



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

Board of Directors Meeting – Agenda  
October 6, 2023 6:00PM (Note different time!)  
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. 3rd Quarter Financial Review
4. Management Report
  - a. Delinquency
  - b. Violations
  - c. Property Updates
5. Old Business
  - a. Projects and Financing (Fence, Landscape, Gutters, Drainage, Parking Lot, Pool Fill Line, Trash Can Pad)
6. New Business
  - a. 2024 Budget review and vote
7. Adjourn.

\*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.

Topic: Canyon Creek HOA Board Meeting

Time: Oct 6, 2023 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81885072819?pwd=WWhlV2ZjTVhCdTlhbUJnb25jaTZ3QT09>

Meeting ID: 818 8507 2819

Passcode: 079215

# TOWNHOMES of CANYON CREEK

Canyon Creek Owners Association, Inc.

Beal Properties Inc.

3363 University Drive East, Suite 215

Bryan, TX 77802

(979)764-2500 www.bealbcshoa.com

Board of Directors Meeting – Agenda

July 22, 2023 10:00am

Location: 3363 University Drive East, Suite 215, Bryan, TX 77802 & via Zoom

## Attending:

David Henry, President, CCOA  
Susie Hogue, VP and Secretary, CCOA  
Jennette Tran, Treasurer, CCOA  
Lara Lewis, Beal Properties, Inc  
Tricia Scamardo Unit 1243  
Ron Underwood, Unit 1339

Alena Ababon, Unit 1250  
Cheryl Hughes, Unit 1223  
Vivian Henry, Unit 1309  
Bundy Hogue, Unit 1307  
Dao Bui-Dilney, Unit 1244  
Ken Altnether, Units 1242 & 1331  
Herb Pounds, Unit 1245

1. Meeting was called to Order at 10:01a.m.
2. April 13, 2023 Board Meeting Minutes were reviewed and approved.
3. Financial Report
  - a. 2nd Quarter Financial Review  
Beginning balance \$81,628.17, Ending balance \$ 64,601.79. Reserve Acct: \$46,097.28
4. Management Report
  - a. Delinquency: Current outstanding assessments \$57,582.10. \$37,254.29 is current 2<sup>nd</sup> half of 2023 Dues and \$20,327.81 is over 30 days past due. Three owners have not paid Special Assessment from 2022. These are in collections with attorney.
  - a. Violations: Currently there are four open violations.
  - b. Property Updates: Currently working on auto pool fill water line. Information for updating tenants and gate access sent to all owners. No open flames within six feet of buildings. No grills with propane attached allowed on patios. All property improvements must obtain Architectural Control Committee before commencing.

## 5. Old Business:

a. Capital Improvement Projects	Bids
Fence: Pool	\$14,026- \$16,305
Property fencing	\$67,844- \$90,334
Landscape: Front Entrance & Property	\$50,000 Greener Images Updating 2021 bid
Gutters:	\$74,850-\$79,950
Leaf Guard:	\$18,950-\$21,370
Drainage & Trash can pad:	\$27,780
Parking Lot & Speed Bumps:	\$32,175- \$58,455
Pool Fill Line: (Underway)	\$12,000-\$18,883
Pool Furniture:	\$4,000

# TOWNHOMES<sup>of</sup> CANYON CREEK

Canyon Creek Owners Association, Inc.

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- b. Financing: The Board of Directors voted unanimously to pursue a loan to finance the Capital Improvement projects. We will submit a Loan Application to Truist Bank for \$325,000 for Capital Improvements.  
Repayment options were discussed. These included interest only for six months, then full payment option and monthly payments (with interest) option for owners.

## 6. New Business for 2024 Budget

- a. Tree Trimming
- b. Siding/Wood Repairs

## 7. Adjourn 11:05 a.m.

*Susie Hogue 8/1/2023*

## Cash Flow

### Beal Properties

Portfolios: Canyon Creek Owner's Association, Inc.

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Interest Income	434.58	0.45	1,162.70	0.59
Fobs - Pool / Gate	435.00	0.45	675.00	0.34
Homeowners Association Dues	86,674.37	89.63	179,064.18	90.57
Special Assessment	5,724.78	5.92	13,344.78	6.75
Miscellaneous Deed Restriction Incom	3,380.43	3.50	3,380.43	1.71
Certified Mail Charges Recovered	57.28	0.06	85.24	0.04
<b>Total Operating Income</b>	<b>96,706.44</b>	<b>100.00</b>	<b>197,712.33</b>	<b>100.00</b>
<b>Expense</b>				
Bank Fees/Office Expenses	12.00	0.01	12.00	0.01
Deed Restriction Expense	0.00	0.00	2,955.43	1.49
General Maintenance	918.95	0.95	6,992.28	3.54
Insurance	67,660.55	69.96	67,660.55	34.22
Transfer to Reserves	0.00	0.00	9,620.00	4.87
Keys/Locks	822.70	0.85	822.70	0.42
Lawn/Property Maintenance	6,740.85	6.97	22,209.78	11.23
Landscape - Irrigation Repair	1,060.68	1.10	1,504.23	0.76
Special Projects	1,193.42	1.23	10,653.42	5.39
Management Fee	2,130.00	2.20	6,390.00	3.23
Mortgage/Note Payment	0.00	0.00	17,957.85	9.08
Pest Control	216.50	0.22	649.50	0.33
Porter Service	650.00	0.67	1,850.00	0.94
Pool Expense	5,929.33	6.13	10,179.56	5.15
Security Expense	548.07	0.57	2,274.38	1.15
Sign Expense	423.26	0.44	444.76	0.22
Telephone Service	0.00	0.00	310.02	0.16
Trash Pick-up	2,114.18	2.19	3,619.18	1.83
Utilities - electric	1,026.05	1.06	3,057.05	1.55
Utilities - Sprinkler	2,240.60	2.32	2,676.00	1.35
<b>Total Operating Expense</b>	<b>93,687.14</b>	<b>96.88</b>	<b>171,838.69</b>	<b>86.91</b>
<b>NOI - Net Operating Income</b>	<b>3,019.30</b>	<b>3.12</b>	<b>25,873.64</b>	<b>13.09</b>
Total Income	96,706.44	100.00	197,712.33	100.00
Total Expense	93,687.14	96.88	171,838.69	86.91
<b>Net Income</b>	<b>3,019.30</b>	<b>3.12</b>	<b>25,873.64</b>	<b>13.09</b>

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Other Items</b>				
Prepayments	-20,055.52		-27,890.09	
<b>Net Other Items</b>	-20,055.52		-27,890.09	
<b>Cash Flow</b>	-17,036.22		-2,016.45	
<b>Beginning Cash</b>	57,001.79		41,982.02	
<b>Beginning Cash + Cash Flow</b>	39,965.57		39,965.57	
<b>Actual Ending Cash</b>	39,965.57		39,965.57	

## Expense Distribution

Portfolios: Canyon Creek Owner's Association, Inc.

Payees: All

Bill Date Range: 07/01/2023 to 09/30/2023

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>6045 - Bank Fees/Office Expenses</b>											
	08/18/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank	2200	12.00	0.00	Bank Draft	08/18/2023	Returned Deposited Item Fee
<b>6130 - Cable</b>											
07707-856912-07/6	11/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	131.88	0.00	ACH	07/11/2023	1226 Canyon Creek
<b>6455 - General Maintenance</b>											
96302-1	07/05/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Integrity Commercial Maintenance and Construction Services	2200	185.00	0.00	1639	07/07/2023	Re-attached Mailbox
12091	07/05/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Brenham Technical Services LLC	2200	227.33	0.00	1637	07/07/2023	Repaired pickets on entry gate
12224	08/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Brenham Technical Services LLC	2200	279.29	0.00	1644	08/07/2023	Replaced Hinge On Exit Gate
12146	08/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Brenham Technical Services LLC	2200	227.33	0.00	1644	08/07/2023	Greased Hinges 7.10.2023
							918.95	0.00			
<b>6470 - Insurance</b>											
Receipt #13574113 & Receipt #13574110	07/29/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal & Winn Insurance Agency, LLC	2200	67,330.55	0.00	ACH, ACH, ACH/ Drafted	07/29/2023, 07/29/2023	Receipt #13574113 & Receipt #13574110
2023011265107/22/2023	08/22/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	CAIS , LLC	2200	330.00	0.00	ACH/ Drafted	08/22/2023	Workers' Compensation Insurance
							67,660.55	0.00			
<b>6472 - Keys/Locks</b>											
12292	09/06/2023	Canyon Creek		3363 University	Brenham Technical	2200	822.70	0.00	1651	09/08/2023	Key Fobs

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2023	Owner's Association, Inc.		Drive East Suite 215 Bryan, TX 77802	Services LLC						
6475 - Lawn/Property Maintenance											
36520	07/05/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	2,091.03	0.00	1638	07/07/2023	Monthly Landscape Maintenance
36645	08/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive Fast Suite 215 Bryan, TX 77802	Greener Images	2200	2,091.03	0.00	1645	08/07/2023	Monthly landscape Maintenance
36751	09/06/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	2,091.03	0.00	1652	09/08/2023	Monthly Landscape Maintenance
36700	09/06/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	467.76	0.00	1652	09/08/2023	Irrigation Repairs made after routine inspection
							6,740.85	0.00			
6476 - Landscape - Irrigation Repair											
36488	07/05/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	110.14	0.00	1638	07/07/2023	Repair Water Leak on Irrigation
36418	07/05/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	135.31	0.00	1638	07/07/2023	Irrigation Repairs
36560	08/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	112.58	0.00	1645	08/07/2023	Repaired Irrigation by unit 1339 on 7.11.23
36582	08/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	113.66	0.00	1645	08/07/2023	Irrigation Repair - 7.20.23
36627	08/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	265.33	0.00	1645	08/07/2023	Replaced Valve On Irrigation System 7.26.2023
36680	09/06/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	105.54	0.00	1652	09/08/2023	Irrigation

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	06/2023	Creek Owner's Association, Inc.		University Drive East Suite 215 Bryan, TX 77802	Images						Repair at unit 1254
36729	09/06/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	218.12	0.00	1652	09/08/2023	Irrigation Repair to unit 1241 flower bed sprinkler head
							1,060.68	0.00			
<b>6531 - Special Projects</b>											
R97732	09/29/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	City of College Station	2200	1,193.42	0.00	Bank Draft	09/29/2023	Water Meter Permit for the Pool
<b>6540 - Management Fee</b>											
	07/05/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	1636	07/07/2023	Management Fee for 07/2023
	08/03/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	1643	08/07/2023	Management Fee for 08/2023
	09/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	1650	09/08/2023	Management Fee for 09/2023
							2,130.00	0.00			
<b>6695 - Pest Control</b>											
128532	07/05/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Arrow Pest Control	2200	216.50	0.00	1635	07/07/2023	Fire Ant Treatment
<b>6701 - Porter Service</b>											
2803	07/05/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	200.00	0.00	1642	07/07/2023	June Porter Service
2834	08/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	225.00	0.00	1648	08/07/2023	July Porter Service
2860	09/06/2023	Canyon Creek		3363 University	Robert Walker	2200	225.00	0.00	1655	09/08/2023	Porter Service -



## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2023	Owner's Association, Inc.		Drive East Suite 215 Bryan, TX 77802							August
5412	09/06/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Lopez Boyz	2200	120.00	0.00	1653	09/08/2023	Bulk trash pick up
1635-2	09/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Waste Falcon	2200	468.72	0.00	1656	09/08/2023	20 Yard Dumpster
1635-2	09/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Waste Falcon	2200	20.46	0.00	1656	09/08/2023	20 Yard Dumpster Tonnage
							1,259.18	0.00			
6702 - Pool Expense											
20231823	07/05/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	613.45	0.00	1641	07/07/2023	Monthly Pool Maintenance - May
20231872	08/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	408.91	0.00	1647	08/07/2023	Monthly Pool Maintenance - June
1111-29032	08/08/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	A&K Enterprise of Manatee, Inc.	2200	3,947.00	0.00	1649	08/09/2023	Lounge chairs and tables
20231889	09/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	959.97	0.00	1654	09/08/2023	Monthly pool Maintenance - July
							5,929.33	0.00			
6752 - Security Expense											
2066999	07/25/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	DoorKing Inc.	2200	41.95	0.00	ACH, ACH, drafted	07/25/2023, 07/25/2023, 07/28/2023	Cell Systems
	07/30/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	135.17	0.00	Bank Draft	08/10/2023	Internet - Cameras

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2085487	08/25/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	DoorKing Inc.	2200	51.95	0.00	ACH, ACH, Bank Draft	08/25/2023, 08/25/2023, 08/25/2023	Gate Software
	08/30/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	135.17	0.00	ACH	09/10/2023	Security Cameras
2104102	09/25/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	DoorKing Inc.	2200	51.95	0.00	ACH	09/25/2023	Gate System
							416.19	0.00			
6753 - Sign Expense											
SPS-49543	08/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	423.26	0.00	1643	08/07/2023	Signs - Reimburse Beal
6776 - Trash Pick-up											
2790	07/05/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	270.00	0.00	1642	07/07/2023	June Trash Pick up
5246	07/06/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Lopez Boyz	2200	55.00	0.00	1640	07/07/2023	Trash Pick Up
2815	08/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	495.00	0.00	1648	08/07/2023	July Trash Pick Up
5344	08/07/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Lopez Boyz	2200	250.00	0.00	1646	08/07/2023	Pick up Bulk Items 2X's
2858	09/06/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	435.00	0.00	1655	09/08/2023	Trash Pick Up - August
							1,505.00	0.00			
6810 - Utilities											
220039-19632407/	28/	Canyon Creek		3363 University	College Station	2200	247.93	0.00	ACH	07/28/2023	1340 Canyon

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2023	Owner's Association, Inc.		Drive East Suite 215 Bryan, TX 77802	Utilities						Creek
220039-19632207/	28/ 2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	07/28/2023	1313 Canyon Creek
220039-19569407/	28/ 2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.42	0.00	ACH	07/28/2023	1251 Canyon Creek
220039-19644607/	28/ 2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.44	0.00	ACH	07/28/2023	1325 Canyon Creek
220039-19569207/	28/ 2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.58	0.00	ACH	07/28/2023	1241 Canyon Creek
220039-19568207/	28/ 2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	36.00	0.00	ACH	07/28/2023	1228 Canyon Creek
220039-10099807/	28/ 2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	608.20	0.00	ACH	07/28/2023	1267 Canyon Creek
220039-10099808/	29/ 2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	845.45	0.00	ACH	08/29/2023	1267 Harvey Mitchell - Sprinkler
220039-19644608/	29/ 2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.60	0.00	ACH	08/29/2023	1325 Canyon Creek
220039-19632408/	29/ 2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	273.34	0.00	ACH	08/29/2023	1340 Canyon Creek
220039-19632208/	29/ 2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	08/29/2023	1313 Canyon Creek

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
220039-19569408/	08/29/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.57	0.00	ACH	08/29/2023	1251 Canyon Creek
220039-19569208/	08/29/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.74	0.00	ACH	08/29/2023	1241 Canyon Creek
220039-19568208/	08/29/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	38.51	0.00	ACH	08/29/2023	1228 Canyon Creek
							2,144.28	0.00			
6820 - Utilities - electric											
	09/01/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	335.42	0.00	ACH	09/28/2023	Monthly Utility Bill
6835 - Utilities - Sprinkler											
	09/01/2023	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	786.95	0.00	ACH	09/28/2023	Monthly Utility Bill
Total							93,687.14	0.00			

## Annual Budget - Comparative

Portfolios: Canyon Creek Owner's Association, Inc.

As of: Sep 2023

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
<b>Income</b>		
Interest Income	1,162.70	0.00
Fobs - Pool / Gate	675.00	0.00
Homeowners Association Dues	179,064.18	192,410.00
Special Assessment	13,344.78	0.00
Miscellaneous Deed Restriction Incom	3,380.43	0.00
Certified Mail Charges Recovered	85.24	0.00
<b>Total Operating Income</b>	<b>197,712.33</b>	<b>192,410.00</b>
<b>Expense</b>		
Bank Fees/Office Expenses	12.00	100.00
Mortgage Interest Exp	0.00	3,000.00
Mortgage Payment Expense	0.00	10,000.00
Deed Restriction Expense	2,955.43	0.00
General Maintenance	6,992.28	10,000.00
Insurance	67,660.55	65,000.00
Transfer to Reserves	9,620.00	18,500.00
Keys/Locks	822.70	500.00
Legal Fees	0.00	1,500.00
Lawn/Property Maintenance	22,209.78	27,500.00
Landscape - Irrigation Repair	1,504.23	1,200.00
Membership Meeting Expense	0.00	75.00
Special Projects	10,653.42	24,000.00
Management Fee	6,390.00	8,600.00
Mortgage/Note Payment	17,957.85	0.00
Office Expenses	0.00	350.00
Pest Control	649.50	2,000.00
Porter Service	1,850.00	2,400.00
Pool Expense	10,179.56	8,000.00
Postage	0.00	100.00
Professional Fees	0.00	400.00
Property Taxes	0.00	10.00
Security Expense	2,274.38	1,500.00
Sign Expense	444.76	500.00
Telephone Service	310.02	650.00
Trash Pick-up	3,619.18	2,000.00
Utilities - electric	3,057.05	1,809.73
Utilities - Sprinkler	2,676.00	2,500.00
<b>Total Operating Expense</b>	<b>171,838.69</b>	<b>192,194.73</b>
<b>Total Operating Income</b>	<b>197,712.33</b>	<b>192,410.00</b>

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
Total Operating Expense	171,838.69	192,194.73
NOI - Net Operating Income	25,873.64	215.27
Total Income	197,712.33	192,410.00
Total Expense	171,838.69	192,194.73
Net Income	25,873.64	215.27

# Canyon Creek Townhomes

## 2024 Budget (Approved 10/6/2023)

Account Name	YTD Actual	2023 Budget	2024 Budget
<b>Income</b>			
Interest Income	1,162.70	0.00	0.00
Pool/Gate Fobs	675.00	0.00	0.00
Homeowners Association Dues	179,064.18	192,410.00	213,789.00 <small>\$1,505.00 x 2 = 10% Increase</small>
Special Assessment	13,344.78	0.00	0.00
Miscellaneous Deed Restriction Income	3,380.43	0.00	0.00
Certified Mail Charges Recovered	85.24	0.00	0.00
<b>Total Operating Income</b>	<b>197,712.33</b>	<b>192,410.00</b>	<b>213,789.00</b>
<b>Expense</b>			
Bank Fees/Office Expenses	12.00	100.00	100.00
Mortgage Payment Expense	17,957.85	13,000.00	52,000.00 <small>Assuming \$350,000 loan</small>
Deed Restriction Expense	2,955.43	0.00	0.00
General Maintenance	7,641.78	12,000.00	8,500.00
Insurance	67,660.55	65,000.00	68,000.00
Transfer to Reserves	9,620.00	18,500.00	21,000.00
Legal Fees	0.00	1,500.00	500.00
Lawn/Property Maintenance	22,209.78	27,500.00	27,500.00
Landscape - Irrigation Repair	1,504.23	1,200.00	1,000.00
Special Projects	10,653.42	24,000.00	0.00
Management Fee	6,390.00	8,600.00	8,600.00
Meeting Expense	0.00	75.00	0.00
Office Expense	0.00	350.00	0.00
Pool Expense	10,179.56	8,000.00	10,000.00
Pool/Gate Fobs	822.70	500.00	0.00
Porter Expense	1,850.00	2,400.00	2,700.00 <small>*Walk the property/Dog waste</small>
Postage Expense	0.00	100.00	0.00
Professional Fees	0.00	400.00	400.00
Property Taxes	0.00	10.00	10.00
Security Expense	2,584.40	2,150.00	3,000.00 <small>Gate Software/Internet/Pool Pho</small>
Sign Expense	444.76	500.00	0.00
Trash Pick-up	3,619.18	2,000.00	2,400.00 <small>Bulk Trash Dumpsters+</small>
Utilities - electric	3,057.05	1,809.73	3,500.00
Utilities - Sprinkler	2,676.00	2,500.00	3,000.00
Utilities - Water (Pool)	0.00	0.00	1,500.00
<b>Total Operating Expense</b>	<b>171,838.69</b>	<b>192,194.73</b>	<b>213,710.00</b>
<b>Total Operating Income</b>	<b>197,712.33</b>	<b>192,410.00</b>	<b>213,789.00</b>
<b>Total Operating Expense</b>	<b>171,838.69</b>	<b>192,194.73</b>	<b>213,710.00</b>
<b>NOI - Net Operating Income</b>	<b>25,873.64</b>	<b>215.27</b>	<b>79.00</b>