



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

***Location changed to Beal Properties Office, 3363 University Drive East, Suite 215, Bryan, TX 77804.*

Duck Haven Homeowners Association requests your attendance at the 2024 Annual Homeowner's Meeting to be held Thursday, May 16, 2024 at 6:00pm at the Duck Haven Park Pavilion. If you wish to address the Membership about a specific topic, please submit your request in writing no later than 5:00pm on May 16, 2024 to duckhaven@bealbcs.com. An electronic ballot will be emailed to homeowners today. If you are unable to attend the meeting, we ask that you vote electronically or sign your proxy to someone who is able to attend.

Duck Haven Homeowners Association **2024 Annual Meeting Agenda**

1. Call Meeting to Order
2. Establish Quorum
3. Proof of notice of meeting or waiver of notice
4. Reading and Approval of 2023 Annual Meeting Minutes
5. Reports of Officers
 - President
 - Treasurer
 - Management
6. Unfinished Business
7. New Business
 - Election of Director
8. Adjournment



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2024 DUCK HAVEN ANNUAL MEETING PROXY

If you are unable to attend the Annual Meeting on May 16, 2024 in person, and wish to designate someone else to cast a vote in your stead, please complete the proxy below assigning your vote to another person or Association member who can attend. Your proxy may be another Association member, a family member, a member of the Board of Directors, or any other adult of your choice. Please note: Anyone voting who is NOT listed on the property deed of record MUST have a signed proxy in order to cast a ballot.

Proxy form must be hand carried to the meeting by the Proxy.

Please Print Clearly

Property Address: _____

Printed Name of Owner(s): _____

Signature of Owner: (Must be Signed to be Valid) _____

Dated this _____ Day of _____, 2024.

2024 Annual Membership Meeting Proxy

The above signed hereby appoints: (Name of person who will be attending): _____, as their agent, and in their name and stead, to vote as their Proxy at the 2024 annual meeting of the Duck Haven Homeowners Association, Inc., according to the percentage of votes assigned to them, to act for them on all matters that come before the membership at the meeting as fully as if they were present. This proxy applies to the May 16, 2024 Annual meeting and may be revoked by the above signed owner, in writing, at any time prior to the meeting.

For multiple parcels owned, please list each address separately above or complete a separate Proxy form for each parcel owned.

Proxy form must be hand carried to the meeting by the Proxy.

Duck Haven Homeowners Association
2023 Annual Meeting
May 22, 2023

1. Call Meeting to Order - Micah @ 6:12 pm
2. Establish Quorum - Present: Micah Mogle, Trish Howard & Brad Evans
3. Proof of notice of meeting or waiver of notice - emailed by Lara in April
4. Reading and Approval of 2022 Annual Meeting Minutes - no questions or comments
5. Reports of Officers
 - President - Micah expressed appreciation for those in attendance. Re: updated CCRs; Board will review before sending to all HOA members. HOA needs 67% to approve new CCRs.
 - Treasurer -
 - Management
 - One litigation case open
 - HOA Board: Gabe Leal has moved and we greatly appreciate his service. The board appointed Brad Evans to fill his position. He will have one more year (from Gabe's two year appointment) to serve.
 - New projects completed - rock around the park (not a dance group), fixed gate locks, new gates, new picnic tables, pond aerators, landscape at front entrance, and new signage
6. Unfinished Business
7. New Business
 - Election of Director - Trish Howard by a landslide.
 - ACC Board - Michael Ostrowki (lead), Lee Arnold, Kevin Ross, Brian Herbst, Eric Wivagg. A big thanks to Linda Berkline for her amazing service! She is willing to contribute on a "as needed" basis.
 - Micah thanked all for their contribution as a homeowner.
 - Richard Epting (5136 Drake Drive) - improvements for basketball court? Suggested new goal, resurface. Consideration for converting to pickleball court.
 - Otto Klimple (18521 Wigeon Trail) - flood issue. Unfortunately, HOA cannot solve this. Recommendation - call Brazos County Engineer.
8. Adjournment - Brad motioned and Trish seconded @ 6:55 pm

Duck Haven Board of Directors' Meeting
Monday, July 17, 2023 @ 6 PM

1. Call to Order – President called meeting to order at 6:08 PM
2. Roll Call/Establishment of Quorum (2/3) – Micah, Trish and Brad
3. Review / Approve Previous Meeting Minutes – Micah motion to approve; Trish second
4. Financial Report - Treasurer
 - 2023 2nd Quarter Financial Report
 - Income
 - Expenses
 - Total - 22,784.22
 - Journal entry – move \$65k from residual income to this year's budget
5. Management Report – Beal Properties
 - Budget to Actual – healthy
 - Delinquency Violations – 5 active, mainly tanks, one mailbox, one yard maintenance
 - Property/Project Update – pavilion & playground treated for wasps & bugs; power washed; Sign company almost doubled prices, Lara looking for another one
 - One bid to redo basketball court - \$6,800 (power washing, cleaning, resurfacing), new backboard – \$500 to \$750 - approved
 - Cost to line the pickle ball court
 - Issue – some damaging park; adding cameras
 - Get bid for adding cameras and signage
 - Get bid for increasing size of court for pickle ball
6. Committee Reports
 - Architectural Control Committee – no report; they have one complicated project
 - CCR Review Committee – no update; waiting on the attorney
7. Unfinished Business
 - Front entrance landscaping – waiting until the fall; hoping someone in the neighborhood can draw up a plan.
 - On the Move – have not followed up with our requests. We will ask Chris Parker for a bid. Trish will look for previous bids from other companies
8. New Business
 - Micah Mogle – speaking as a homeowner not as a board member. They received a violation for their tank on Feb. 22, 2022. There was a 60 day window for

correction. April 26 letter sent. Another letter was sent on Aug. 25. He added four boards. He received a first warning on He received another violation letter on June 29. Question – what is needed to properly screen tank?

Micah will resign from the board on Aug. 15.
We will ask for volunteers to submit applications

9. Adjourn – Motion to adjourn on 7:08

Duck Haven Board of Directors' Meeting

December 7, 2023

6:00 P.M. – Beal Properties Office

1. Call to Order – President, Trish Howard, called the meeting to order at 6:10 p.m.
2. Roll Call/Establishment of Quorum (2/2) – Trish & Brad
3. Review/Approval of Previous Meeting Minutes - Motion made and seconded that minutes be approved as printed with no corrections.
4. Financial Report – Lara
 - 3rd Quarter Financial Report
 - Income - \$19,741.44
 - Expenses - \$21,502.34
 - Current Bank Balance - \$49,839.26
 - Delinquent Accounts - \$6,906.30 (2 accounts)
5. Management Report – Beal Properties
 - Violations – 6 (boats, trailers, propane tank, flower bed)
 - Property/Project Update –
 - Signage is on order but will take time for it to be delivered
 - Basketball Court Resurfacing and Backboard is pending
 - Pickleball Court – Homeowners need to be polled concerning possible interest and alerted to the impact on the HOA's financial reserves.
 - Security Cameras – Extensive discussion concerning adding security cameras. Topics included location, number of cameras, warranties, replacements, retention policies, etc. Lara to contact providers of cameras and internet to ensure most feasible equipment and service
 - Boys Scouts will be staining the bridge and resealing the pavilion

6. Committee Reports

- Architectural Control Committee – No general report
- CCR Review Committee – Lara explained process to change CCR's. Current proposed changes are awaiting input from the attorney
- Appointment of Linda Berkline to the Board of Directors to replace Micah Mogle who resigned

7. 2024 Budget Presentation and Future Expenses

- Line items on the budget were adjusted to reflect more accurate figures
- Roll over of residual income will be reduced to \$5,000 because the funds can only be used for maintenance and not for special projects. Additional funds can be transferred at the end of 2024

8. Violation Appeal -

- Homeowners received violations for dead trees/bushes along their fence
- Beal representative cited them and desired them to be removed
- Homeowners opinion is the bushes/trees are dormant due to it being Winter
- Following lengthy discussion between the homeowners and the Board of Directors, it was agreed that no further violation would be issued pending Spring (late April) to see if new foliage grows with warmer temperatures
- Homeowners agreed to remove the bushes/trees if new growth does not appear

9. Meeting was adjourned.

Duck Haven Homeowners
BOARD of DIRECTOR'S MEETING
FEBRUARY 15, 2024

6:00 PM – Beal Properties Office

- **Call to Order** – President, Trish Howard called the meeting to order at 6:02 PM
 - **Roll Call** – Establishment of Quorum (3/3)
 - **Meeting was adjourned to Executive Session**
 - Two property owners had requested hearings with the Board of Directors concerning violations for screening of propane tanks. Each of the property owners presented their argument. Owners were told the Board of Directors would take their concerns into consideration and discuss further. Both homeowners' requests were denied. Owners will be notified of the Board's decision.
 - **Meeting was reconvened at 6:31 PM**
 - **Approval of Minutes** – Motion was made and seconded the minutes of the December 7 meeting be approved as printed with no corrections.
 - **Financial Report** was given by Lara Lewis
 - 2023 4th Quarter Financial Report
 - Income \$146,881.27
 - Expense 109,000.86
 - Net Operating Income \$ 37,013.31
 - **Management Report**
 - **Delinquent Accounts** – 13 homeowners have delinquent balances. Several of these accounts are majorly overdue by substantial amounts. Legal action might be necessary. Total amount of Delinquencies = \$5,899.61
 - **Violations** – Total of 12 violations
 - 8 trailers
 - 3 propane tanks
 - 1 RV
 - **Property/Project Update** – See Attachment A attached
- Lengthly discussion ensued concerning the overgrown trail, possible pickleball court and refinishing the basketball court. Elizabeth Condrey offered to assist in organizing community gatherings and the need for other homeowners to help. Lara to work with Elizabeth and provide her with a budget.

- **Committee Reports**
 - **Architectural Control Committee** – No report from the committee
 - **CCR Review Committee**

Lara reported the CCR Review Committee will meet and finish up their proposed revisions and come up with a solution that is legal and enforceable.
- **Unfinished Business** – None
- **Motion made and seconded that meeting be adjourned. Meeting adjourned at 6:48 PM**

ATTACHMENT A

Project Description	Priority	Vendor	Work Order #	Date Contacted	Status	Last Update Received
Repaint badge	Low	Julio (roughly)		8/11/2023	Complete	
Order new Grill	Low	Phil Back		7/1/2023	On Hold	Quote received, need approval
Order new backboard	Low	American Super Sports		7/1/2023	On Hold	board ordered
Update new park signs (Park name, no trespassing, park rules)	Medium	My Post Signs, Elements			On Hold	Signs being produced as of 12/14. Waiting for shipping
Phase 2 landscaping	Low				On Hold	
Finish COH draft, first 2nd Amendment	Low				On Hold	
Install Comms at the park	Medium			1/8/2024	In Progress	Hardware looking for prices
Get Landscaping plan for entrance median	Low	Stephanie Cooper		8/27/2023	In Progress	Stephanie will complete in the next few weeks as of 2/2
Install park sign	Medium	T Fry	98444-1	1/23/2024	Complete	Sign sent down. T Fry ready to install
Get new price for insurance court	Low	Moranna Contracting		2/6/2024	In Progress	Waiting to meet for quote
Install new backboard	Medium	T Fry		2/6/2024	In Progress	T Fry gonna put up with sign

Attachment
A

DUCK HAVEN BOARD OF DIRECTORS' MEETING

MAY 2, 2024

6:00 PM – Beal Properties Office

1. **Call to Order** – President Trish Howard called the meeting to order at 6:07 p.m.
2. **Roll Call/Establish of Quorum** – Trish Howard, Brad Evans and Linda Berkline were in attendance.
3. **Review/Approval of Previous Meeting Minutes** – Motion was made and seconded that minutes of the previous meeting be approved as printed. Motion approved.
4. **Financial Report** was given by Lara Lewis

2024 1st Quarter Financial Report

• Income	\$20,370.43
• Expense	\$12,601.54
• Net Operating Income	\$ 7,768.89
• Total Ending Cash	\$55,526.38

5. **Management Report – Beal Properties**

- Delinquencies - \$ 6,443.74 (Largest portion by 2 homeowners)
- Violations –
- Property/Project Update
 - a. Basketball goal has been installed
 - b. Entrance landscaping is complete
 - c. Awaiting bids for resurfacing and painting the basketball court
 - d. Sinkholes on each side of the park bridge will be investigated
 - e. Discussion was held concerning the possibility of cutting additional trails in the back section of the park
 - f. Erosion on the backside of the pond will need to be corrected
 - g. Security cameras in the park are needed as soon as possible due to inappropriate activities taking place there. Lara mentioned a camera system recently installed in another subdivision appears to be a good solution. Further research and decision will be forthcoming

6. **Committee Report**

Architectural Control Committee – No report given

7. Unfinished Business – None

8. New Business – none

9. Meeting was adjourned.

10. Board of Directors reconvened in Executive Session

Homeowner requested a hearing with the Board to discuss their propane tank.

Pictures of the propane tank were viewed. Possible solution suggested.

Homeowner to discuss with her husband.

11. Executive Session Meeting was adjourned.

Cash Flow

Beal Properties

Properties: Duck Haven Home Owners Association - 3363 University Drive East Suite 215 Bryan, TX 77802

Date Range: 01/01/2023 to 12/31/2023 (Last Year)

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Waste Management Fee	31,189.54	21.24	31,189.54	21.24
Interest Income	280.92	0.19	280.92	0.19
Late Fees\NSF Rent	231.30	0.16	231.30	0.16
Homeowners Association Dues	50,241.93	34.22	50,241.93	34.22
Fines for violations	454.57	0.31	454.57	0.31
Transfer Fee	25.00	0.02	25.00	0.02
Certified Letter Charge	4.81	0.00	4.81	0.00
Certified Mail Charges Recovered	105.50	0.07	105.50	0.07
Miscellaneous Income	64,297.48	43.79	64,297.48	43.79
Total Operating Income	146,831.05	100.00	146,831.05	100.00
Expense				
General Maintenance	3,722.97	2.54	3,722.97	2.54
Insurance	4,670.20	3.18	4,670.20	3.18
Transfer to Reserves	15,000.00	10.22	15,000.00	10.22
Lawn/Property Maintenance	18,859.87	12.84	18,859.87	12.84
Special Projects	17,945.97	12.22	17,945.97	12.22
Management Fee	10,200.00	6.95	10,200.00	6.95
Office Expenses	279.44	0.19	279.44	0.19
Pest Control	86.60	0.06	86.60	0.06
Porter Service	100.00	0.07	100.00	0.07
Professional Fees	255.00	0.17	255.00	0.17
Pond Expense	1,783.96	1.21	1,783.96	1.21
Trash Pick-up	33,330.52	22.70	33,330.52	22.70
Utilities - electric	2,642.05	1.80	2,642.05	1.80
Utilities - Water	991.38	0.68	991.38	0.68
Total Operating Expense	109,867.96	74.83	109,867.96	74.83
NOI - Net Operating Income	36,963.09	25.17	36,963.09	25.17
Total Income	146,831.05	100.00	146,831.05	100.00
Total Expense	109,867.96	74.83	109,867.96	74.83
Net Income	36,963.09	25.17	36,963.09	25.17
Other Items				
Prepayments	-1,747.52		-1,747.52	
Net Other Items	-1,747.52		-1,747.52	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Cash Flow	<u>35,215.57</u>		<u>35,215.57</u>	
Beginning Cash	75,433.43		75,433.43	
Beginning Cash + Cash Flow	110,649.00		110,649.00	
Actual Ending Cash	46,351.52		46,351.52	

Cash Flow

Beal Properties

Properties: Duck Haven Home Owners Association - 3363 University Drive East Suite 215 Bryan, TX 77802

Date Range: 01/01/2024 to 03/31/2024

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Waste Management Fee	7,764.00	38.11	7,764.00	38.11
Interest Income	65.57	0.32	65.57	0.32
Late Fees\NSF Rent	30.61	0.15	30.61	0.15
Homeowners Association Dues	12,445.19	61.09	12,445.19	61.09
CREEK MEADOWS HOA INCOME				
CM/ECM Fines For Violations	50.00	0.25	50.00	0.25
Total CREEK MEADOWS HOA INCOME	50.00	0.25	50.00	0.25
Certified Mail Charges Recovered	15.06	0.07	15.06	0.07
Total Operating Income	20,370.43	100.00	20,370.43	100.00
Expense				
General Maintenance	282.47	1.39	282.47	1.39
Lawn/Property Maintenance	7,461.67	36.63	7,461.67	36.63
Special Projects	1,307.66	6.42	1,307.66	6.42
Management Fee	2,550.00	12.52	2,550.00	12.52
Trash Pick-up	200.00	0.98	200.00	0.98
Utilities	400.03	1.96	400.03	1.96
Utilities - electric	227.35	1.12	227.35	1.12
Utilities - Water	172.36	0.85	172.36	0.85
Total Operating Expense	12,601.54	61.86	12,601.54	61.86
NOI - Net Operating Income	7,768.89	38.14	7,768.89	38.14
Total Income	20,370.43	100.00	20,370.43	100.00
Total Expense	12,601.54	61.86	12,601.54	61.86
Net Income	7,768.89	38.14	7,768.89	38.14
Other Items				
Prepayments	1,405.97		1,405.97	
Net Other Items	1,405.97		1,405.97	
Cash Flow	9,174.86		9,174.86	
Beginning Cash	46,351.52		46,351.52	
Beginning Cash + Cash Flow	55,526.38		55,526.38	
Actual Ending Cash	55,526.38		55,526.38	

Expense Distribution

Properties: Duck Haven Home Owners Association - 3363 University Drive East Suite 215 Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2023 to 12/31/2023 (Last Year)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
6455 - General Maintenance												
7937	03/07/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ag Town Property Maintenance	2200	2,614.00	0.00	1574	04/17/2023	Fencing to community park & fencing to easement	
11738	05/05/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	380.00	0.00	1577	05/08/2023	Assembled and moved table and chairs + Labor/ Tools	
7693	07/06/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Aggicland Power Washing, LLC	2200	525.00	0.00	1587	07/07/2023	Power wash - Pavilion and Playground	
10002	10/04/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties Maintenance	2200	203.97	0.00	1604	10/06/2023		
							3,722.97	0.00				
6470 - Insurance												
2005854891	07/27/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Philadelphia Insurance Companies	2200	2,658.00	0.00	1591	07/27/2023	Umbrella - PHUB867863 / PHPK265043	
206189	10/27/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Higginbotham Insurance Agency	2200	2,012.20	0.00	Bank Draft	11/21/2023	Annual D&O Insurance Policy	
							4,670.20	0.00				
6471 - Transfer to Reserves												
Transfer to Reserves	05/22/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Duck Haven HOA	2200	4,986.82	0.00	Telephone / wire transfer	05/22/2023	Transferred funds from operating to reserves through ach	
Transfer to Reserves	05/22/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Duck Haven HOA	2200	10,013.18	0.00	Telephone / wire transfer	05/22/2023	Transferred operating funds to reserve account via ACH	
							15,000.00	0.00				

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
6475 - Lawn/Property Maintenance												
7852	01/01/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	On The Move Lawn Care	2200	1,401.84	0.00	1562	01/12/2023	Monthly Landscaping - January	
193798	01/06/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Aggieldand Green BCS	2200	295.79	0.00	ACH	01/06/2023	Fire Ant Control/ Round 1 Happier Bermuda	
193798	01/09/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Aggieldand Green BCS	2200	295.79	0.00	1560	01/12/2023	Lawn Service	
7896	02/06/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	On The Move Lawn Care	2200	1,401.84	0.00	1566	02/13/2023	Landscaping Maintenance	
7943	03/07/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	On The Move Lawn Care	2200	1,401.84	0.00	1568	03/09/2023	Landscaping Maintenance - March	
8026	04/06/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	On The Move Lawn Care	2200	1,401.84	0.00	1570	04/10/2023	Monthly Service Contract - August	
8126	05/05/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	On The Move Lawn Care	2200	1,401.84	0.00	1576	05/08/2023	Monthly Lawn Care	
8243	06/05/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	On The Move Lawn Care	2200	1,401.84	0.00	1584	06/12/2023	Monthly Service Contract - June	
211581	06/07/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Aggieldand Green BCS	2200	70.09	0.00	ACH	06/07/2023	Check was sent out & Credit was applied we only owed \$70.09	
8353	07/06/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	On The Move Lawn Care	2200	1,401.84	0.00	1589	07/07/2023	Monthly Service Contract - August	
Annual Maintenance Contract	09/01/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Aggieldand Green BCS	2200	182.94	0.00	Bank Draft	09/01/2023	Lawn Spraying	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8457	10/04/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	On The Move Lawn Care	2200	1,401.84	0.00	1602	10/05/2023	Monthly Service Contract - August
8534	10/04/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	On The Move Lawn Care	2200	1,401.84	0.00	1602	10/05/2023	Monthly Service Contract - September
8580	10/04/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	On The Move Lawn Care	2200	1,401.84	0.00	1602	10/05/2023	Monthly Service Contract - October
7992	11/22/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Aggjeland Green BCS	2200	182.94	0.00	Bank Draft	11/22/2023	Monthly Lawn Spraying
23.730	12/07/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Brazos Valley Stump Grinding and Tree	2200	1,489.25	0.00	1513	12/07/2023	Cut down oak tree
							16,535.20	0.00			
6531 - Special Projects											
WQ335607	01/23/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beison Outdoors	2200	11,364.37	0.00	1564	01/23/2023	New Picnic Tables for Park
5407	09/07/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Lopez Boyz	2200	4,446.60	0.00	1598	09/08/2023	Laid Granite & LG Bulk Rock
1187	10/24/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Elements, Inc.	2200	2,135.00	0.00	1615	12/14/2023	Park Signs
							17,945.97	0.00			
6540 - Management Fee											
	01/09/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	850.00	0.00	1561	01/12/2023	Management Fee for 01/2023
	02/01/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	850.00	0.00	1565	02/13/2023	Management Fee for 02/2023

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	03/02/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	850.00	0.00	1569	03/14/2023	Management Fee for 03/2023
	04/10/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	850.00	0.00	1572	04/11/2023	Management Fee for 04/2023
	05/09/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	850.00	0.00	1580	05/10/2023	Management Fee for 05/2023
	06/07/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	850.00	0.00	1582	06/12/2023	Management Fee for 06/2023
	07/05/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	850.00	0.00	1588	07/07/2023	Management Fee for 07/2023
	08/03/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	850.00	0.00	1593	08/07/2023	Management Fee for 08/2023
	09/07/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	850.00	0.00	1597	09/08/2023	Management Fee for 09/2023
	10/05/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	850.00	0.00	1601	10/05/2023	Management Fee for 10/2023
	11/06/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	850.00	0.00	1606	11/07/2023	Management Fee for 11/2023
	12/06/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	850.00	0.00	1612	12/07/2023	Management Fee for 12/2023
							10,200.00	0.00			
6655 - Office Expenses											
VP_2XMIGR5ZP	02/08/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX	Beal Properties	2200	23.37	0.00	1565	02/13/2023	Bank Stamp

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
Adobe Software Renewal	04/06/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Adobe	2200	256.07	0.00	drafted	04/06/2023	Adobe Software Renewal
6695 - Pest Control											
27231	06/05/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Joe Loudat DBA/	2200	86.60	0.00	1583	06/12/2023	Wasps
6701 - Porter Service											
129	08/31/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	100.00	0.00	1595	08/31/2023	Porter Service
6705 - Professional Fees											
223931	11/07/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Thompson, Derrig and Craig, P.C.	2200	255.00	0.00	1607	11/07/2023	Preparation of taxes for the year ended December 23
6708 - Pond Expense											
2708	04/13/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Trophy Fisheries	2200	200.19	0.00	1573	04/13/2023	Lake Management
2718	05/05/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Trophy Fisheries	2200	224.73	0.00	1578	05/08/2023	Monthly Lake Management - April
2805	06/07/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Trophy Fisheries	2200	220.36	0.00	1585	06/12/2023	Lake Management Contract
2856	08/07/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Trophy Fisheries	2200	185.18	0.00	1594	08/07/2023	Lake Management Fee - June
28384	08/07/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Trophy Fisheries	2200	168.94	0.00	1594	08/07/2023	Lake Management Fee - July

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2994	09/07/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Trophy Fisheries	2200	168.94	0.00	1599	09/08/2023	Lake Management - August
3057	10/04/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Trophy Fisheries	2200	201.95	0.00	1603	10/05/2023	September - Lake Management
3119	10/09/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Trophy Fisheries	2200	225.78	0.00	1608	11/07/2023	Monthly Pond Treatment
3177	12/07/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Trophy Fisheries	2200	187.89	0.00	1614	12/07/2023	Lake Management Fee
6776 - Trash Pick-up											
03-2437 9	03/07/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	B.A.G.S.	2200	7,890.97	0.00	1567	03/09/2023	Trash Service - April - June 2023
439433	04/10/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Texas Commercial Waste	2200	7.13	0.00	1571	04/10/2023	Container Rental
439263	04/10/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Texas Commercial Waste	2200	54.19	0.00	1571	04/10/2023	Delivery of container
0029	04/28/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	1575	04/28/2023	Park Trash Pick Up
441007	05/09/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Texas Commercial Waste	2200	10.70	0.00	1579	05/09/2023	30yd Container Rental
440302	05/09/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Texas Commercial Waste	2200	247.63	0.00	1579	05/09/2023	30yd Dump and Pull + Landfill Charge
439321	05/09/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Texas Commercial Waste	2200	246.99	0.00	1579	05/09/2023	30yd Dump And Return + Landfill Charge

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
03-2437 9	06/08/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	B.A.G.S.	2200	7,890.97	0.00	1581	06/09/2023	Trash Service July - September 23
112	06/30/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	1586	06/30/2023	Monthly Porter Service - June
104	06/30/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	1586	06/30/2023	Monthly Porter Service - May
127	07/28/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	1592	07/28/2023	Weekly Trash Pick Up
03-2437 9	09/07/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	B.A.G.S.	2200	7,890.97	0.00	1596	09/08/2023	August Cart Roll Off
147	09/29/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	100.00	0.00	1600	09/29/2023	Monthly Trash Pick Up
168	10/31/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	100.00	0.00	1605	10/31/2023	Bi-Weekly Park Trash Pick Up
178	11/30/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	100.00	0.00	1609	11/30/2023	Trash Service - November
03-2437-9	12/07/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	B.A.G.S.	2200	7,890.97	0.00	1611	12/07/2023	Rollout cart
192	12/19/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	100.00	0.00	1616	12/19/2023	Monthly Trash Pick Up
6820 - Utilities - electric							33,330.52	0.00			
					01/27/2023	Duck Haven	168.41	0.00	ACH	01/27/2023	18000 FM 2154

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2023	Home Owners Association		Drive East Suite 215 Bryan, TX 77802	Utilities						
	01/27/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	53.33	0.00	ACH	01/27/2023	5264 Drake Dr
2361031	02/24/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	56.67	0.00	ACH	02/24/2023	5264 Drake Dr
2177947	02/24/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	164.43	0.00	ACH	02/24/2023	1800 FM 2154
2361031	03/27/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	56.50	0.00	ACH	03/27/2023	5264 Drake Drive
2177947	03/27/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	164.53	0.00	ACH	03/27/2023	18000 FM 2154
2361031	04/26/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	56.34	0.00	ACH	04/27/2023	5264 Drake Drive
2177947	04/26/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	164.43	0.00	ACH	04/26/2023	18000 FM 2154
2177947	05/25/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	164.35	0.00	ACH	05/25/2023	18000 FM 2154
2361031	05/25/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	56.59	0.00	ACH	05/25/2023	5264 Drake DR
2361031	06/26/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	54.23	0.00	ACH	06/26/2023	5264 Drake Dr
2177947	06/26/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	164.14	0.00	ACH	06/26/2023	18000 FM 2154

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2177947	07/13/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	164.04	0.00	1590	07/13/2023	18000 FM 2154
2361031	07/13/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	56.30	0.00	1590	07/13/2023	5264 Drake Drive
2177947	08/24/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	164.04	0.00	ACH	08/24/2023	18000 FM 2154
2361031	08/24/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	54.90	0.00	ACH	08/24/2023	5264 Drake DR
	09/01/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	217.53	0.00	ACH	09/26/2023	Monthly Utility Bill
	10/02/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	220.16	0.00	ACH	10/24/2023	Monthly Utility Bill
2177947 & 2361031	11/01/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	220.44	0.00	ACH	11/27/2023	Monthly Utility Bill
2177947 & 2361031	12/01/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	220.69	0.00	ACH	12/28/2023	Monthly Utility Bill
							2,642.05	0.00			
6840 - Utilities - Water											
	01/27/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	34.55	0.00	ACH	01/27/2023	18000 FM 2154
S38302832275140001/30/2023	01/30/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	1.25	0.00	drafted	01/30/2023	Service charge for credit card use
103-3370-00	03/01/2023	Duck Haven		3363 University	Wellborn Special	2200	55.09	0.00	ACH	03/01/2023	18000 FM 2154

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
103-3370-00	2023	Home Owners Association		Drive East Suite 215 Bryan, TX 77802	Utility District	2200	84.58	0.00	ACH	03/31/2023	18000 FM 2154
103-3370-00	03/31/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	106.39	0.00	ACH	05/01/2023	18000 FM 2154
103-3370-00	05/01/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	94.59	0.00	ACH	05/31/2023	18000 FM 2154
103-3370-00	06/30/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	82.56	0.00	ACH	06/30/2023	18000 FM 2154
103-3370-00	07/05/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	95.66	0.00	Bank Draft	07/31/2023	18000 FM 2154
103-3370-00	08/03/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	80.62	0.00	Bank Draft	08/31/2023	18000 FM 2154
103-3370-00	09/05/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	90.84	0.00	ACH	09/29/2023	Monthly Utility Bill
103-3370-00	10/02/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	83.04	0.00	ACH	10/31/2023	18000 FM 2154
103-3370-00	11/02/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	96.20	0.00	Bank Draft	11/30/2023	Monthly Irrigation
103-3370-00	12/01/2023	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	86.01	0.00	ACH	12/29/2023	Monthly Water Bill
							991.38	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
Total							107,543.29	0.00			

Expense Distribution

Properties: Duck Haven Home Owners Association - 3363 University Drive East Suite 215 Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2024 to 03/31/2024

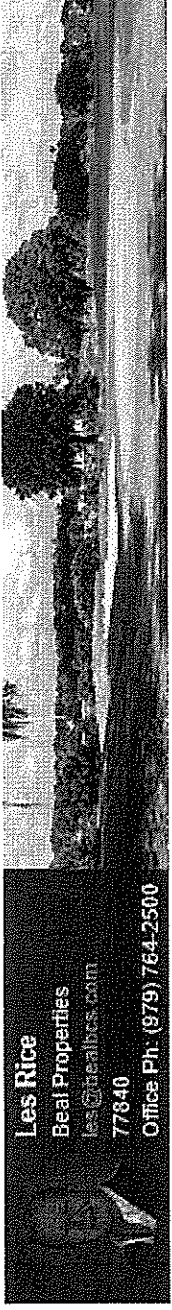
Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
6455 - General Maintenance												
15818	03/07/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	T. Fry Make Ready	2200	171.65	0.00	1624	03/07/2024	Install park sign	
15855	03/07/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	T. Fry Make Ready	2200	110.82	0.00	1624	03/07/2024	Removed old park sign and installed sign	
							282.47	0.00				
6475 - Lawn/Property Maintenance												
236812	01/10/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Aggield Green BCS	2200	295.79	0.00	Bank Draft	01/11/2024	Weed and Fire Ant Treatment	
236812	01/10/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Aggield Green BCS	2200	295.79	0.00	ACH	01/10/2024	Weed and Fire Ant Treatment	
8809	02/07/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	On The Move Lawn Care	2200	1,078.79	0.00	1621	02/07/2024	Christmas Lights - Reinstall	
8675	02/07/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	On The Move Lawn Care	2200	1,401.84	0.00	1621	02/07/2024	Monthly Service - November	
8741	02/07/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	On The Move Lawn Care	2200	1,401.84	0.00	1622	02/08/2024	Monthly Service - December	
8808	02/07/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	On The Move Lawn Care	2200	1,401.84	0.00	1622	02/08/2024	Monthly Service - February	
8780	02/07/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	On The Move Lawn Care	2200	1,401.84	0.00	1622	02/08/2024	Monthly Service - January	
242475	02/29/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Aggield Green BCS	2200	182.94	0.00	ACH	02/29/2024	Monthly Pest Control	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
6531 - Special Projects												
	02/01/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Kristal Sports LLC	2200	1,307.66	0.00	1618	02/01/2024	Basketball Backboard	
							7,461.67	0.00				
6540 - Management Fee												
	01/09/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	850.00	0.00	1620	02/06/2024	Management Fee for 01/2024	
	02/06/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	850.00	0.00	1619	02/06/2024	Management Fee for 02/2024	
	03/11/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	850.00	0.00	1625	03/11/2024	Management Fee for 03/2024	
							2,550.00	0.00				
6776 - Trash Pick-up												
193	01/31/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	100.00	0.00	1617	01/31/2024	Monthly Trash Pick Up	
212	02/29/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	100.00	0.00	1623	02/29/2024	Monthly Trash Pick Up	
213	03/31/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	100.00	0.00	1626	04/01/2024	Monthly Trash Pick Up	
							300.00	0.00				
6810 - Utilities												
217947 & 2361031	02/23/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	216.35	0.00	ACH, ACH, ACH	02/23/2024, 02/23/2024, 02/23/2024	Monthly Utility Bill	
	03/25/2024	Duck Haven		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas	2200	164.14	0.00	Bank Draft	03/25/2024	18000 FM 2154	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2024	Home Owners Association		Drive East Suite 215 Bryan, TX 77802	Utilities						
	03/25/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.54	0.00	Bank Draft	03/25/2024	5264 Drake
							400.03	0.00			
6820 - Utilities - electric											
2177947 & 2361031	01/02/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	227.35	0.00	ACH	01/24/2024	Monthly Utility Bill
6840 - Utilities - Water											
103-3370-00	01/02/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	63.61	0.00	ACH	01/31/2024	Monthly Utility
103-3370-00	02/29/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	56.32	0.00	ACH	02/29/2024	Monthly Utility Bill
103-3370-00	03/29/2024	Duck Haven Home Owners Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	52.43	0.00	Bank Draft	03/29/2024	18000 FM 2154
							172.36	0.00			
Total							12,701.54	0.00			



CMA 1 - Line

Listings as of 05/16/24 at 12:30 pm

Prepared By: Les Rice

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 05/16/2024 to 05/17/2023 Subdivision Code is 'Duck Haven'

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	DOM
23008180	5056 Drake Drive		4	2/1	2	Duck Haven	2005	1,965	\$259.03	\$509,000	\$510,000	\$259.54	09/28/2023	100.20	104
23008207	18152 Wigeon Trail Drive		4	3/-	2	Duck Haven	2016	2,647	\$232.30	\$614,900	\$615,000	\$232.34	08/17/2023	100.02	61
24005162	5103 Mandarin		4	2/-	2	Duck Haven	2014	2,263	\$273.93	\$619,900	\$622,000	\$274.86	05/03/2024	100.34	37
23000366	5171 Mandarin Way		4	3/-	3PLUS	Duck Haven	2014	3,149	\$254.02	\$799,900	\$757,500	\$240.55	06/30/2023	94.70	165
# LISTINGS:		4													
Medians:															
Minimums:															
Maximums:															
Averages:															

Quick Statistics (4 Listings Total)			
	Min	Max	Median
List Price	\$509,000	\$799,900	\$617,400
Sold Price	\$510,000	\$757,500	\$618,500
		Average	
		\$635,925	
		\$626,125	

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*** 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.