



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

Board of Directors Meeting – Agenda  
Friday, October 7, 2022 10:00am (**Rescheduled to October 21, 2022 11:00am**)  
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. 3rd Quarter Financial Review
  - b. Update – Capital Improvement Loan
4. Management Report
  - a. Delinquency
  - b. Violations
  - c. Property Updates
5. Old Business
  - a. Rules & Regulations
  - b. Rain Gutters, Fencing, Drainage & Landscape Projects
  - c. Front Pedestrian Gate
  - d. Pool Fill Line
6. New Business
  - a. 2023 Budget
7. Adjourn.

Next meeting 4<sup>th</sup> Quarter 2022 Board Meeting – Friday, January 6, 2023, 10:00am.

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.

Canyon Creek Owners Association, Inc.  
Board of Directors Meeting  
July 15, 2022

Attending in person: Lara Lewis, Beal Properties, Inc  
Attending via Zoom: David Henry, President, CCOA  
Susie Hogue, Vice-President and Secretary, CCOA  
Jennette Tran, Treasurer, CCOA

Property Owners:	David & Jamie Hasselmeier
Alena Ababon	John Magee
John de Garza	Monica Garcia
Vivian Henry	Dylan
Melvin Bowser	

1. Meeting called to order 10:00 a.m. A quorum of board attendance was determined present for business.
2. Minutes of May 21, 2022 Special Assessment meeting reviewed. David provided a brief overview of approved special assessment. Motion made and approved to approve minutes.
3. Financial Report
  - a) Second Quarter Financial Review
  - b) Update - Capital Improvement LoanMotion made and approved to pay \$156,000 special assessment funds collected to decrease loan balance to \$118,650, which will be paid by remaining special assessment funds not collected to date.
4. Management Report
  - a) Delinquency Report: Accounts with dues/special assessment not paid going to collections.
  - b) Violations: Property violations go to the property owners.
  - c) Property Updates: Front fence will wait until TXDOT completes sound wall and wrought iron fence needed behind building seven.
5. Old Business
  - a) Rules & Regulations: Lara is drafting Rules & Regulations to present to the Board by the end of August. The goal is to have them approved and presented at the next Board meeting.
  - b) Rain Gutters and Landscaping to be addressed end of August after assessment fees collected
  - c) Front Pedestrian Gate: Installing 4x4 steel posts to support gate
  - d) Cameras need one more item, then should be operational next week
  - e) Pool Signs ordered
  - f) Directional sign and Unit #s have shipped.
6. New Business
  - a) Pool Furniture Trash cans, Heavy resin loungers, tables and chairs discussed and approved
  - b) Pool fill line Pool fill line under diagnostic testing now. May need a new meter and line (\$10K-15K)
  - c) Special Assessment Update & Loan Payment Balance  $\$270,350 - 156,000 = \$118,650$  balance
  - d) Irrigation repairs \$1,500. Board approved.
  - e) Lacy Bark Elm trees are dead. Tree removals approved, including between Buildings 1 & 2
  - f) ANNUAL MEETING & ELECTION: Saturday, August 13, 2022 10 a.m. President's seat up for election.
7. Adjourned at 11:00 a.m.

## Cash Flow

### Beal Properties

**Properties:** Canyon Creek Owner's Association, Inc. - 3363 University Drive East Suite 215 Bryan, TX 77802

**Date Range:** 01/01/2022 to 09/30/2022

**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	345.15	0.08	345.15	0.08
Pool Fobs	7,240.00	1.68	7,240.00	1.68
Insurance Claim Receipts	23,407.31	5.42	23,407.31	5.42
Late Fees\NSF Rent	87.92	0.02	87.92	0.02
Homeowners Association Dues	157,173.03	36.39	157,173.03	36.39
Special Assessment	243,507.06	56.37	243,507.06	56.37
Miscellaneous Income	190.00	0.04	190.00	0.04
<b>Total Operating Income</b>	<b>431,950.47</b>	<b>100.00</b>	<b>431,950.47</b>	<b>100.00</b>
<b>Expense</b>				
Bank Fees/Office Expenses	50.21	0.01	50.21	0.01
HOA Dues - Refund of Overpayment	1,120.24	0.26	1,120.24	0.26
Mortgage Interest Exp	7,121.56	1.65	7,121.56	1.65
Mortgage Payment Expense	164,450.03	38.07	164,450.03	38.07
Electrical Repairs	2,793.66	0.65	2,793.66	0.65
Fence Repair	13,341.37	3.09	13,341.37	3.09
General Maintenance	1,114.43	0.26	1,114.43	0.26
Insurance	55,349.00	12.81	55,349.00	12.81
Transfer to Reserves	8,400.00	1.94	8,400.00	1.94
Keys/Locks	1,515.50	0.35	1,515.50	0.35
Legal Fees	775.00	0.18	775.00	0.18
Lawn/Property Maintenance	19,089.89	4.42	19,089.89	4.42
Landscape - Irrigation Repair	1,518.49	0.35	1,518.49	0.35
Membership Meeting Expense	89.00	0.02	89.00	0.02
Special Projects	8,741.03	2.02	8,741.03	2.02
Management Fee	6,390.00	1.48	6,390.00	1.48
Office Expenses	228.00	0.05	228.00	0.05
Pest Control	1,082.50	0.25	1,082.50	0.25
Plumbing Expense	141.44	0.03	141.44	0.03
Porter Service	2,695.00	0.62	2,695.00	0.62
Pool Expense	6,118.14	1.42	6,118.14	1.42
Roofing Expense	30,000.00	6.95	30,000.00	6.95
Security Expense	7,520.19	1.74	7,520.19	1.74
Sign Expense	2,938.61	0.68	2,938.61	0.68
Telephone Service	279.28	0.06	279.28	0.06
Trash Pick-up	2,250.00	0.52	2,250.00	0.52
Utilities	115.72	0.03	115.72	0.03
Utilities - electric	1,755.72	0.41	1,755.72	0.41

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Utilities - Sprinkler	1,512.05	0.35	1,512.05	0.35
<b>Total Operating Expense</b>	<b>348,496.06</b>	<b>80.68</b>	<b>348,496.06</b>	<b>80.68</b>
<b>NOI - Net Operating Income</b>	<b>83,454.41</b>	<b>19.32</b>	<b>83,454.41</b>	<b>19.32</b>
Total Income	431,950.47	100.00	431,950.47	100.00
Total Expense	348,496.06	80.68	348,496.06	80.68
<b>Net Income</b>	<b>83,454.41</b>	<b>19.32</b>	<b>83,454.41</b>	<b>19.32</b>
<b>Other Items</b>				
Prepayments	-15,679.83		-15,679.83	
<b>Net Other Items</b>	<b>-15,679.83</b>		<b>-15,679.83</b>	
<b>Cash Flow</b>	<b>67,774.58</b>		<b>67,774.58</b>	
<b>Beginning Cash</b>	<b>45,797.95</b>		<b>45,797.95</b>	
<b>Beginning Cash + Cash Flow</b>	<b>113,572.53</b>		<b>113,572.53</b>	
<b>Actual Ending Cash</b>	<b>114,692.77</b>		<b>114,692.77</b>	

## Expense Distribution

**Properties:** Canyon Creek Owner's Association, Inc. - 3363 University Drive East Suite 215 Bryan, TX 77802

**Payees:** All

**Bill Date Range:** 07/01/2022 to 09/30/2022

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6101 - HOA Dues - Refund of Overpayment											
	07/18/2022	Canyon Creek Owner's Association, Inc.	1329	3363 University Drive East Suite 215 Bryan, TX 77802	Dee Roach	2200	1,120.24	0.00	1551	08/18/2022	Dee Roach, Canyon Creek Townhomes - 1329: Move Out Refund
6102 - Mortgage Interest Exp											
1088825	07/12/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank Loans	2200	951.19	0.00	Bank Draft	07/19/2022	Capital Improvement Loan Payment
1088825	08/19/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank Loans	2200	975.32	0.00	drafted from bank account	08/19/2022	Capital Improvement Loan Payment
1088825	09/19/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank Loans	2200	213.21	0.00	drafted from bank account	09/19/2022	Capital Improvement Loan Payment
							2,139.72	0.00			
6104 - Mortgage Payment Expense											
1088825	07/12/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank Loans	2200	1,943.60	0.00	Bank Draft	07/19/2022	Capital Improvement Loan Payment
	08/09/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank	2200	156,000.00	0.00	drafted from bank account	08/09/2022	Principal Payment
1088825	08/19/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank Loans	2200	1,919.47	0.00	ACH, ACH, drafted from bank account	08/19/2022, 08/19/2022	Capital Improvement Loan Payment
1088825	09/19/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank Loans	2200	2,681.58	0.00	ACH, ACH, drafted from bank account	09/19/2022, 09/19/2022	Capital Improvement Loan Payment
							162,544.65	0.00			

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6470 - Insurance											
9162911	07/29/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Service Insurance Group, Inc	2200	26,959.50	0.00	ACH	07/29/2022	Insurance
9162831	07/29/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal & Winn Insurance Agency, LLC	2200	26,959.50	0.00	ACH	07/29/2022	Insurance
50655	09/06/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal & Winn Insurance Agency, LLC	2200	1,100.00	0.00	1552	09/07/2022	Insurance Premium 2022-23
4690097	09/06/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	CAIS , LLC	2200	330.00	0.00	1554	09/07/2022	Insurance Premium 2022-23
							55,349.00	0.00			
6475 - Lawn/Property Maintenance											
35211	07/12/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	2,091.03	0.00	1543	07/12/2022	Monthly Landscaping - June
35345	08/02/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	2,091.03	0.00	1547	08/03/2022	Monthly Landscaping - July
465615509	08/02/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Brazos Valley Stump Grinding and Tree	2200	135.31	0.00	1545	08/03/2022	Remove Palm Stump at Entry Gate
35455	09/06/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	2,091.03	0.00	1556	09/07/2022	Monthly Landscaping
35570	09/14/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	2,091.03	0.00	1561	09/14/2022	Montly Landscaping - September
							8,499.43	0.00			
6476 - Landscape - Irrigation Repair											
35401	08/02/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX	Greener Images	2200	868.98	0.00	1547	08/03/2022	Irrigation Repair

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				77802							
35510	09/06/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	240.32	0.00	1556	09/07/2022	Irrigation Repair - Routine Inspection
35420	09/06/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	310.68	0.00	1556	09/07/2022	Irrigation Repair
							1,419.98	0.00			
6540 - Management Fee											
	07/11/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	1541	07/11/2022	Management Fee for 07/2022
	08/08/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	1550	08/08/2022	Management Fee for 08/2022
	09/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	1553	09/07/2022	Management Fee for 09/2022
							2,130.00	0.00			
6695 - Pest Control											
121418	07/12/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Arrow Pest Control	2200	216.50	0.00	1542	07/12/2022	Fire Ant Treatment
123433	09/14/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Arrow Pest Control	2200	216.50	0.00	1560	09/14/2022	Quarterly Pest Control - Fire Ant Treatment
							433.00	0.00			
6700 - Plumbing Expense											
77333	09/06/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ed Phillips Plumbing	2200	141.44	0.00	1555	09/07/2022	Test Pool Line for Water
6701 - Porter Service											
2490	07/12/2022	Canyon Creek Owner's		3363 University Drive East Suite	Robert Walker	2200	200.00	0.00	1544	07/12/2022	Monthly Trash Pick Up - June

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
		Association, Inc.		215 Bryan, TX 77802							
2514	08/02/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	150.00	0.00	1549	08/03/2022	Monthly Trash Pick Up
2540	09/06/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	200.00	0.00	1559	09/07/2022	Monthly Porter Service
2526	09/06/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	405.00	0.00	1559	09/07/2022	Monthly Bulk Pick Up
							955.00	0.00			

### 6702 - Pool Expense

2022510	08/02/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	188.36	0.00	1548	08/03/2022	Prep Pool for Summer -Annual Maintenance
2022466	08/02/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	607.72	0.00	1548	08/03/2022	Monthly Pool Cleaning & Chemicals - May
2022518	08/02/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,067.46	0.00	1548	08/03/2022	Monthly Pool Cleaning & Chemicals - June
76567	08/02/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ed Phillips Plumbing	2200	148.84	0.00	1546	08/03/2022	Investigate Issue with Pool Fill Line
2022557	09/06/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	45.71	0.00	1558	09/07/2022	Hose for Pool
2022559	09/06/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	590.61	0.00	1558	09/07/2022	Monthly Cleaning and Chemicals - July
							2,648.70	0.00			

### 6752 - Security Expense

1848479	07/28/	Canyon Creek		3363 University	DoorKing Inc.	2200	51.95	0.00	Bank Draft, Bank	08/03/2022, 08/	Door King
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## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2022	Owner's Association, Inc.		Drive East Suite 215 Bryan, TX 77802					Draft, ACH	03/2022, 07/28/2022	Software
1866329	08/25/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	DoorKing Inc.	2200	51.95	0.00	ACH, ACH, drafted from bank account	08/25/2022, 08/25/2022, 08/25/2022	DoorKing Inc.
	09/02/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	372.62	0.00	drafted from bank account	09/02/2022	Security Camera Internet
1883913	09/25/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	DoorKing Inc.	2200	51.95	0.00	ACH	09/25/2022	
							528.47	0.00			
6776 - Trash Pick-up											
2487	07/12/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	210.00	0.00	1544	07/12/2022	Bulk Trash Pick Up - June
2500	08/02/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	500.00	0.00	1549	08/03/2022	Bulk Trash Pick Up - July
4450	09/06/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Lopez Boyz	2200	600.00	0.00	1557	09/07/2022	Bulk Trash Pick Up - Move In
4541	09/06/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Lopez Boyz	2200	280.00	0.00	1557	09/07/2022	Bulk Trash/ Overflowing Pick Up
							1,590.00	0.00			
6810 - Utilities											
220039-196446	08/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	102.19	0.00	ACH	08/01/2022	1325 Canyon Creek

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
220039-196446	09/28/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.53	0.00	ACH	09/28/2022	1325 Canyon Creek Cir.
							115.72	0.00			
6820 - Utilities - electric											
220039-196322	07/27/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	07/27/2022	1313 Canyon Creek Circle
220039-196324	07/27/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	133.62	0.00	ACH	07/27/2022	1340 Canyon Creek
220039-195682	07/27/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	25.29	0.00	ACH	07/27/2022	1228 Canyon Creek
220039-196446	07/27/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.07	0.00	ACH	07/27/2022	1325 Canyon Creek
220039-195694	07/27/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.16	0.00	ACH	07/27/2022	Electric Bill
220039-195692	07/27/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.40	0.00	ACH	07/27/2022	Electric Bill
220039-196324	08/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	131.07	0.00	ACH	08/01/2022	Electric Bill
220039-195692	08/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.55	0.00	ACH	08/01/2022	Electric Bill
220039-195694	08/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.31	0.00	ACH	08/01/2022	1251 Canyon Creek
220039-196322	08/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX	College Station Utilities	2200	9.75	0.00	ACH	08/01/2022	1313 Canyon Creek

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				77802							
220039-195682	08/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	26.34	0.00	ACH	08/01/2022	1228 Canyon Creek
220039-195682	09/28/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	29.05	0.00	ACH	09/28/2022	1228 Canyon Creek Cir.
220039-195692	09/28/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.55	0.00	ACH	09/28/2022	1241 Canyon Creek Cir.
220039-195694	09/28/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.46	0.00	ACH	09/28/2022	1251 Canyon Creek
220039-196322	09/28/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	ACH	09/28/2022	1313 Canyon Creek Cir
220039-196324	09/28/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	109.79	0.00	ACH	09/28/2022	1340 Canyon Creek
							568.91	0.00			
6835 - Utilities - Sprinkler											
220039-100998	08/29/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	936.35	0.00	ACH, ACH, drafted from bank account	08/29/2022, 08/29/2022, 08/30/2022	Sprinkler
220039-100998	09/28/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	575.70	0.00	ACH	09/28/2022	1267 Harvey Mitchell Pkwy S
							1,512.05	0.00			
Total							241,696.31	0.00			



3363 University Drive East, Suite 215  
Bryan, TX 77802  
(979)764-2500 [www.bealbcs.com](http://www.bealbcs.com)

October 21, 2022

### **Canyon Creek Management Report**

**Delinquency Report:** Current total outstanding amount is 32,246.74. 4 owners have not paid the Special Assessment. 8 owners have not paid July's dues payment.

**Violation Report:** On the last inspection, 13 violations were noted. Please refer to the attached Rules & Regulations for restriction information and enforcement.

**Property Status:** Cameras are installed and operational. Waiting for the metal fabricator to give us a final price on the front pedestrian gate.