



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

Board of Directors Meeting – Agenda
Friday, January 7, 2022 10:00am
Location: 3363 University Drive East, Suite 215, Bryan, TX 77802
And via Zoom

1. Call Meeting to Order
2. Review Previous Board Meeting Minutes
3. Financial Report
 - a. Fourth Quarter Financial Review
 - b. Update – Capital Improvement Loan
4. Management Report
 - a. Delinquency
 - b. Violations
 - c. Property Updates
5. Old Business
 - a. Paint Project
 - b. Gutter Project
 - c. Landscaping Project
 - d. Front Gate
 - e. Drainage Issues Behind/Between Bldgs. 1-4
 - f. Pool and phone lock
6. New Business
7. Next Meeting April 8, 2022 @ 10:00am
8. Adjourn.

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



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Topic: Canyon Creek HOA Board Meeting

Time: Jan 7, 2022 10:00 AM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88132501284?pwd=MHZSZDRDQStxQzlBSWxNSGtzVWxEZz09>

Meeting ID: 881 3250 1284

Passcode: 810932

One tap mobile

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

Canyon Creek Owners Association, Inc.
Board of Directors Meeting
November 12, 2021

Attending: David Henry, President, CCOA
Susie Hogue, Vice-President and Secretary, CCOA
Jennette Tran, Treasurer, CCOA
Toni Myers and Lara Lewis, Beal Properties, Inc

Property Owners:	Patty Murphy, Unit 1237
Robyn Keesling, Unit 1255	M Lo, Unit 1251
Alena Ababon, Unit 1250	Ron Underwood, Unit 1339
John Magee, Unit 1213	Brittany Elliot, Unit 1207

Location: 903 S Texas Ave, College Station, TX 77840 and vis Zoom

1. Meeting was called to order at 10:13 a.m. A quorum of board attendance was determined present for business. The meeting was held via Zoom video conference call by Toni Myers, Beal Properties, Inc.
2. Minutes of prior CCOA Board meetings held July 9, 2021 and October 8, 2021 were sent out via email for review prior to meeting. David Henry provided a brief reading. Motion was made by Susie Hogue to accept as written, Jennette Tran seconded the motion, and the minutes were approved unanimously.
3. Financial Report
 - a) Third Quarter Financial Review
 - b) 2022 Budget Presentation to the Board
 1. To help pay the roofing and painting project expenses, the Reserve Account will be tapped
 2. Increasing dues by 15% was discussed. This will equate to \$307.40 annually. Motion was made by David, Susie seconded the motion, and the 15% dues increase beginning in January 2022 was voted on and approved unanimously.
 3. It was discussed that 10% of dues be paid to Reserve Account biannually. We can remove funds as needed to cover capital improvement projects. We will be assessing this fund to cover the roof expenditure this year not covered by insurance.
 4. 2022 Budget was reviewed. Motion was made by Jennette, David seconded the motion, and the 2022 Budget was approved unanimously.
 5. Lara discussed the expected 2022 property insurance increase for everyone due to the high claims from recent storms. She will rebid the insurance coverage before July since we will have new roofs on all buildings.
 - c) Project Loan from Prosperity Bank
 1. In order to finance the capital improvements, the BOD has elected to take out a loan with Prosperity Bank. Our accounts have been moved to Prosperity Bank in order to do this. The loan will be a six-month interest only loan. Our goal is to pay off the loan at the end of six months through a one-time special assessment to all property owners.
4. Management Report
 - a. Delinquency Report: Two Units remain delinquent for a total of \$2,170.54. This includes late fees. The motion to turn these over for collection through the attorney was made by Susie, David seconded the motion, and the decision to send these for collection was approved unanimously. Lara will notify attorney.
 - b. Violations: Life/safety issues such as grills and heaters with propane bottles attached are forbidden by City code. The fire department will be notified. We can also fine for this. We do not have a fine schedule, so Lara will look into this through the attorney and get back to the board.

Canyon Creek Owners Association, Inc.
Board of Directors Meeting
November 12, 2021

5. Old Business

- a. Roofing Project: Ongoing and plan to be completed by Thursday of next week.
- b. Paint Project: Starting the week after Thanksgiving. Color selection is underway.
- c. Gutter Project: Every building will receive complete gutters and leaf guards in The Spring.
- d. Landscaping Project: Effective 12/1/21 We will have a new grounds maintenance company. They will also begin a complete landscaping project to include hardscape and irrigation revisions in the Spring following the gutter installations. They will also help us address the water issues between buildings 1-4.
- e. Front Gate: The gates were being removed today for the painting process. This will take about 10 days. Then Brenham will install new equipment. There will be one controller that opens both the front gate with a clicker and the pool gate with a swiping fob. Each owner will be issued the number of controllers per bedrooms. Also, the entrance will have a call box programmed accordingly to the residents' phones which allows them to grant access through their phones.
- f. Drainage Issues Behind/Between Bldgs 1-4: The new landscaping company is working with us to provide a solution.
- g. Pool phone and lock: The State required emergency phone is installed. The locking gate will be completed by Brenham.
- h. Violations Updates: Beall continues to inspect and notice owners and tenants of violations. The BOA will discuss adding a fee and fine schedule to our declaration/bylaws to help keep our community safe and property values up.

6. New Business

- a. Pool Pump/screen: Oasis Pool Company will begin servicing our pool. The pool pump currently works, but the control screen is unreadable, so the pumps run 24/7. Oasis will provide a bid to replace with a new variable speed pump(s). This will decrease our utility use, thus offsetting this expense.
- b. Windows/Doors/Garage Doors: Windows must be maintained in good condition. Owners with windows in need of replacement will be notified. Adequate time for replacements will be allowed due to the length of time.
The BOA has approved a new door style that can be seen on Unit 1248. This will provide a safer and more up to date front door option.
- c. Water pressure issues: Several units have had their pressure regulators replaced due to issues with high pressure causing damage.
- d. Frat House: The egress/ingress at the back of the property has been terminated. The walkway has been removed and the area around the gate has a wooden structure on our side to stop the trespassing. A No Trespassing sign is in place. The police have been notified, and our attorney will send a cease-and-desist letter to all parties. We cannot allow the liability to continue.
- e. Fire Walls: It is advised to have all units check their firewalls in the attics after your roof is completed to make sure there are no loose sheetrock hanging that can fall and penetrate your ceiling.

7. Next Meeting is January 7, 2022 @ 10:00a.m.

8. The meeting was adjourned at 11:50 a.m.

Cash Flow

Beal Properties

Properties: Canyon Creek Townhomes - 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	105,594.87	28.80	105,594.87	28.80
Interest Income	77.12	0.02	77.12	0.02
Insurance Claim Receipts	189,049.39	51.56	189,049.39	51.56
Late Fees\NSF Rent	209.16	0.06	209.16	0.06
Homeowners Association Dues	62,370.00	17.01	62,370.00	17.01
Maintenance Fund	9,355.40	2.55	9,355.40	2.55
Total Operating Income	366,655.94	100.00	366,655.94	100.00
Expense				
Bank Fees/Office Expenses	1,370.92	0.37	1,370.92	0.37
Mortgage Interest Exp	378.15	0.10	378.15	0.10
Flooring Replacement	804.11	0.22	804.11	0.22
Electrical Repairs	1,623.75	0.44	1,623.75	0.44
Emergency Water Extraction	714.45	0.19	714.45	0.19
General Maintenance	7,198.73	1.96	7,198.73	1.96
Insurance	57,941.24	15.80	57,941.24	15.80
Transfer to Reserves	200.00	0.05	200.00	0.05
Legal Fees	1,925.00	0.53	1,925.00	0.53
Lawn/Property Maintenance	22,150.57	6.04	22,150.57	6.04
Maintenance Supplies	406.14	0.11	406.14	0.11
Special Projects	57,055.82	15.56	57,055.82	15.56
Management Fee	6,680.00	1.82	6,680.00	1.82
Parking Lot Repair	4,957.85	1.35	4,957.85	1.35
Pest Control	1,299.00	0.35	1,299.00	0.35
Porter Service	920.00	0.25	920.00	0.25
Pool Expense	3,249.75	0.89	3,249.75	0.89
Property Taxes	8.96	0.00	8.96	0.00
Roofing Expense	147,549.39	40.24	147,549.39	40.24
Sign Expense	120.75	0.03	120.75	0.03
Telephone Service	525.58	0.14	525.58	0.14
Towing Service	150.00	0.04	150.00	0.04
Trash Pick-up	395.00	0.11	395.00	0.11
Utilities	528.05	0.14	528.05	0.14
Utilities - electric	1,033.01	0.28	1,033.01	0.28
Utilities - Sprinkler	1,917.65	0.52	1,917.65	0.52
Total Operating Expense	321,103.87	87.58	321,103.87	87.58
NOI - Net Operating Income	45,552.07	12.42	45,552.07	12.42

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total Income	366,655.94	100.00	366,655.94	100.00
Total Expense	321,103.87	87.58	321,103.87	87.58
Net Income	45,552.07	12.42	45,552.07	12.42
Other Items				
Prepayments	15,737.94		15,737.94	
Net Other Items	15,737.94		15,737.94	
Cash Flow	61,290.01		61,290.01	
Beginning Cash	0.00		0.00	
Beginning Cash + Cash Flow	61,290.01		61,290.01	
Actual Ending Cash	61,290.01		61,290.01	

Expense Distribution

Properties: Canyon Creek Townhomes - 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
3109 - Balance Forward											
	11/29/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Canyon Creek HOA	2200	200.00	0.00	5061	11/30/2021	Opening New Prosperity Bank Operations Account
6045 - Bank Fees/Office Expenses											
App 497206	11/18/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank	2200	1,351.75	0.00	5059	11/18/2021	Loan Origination Fee
6102 - Mortgage Interest Exp											
1088825	12/09/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank Loans	2200	378.15	0.00	5068	12/10/2021	Capital Improvement Loan Payment
6200 - Flooring Replacement											
6531	09/24/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Zwememann Flooring	2200	804.11	0.00	5040	09/28/2021	Flooring Replacement for Unit 1249 Per Bid - Flood
6390 - Electrical Repairs											
12610	12/22/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Constant Current Electric	2200	1,623.75	0.00	5071	12/22/2021	Adding Breaker for Pool
6391 - Emergency Water Extraction											
77880	07/07/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	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		3363 University Drive East Suite 215 Bryan, TX 77802	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		3363 University Drive East Suite 215 Bryan, TX 77802	Patrick Brennan	2200	80.84	0.00	5006	05/27/2021	Sprayed poison

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
863887	2021	Townhomes		Drive East Suite 215 Bryan, TX 77802							ivy around complex
	05/26/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	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		3363 University Drive East Suite 215 Bryan, TX 77802	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		3363 University Drive East Suite 215 Bryan, TX 77802	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		3363 University Drive East Suite 215 Bryan, TX 77802	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		3363 University Drive East Suite 215 Bryan, TX 77802	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		3363 University Drive East Suite 215 Bryan, TX 77802	Patrick Brennan	2200	250.00	0.00	5018	07/09/2021	1333- Drill & rerailed siding, recaulked all joints, painted, replaced outlet,
089207	07/27/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Susan Hogue	2200	575.00	0.00	5021	07/27/2021	repairing front metal gate, welding. (reimburse Susan for paying invoice.)
Canyon Creek	08/06/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Patrick Brennan	2200	563.29	0.00	5025	08/06/2021	Installed two light poles with concrete pillars
Canyon Creek	08/06/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Patrick Brennan	2200	2,650.00	0.00	5025	08/06/2021	repipe a/c drain on 20 drains, repaint al window trim and touch up siding as needed.

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
40 windows											
88302	09/07/2021	Canyon Creek Townhomes	1249	3363 University Drive East Suite 215 Bryan, TX 77802	Johnathan Rios	2200	200.00	0.00	5031	09/07/2021	1249- Measured to fir all the baseboards for the LR & DR area. Cut & installed
8.24.2021	09/07/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Freeman Cone	2200	50.00	0.00	5033	09/07/2021	Post notices on half of doors, regarding parking lot re-striping
11000	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	687.00	0.00	5054	11/11/2021	Unit 1231 Window/Water Damage
89928	12/09/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	100.00	0.00	5070	12/10/2021	Remove brick walkway
							7,198.73	0.00			
6470 - Insurance											
00001	07/30/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Beal & Winn Insurance Agency, LLC	2200	57,611.24	0.00	5023	07/30/2021	2021-2022 Insurance (Commercial, General, D&O,)
9269372021012650172/	07/30/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	CAIS , LLC	2200	330.00	0.00	5027	08/12/2021	Insurance Policy
							57,941.24	0.00			
6471 - Transfer to Reserves											
	11/29/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Canyon Creek HOA	2200	200.00	0.00	5062	11/30/2021	Opening New Prosperity Bank Reserve Account
6473 - Legal Fees											
45044	07/27/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	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
45761	11/11/2021	Canyon Creek		3363 University	Bruchez, Goss,	2200	450.00	0.00	5053	11/11/2021	Review of

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
11001-7147	2021	Townhomes		Drive East Suite 215 Bryan, TX 77802	Thornton, Meronoff & Hawthorne, P.C.	2200	1,250.00	0.00	5057	11/18/2021	Governing Docs
	11/18/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Bissinger Oshman Williams & Strasburger	2200	1,250.00	0.00	5057	11/18/2021	Loan Document Review Fee
							1,925.00	0.00			
6475 - Lawn/Property Maintenance											
Reimbursement	07/07/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Bundy Hogue	2200	270.00	0.00	5015	07/07/2021	labor
Reimbursement	07/07/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Bundy Hogue	2200	65.47	0.00	5015	07/07/2021	reimburse Bundy for lawn maintenance material and labor paid out by them.
3098	09/24/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	10,646.40	0.00	5039	09/28/2021	Landscape Maintenance February - July 2021
3236	09/24/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	2,357.14	0.00	5039	09/28/2021	Monthly Landscape
3521	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	1,353.13	0.00	5055	11/11/2021	Mulch Removal - Bldgs 1-4
3320	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	2,972.75	0.00	5055	11/11/2021	Monthly Landscape
3320	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	650.92	0.00	5055	11/11/2021	Irrigation Repair
3458	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	2,357.14	0.00	5055	11/11/2021	Monthly Landscaping
3626	12/09/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	985.08	0.00	5069	12/10/2021	November Monthly

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
215 Bryan, TX 77802											
3714	12/09/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	492.54	0.00	5069	12/10/2021	December Monthly Landscaping - Final Bill
							22,150.57	0.00			
6520 - Maintenance Supplies											
406397 (Reimbursement)	05/26/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	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		3363 University Drive East Suite 215 Bryan, TX 77802	Susan Hogue	2200	65.33	0.00	5005	05/26/2021	Purchased 1 - Roll bag dispenser Green
							406.14	0.00			
6531 - Special Projects											
10107	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Brenham Technical Services LLC	2200	4,023.65	0.00	5048	11/11/2021	Pool Gate Locks- Deposit
10108	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Brenham Technical Services LLC	2200	10,932.17	0.00	5048	11/11/2021	Front Gate Repair - Deposit
863817	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Patrick Brennan	2200	600.00	0.00	5049	11/11/2021	Fence around trash cans
	11/18/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Grandchamp Roofing	2200	41,500.00	0.00	5058	11/18/2021	2nd Draw For Roof Replacement
							57,055.82	0.00			
6540 - Management Fee											
	05/01/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	5002	05/26/2021	May 2021 - Management Fee
0001	05/01/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	1,000.00	0.00	5012	06/16/2021	One time start up

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2021	Townhomes		Drive East Suite 215 Bryan, TX 77802							fee
	06/01/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	5008	06/02/2021	June 2021 - Management Fee
	07/01/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	5017	07/09/2021	July 2021 - Management Fee
	08/01/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	5024	08/02/2021	August 2021 - Management Fee
	09/01/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	5030	09/03/2021	September 2021 - Management Fee
	10/01/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	5041	10/05/2021	October 2021 - Management Fee
	11/01/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	5046	11/04/2021	November 2021 - Management Fee
	12/01/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	5064	12/07/2021	December 2021 - Management Fee
							6,680.00	0.00			
6691 - Parking Lot Repair											
4083	09/07/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Precision Pavement Maintenance, LLC	2200	4,957.85	0.00	5034	09/07/2021	Restriped all existing pavement markings, including Parking Space numbers
6695 - Pest Control											
109866	05/26/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Arrow Pest Control	2200	324.75	0.00	5001	05/26/2021	Termite Treatment

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
109963	05/26/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Arrow Pest Control	2200	324.75	0.00	5001	05/26/2021	Fire Ant Treatment
111847	07/08/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Arrow Pest Control	2200	216.50	0.00	5016	07/09/2021	Fire Ant Treatment
113703	10/08/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Arrow Pest Control	2200	216.50	0.00	5042	10/08/2021	Fire Ant Treatment
115363	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Arrow Pest Control	2200	216.50	0.00	5047	11/11/2021	Fire Ant Treatment
							1,299.00	0.00			
6701 - Porter Service											
10951	09/10/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	200.00	0.00	5037	09/10/2021	Transport & set up equipment (scaffolding, dump trailer, etc.) Hauled trash to dump
2286	10/08/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	200.00	0.00	5044	10/08/2021	Monthly Porter Service
2322	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	200.00	0.00	5056	11/11/2021	Monthly Trash Pick Up
2334	12/07/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	200.00	0.00	5065	12/07/2021	Monthly Porter Service
2324	12/07/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	120.00	0.00	5065	12/07/2021	Bulk Pick up & posted notices due to roof replacement
							920.00	0.00			
6702 - Pool Expense											
At Home (reimbursement)	05/26/2021	Canyon Creek Townhomes		3363 University Drive East Suite	David Henry	2200	243.48	0.00	5004	05/26/2021	Purchased pool furniture and

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				215 Bryan, TX 77802							cushions for pool area
Reimbursement	06/06/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	David Henry	2200	259.58	0.00	5010	06/06/2021	Patio Tree Stacking outdoor dining chairs steel slat seat arm (4)
1459	06/06/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	401.93	0.00	5009	06/06/2021	Monthly Pool Cleaning & Maintenance
1473	07/07/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	310.68	0.00	5014	07/07/2021	Monthly Pool Cleaning & Maintenance
1483	08/06/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	288.22	0.00	5026	08/06/2021	Monthly Pool Cleaning & Supplies
1496	09/07/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	494.92	0.00	5032	09/07/2021	Monthly Pool Cleaning & Supplies
1501	10/08/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	544.39	0.00	5043	10/08/2021	Monthly Pool Cleaning & Supplies
1520	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	247.19	0.00	5050	11/11/2021	Monthly Pool Cleaning
1532	12/09/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	319.72	0.00	5066	12/10/2021	Pool Cleaning Final Invoice - November/ December
2112532	12/09/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Kings III Of America, LLC	2200	139.64	0.00	5067	12/10/2021	Pool Emergency Phone Quarterly Service
							3,249.75	0.00			
6710 - Property Taxes											
21022	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.24	0.00	5052	11/11/2021	Property Tax

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
21020	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.24	0.00	5052	11/11/2021	Property Tax
21021	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.24	0.00	5052	11/11/2021	Property Tax
21023	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.24	0.00	5052	11/11/2021	Property Tax
6750 - Roofing Expense							8.96	0.00			
11112021	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Grandchamp Roofing	2200	30,000.00	0.00	5051	11/11/2021	Roof Replacement - 1st Draw
Roof Replacement Final Insurance Payment	11/30/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Grandchamp Roofing	2200	117,549.39	0.00	5063	12/01/2021	Roof Replacement Final Insurance Payment
6753 - Sign Expense							147,549.39	0.00			
Reimbursement	07/09/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Susan Hogue	2200	120.75	0.00	5019	07/09/2021	Reimbursement of Susan Hogue for Lamp post, pool sign
6757 - Telephone Service											
2062571	08/24/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Kings III Of America, LLC	2200	139.64	0.00	5029	08/25/2021	Pool Phone quarterly expense
2050178	08/24/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Kings III Of America, LLC	2200	385.94	0.00	5029	08/25/2021	Connection fee and pool phone service. (pool phone)
6775 - Towing Service							525.58	0.00			
36207, 36117, 36116	09/10/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Roadrunners Towing & Recovery	2200	150.00	0.00	5036	09/10/2021	moved several vehicles for parking lot

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
77802											
6776 - Trash Pick-up											
2267	09/07/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	185.00	0.00	5035	09/07/2021	Monthly Bulk Pick Up
2302	10/08/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	45.00	0.00	5044	10/08/2021	Bulk Pick up
2308	11/11/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	165.00	0.00	5056	11/11/2021	Bulk Trash Pick Up
							395.00	0.00			
6810 - Utilities											
220039-19446	10/25/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	73.84	0.00	5045	10/26/2021	Sanitation
220039-100998	11/23/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	250.70	0.00	5060	11/23/2021	utilities - sprinkler
220039-195682	11/23/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	23.03	0.00	5060	11/23/2021	utilities - electrical
220039-195692	11/23/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.77	0.00	5060	11/23/2021	utilities - electrical
220039-195694	11/23/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.52	0.00	5060	11/23/2021	utilities - electrical
220039-196322	11/23/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	5060	11/23/2021	utilities - electrical
220039-196324	11/23/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	130.47	0.00	5060	11/23/2021	utilities - electrical

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
220039-196446	11/23/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.97	0.00	5060	11/23/2021	utilities - electric -sanitation
6820 - Utilities - electric							528.05	0.00			
220039-195682	05/26/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	19.86	0.00	5003	05/26/2021	utilities - electric
220039-195692	05/26/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.31	0.00	5003	05/26/2021	utilities - electric
220039-195694	05/26/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.66	0.00	5003	05/26/2021	utilities - electric
220039-196322	05/26/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	5003	05/26/2021	utilities - electric
220039-196324	05/26/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	108.13	0.00	5003	05/26/2021	utilities - electric
220039-196446	05/26/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	14.27	0.00	5003	05/26/2021	utilities - electric
220039-196324	07/19/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	198.78	0.00	5020	07/19/2021	utilities - electrical
220039-196446	07/19/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	29.42	0.00	5020	07/19/2021	utilities - electrical
220039-195682	07/19/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	43.32	0.00	5020	07/19/2021	utilities - electrical
220039-195692	07/19/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	26.26	0.00	5020	07/19/2021	utilities - electrical

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
220039-195694	07/19/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	28.23	0.00	5020	07/19/2021	utilities - electrical
220039-196322	07/19/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	19.50	0.00	5020	07/19/2021	utilities - electrical
220039-196324	08/13/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	110.85	0.00	5028	08/13/2021	utilities - electrical
220039-196446	08/13/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.66	0.00	5028	08/13/2021	utilities - electrical
220039-195682	08/13/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	21.39	0.00	5028	08/13/2021	utilities - electrical
220039-195692	08/13/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.71	0.00	5028	08/13/2021	utilities - electrical
220039-195694	08/13/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.06	0.00	5028	08/13/2021	utilities - electrical
220039-196322	08/13/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	5028	08/13/2021	utilities - electrical
220039-196446	09/16/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.22	0.00	5038	09/21/2021	1325 Canyon Creek Circle HL
220039-196324	09/16/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	78.86	0.00	5038	09/21/2021	1340 Canyon Creek Circle HL
220039-196322	09/16/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	5038	09/21/2021	1313 Canyon Creek Circle HL

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
220039-195694	09/16/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.77	0.00	5038	09/21/2021	1251 Canyon Creek Circle HL
220039-195692	09/16/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.16	0.00	5038	09/21/2021	1241 Canyon Creek Cir HL
220039-195682	09/16/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	20.89	0.00	5038	09/21/2021	1228 Canyon Creek Circle HL
220039-196324	10/25/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	111.15	0.00	5045	10/26/2021	Monthly Utility Bill
220039-19446	10/25/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.52	0.00	5045	10/26/2021	Monthly Utility Bill
220039-196322	10/25/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	5045	10/26/2021	Monthly Utility Bill
220039-195694	10/25/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.06	0.00	5045	10/26/2021	Monthly Utility Bill
220039-195692	10/25/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.46	0.00	5045	10/26/2021	Monthly Utility Bill
220039-195682	10/25/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	21.51	0.00	5045	10/26/2021	Monthly Utility Bill
							1,033.01	0.00			

6835 - Utilities - Sprinkler

220039-100998	05/26/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	120.70	0.00	5003	05/26/2021	utilities - sprinkler
220039-100998	07/19/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	641.85	0.00	5020	07/19/2021	utilities - sprinkler

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
220039-100998	08/13/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	442.45	0.00	5028	08/13/2021	utilities - sprinkler
220039-100998	09/16/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	520.45	0.00	5038	09/21/2021	1267 Harvey Mitchell Pkwy S
220039-100998	10/25/2021	Canyon Creek Townhomes		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	192.20	0.00	5045	10/26/2021	Irrigation
Total							1,917.65	0.00			
							321,284.70	0.00			



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

January 7, 2022

Canyon Creek Management Report

Delinquency Report: As of today, there is 1 homeowner past due for a total of \$1,093.1 owed to the HOA including late fees. We are continuing to work on collecting that balance and have reached out via phone and mail.

Property Status: Roof replacement was completed late November. Painting is in progress. The front entry gates have been painted and re-hung, and the gate equipment is being installed. They are going to have to do some re-wiring next week due to wires being cut underground at some point. Key fobs for the gate and pool gates are currently being sold to owners. Gutters and landscaping is planned to follow over the next few months.

We want to remind everyone that everything needs to be removed from front and back porches when they begin paint work on your buildings.

We would also like to address doors at this point. The HOA bears the responsibility for maintaining the front doors on all units. Damage to the doors that has to be repaired is passed on to the homeowner. Doors may not be replaced or changed without the prior approval of the ACC or Board of Directors. The plan is to repaint all doors maroon, but with the lighter trim that is being used on the building. The Board has found a door that they would be willing to accept if homeowners want to replace and update their front doors. Details below;

Lowe's – Therma-True Benchmark Door
Model #BNTT626388
Item #833540
Approximate cost: \$350.00

If you would like to replace your door before they repaint all of them, now would be a good time to do that. Any other door model, design or style would have to be pre-approved by the ACC/Board of Directors.

903 S. Texas Avenue
College Station, TX 77840
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Date 10/29/21 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	10/01/21 thru 10/31/21
Previous Balancing	35,219.94	Number of Days in this Statement	31
Deposits	.00	Average Ledger	35,219.94
Checks/Debits	.00	Average Collected	35,219.94
Service Charges	.00	Interest Earned	1.49
Interest Paid	1.49	Annual Percentage Yield Earned	0.05%
Current Balance	35,221.43	2021 Interest Paid	14.66

Deposits and Other Credits

Date	Description	Amount
10/31	Interest Deposit	1.49

Daily Balance Summary

Date	Balance	Date	Balance
10/01	35,219.94	10/31	35,221.43

In honor of the Thanksgiving Holiday, all AMB banking centers will be closed on Thursday, November 25th and will close at noon on Friday, November 26th. Thank you for your continued business, and may your Thanksgiving holiday be filled with joy.

