

SADDLE CREEK

903 S. Texas Ave
College Station TX 77845
979-764-2500

BOARD of DIRECTOR'S MEETING AGENDA

February 23, 2021 @ 6PM

- 1. Call to Order – President**
- 2. Roll Call/Establishment of Quorum (2/3)**
- 3. Review / Approve Previous Meeting Minutes**
- 4. Financial Report - Treasurer**
 - 2020 4th Quarter Financial Report
- 5. Management Reports – Beal Properties**
 - Dues/Delinquency Status
 - Violation Report
 - Property and Project Updates
 - o Pool Replaster
 - o Pool Filter Repairs
- 6. Team Reports**
 - Landscape Improvement Team
 - Architectural Control Team
 - Social Team
- 7. Unfinished Business**
- 8. New Business**
 - Pool Opening 2021
 - 2021 Budget Presentation
 - Discussion of New Projects
 - By-Laws Amendment
- 9. Adjourn**

Saddle Creek HOA Annual Meeting Minutes

December 3, 2020

-Meeting called to order.

-Roll Call – Anita Dunkin, Brenda Hiler, Rick Bennett present. Quorum established.

-Report of Board Activity for 2020:

1. Retained attorney for guidance in setting up the homeowner-controlled board correctly.
2. Purchased Director's and Officer's coverage. New insurance cost \$5,500.00 annually.
3. Created and updated new homeowner website.
4. Set up accounting on Quick Books online. This gives the Board the ability to email invoices for dues and collect payments online.
5. Delinquencies were at \$30,000 as of July 2019. All of that was collected by the end of 2019. 100% of 2020 dues were collected by April 20, 2020.
6. A survey was sent to the neighborhood to determine the areas of concern and Teams were organized accordingly.
7. A budget for 2020 was established.
8. Pool repairs were made.
9. The Board did extensive planning and preparation for opening the pool during the COVID-19 pandemic.
10. The Board worked with the County Commissioner and the County Attorney concerning July 4th Celebration, and had multiple conversations with the Commissioner regarding Stousland and IG&N roads.
11. First email blasts were sent and will be used for continued communication with the homeowners.

-Financial Report

1. By obtaining bids for all expenses, the Board was able to cut \$5,000 off of the 2020 budget in expenses.
2. HOA will spend approximately \$15,000 to replaster and make additional repairs to the pools prior to 2021 opening.
3. HOA incurred \$1,575 in additional legal expense with setting up the Board, and receiving advice and guidance on the waivers/releases for the pool.
4. Added expense of \$2,000 in 2020 for the pool attendants.
5. Current reserve account balance is \$7,500. Plan to add another \$7,500 in 2021.
6. Collected a total of \$2,000 in Title Transfer fees in 2020.
7. Current checking account balance is \$2,553.85.

-Team Reports

1. Architectural – Working on standardizing the HOA process for reviewing requests for improvements/animals.

2. Outreach – Communications with County Commissioner regarding road updates. Dennis Hethcoat attended Emergency Services Meeting and met officials and received new tax information. Updates of communications With new homeowners
3. Improvement – Improvements discussed for the nature trails.
4. Events – Report on 4th of July
5. Pool – None

-New Business

1. Election results. Donnie Pockus voted in as new Director, to replace Rick Bennett. Officers for 2021;

Anita Dunkin – President

Donnie Pockus – Vice President

Brenda Hiler – Secretary/Treasurer

2. Road Improvement on IG&N. Board will continue to post updates and to work with Commissioner Aldrich.

-Meeting adjourned.



PROSPERITY BANK®

Visit us online at ProsperityBankUSA.com

Statement Date

12/31/2020

31528 1 AV 0.389

Account No

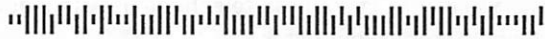
****3227

SADDLE CREEK HOA, INC

17506 SADDLE CREEK DR

COLLEGE STATION TX 77845-5519

Page 1 of 4



STATEMENT SUMMARY

TX Business Savings Account No ****3227

10/01/2020	Beginning Balance		\$7,505.98
	1 Deposits/Other Credits	+	\$2.83
	0 Checks/Other Debits	-	\$0.00
12/31/2020	Ending Balance	92 Days in Statement Period	\$7,508.81

DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/31/2020	Accr Earning Pymt Added to Account	\$2.83

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
10-01	\$7,505.98	12-31	\$7,508.81

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$2.83	Annual Percentage Yield Earned	0.15 %
Interest Paid YTD	\$8.81	Days in Earnings Period	92

0000

102491 : 03152801



IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR STATEMENT

If you believe there is an error on your statement, or if you need additional information about a transaction listed on your statement, or if you believe a substitute check does not accurately reflect a transaction, send a written letter on a separate sheet to P.O. Drawer G, El Campo, Texas 77437 as soon as possible. We must hear from you no later than 60 days (40 days for Check 21 expedited recrediting rights) after we sent you the first statement on which the error or problem appeared. Otherwise, the account will be considered correct. You can telephone us with inquires at your local banking center or at 800-531-1401, but doing so will not preserve your rights.

In your letter, give us the following information:

- 1) Your name and account number.
- 2) The dollar amount of the suspected error.
- 3) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- 4) For a substitute check explain why an original or better copy is necessary and provide sufficient information to identify the substitute check.

The Check 21 Act procedures and expedited recrediting rights are only available to consumer customers. Check 21 will result in a reduction in the time between the cashing and clearing of a check. Please ensure that you have available funds on deposit before writing checks to avoid the risk of being overdrawn.

In case of errors or questions about your electronic transfers, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error so that you have use of the money during the time it takes us to complete the investigation.

TO REPORT LOST OR STOLEN PROSPERITY BANK DEBIT CARD, CALL YOUR LOCAL BANKING CENTER. AFTER HOURS, CALL 800-684-2132.

THIS IS PROVIDED TO HELP YOU BALANCE YOUR STATEMENT

YOUR BALANCE
SHOWN ON THIS STATEMENT \$ _____

ADD + (IF ANY)
DEPOSITS NOT SHOWN
ON THIS STATEMENT \$ _____

TOTAL \$ _____

SUBTRACT - (IF ANY)
CHECKS OUTSTANDING \$ _____

BALANCE \$ _____

SHOULD AGREE WITH YOUR CHECK BOOK BALANCE

CHECKS OUTSTANDING		
NO.	AMOUNT	
MISC. CHARGES		
TOTAL		

0000

Saddle Creek HOA, INC.

Statement of Cash Flows

January - December 2020

	JAN - MAR, 2020	APR - JUN, 2020	JUL - SEP, 2020	OCT - DEC, 2020	TOTAL
OPERATING ACTIVITIES					
Net Income	4,332.15	-10,909.96	-19,959.19	71,695.72	\$45,158.72
Adjustments to reconcile Net Income to Net Cash provided by operations:					\$0.00
Accounts Receivable	29,675.00	2,400.00		-44,527.50	\$ - 12,452.50
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	29,675.00	2,400.00		-44,527.50	\$ - 12,452.50
Net cash provided by operating activities	\$34,007.15	\$ -8,509.96	\$ -19,959.19	\$27,168.22	\$32,706.22
NET CASH INCREASE FOR PERIOD	\$34,007.15	\$ -8,509.96	\$ -19,959.19	\$27,168.22	\$32,706.22

Saddle Creek HOA, INC.

Transaction List by Vendor

January - December 2020

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Adan Deeb						
08/20/2020	Check	1125	Yes	Gatekeeper during Covid	Prosperity	-136.00
Amazon						
02/12/2020	Expense		Yes	Stamp return address/deposit stamp	Prosperity	-25.60
06/11/2020	Expense		Yes		Prosperity	-85.41
06/23/2020	Expense		Yes	ice scoop for ice maching	Prosperity	-25.61
06/29/2020	Expense		Yes	basketball nets	Prosperity	-13.87
10/08/2020	Expense		Yes	SEC Texas A&M	Prosperity	-31.97
Anita Dunkin						
03/27/2020	Check	1063	Yes	reimbursement	Prosperity	-71.10
05/29/2020	Check	1085	Yes		Prosperity	-51.90
07/01/2020	Check	1092	Yes	Sanitizer etc Covid pool	Prosperity	-24.97
Art Signworks, Inc.						
06/05/2020	Expense		Yes	yard of the month	Prosperity	-237.00
07/13/2020	Expense		Yes	Outreach YOM	Prosperity	-237.00
Bass Plumbing						
11/02/2020	Check	1135	Yes		Prosperity	-302.71
Brenda Hiller						
04/06/2020	Check	1072	Yes	quickbooks registration reimbursement	Prosperity	-247.39
BTU						
01/28/2020	Check	1048	Yes		Prosperity	-815.13
03/04/2020	Expense		Yes		Prosperity	-720.44
04/01/2020	Expense		Yes		Prosperity	-229.56
04/01/2020	Expense		Yes		Prosperity	-473.22
05/05/2020	Expense		Yes		Prosperity	-714.35
05/27/2020	Expense		Yes		Prosperity	-693.54
06/30/2020	Expense		Yes		Prosperity	-644.09
07/31/2020	Expense		Yes		Prosperity	-803.38
09/02/2020	Expense		Yes		Prosperity	-875.40
09/30/2020	Expense		Yes		Prosperity	-885.48
10/29/2020	Expense		Yes		Prosperity	-232.22
10/29/2020	Expense		Yes		Prosperity	-606.74
12/03/2020	Expense		Yes		Prosperity	-232.59
12/03/2020	Expense		Yes		Prosperity	-466.25
BVR Waste & Recycling						
02/18/2020	Expense		Yes		Prosperity	-70.00
03/09/2020	Expense		Yes		Prosperity	-70.00
04/06/2020	Expense		Yes		Prosperity	-70.00
05/05/2020	Expense		Yes		Prosperity	-70.00
06/08/2020	Expense		Yes		Prosperity	-70.00
07/06/2020	Expense		Yes		Prosperity	-70.00
08/10/2020	Expense		Yes		Prosperity	-70.00

Saddle Creek HOA, INC.

Transaction List by Vendor

January - December 2020

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
09/03/2020	Expense		Yes		Prosperity	-70.00
10/05/2020	Expense		Yes		Prosperity	-29.01
12/08/2020	Expense		Yes		Prosperity	-99.00
Christine Roe, BC Tax Collector						
01/23/2020	Check	1045	Yes		Prosperity	-7.08
Clear Water Pool						
01/06/2020	Check	1041	Yes		Prosperity	-519.60
02/08/2020	Expense	1052	Yes		Prosperity	-991.57
03/12/2020	Check	1055	Yes		Prosperity	-519.68
03/12/2020	Check	1056	Yes	Auto-fill repair	Prosperity	-644.63
03/12/2020	Expense	1059	Yes	1/2 payment of replaster of small pool	Prosperity	-
						2,543.88
03/31/2020	Check	1060	Yes	1/2 of small pool replaster	Prosperity	-
						2,949.81
03/31/2020	Check	1061	Yes	repairs for filtering systems for both pools	Prosperity	-
						5,225.23
04/07/2020	Check	1069	Yes	daily pool cleaning after replaster	Prosperity	-
						1,287.09
05/20/2020	Check	1080	Yes		Prosperity	-737.99
06/10/2020	Check	1084	Yes	lights & timer repair	Prosperity	-761.00
06/10/2020	Check	1087	Yes		Prosperity	-533.67
07/07/2020	Check	1091	Yes		Prosperity	-359.93
07/07/2020	Check	1093	Yes	replace filter front pool	Prosperity	-
						2,076.78
07/17/2020	Check	1096	Yes	June	Prosperity	-519.60
08/12/2020	Check	1118	Yes	plus shock treatment	Prosperity	-985.62
09/15/2020	Check	1127	Yes		Prosperity	-519.60
10/19/2020	Check	1132	Yes		Prosperity	-974.25
10/19/2020	Check	1131	Yes	lights & gaskets	Prosperity	-681.70
11/16/2020	Check	1137	Yes		Prosperity	-525.01
11/16/2020	Check	1136	Yes		Prosperity	-544.61
12/08/2020	Check	1139	Yes		Prosperity	-519.60
Copy Corner						
03/31/2020	Expense		Yes	newsletter	Prosperity	-44.82
Dave Schulien						
10/22/2020	Check	1130	Yes		Prosperity	-100.00
Dollar General						
04/27/2020	Expense		Yes		Prosperity	-39.24
06/24/2020	Expense		Yes		Prosperity	-45.14
Ed Young						
05/12/2020	Check	1081	Yes	reimbursement for brackets to hang throw ring and poles	Prosperity	-147.31
07/21/2020	Check	1103	Yes	fence panels for pool pavilion area	Prosperity	-217.73

Saddle Creek HOA, INC.

Transaction List by Vendor

January - December 2020

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Fast Signs						
06/26/2020	Expense		Yes	signs Covid 19	Prosperity	-204.79
10/20/2020	Expense		Yes	halloween signs	Prosperity	-91.65
11/24/2020	Expense		Yes		Prosperity	-95.28
Fred Bayliss						
02/08/2020	Expense	1050	Yes	payment for preparation of liens filed	Prosperity	-500.00
Green Guys Landscaping						
01/06/2020	Check	1042	Yes		Prosperity	-530.43
02/19/2020	Check	1053	Yes		Prosperity	-243.56
04/07/2020	Check	1067	Yes		Prosperity	-541.25
05/11/2020	Check	1079	Yes		Prosperity	-541.25
06/10/2020	Check	1086	Yes		Prosperity	-703.63
07/15/2020	Check	1095	Yes		Prosperity	-703.63
09/08/2020	Check	1126	Yes		Prosperity	-811.88
10/13/2020	Check	1133	Yes		Prosperity	-460.06
11/16/2020	Check	1138	Yes		Prosperity	-541.25
12/18/2020	Check	1140	Yes		Prosperity	-270.63
GreenRite						
04/03/2020	Expense	1065	Yes		Prosperity	-243.56
Hanna Wixon						
07/07/2020	Check	1098	Yes	Gatekeeper Covid pool	Prosperity	-89.25
07/14/2020	Check	1100	Yes	Gatekeeper Covid pool	Prosperity	-106.25
07/22/2020	Check	1107	Yes	Gatekeeper Covid pool	Prosperity	-46.75
07/29/2020	Check	1109	Yes	Gatekeeper Covid pool	Prosperity	-85.00
08/04/2020	Check	1117	Yes	Gatekeeper Covid pool	Prosperity	-68.00
08/07/2020	Check	1115	Yes	Gatekeeper Covid pool	Prosperity	-106.25
08/07/2020	Check	1102	Yes	Gatekeeper Covid pool	Prosperity	-61.63
08/11/2020	Check	1119	Yes	Gatekeeper Covid pool	Prosperity	-110.50
Hobby Lobby						
06/29/2020	Expense		Yes	patriotic swags	Prosperity	-25.94
12/11/2020	Expense		Yes		Prosperity	-27.01
Hoelscher Lipsey Elmore Poole & Turbill						
04/07/2020	Check	1064	Yes	initial attorney meeting/templates for violation letters	Prosperity	-
						1,000.00
04/30/2020	Check	1078	Yes		Prosperity	-150.00
08/05/2020	Check	1112	Yes	waiver and release for pool	Prosperity	-425.00
Home Depot						
11/23/2020	Expense		Yes	signs for annual meeting	Prosperity	-20.49
Hotchkiss Insurance						
04/17/2020	Check	1073	Yes		Prosperity	-

Saddle Creek HOA, INC.

Transaction List by Vendor

January - December 2020

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
						2,086.00
HP.com						
02/27/2020	Expense		Yes	print cartridges	Prosperity	-76.93
06/24/2020	Expense		Yes		Prosperity	-76.93
Jake's Fireworks						
07/21/2020	Check	1088	Yes	fireworks	Prosperity	2,073.92
Jansen Shulse						
07/07/2020	Check	1097	Yes	gatekeeper Covid pool	Prosperity	-144.50
07/21/2020	Check	1105	Yes	Gatekeeper Covid pool	Prosperity	-61.63
08/07/2020	Check	1099	Yes	Gatekeeper Covid pool	Prosperity	-114.75
08/07/2020	Check	1106	Yes	Gatekeeper Covid pool	Prosperity	-99.88
08/07/2020	Check	1110	Yes	Gatekeeper Covid pool	Prosperity	-38.25
Jonathan Reed						
10/20/2020	Check	1129	Yes	rocket holders	Prosperity	-750.00
Joseph Choka						
03/27/2020	Check	1066	Yes	cleaning of beds around pool	Prosperity	-135.00
04/13/2020	Check	1074	Yes	cleaning pool landscape area	Prosperity	-112.50
04/17/2020	Check	1075	Yes	cleaning remainder pool area	Prosperity	-120.00
04/28/2020	Check	1076	Yes		Prosperity	-90.00
05/12/2020	Check	1082	Yes	cleaning beds at pavilion	Prosperity	-120.00
06/23/2020	Check	1089	Yes		Prosperity	-97.50
07/01/2020	Check	1094	Yes		Prosperity	-105.00
08/14/2020	Check	1123	Yes		Prosperity	-90.00
09/08/2020	Check	1128	Yes	weed front beds pavilion	Prosperity	-82.50
10/15/2020	Check	1134	Yes		Prosperity	-82.50
Lowe's						
04/16/2020	Expense		Yes		Prosperity	-19.27
04/17/2020	Expense		Yes	concrete for lending library	Prosperity	-3.95
06/26/2020	Expense		Yes		Prosperity	-156.33
07/01/2020	Expense		Yes		Prosperity	-26.37
Malek Service Company						
07/03/2020	Check	1090	Yes	service call determine repairs	Prosperity	-135.31
08/10/2020	Check	1111	Yes	replace motor pump refrigerant	Prosperity	-
						2,319.65
Mark Hiller						
11/23/2020	Check	1114	Yes	hard drive-for video camera	Prosperity	-92.86
ML Schehin						
01/07/2020	Check	1043	Yes	supplies, etc.	Prosperity	-555.00
02/08/2020	Expense	1051	Yes		Prosperity	-400.00

Saddle Creek HOA, INC.

Transaction List by Vendor

January - December 2020

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
03/11/2020	Check	1054	Yes	reimburse for visa bill	Prosperity	-75.78
03/11/2020	Check	1058	Yes	other miscellaneous jobs	Prosperity	-486.86
04/30/2020	Check	1077	Yes		Prosperity	-678.00
06/04/2020	Check	1083	Yes		Prosperity	-130.00
Oriental Trading Company						
06/29/2020	Expense		Yes	glow necklace bracelets etc	Prosperity	-181.40
Pamela Thompson						
01/21/2020	Check	1049	Yes	transfer fees/property transactions	Prosperity	-350.00
Philadelphia Insurance						
08/17/2020	Check	1122	Yes		Prosperity	- 3,419.00 425.50
Prosperity Bank						
01/20/2020	Check	debit	Yes		Prosperity	-12.00
11/30/2020	Expense		Yes		Prosperity	-10.00
12/31/2020	Expense		Yes		Prosperity	-10.00
QuickBooks Payments						
12/16/2020	Expense		Yes	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	Prosperity	-183.40
12/17/2020	Expense		Yes	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	Prosperity	-45.85
12/18/2020	Expense		Yes	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	Prosperity	-9.17
12/20/2020	Expense		Yes	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	Prosperity	-18.34 -183.40
12/21/2020	Expense		Yes	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	Prosperity	-9.17
12/23/2020	Expense		Yes	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	Prosperity	-18.34
12/28/2020	Expense		Yes	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	Prosperity	-27.51
12/29/2020	Expense		Yes	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	Prosperity	-18.34
12/30/2020	Expense		Yes	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	Prosperity	-9.17
12/31/2020	Expense		Yes	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	Prosperity	-9.17
Saddle Creek HOA						
03/03/2020	Deposit		Yes	membership dues	Prosperity	913.90
03/24/2020	Deposit		Yes	membership dues	Prosperity	1,970.85
03/31/2020	Check	1070	Yes		Prosperity	- 7,500.00
04/21/2020	Deposit		Yes		Prosperity	2,682.14
05/20/2020	Deposit		Yes	transfer fees from title companies	Prosperity	250.00
06/01/2020	Deposit		Yes		Prosperity	797.50

Saddle Creek HOA, INC.

Transaction List by Vendor

January - December 2020

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
06/23/2020	Deposit		Yes		Prosperity	1,700.00
07/08/2020	Deposit		Yes	title company transactions	Prosperity	200.00
07/30/2020	Deposit		Yes	title company transactions	Prosperity	50.00
08/18/2020	Deposit		Yes	title company transactions	Prosperity	200.00
09/10/2020	Deposit		Yes	title company transactions	Prosperity	200.00
Septic System Design						
08/11/2020	Check	1113	Yes		Prosperity	-290.00
Target						
04/01/2020	Expense		Yes	Envelopes & labels	Prosperity	-9.62
04/01/2020	Expense		Yes		Prosperity	-16.42
08/03/2020	Expense		Yes		Prosperity	-11.01
Texas Commercial Waste						
04/10/2020	Check	1071	Yes	Neighborhood trash collection event	Prosperity	- 1,200.00
USPS						
01/22/2020	Expense	1044	Yes		Prosperity	-110.00
02/19/2020	Expense		Yes		Prosperity	-139.00
04/02/2020	Expense		Yes	CMRRR - resend dues letters and roll stamps	Prosperity	-171.95
08/26/2020	Expense		Yes	Certified letters	Prosperity	-13.90
11/10/2020	Expense		Yes		Prosperity	-55.00
Visa						
02/05/2020	Check	1046	Yes	filter	Prosperity	-87.05
Ward Deeb						
07/14/2020	Check	1101	Yes	Gatekeeper Covid pool	Prosperity	-106.25
07/21/2020	Check	1104	Yes	Gatekeeper Covid pool	Prosperity	-108.37
07/29/2020	Check	1108	Yes	Gatekeeper Covid pool	Prosperity	-93.50
08/04/2020	Check	1116	Yes	Gatekeeper Covid pool	Prosperity	-89.25
08/11/2020	Check	1120	Yes	Gatekeeper Covid pool	Prosperity	-123.25
08/20/2020	Check	1124	Yes	Gatekeeper during Covid	Prosperity	-136.00
WSUD						
01/24/2020	Check	1047	Yes		Prosperity	-62.25
02/26/2020	Expense		Yes		Prosperity	-56.28
03/02/2020	Expense		Yes		Prosperity	-1.25
03/31/2020	Expense		Yes		Prosperity	-1.25
04/01/2020	Expense		Yes		Prosperity	-76.86
05/04/2020	Expense		Yes		Prosperity	-1.25
05/05/2020	Expense		Yes		Prosperity	-118.98
06/01/2020	Expense		Yes		Prosperity	-130.52
06/01/2020	Expense		Yes		Prosperity	-1.25
06/30/2020	Expense		Yes		Prosperity	-151.82
06/30/2020	Expense		Yes		Prosperity	-1.25
08/03/2020	Expense		Yes		Prosperity	-167.45

Saddle Creek HOA, INC.

Transaction List by Vendor

January - December 2020

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
08/03/2020	Expense		Yes		Prosperity	-1.25
09/01/2020	Expense		Yes		Prosperity	-1.25
09/02/2020	Expense		Yes		Prosperity	-291.28
10/01/2020	Expense		Yes		Prosperity	-347.68
10/01/2020	Expense		Yes		Prosperity	-1.25
11/10/2020	Expense		Yes		Prosperity	-203.56
12/01/2020	Expense		Yes		Prosperity	-1.25
12/02/2020	Expense		Yes		Prosperity	-127.19

001 00

001 00

001 00

Saddle Creek HOA, INC.

Profit and Loss

January - December 2020

	TOTAL
Income	
Direct Public Support	48,378.84
Program Income	
Membership Dues	31,650.00
Program Service Fees	797.50
Total Program Income	32,447.50
Services	24,000.00
Uncategorized Income {51}	300.00
Total Income	\$105,126.34
GROSS PROFIT	\$105,126.34
Expenses	
Advertising/Promotional	474.00
Bank Service	208.75
Banking-transfer to savings	7,500.00
Baseball Field	243.56
Business Expenses	
Business Registration Fees	247.39
Total Business Expenses	247.39
Christmas Decorations	27.01
Contract Services	
Legal Fees	2,075.00
Outside Contract Services	717.50
Total Contract Services	2,792.50
Cost of Labor	1,925.26
Ice Maker Repairs	2,642.01
July 4th	3,031.26
Landscape	678.00
Mowing	5,352.57
Operations	
Postage, Mailing Service	541.49
Printing and Copying	295.51
Supplies	76.93
Total Operations	913.93
Other Types of Expenses	
Insurance - Liability, D and O	5,505.00
Total Other Types of Expenses	5,505.00
Pavilion Cleaning	2,020.00
Pavilion Flags	117.38
Pavilion Repairs	1,068.07
Pavilion Supplies	779.24

Saddle Creek HOA, INC.

Profit and Loss

January - December 2020

	TOTAL
Pool Cleaning	8,652.88
Pool Repairs	15,086.27
Property Tax	7.08
QuickBooks Payments Fees	348.46
Repair & Maintenance	675.21
Stop Payment Fee	12.00
Trash Collection	1,888.01
Uncategorized Expense	95.28
Utilities--Electricity	8,392.39
Utilities--Water	1,736.41
Total Expenses	\$72,419.92
NET OPERATING INCOME	\$32,706.42
Other Expenses	
Reconciliation Discrepancies	0.20
Total Other Expenses	\$0.20
NET OTHER INCOME	\$ -0.20
NET INCOME	\$32,706.22

Saddle Creek HOA, INC.

Balance Sheet Summary

As of December 31, 2020

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	35,444.37
Other Current Assets	32,082.50
Total Current Assets	\$67,526.87
TOTAL ASSETS	\$67,526.87
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	67,526.87
TOTAL LIABILITIES AND EQUITY	\$67,526.87



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

February 23, 2021

Saddle Creek Management Report

Delinquency Report: As of today, there are 9 properties past due for a total of \$2,700.00 owed to the HOA. This does not include late fees or interest. Due to the Management change, we have allowed owners an extra 30 days to make payments free of charges. On March 1st, we will apply late fees and/or interest, in accordance with the Saddle Creek CCR's. We are continuing to work on collecting that balance. Owner's who wish to check the status of their account can log in to their Owner's Portal to see if there is a balance, or email to request a statement.

Violation Report: None to report at this time. Our initial property drive will take place before March 5th.

Team Reports:

Events team

The Events Team is looking forward to planning more fun community events this year. It goes without saying that we will continue the tradition of our annual Fourth of July parade and fireworks celebration, and we are planning to rent dumpsters for a Spring Clean-up event for neighbors who are looking to discard large items. The date will be announced soon. Other events that we are discussing include a spring (and possibly fall) vendor market, food trucks, kite flying contest, street dance, Geocaching, Flag day celebration, nature park clean-up day, fitness challenges, as well as other ideas. Let us know if you would like to help out, or if you have any other suggestions.

Architect Control team

Last year, the ACT received 36 submissions for exterior changes. This year is also starting out busy with 7 submissions already received.

The ACT is now receiving submissions through the Beal portal so all diagrams and documents can be uploaded into the portal. It would be very helpful if all Homeowner's remember to also upload the cover document that answers the basic overview questions and provides the HO contact information in case additional information is needed. About 50% of the submissions we receive require additional information in order to approve. In order to protect the property values and aesthetics of the neighborhood, the CCR's require that all exterior improvements need ACT approval. Note that this includes sheds or outbuildings that are not

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



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

built on foundations. Please be sure you have allowed enough time for the ACT to vote.

Improvements Team

The action plan for this year includes:

- Beginning the process of upgrading the landscaping in the common areas. The first priority will be the entrance monument. A master plan for future years has been created to also provide new landscaping at the pavilion and pool area, and improve drainage in those areas.
- Upgrading and repairing the pavilion. Several areas have suffered water damage and will need repairs. Additionally, wifi and security improvements are in the works.
- The Yard of the Month (spring/summer) and Holiday Decoration (fall/winter) contests will continue.
- Two bluebird houses will be installed on HOA property. If feasible, one may have an internal video camera with remote viewing available.
- A trailhead kiosk will be installed at the nature trail with signage and interpretation. The team is working with trail neighbors to develop rules for the area and future plans for managing the property. All neighbors interested in the nature trail are encouraged to get involved.

Project Reports:

Clear Water is out this week to do the work they need to do on the filters and pumps. The pool re-plaster is scheduled to begin next week, weather permitting.

Winter Weather Update: As of today, everything seems to have made it through the winter storm with no damage.

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

Approved Budget 2021

Income

Dues Income	\$	77,100.00
Transfer From Reserve	\$	5,000.00
Broadband Lease	\$	1,750.00
Title Transfer Fees	\$	1,000.00
Total Income	\$	84,850.00

Expenses

Reserve Deposit	\$	7,500.00
------------------------	-----------	-----------------

Utility and Service Expense

Electric Utility	\$	8,400.00
Water Utility	\$	1,800.00
Trash	\$	700.00
Septic Service	\$	300.00
Total Utility and Service	\$	11,200.00

Professional Fees Expense

Beal Property Management	\$	6,000.00
Insurance	\$	5,500.00
Accounting Fees	\$	500.00
Legal Fees	\$	2,500.00
Webmaster	\$	1,500.00
Total Professional Fees	\$	16,000.00

Pool and Pavilion Expense

Pool Repair	\$	11,000.00	Replaster 2021
Pool Pump Repair	\$	2,000.00	
Pool Cleaning	\$	8,200.00	
Pavilion Janitorial	\$	1,800.00	
Pavilion Security	\$	3,000.00	
Pavilion Repairs	\$	3,250.00	
Total Pool and Pavilion	\$	29,250.00	

Landscape Expense

Mowing	\$	5,400.00
Spraying/Weed Control	\$	800.00
Landscape Repair and Maintenance	\$	4,000.00
Landscape Improvement	\$	1,400.00
Irrigation Repair	\$	1,000.00
Total Landscape	\$	12,600.00

Miscellaneous Expense

Ice Maker	\$	3,000.00
Office Supplies	\$	100.00
July 4th Community Event	\$	4,000.00
Spring Clean Up	\$	1,200.00
Total Miscellaneous	\$	8,300.00

Total Expenses	\$	84,850.00	\$
-----------------------	-----------	------------------	-----------

Total Income	\$	84,850.00
Total Expense	\$	84,850.00
Net Profit/Loss	\$	-