Gutters.
- Paint all Units
- Get Front Gate Operational
- Landscape every Building
- Street Parking Re-Striping
- Pool and Entry Way Cameras
- Possibly Replace Pool Fence to be in alignment with Code along with a Phone.
- Fix Flood Areas
- Looking into providing Sudden Link Internet Service as an HOA package included in Dues.