

SADDLE CREEK

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

BOARD of DIRECTOR'S MEETING AGENDA **October 26, 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**
 - 2021 3rd Quarter Financial Report
 - 2022 Proposed Budget Presentation to The Board
- 5. Management Report – Beal Properties**
- 6. Team Reports**
 - Improvement Team
 - Architectural Control Team
 - Events Team
 - Pool/Pavilion Team
 - Outreach Team
- 7. Unfinished Business**
 - By-Laws Amendment Update
- 8. New Business**
- 9. Adjourn**

*Under Chapter 209 of the Texas Property Code, all meetings of a Subdivision Association's Board of Directors must be open to Lot Owners, subject to the right of the Board of Directors to adjourn the Board Meeting and reconvene in closed Executive Session to consider actions requiring confidential matters, contract negotiations, litigation, delinquencies, enforcement, etc.

Please note that the Board Meetings are meetings of the Board of Directors, not the members of the Homeowner's Association. While Homeowners are generally allowed to attend Board Meetings (Except while in Executive Session), they are not entitled to participate in the Board Meeting and will only be allowed to do so if recognized by the presiding officer during the course of the meeting.

This does not apply to those who are appealing a violation under Chapter 209 of Texas Property Code. Those who request a hearing under Chapter 209 within the time frame allowed, will be automatically granted time during the meeting.

SADDLE CREEK

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

BOARD of DIRECTOR'S MEETING AGENDA

July 29, 2021 @ 6PM

1. Call to Order – President

2. Roll Call/Establishment of Quorum (2/3) quorum was determined with all Board of Directors present

3. Review / Approve Previous Meeting Minutes minutes from April 29, 2021, were approved as noted

4. Financial Report - Treasurer

- 2021 2nd Quarter Financial Report when receiving books Feb. 2020, from MLS Development, the budget was determined from the amount of money presently in the account which included all collected dues. The 2021 budget was determined from the list of homeowners and numbers of lots (258) as provided in plats and homeowner list. When all 2021 dues were collected, Beal compared amount of money actually collected to the budget based on 258 lots. When comparing homeowners list with the Brazos Valley CAD and we actually have 228 lots. The plat and lists skip numbers and we were not aware of this situation when receiving documents in 2020. Because of the \$15,000 in savings from 2020 and 2021, we will be able to meet our financial requirements. Next year the budget will be based on the actual 228 lots. We budgeted \$2500 for attorney fees and have presently spent \$1575 for bylaw reviews, violation research and letters to homeowners. These fees are passed on and should be recovered from homeowners. We are on target with pool fees and Events team did great job in spending a total of \$2510.87 for fireworks, donation for fire department and clean up crew. Maintenance fees for landscaping and pavilion is on target.

5. Management Reports – Beal Properties

- Dues/Delinquency Status currently \$1615.55 outstanding – 100% is legal fees owed to the subdivision along with CC mail charges – will be recouped at some point

- Violation Report 24 active violations – 8 RV and trailers not screened – 1 pool equipment not screened, remainder is bb goals and lawn care – dead trees will be addressed on next drive through – there will be an allowance of 60 days for removal of large trees from notice being received

- Property and Project Updates replace water heater and ice machine was plumbed incorrectly and has been corrected

- Legislative Update bills passed that effect HOA and will review after September and information will be sent in newsletter

6. Team Reports

- Improvement Team approval last meeting for cameras and the contract has been delivered for installation in the near future. YOM committee continues to search for that special yard and upcoming holiday season events will be posted in next newsletter.

- Architectural Control Team all submissions have been reviewed and approved. Homeowners are contacting ACT and Beal when something is going on that could be construed as a violation. Emphasis is continued on mowing by streets when weather allows.
- Events Team Back to school event – kudos for July 4th celebration -
- Pool/Pavilion Team athletic field was treated army worms and weeds. Thanks to Ashwin Balasubramanian for heading up group to purchase 4 new chairs for the pool. The pool area and bathroom are now cleaned twice a week.
- Outreach Team road and bridge contacted HOA for resurfacing of roads. Exact date is unknown because of rains. Encourage everyone to sign up for website.

7. Unfinished Business

- By-Laws Amendment Update Bylaws team headed by Chris Perkins report merging versions to have final draft to present to BOD by mid September.

8. New Business

- New emergency pool phone State law requires emergency phone at the pool. The phone is in the process of being acquired and installed.

- 9. Adjourn** Donnie motioned to adjourn and seconded by Brenda. Anita declared meeting adjourned.
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Cash Flow

Beal Properties

Properties: Saddle Creek Homeowner's Association - 903 S. Texas Ave. College Station, TX 77840

Date Range: 07/01/2021 to 09/30/2021 (Last Quarter)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Balance Forward	0.00	0.00	46,097.84	62.34
Transfer Fee	200.00	1.39	200.00	0.27
Certified Letter Charge	6.96	0.05	6.96	0.01
SC HOA INCOME				
SC Homeowner Dues	0.00	0.00	11,400.00	15.42
SC Title Transfer Fees	150.00	1.04	600.00	0.81
SC Other Income	14,000.00	97.51	15,610.00	21.11
SC Interest Income	0.00	0.00	27.00	0.04
Total SC HOA INCOME	14,150.00	98.56	27,637.00	37.38
Total Operating Income	14,356.96	100.00	73,941.80	100.00
Expense				
SC HOA Expenses				
SC Management Fees	1,500.00	10.45	4,500.00	6.09
SC Deed Restriction Expense				
SC Cost of Collections	0.00	0.00	1,575.00	2.13
Total SC Deed Restriction Expense	0.00	0.00	1,575.00	2.13
SC Grounds Maintenance				
SC Irrigation Repair	0.00	0.00	1,863.18	2.52
SC Landscape & Turf Maintenance	3,317.87	23.11	5,569.47	7.53
SC Landscape Repairs	0.00	0.00	3,376.06	4.57
Total SC Grounds Maintenance	3,317.87	23.11	10,808.71	14.62
SC Pool Annex Expense				
SC Building Repair & Maintenance	1,543.96	10.75	4,141.22	5.60
SC Janitorial Expense	68.68	0.48	148.17	0.20
SC Pool Annex Supplies	0.00	0.00	56.55	0.08
SC Pool Cleaning Expense	2,574.57	17.93	6,415.48	8.68
SC Pool Repairs	0.00	0.00	12,039.95	16.28
Total SC Pool Annex Expense	4,187.21	29.17	22,801.37	30.84
SC Flags, Decorations & Signs	92.09	0.64	163.39	0.22
SC Insurance Expense				
SC Commercial Property Insurance	0.00	0.00	1.25	0.00
SC General Liability Insurance	3,779.00	26.32	3,779.00	5.11
SC Directors & Officers Insurance	0.00	0.00	2,161.00	2.92
Total SC Insurance Expense	3,779.00	26.32	5,941.25	8.04

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
SC Professional Fees				
SC Legal Fees	3,175.00	22.11	4,737.50	6.41
Total SC Professional Fees	3,175.00	22.11	4,737.50	6.41
SC Utilities Expense				
SC Electric Expense	3,806.91	26.52	6,654.35	9.00
SC Water/Irrigation Expense	1,025.23	7.14	2,000.94	2.71
SC Trash Expense	464.88	3.24	662.88	0.90
SC Internet/Security Expense	2,676.91	18.65	2,676.91	3.62
Total SC Utilities Expense	7,973.93	55.54	11,995.08	16.22
SC Community Events Expense				
SC July 4th Expense	450.00	3.13	2,510.87	3.40
SC Other Event Expense	16.12	0.11	519.98	0.70
Total SC Community Events Expense	466.12	3.25	3,030.85	4.10
SC Postage & Mailing Expense	-17.50	-0.12	-17.50	-0.02
SC Bank Fee Expense	0.00	0.00	79.19	0.11
SC Website Design & Maintenance Expense	0.00	0.00	89.00	0.12
Total SC HOA Expenses	24,473.72	170.47	65,703.84	88.86
Total Operating Expense	24,473.72	170.47	65,703.84	88.86
NOI - Net Operating Income	-10,116.76	-70.47	8,237.96	11.14
Total Income	14,356.96	100.00	73,941.80	100.00
Total Expense	24,473.72	170.47	65,703.84	88.86
Net Income	-10,116.76	-70.47	8,237.96	11.14
Other Items				
Prepayments	0.00		50.00	
Net Other Items	0.00		50.00	
Cash Flow	-10,116.76		8,287.96	
Beginning Cash	18,404.72		0.00	
Beginning Cash + Cash Flow	8,287.96		8,287.96	
Actual Ending Cash	8,287.96		8,287.96	

Expense Distribution

Properties: Saddle Creek Homeowner's Association - 903 S. Texas Ave. College Station, TX 77840

Payees: All

Bill Date Range: 07/01/2021 to 09/30/2021 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
4606 - Certified Letter Charge											
	08/12/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Beal Properties	2200	6.96	0.00	2087	10/26/2021	Certified Letter Charge for 08/2021
8310 - SC Management Fees											
	07/01/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Beal Properties	2200	500.00	0.00	2052	07/09/2021	July 2021
	08/01/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Beal Properties	2200	500.00	0.00	2060	08/10/2021	August 2021
	09/01/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Beal Properties	2200	500.00	0.00	2075	09/10/2021	September 2021
							1,500.00	0.00			
8332 - SC Landscape & Turf Maintenance											
1715	07/08/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Green Guys Landscaping, LLC	2200	736.10	0.00	2055	07/09/2021	Monthly Lawn Maintenance
1733	08/10/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Green Guys Landscaping, LLC	2200	930.95	0.00	2063	08/10/2021	Monthly Lawn Maintenance including mowing Branding iron and nature trail.
15902	08/10/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Green Rite Lawn Spraying Service	2200	162.38	0.00	2064	08/10/2021	Treated baseball field and pavilion for army worms
3094	08/25/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	The Ground Crew	2200	541.25	0.00	2071	08/25/2021	lawn maintenance June and July Saddle Creek Entrance / Pool
3217	09/10/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	The Ground Crew	2200	216.50	0.00	2078	09/10/2021	August Weekly Maintenance - Entrance & pool area
1752	09/10/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Green Guys Landscaping, LLC	2200	730.69	0.00	2077	09/10/2021	August Landscaping Maintenance (mowed)

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840			3,317.87	0.00			Branding Iron and Nature Trail
8341 - SC Building Repair & Maintenance											
10876	08/ 10/ 2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	The Clean Up Crew	2200	98.00	0.00	2065	08/10/2021	Replaced missing outlet covers at pool pavilion
3904	08/ 10/ 2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Twin City Plumbing LLC	2200	120.00	0.00	2066	08/10/2021	Inspected water heater at Swimming pool, no leak was detected.
15901	08/ 10/ 2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Green Rite Lawn Spraying Service	2200	917.96	0.00	2064	08/10/2021	Replaced water heater in Saddle Creek Pavilion
21817	08/ 24/ 2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	West Plumbing Services LLC	2200	158.00	0.00	2073	08/25/2021	Pavillion - Replaced fill valve, flapper, supply Line and flush lever on men's RM
	09/ 24/ 2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Robert Kettler	2200	250.00	0.00	2081	09/28/2021	Septic Contract 1 Year
							1,543.96	0.00			
8342 - SC Janitorial Expense											
055388	09/ 29/ 2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Dollar General Store #09741	2200	68.68	0.00	2082, 2082, credit card	09/29/2021, 09/29/2021,	Debit Card Receipt - Cleaning Supplies
8344 - SC Pool Cleaning Expense											
1467	07/ 08/ 2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	1,001.31	0.00	2054	07/09/2021	Monthly Pool Cleaning & Supplies
1476	08/ 10/ 2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	643.01	0.00	2061	08/10/2021	Monthly Pool Cleaning & Supplies
1486	09/ 10/ 2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	930.25	0.00	2076	09/10/2021	Monthly Pool Cleaning & Supplies
							2,574.57	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8350 - SC Flags, Decorations & Signs											
Purchased flag	08/23/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Amazon .com	2200	60.12	0.00	credit card	08/23/2021	Purchased flags from Amazon (Debit card)
Purchased flag	08/26/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Amazon .com	2200	31.97	0.00	credit card	08/26/2021	Purchased flags from Amazon (Debit card)
							92.09	0.00			
8362 - SC General Liability Insurance											
PHPK2277463	08/13/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Philadelphia Insurance Companies	2200	3,891.00	0.00	2068	08/13/2021	Insurance Premium
8371 - SC Legal Fees											
Legal matters	08/05/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Hoelscher, Lipsey, Elmore, Poole, & Turnbill, P.C.	2200	2,000.00	0.00	2059	08/05/2021	Legal matters
5485	08/24/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Hoelscher, Lipsey & Elmore, P.C.	2200	1,175.00	0.00	2070	08/25/2021	Legal Matters 21505-
							3,175.00	0.00			
8391 - SC Electric Expense											
2229050	07/08/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	1,145.11	0.00	2053	07/09/2021	utilities - electrical
2173122	07/08/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	505.95	0.00	2053	07/09/2021	utilities - electrical
229050	08/11/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	236.62	0.00	2067	08/11/2021	utilities - electrical
2173122	08/27/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	198.97	0.00	2074	08/27/2021	utilities - electrical
2229050	08/27/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	838.71	0.00	2074	08/27/2021	utilities - electrical
2173122	09/24/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	231.30	0.00	2080	09/28/2021	Monthly Electric

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	09/24/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	650.25	0.00	2080	09/28/2021	Monthly Electric
							3,806.91	0.00			
8392 - SC Water/Irrigation Expense											
103-2810-02	07/08/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	236.25	0.00	2056	07/09/2021	utilities - water
103-2810-02	07/16/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	113.09	0.00	2057	07/19/2021	utilities - water
103-8138-00	07/16/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	200.04	0.00	2057	07/19/2021	utilities - water
103-8138-00	08/24/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	159.26	0.00	2072	08/25/2021	utilities - water
103-2810-02	08/24/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	39.87	0.00	2072	08/25/2021	utilities - water
103-2810.02	09/16/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	138.85	0.00	2079	09/21/2021	utilities - water
103-8138-00	09/16/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	137.87	0.00	2079	09/21/2021	utilities - water
							1,025.23	0.00			
8393 - SC Trash Expense											
0000065290	08/16/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	BVR Waste and Recycling	2200	266.88	0.00	2069	08/17/2021	Fourth of July dumpster
16098	08/16/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	BVR Waste and Recycling	2200	99.00	0.00	drafted	08/16/2021	Trash Pick up Saddle Creek HOA ACH
42233387	09/13/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	BVR Waste and Recycling	2200	99.00	0.00	42233387	09/13/2021	
							464.88	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8394 - SC Internet/Security Expense											
137379	08/10/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	DefTech AV	2200	2,676.91	0.00	2062	08/10/2021	Down payment for security system and internet for the Pavillion
8411 - SC July 4th Expense											
4th of July donation	07/02/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	South Brazos County Fire Department	2200	250.00	0.00	2051	07/02/2021	4th of July donation
Cash withdraw	07/06/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Saddle Creek HOA	2200	200.00	0.00	drafted	07/06/2021	Cash for children to help clean up after Fireworks display
							450.00	0.00			
8412 - SC Other Event Expense											
Saddle Creek HOA Debit card	09/13/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Amazon .com	2200	16.12	0.00	credit card	09/13/2021	Purchased supplies for HOA
8425 - SC Postage & Mailing Expense											
503630	07/06/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	United States Postal Service (USPS)	2200	11.00	0.00	credit card	07/06/2021	Postage service by HOA Board
Total							24,621.18	0.00			

Annual Budget - Comparative

Properties: Saddle Creek Homeowner's Association - 903 S. Texas Ave. College Station, TX 77840

As of: Sep 2021

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
Income		
Balance Forward	46,097.84	0.00
Transfer Fee	200.00	0.00
Certified Letter Charge	6.96	0.00
SC HOA INCOME		
SC Homeowner Dues	11,400.00	77,100.00
SC Title Transfer Fees	600.00	1,000.00
SC Other Income	15,610.00	6,750.00
SC Interest Income	27.00	0.00
Total SC HOA INCOME	27,637.00	84,850.00
Total Operating Income	73,941.80	84,850.00
Expense		
SC HOA Expenses		
SC Management Fees	4,500.00	6,000.00
SC Deed Restriction Expense		
SC Cost of Collections	1,575.00	0.00
Total SC Deed Restriction Expense	1,575.00	0.00
SC Grounds Maintenance		
SC Irrigation Repair	1,863.18	1,000.00
SC Landscape & Turf Maintenance	5,569.47	6,200.00
SC Landscape Repairs	3,376.06	4,000.00
Total SC Grounds Maintenance	10,808.71	11,200.00
SC Pool Anex Expense		
SC Building Repair & Maintenance	4,141.22	3,250.00
SC Janitorial Expense	148.17	1,800.00
SC Pool Annex Supplies	56.55	0.00
SC Pool Cleaning Expense	6,415.48	8,200.00
SC Pool Repairs	12,039.95	13,000.00
Total SC Pool Anex Expense	22,801.37	26,250.00
SC Flags, Decorations & Signs	163.39	0.00
SC Insurance Expense		
SC Commercial Property Insurance	1.25	3,300.00
SC General Liability Insurance	3,779.00	0.00
SC Directors & Officers Insurance	2,161.00	2,200.00
Total SC Insurance Expense	5,941.25	5,500.00
SC Professional Fees		
SC Legal Fees	4,737.50	2,500.00
SC Accounting Fees	0.00	500.00
Total SC Professional Fees	4,737.50	3,000.00
SC Utilities Expense		
SC Electric Expense	6,654.35	0.00

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
SC Water/Irrigation Expense	2,000.94	0.00
SC Trash Expense	662.88	0.00
SC Internet/Security Expense	2,676.91	3,000.00
Total SC Utilities Expense	11,995.08	3,000.00
SC Community Events Expense		
SC July 4th Expense	2,510.87	2,500.00
SC Other Event Expense	519.98	2,700.00
Total SC Community Events Expense	3,030.85	5,200.00
SC Postage & Mailing Expense	-17.50	100.00
SC Capital Improvement Expense	0.00	4,400.00
SC Bank Fee Expense	79.19	0.00
SC Website Design & Maintenance Expense	89.00	1,500.00
Total SC HOA Expenses	65,703.84	66,150.00
Total Operating Expense	65,703.84	66,150.00
Total Operating Income	73,941.80	84,850.00
Total Operating Expense	65,703.84	66,150.00
NOI - Net Operating Income	8,237.96	18,700.00
Total Income	73,941.80	84,850.00
Total Expense	65,703.84	66,150.00
Net Income	8,237.96	18,700.00

Proposed Budget 2022

Income

Dues Income	\$	81,720.00	227 x \$360 (20% increase)
Transfer From Reserve	\$	-	Current Balance \$1,016.18
Broadband Lease	\$	1,500.00	
Title Transfer Fees	\$	750.00	
Total Income	\$	83,970.00	

Expenses

Reserve Deposit	\$	7,500.00	
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Utility and Service Expense

Electric Utility	\$	8,000.00	
Water Utility	\$	1,800.00	
Trash	\$	700.00	
Septic Service	\$	250.00	
Total Utility and Service	\$	10,750.00	

Professional Fees Expense

Beal Property Management	\$	6,600.00	
Insurance	\$	6,100.00	
Accounting Fees	\$	500.00	
Legal Fees	\$	5,000.00	
Webmaster	\$	1,500.00	
Total Professional Fees	\$	19,700.00	

Pool and Pavilion Expense

Pool Repair	\$	2,500.00	Incidental
Pool Pump Repair	\$	1,000.00	Incidental
Pool Cleaning	\$	8,200.00	
Pavilion Janitorial	\$	1,800.00	
Pavilion Security	\$	3,200.00	
Pavilion Repairs	\$	7,470.00	Reconfigure/Remodel Bathrooms
Total Pool and Pavilion	\$	24,170.00	

Landscape Expense

Mowing	\$	6,000.00	Mowing
Spraying/Weed Control	\$	800.00	Spraying
Landscape Repair and Maintenance	\$	1,500.00	Bed Maintenance/Repairs
Landscape Improvement	\$	3,000.00	Pool Beds
Irrigation Repair	\$	2,000.00	
Total Landscape	\$	13,300.00	

Miscellaneous Expense

Ice Maker	\$	1,000.00	
Office Supplies	\$	100.00	

Raised Pitching Mound (Baseball Field)	\$	450.00
Community Activities	\$	3,000.00
4th of July	\$	3,000.00
Spring Clean Up	\$	1,000.00
Total Miscellaneous	\$	8,550.00
Total Expenses	\$	83,970.00
Total Income	\$	83,970.00
Total Expense	\$	83,970.00
Net Profit/Loss	\$	-



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October 26, 2021

Saddle Creek Management Report

Delinquency Report: As of today, there are 21 homeowners with a balance due. Total amount due the HOA is \$4,705.91. This amount is entirely made up of legal expenses (\$4,531.91) and administrative costs (\$174.00 for certified mail) necessitated by the enforcement of deed restrictions. This does not include late fees or interest. All dues are paid in full.

Violation Report: 8 current active violations, down from 39 at the end of May. Property drives are occurring every 2 weeks at this time.

Team Reports:

Events Team:

The BBQ Cook-off and car show will be rescheduled for a later date. We have an awesome traveling trophy for the grand prize winner, so watch for future news on this event.

The pavilion is reserved for homeowners on Halloween night. Everyone is welcome to come hand out candy and see all the kids in costumes. You can set up some spooky decorations, or just bring your bowl of candy and join us from around 6-8pm. If you are out with the kids please stop by & see us!

Landscape Improvement Team:

1. Monument Sign

- The Ground Crew did a good job of this year of consistently maintaining the monument entry sign every other week.
- Initially we replanted vibrant plants where there were voids, trimmed back overgrown shrubs, re-installed LED lights, fixed the irrigation system and mulched. Since then (April), they have been tasked with pulling weeds and trimming back shrubs every other week, which I think has been a good cadence for the money.
- Mulch was reapplied beginning of October
- Lights are currently out, but I think it's the GFI plug and I will take a look at it this weekend.
- We will reduce the irrigation programming next week to prepare for Fall/Winter.

2. Pool

- We have a few dwarf yaupon to replace in the front walk way of the pool landscape as well as add a few red yucca up the side walk.
- Next step for 2022 is to address the landscape in the rear of the pool area (inside the fence) as well as the drain or lack of between the baseball field and pool. Happy to sit down with some budget and figure out the Board's priority this coming year.

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Architectural Team:

Year to date, the team has received 25 submissions with 4 this quarter. Submission quality is improving which makes the approval process quicker for the homeowner. All homeowners are encouraged to review their CCR's and to review the submission requirements so they can receive quicker feedback. We have done "on site" short meetings on several recent submissions as a quicker method to obtain answers to questions and those have all gone well.

Improvements Team:

YARD OF THE MONTH

Check the website and FB for further updates.

October - Halloween is Sunday, **October 31st**

Judging will be **October 22-24th**

Fall Ya'll - **November 8 - December 6th** - Judging is set for **November 5th - 7th**

December - HOLIDAY LIGHTS & DECORATION - **December 13th - January 3rd** - Judging is set for **December 13-17th**. Later judging will serve for extra time to prepare.

JANUARY, FEBRUARY & MARCH - No Awards will be given. This will allow time for replanting, pruning and get ready for 2022 YOM.

***Criteria for judging will be design, effort, kid likability, etc. Last year's winners will not be eligible for this year.

John Pinkstaff is in a league of his own! We will come up with a recognition!!!! It's a well deserved and appreciated effort.

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