

SADDLE CREEK HOA, INC.



2021 Annual Membership Meeting

Tuesday, December 14, 2021

7:00pm Saddle Creek Pavilion

Saddle Creek HOA, Inc.

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

Saddle Creek HOA, Inc. requests your attendance at the 2021 Annual Homeowner's Meeting to be held Tuesday, December 14, 2021 at 7:00 pm at the Saddle Creek Pavilion, 17589 Saddle Creek Drive, College Station Texas 77845. If you wish to address the Membership about a specific topic, please submit your request in writing no later than 5:00pm on December 13th to saddlecreek@bealbcs.com

Saddle Creek HOA, Inc. **2021 Annual Meeting Agenda**

1. Call Meeting to Order
2. Roll call of Board Members
3. Proof of notice of meeting or waiver of notice
4. Reading and Approval of Minutes
6. Election of Directors
5. Reports of Officers
 - President
 - Treasurer
 - Management
6. Reports of Committees
 - Architectural Control Team
 - Improvements Team
 - Events Team
 - Pool/Pavilion Team
 - Outreach Team
8. Unfinished Business
9. New Business

2022 Meeting Dates

January 18, 2022 – Board, April 19, 2022 – Board, July 19, 2022 – Board, October 18, 2022 – Board,
December 13, 2022 – Annual/Board Election

10. Adjournment

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.

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.

SADDLE CREEK

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

BOARD of DIRECTOR'S MEETING AGENDA

April 29, 2021 @ 6PM

1. Call to Order – President

2. Roll Call/Establishment of Quorum (2/3) quorum called to conduct the meeting & recognize guests - Terry Thigpen and Lara Lewis from Beal Property

3. Review / Approve Previous Meeting Minutes - approved and on website – Agenda and notice of the meeting there was no agenda items from neighbors to be added to the agenda.

4. Financial Report - Treasurer

- 2020 4th Quarter Financial Report - on go with projects – completed work on the replaster of the pool and amount on target of budget price. Repairs have been completed as far as replacement of pump for waterfall on back pool and filters on front pool. Monthly bills are on target and remain about \$4000/month as in line of last year.

Recommendation to correct wording July 4th Event. \$4000.00 split to \$2500 for fireworks, \$1500 for more events for remaining of the year. \$1,200 for the spring clean up in March.

3. Management Reports – Beal Properties

- Dues/Delinquency Status - Lara – 1 property unpaid for 2021 dues – all others paid in full

- Violation Report – 39 active violations and majority remedied – run every 2 weeks for follow up

- Property and Project Updates – project for signage for pavilion – insurance friendly to reduce costs – Lara will provide examples. Maintenance – power wash pavilion and other small items to be repaired. New repairs to be made before May 1 pool opening.

6. Team Reports

- Landscape Improvement Team – removed bushes in front of pool, entrance cleaned up and new plants donated by landscape company.

CEO bids on new cameras for security and internet for pavilion. WiFi access point to possible release to renters. Benches for the tables at the pavilion will be provided by Lifetime picnic tables at no cost to SCHOA.

Pavilion and Entry Landscaping – pool and entrance with mulch and lights – CEO bid to install security cameras and internet. Contacted Lifetime Picnic Tables – they are providing benches at no cost to us.

- **Architectural Control Team** – great job on submittals – working to get information back asap – 3 day period to respond – homeowners are encouraged to contact ACT with any questions.
- **Events Team** – Spring Cleaning was success – 4th July underway, parade, food truck, ice cream contest, fireworks – May 1 pool opening – kite flying, ice cream truck, vendor market 9:00-1:00 for homeowners and guests – bbq cookoff in the fall and scavenger hunt are some ideas.
- **Pool/Pavilion Team** – work with flags and doing rounds to keep up with goings in that area
- **Outreach Team** – county working on ROW and working on acquisition and will be set within the next year. Still 12 people not registered with website and will encourage them to sign up.

7. Unfinished Business

- **By-Laws Amendment Update** – team for bylaws update held April 14 – split in 2 parts working to rewrite and update. Meeting biweekly – Final draft end of August – submit final product by September 1st.
- **Attorney Memorandum Review** – Attorneys were unable to attend the meeting and the attorney memorandum was not able to be prepared to address letter from the community to be tabled for next meeting.

8. New Business

Pavilion/Athletic Field Reservation Process – reservations for pavilion and athletic field are up and running on website under reservations tab. Reservation confirmation guidelines on agreement of the terms of the reservation of pavilion and athletic field. Remind folks to review website for use of the pavilion.

Pool Opening – May 1, unlocked, 6:00 am to 12:00 am daily

Emergency Number at pool – Beal Properties after hours number and day-time hours provided

Address Letter for Neighborhood Concerns – Chris Perkins organized a meeting to address concerns of neighbors and emailed to the board. We are working with legal counsel to have the correct answers to return to Chris.

Services that Beal Properties provided to the HOA are available as a handout to observers of the meeting.

9. Adjourn

Donnie made a motion to adjourn and seconded by Brenda. Anita declared meeting adjourned.

Saddle Creek HOA Board Meeting Minutes

February 23, 2021

-Meeting called to order at 6:04pm

-Roll Call – Anita Dunkin – President, Donnie Pockrus – Vice President, Brenda Hiler – Secretary/Treasurer

-Quorum established.

-Additional Attendees – Lara Lewis – Beal Properties, Toni Myers – Beal Properties

-Address by Anita Dunkin – Thank you for joining the meeting tonight. Appreciate all of the emails, comment, concerns and questions. Board stands by its decision to hire Beal Properties and is looking forward to a great year. Invites all homeowner's who want to be involved in determining the direction of the neighborhood to please consider running for a seat on the Board in the future.

-Previous minutes - (December 2020) were approved by the Board via email vote and are included in the meeting packet.

-Financial Report – Lara Lewis (Beal Properties) reviewed financials (see meeting packet). Lara Lewis asked Board for questions on financials. None asked.

-End of December 2020 reserve bank account balance was \$7,508.81.

-Delinquency report balance as of 2/23/2021 was \$2,700.00, 9 lots. Beal will work to collect those past due accounts. CCR's allow for an annual interest rate of 12% to be collected on past due annual assessments. That rate will be added to all accounts left unpaid in March. Encouraged homeowners to pay outstanding dues by end of February. Options to pay include owner's portal, mailing a check, or paying in person at the Beal office.

-Management Report – Lara Lewis (Beal Properties) reviewed delinquency and current dues collection. 226 total lots total. 4 builder-owned.

Violations – None reported at this time. First drive will be in early March.

Team Reports – Donnie read Team reports. See meeting packet for transcript. The Board thanks the Team members for their great work over the past year.

Project status

Pool and Pavilion – Clear Water is getting ready to replaster the front pool. Should begin end of February. Prior to that, they will be making some repairs to the pumps that were previously planned. Pavilion was winterized prior to the storm. Pool and pump suffered no damage.

Unfinished Business: None to report.

New Business:

Pool Opening Date for 2021 – Board agreed on a May 1st date to open.

Pavilion Repairs – Lara will inspect, and then will meet with the Board to come up with a hit list of items to prioritize based on what the Improvement Team has already discussed.

Budget for 2021 – Brenda presents the newly approved budget. See meeting packet for copy. Board will pull \$5,000 from the reserve account to help accomplish some of the projects for 2021.

Other Beal Updates:

-ByLaws – Lara discussed that the amended bylaws created at the end of 2020 were not legally filed. Beal is recommending that the old (original) bylaws be re-instated immediately. Board plans to gather a committee of homeowners to help revise the bylaws. Once those changes have been decided on and approved by the Board, Beal will handle getting them filed with the County and the State.

-Future Board meeting dates:

April 15th, 6:00pm

July 13, 6:00pm

October 26, 6:00pm

Annual Membership Meeting Date: December 14, 6:00pm

-BTU bills are still in the name of the developer. Beal is in the process of getting that changed.

-Beal received a letter from an attorney informing the HOA that a homeowner who owns two lots was told by the Developer that they would only have to pay dues on one lot. Plan is to draft a response to the attorney, review with the HOA attorney, and then send. CCR's are clear that all lots are assessed equally.

-Livestock in the neighborhood – Beal has received several emails from homeowners complaining about unauthorized livestock in the neighborhood. Beal and Board will review and communicate directly with the homeowners.

-Donnie motions to adjourn. Brenda seconds. All in favor. Meeting adjourned at 6:58pm.



BEAL
Properties

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

SADDLE CREEK HOA 2021 MANAGEMENT REPORT

Homeowner Status – Currently 227 lots in Saddle Creek. 226 owner occupied or under construction, 1 builder lot and 0 developer lots.

Delinquency – The HOA is currently owed \$5,627.90 by 23 owners/lots. 100% of the amount owed is certified mail charges for violations and/or legal fees. Collection of these balances is ongoing.

Violations – 147 violations written since February 2021. 8 active violations as of December 14, 2021. The majority of the open violations are for trailers and unsightly object (items in yards/driveways).

CMA Report is attached.

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

Cash Flow

Beal Properties

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

Date Range: 01/01/2021 to 12/13/2021 (This Year-to-date)

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	46,097.84	62.14	46,097.84	62.14
Transfer Fee	300.00	0.40	300.00	0.40
SC HOA INCOME				
SC Homeowner Dues	11,400.00	15.37	11,400.00	15.37
SC Title Transfer Fees	750.00	1.01	750.00	1.01
SC Other Income	15,610.00	21.04	15,610.00	21.04
SC Interest Income	27.00	0.04	27.00	0.04
Total SC HOA INCOME	27,787.00	37.46	27,787.00	37.46
Total Operating Income	74,184.84	100.00	74,184.84	100.00
Expense				
Federal Tax Deposit	420.00	0.57	420.00	0.57
Management Fee	1,000.00	1.35	1,000.00	1.35
Property Taxes	5.19	0.01	5.19	0.01
SC HOA Expenses				
SC Management Fees	5,000.00	6.74	5,000.00	6.74
SC Deed Restriction Expense				
SC Cost of Collections	1,575.00	2.12	1,575.00	2.12
Total SC Deed Restriction Expense	1,575.00	2.12	1,575.00	2.12
SC Grounds Maintenance				
SC Irrigation Repair	2,287.96	3.08	2,287.96	3.08
SC Landscape & Turf Maintenance	6,749.41	9.10	6,749.41	9.10
SC Landscape Repairs	3,376.06	4.55	3,376.06	4.55
SC Mulching	216.50	0.29	216.50	0.29
Total SC Grounds Maintenance	12,629.93	17.02	12,629.93	17.02
SC Pool Anex Expense				
SC Building Repair & Maintenance	4,141.22	5.58	4,141.22	5.58
SC Janitorial Expense	598.17	0.81	598.17	0.81
SC Pool Annex Supplies	56.55	0.08	56.55	0.08
SC Pool Cleaning Expense	7,993.66	10.78	7,993.66	10.78
SC Pool Repairs	12,039.95	16.23	12,039.95	16.23
Total SC Pool Anex Expense	24,829.55	33.47	24,829.55	33.47
SC Flags, Decorations & Signs	163.39	0.22	163.39	0.22
SC Insurance Expense				
SC Commercial Property Insurance	1.25	0.00	1.25	0.00
SC General Liability Insurance	3,779.00	5.09	3,779.00	5.09

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
SC Directors & Officers Insurance	2,161.00	2.91	2,161.00	2.91
Total SC Insurance Expense	5,941.25	8.01	5,941.25	8.01
SC Professional Fees				
SC Legal Fees	4,854.03	6.54	4,854.03	6.54
Total SC Professional Fees	4,854.03	6.54	4,854.03	6.54
SC Tax Expense				
SC Property Taxes	1.73	0.00	1.73	0.00
Total SC Tax Expense	1.73	0.00	1.73	0.00
SC Utilities Expense				
SC Electric Expense	8,162.32	11.00	8,162.32	11.00
SC Water/Irrigation Expense	2,430.09	3.28	2,430.09	3.28
SC Trash Expense	860.88	1.16	860.88	1.16
SC Internet/Security Expense	3,921.48	5.29	3,921.48	5.29
Total SC Utilities Expense	15,374.77	20.72	15,374.77	20.72
SC Community Events Expense				
SC July 4th Expense	2,510.87	3.38	2,510.87	3.38
SC Other Event Expense	519.98	0.70	519.98	0.70
Total SC Community Events Expense	3,030.85	4.09	3,030.85	4.09
SC Postage & Mailing Expense	-17.50	-0.02	-17.50	-0.02
SC Bank Fee Expense	79.19	0.11	79.19	0.11
SC Website Design & Maintenance Expense	89.00	0.12	89.00	0.12
Total SC HOA Expenses	73,551.19	99.15	73,551.19	99.15
Total Operating Expense	74,976.38	101.07	74,976.38	101.07
NOI - Net Operating Income	-791.54	-1.07	-791.54	-1.07
Total Income	74,184.84	100.00	74,184.84	100.00
Total Expense	74,976.38	101.07	74,976.38	101.07
Net Income	-791.54	-1.07	-791.54	-1.07
Other Items				
Prepayments	5,810.00		5,810.00	
Net Other Items	5,810.00		5,810.00	
Cash Flow	5,018.46		5,018.46	
Beginning Cash	0.00		0.00	
Beginning Cash + Cash Flow	5,018.46		5,018.46	
Actual Ending Cash	5,018.46		5,018.46	

Expense Distribution

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

Payees: All

Bill Date Range: 01/01/2021 to 12/14/2021 (This Year-to-date)

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	
4801 - SC Homeowner Dues												
	02/11/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840		2200	7.50	0.00	2004	02/11/2021	Dues Overpayment	
	02/11/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840		2200	50.00	0.00	2003	02/11/2021	Dues Overpayment	
							57.50	0.00				
6428 - Federal Tax Deposit												
80-0436959 1120-H	10/08/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	United States Treasury	2200	420.00	0.00	2083	10/08/2021	Federal Income Tax	
8310 - SC Management Fees												
0001	02/01/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Beal Properties	2200	500.00	0.00	2001, 2001, 1154	02/01/2021, 02/01/2021, 02/08/2021	One time start up fee	
February 2021 Management Fee	02/23/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Beal Properties	2200	500.00	0.00	2005	02/23/2021	February 2021 Management Fee	
	03/01/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Beal Properties	2200	500.00	0.00	2008	03/08/2021	Management Fee	
	04/01/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Beal Properties	2200	500.00	0.00	2017, 2017, 2020	04/07/2021, 04/07/2021, 04/07/2021	April 2021 Management Fee	
	05/01/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Beal Properties	2200	500.00	0.00	2030	05/07/2021	May 2021 Management Fee	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
		Association		Station, TX 77840							
	06/01/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Beal Properties	2200	500.00	0.00	2040	06/02/2021	June 2021 Management Fee
	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 Management Fee
	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 Management Fee
	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 Management Fee
	10/01/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Beal Properties	2200	500.00	0.00	2084	10/08/2021	October 2021 Management Fee
	11/01/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Beal Properties	2200	500.00	0.00	2090	11/11/2021	November 2021 Management Fee
	12/01/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Beal Properties	2200	500.00	0.00	2097	12/10/2021	December 2021 Management Fee
							6,000.00	0.00			
8321 - SC Cost of Collections											
4740	05/26/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Hoelscher, Lipsey, Elmore, Poole, & Turnbill, P.C.	2200	350.00	0.00	2037	05/26/2021	
4740	05/26/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Hoelscher, Lipsey, Elmore, Poole, & Turnbill, P.C.	2200	325.00	0.00	2037	05/26/2021	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
20057	06/30/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Hoelscher, Lipsey, Elmore, Poole, & Turnbull, P.C.	2200	900.00	0.00	2048	06/30/2021	preparation of Response letter
							1,575.00	0.00			
8331 - SC Irrigation Repair											
2560	05/26/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	The Ground Crew	2200	1,863.18	0.00	2038	05/26/2021	Pool area lawn maintenance upgrades, sprinkler system, rocks and replacing plants.
3373	12/10/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	The Ground Crew	2200	424.78	0.00	2099	12/10/2021	Irrigation Repair at Pavilion
							2,287.96	0.00			
8332 - SC Landscape & Turf Maintenance											
1879	04/06/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Green Guys Landscaping, LLC	2200	541.25	0.00	2019, 2019, 2022	04/07/2021, 04/07/2021, 04/07/2021	Monthly Lawn Maintenance
1683	05/05/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Green Guys Landscaping, LLC	2200	730.69	0.00	2032	05/07/2021	April 2021 Landscaping / Nature trail & Branding Iron Mowing
15594	05/26/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Green Rite Lawn Spraying Service	2200	243.56	0.00	2036	05/26/2021	post emergent weed control for weeds already standing and weed prevention
1698	06/30/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Green Guys Landscaping, LLC	2200	736.10	0.00	2047	06/30/2021	May Landscaping Maintenance including Branding Iron & Nature trail
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

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
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	Bed 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 Bed 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 Branding Iron and Nature Trail
1769	10/08/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Green Guys Landscaping, LLC	2200	270.63	0.00	2086	10/08/2021	Monthly Lawn Maintenance
1786	11/11/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Green Guys Landscaping, LLC	2200	470.89	0.00	2093	11/11/2021	Monthly Landscaping
3373	12/10/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	The Ground Crew	2200	438.42	0.00	2099	12/10/2021	Bed Maintenance - September
8333 - SC Landscape Repairs							6,749.41	0.00			
2560	05/26/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	The Ground Crew	2200	3,376.06	0.00	2038	05/26/2021	Pool area lawn maintenance upgrades, sprinkler system, rocks and replacing plants.
8334 - SC Mulching											
3373	12/10/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	The Ground Crew	2200	216.50	0.00	2099	12/10/2021	Mulching Front Entrance & Pavilion

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
8341 - SC Building Repair & Maintenance												
				77840								
	01/26/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Homemtech	2200	125.00	0.00	1153	02/11/2021	Ice Machine Repair	
	01/26/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Mark Hiler	2200	23.72	0.00	1152, 1152, 1152	04/28/2021, 04/28/2021, 01/26/2021	Pav Bathroom Repair	
2136	03/08/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Robert Walker	2200	60.00	0.00	2011	03/09/2021	Pool Pavilion Winterization	
3890	04/08/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Dave Schulein	2200	387.02	0.00	2024, 2024, 2034	04/08/2021, 04/08/2021, 04/08/2021	Removed and replaced freeze damaged water filter for ice maker	
10671	04/08/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	The Clean Up Crew	2200	1,774.50	0.00	2025	04/08/2021	Repairs at Saddle Creek HOA Pool Annex	
3891	04/28/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Dave Schulein	2200	79.02	0.00	2028, 2028, 2035	04/28/2021, 04/28/2021, 04/28/2021	Repair broken drain line at Saddle Creek pavilion	
10681	06/30/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	The Clean Up Crew	2200	148.00	0.00	2050	06/30/2021	Replaced flood light, replaced spring hinge on front gate	
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	
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	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
		Association		Station, TX 77840							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
							4,141.22	0.00			
8342 - SC Janitorial Expense											
191562	03/11/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Griffin Locksmith & Hardware	2200	19.49	0.00	2013	03/16/2021	Master Lock Keys/Board Member Keys
Cleaning of Saddle Creek Pool	05/27/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Natasha L. Perry	2200	60.00	0.00	2039	05/27/2021	Janitorial Service for Pavilion
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
109	11/11/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Cheryl Calame	2200	450.00	0.00	2091	11/11/2021	Pavilion Janitorial Service
							598.17	0.00			
8343 - SC Pool Annex Supplies											
947406338090	03/26/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Lara Lewis	2200	56.55	0.00	2023	04/07/2021	Toilet Paper/ Paper Towels/ Trash Bags
8344 - SC Pool Cleaning Expense											
1396	02/11/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	554.78	0.00	2002	02/11/2021	Monthly Pool Cleaning
1411	03/01/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	427.59	0.00	2009	03/08/2021	Monthly Pool Cleaning And Chemicals
1427	04/06/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	406.13	0.00	2018, 2018, 2021	04/07/2021, 04/07/2021, 04/07/2021	Monthly Cleaning and Chemicals

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
		Association		Station, TX 77840						2021	
1422	04/06/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	522.31	0.00	2018, 2018, 2021	04/07/2021, 04/07/2021, 04/07/2021	March 2021 Monthly Pool Cleaning Service
1439	05/04/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	550.99	0.00	2031	05/07/2021	April 2021 - Monthly Pool Service
1449	06/06/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	1,379.11	0.00	2041	06/06/2021	Monthly Pool Cleaning & Supplies
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
1499	10/08/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	1,088.24	0.00	2085	10/08/2021	Monthly Pool Cleaning & Supplies
1512	11/11/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	489.94	0.00	2092	11/11/2021	Monthly Pool Cleaning
8345 - SC Pool Repairs											
1406	02/09/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	4,995.74	0.00	2001	02/09/2021	Re-Plaster Pool
1407	03/15/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	4,995.74	0.00	2012	03/16/2021	Replaster Pools

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
1429	03/26/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	1,090.52	0.00	2014	03/26/2021	Pool Pump Repairs	
1427	04/06/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	350.00	0.00	2018, 2018, 2021	04/07/2021, 04/07/2021, 04/07/2021	Pool Replastering	
10770	05/04/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	The Clean Up Crew	2200	110.00	0.00	2033	05/07/2021	Repaired 3/4" water line, back pool pump station	
1444	05/05/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	446.53	0.00	2031	05/07/2021	Replace Multiport valve on back pool	
1460	06/06/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Clear Water Pool Company	2200	51.42	0.00	2041	06/06/2021	light under waterfall fell out. Secured and mounted.	
8350 - SC Flags, Decorations & Signs							12,039.95	0.00				
Purchase with Debit Card	04/08/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Amazon .com	2200	71.30	0.00	Paid with Debit Card from Board member	04/08/2021	Flags	
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	Flags	
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	Flags	
8361 - SC Commercial Property Insurance							163.39	0.00				
	02/01/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Service Insurance Group	2200	1.25	0.00	Insurance	02/01/2021		
8362 - SC General Liability Insurance							3,891.00	0.00	2068		08/13/2021	General Liability Insurance
PHPK2277463	08/13/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Philadelphia Insurance	2200	3,891.00	0.00	2068	08/13/2021	General Liability Insurance	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<p>8363 - SC Directors & Officers Insurance</p> <p>Association Station, TX Companies</p> <p>77840</p>											
PCAP024571-012003/26/2021	03/26/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Hotchkiss Insurance Agency	2200	2,161.00	0.00	2015	03/26/2021	D&O Insurance Premium
<p>8371 - SC Legal Fees</p>											
Certificate of Amendment Filing Fee	03/03/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Secretary of State	2200	25.00	0.00	2010	03/08/2021	Certificate of Amendment Filing Fee
4559	04/28/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Hoelscher, Lipsey, Elmore, Poole, & Turnbill, P.C.	2200	325.00	0.00	2027	04/28/2021	Review of email & proposed response of lot maintenance charge & Pig issue
4740	05/26/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Hoelscher, Lipsey, Elmore, Poole, & Turnbill, P.C.	2200	1,137.50	0.00	2037	05/26/2021	
44583	06/30/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	75.00	0.00	2049	06/30/2021	Telephone conference whether all phases of the development can charge fines
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-
20211202000041	12/10/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Beal Properties	2200	116.53	0.00	2100, 2100, 2101	12/10/2021, 12/10/2021, 12/10/2021	Reimbursement for Bylaws Filing Fee
<p>8381 - SC Property Taxes</p>											
111978	11/11/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Kristeen Roe, Tax A/C	2200	1.73	0.00	2094	11/11/2021	Property Tax

Expense Distribution

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		Association		Station, TX 77840							
111979	11/11/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Kristeen Roe, Tax A/C	2200	1.73	0.00	2094	11/11/2021	Property Tax
111980	11/11/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Kristeen Roe, Tax A/C	2200	1.73	0.00	2094	11/11/2021	Property Tax
111981	11/11/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Kristeen Roe, Tax A/C	2200	1.73	0.00	2094	11/11/2021	Property Tax
8391 - SC Electric Expense											
2229050	02/22/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	474.58	0.00	2006	02/23/2021	SC Electric High Meadow Tr
2173122	02/22/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	229.65	0.00	2006	02/23/2021	SC Electric Saddle Creek
2229050	04/21/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	374.90	0.00	2026	04/21/2021	February Electric - 5285 High Meadow
2229050	04/21/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	503.16	0.00	2026	04/21/2021	March Electric - 5285 High Meadow
2173122	04/21/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	240.50	0.00	2026	04/21/2021	February Electric - 17000 Saddle Creek
2173122	04/21/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	233.24	0.00	2026	04/21/2021	March Electric - 17000 Saddle Creek
2173122	06/09/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	274.65	0.00	2042	06/09/2021	Utilities - electric

Expense Distribution

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2229050	06/09/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	516.76	0.00	2042	06/09/2021	Utilities - electric
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
2229050	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
2229050	10/29/2021	Saddle Creek Homeowner's Association	5028 Vintage Oaks	903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	434.51	0.00	2089	11/02/2021	5285 High Meadow Trail
2229050	10/29/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	441.34	0.00	2089	11/02/2021	5285 High Meadow Trail
2173122	10/29/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	231.39	0.00	2089	11/02/2021	17000 Saddle Creek
2173122	10/29/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	161.88	0.00	2089	11/02/2021	17000 Saddle Creek

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2431800	11/23/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	169.43	0.00	2095	11/23/2021	5285 High Meadow Trl - utilities
2431799	11/23/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Bryan Texas Utilities	2200	69.42	0.00	2095	11/23/2021	17000 Saddle Creek Ridge - Electrical
8392 - SC Water/Irrigation Expense							8,162.32	0.00			
103-8138-00	02/22/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	91.98	0.00	2007	02/23/2021	SC Water
103-8138-00	03/26/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	37.91	0.00	2016	03/26/2021	High Meadow
103-2810-02	03/26/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	61.20	0.00	2016	03/26/2021	Saddle Creek Dr
103-2810-02	04/28/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	40.26	0.00	2029	04/28/2021	Saddle Creek Dr
103-8138-00	04/28/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	189.82	0.00	2029	04/28/2021	5323 High Meadow
103-8138-00	05/27/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Creek Meadows Owners Association	2200	258.85	0.00	2058	05/27/2021	5323 High Meadow
103-2810-02	06/09/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	77.60	0.00	2044	06/09/2021	Saddle Creek Dr
103-81838-00	06/21/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	218.09	0.00	2045	06/22/2021	5323 High Meadow

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
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	Saddle Creek Dr
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	Saddle Creek Dr
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	5323 High Meadow
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	5323 High Meadow
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	Saddle Creek Dr
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	Saddle Creek Dr
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	5323 High Meadow
103-2810-02	10/25/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	114.55	0.00	2088	10/26/2021	Saddle Creek Dr
103-8138-00	10/25/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	131.07	0.00	2088	10/26/2021	High Meadow
103-2810-02	11/30/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	110.28	0.00	2096	11/30/2021	Saddle Creek Dr
103-8138-00	11/30/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Wellborn Special Utility District	2200	73.25	0.00	2096	11/30/2021	5323 High Meadow
							2,430.09	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
8393 - SC Trash Expense												
718970007956	03/05/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	BVR Waste and Recycling	2200	99.00	0.00	37494951	03/05/2021	Monthly Trash Pick Up	
000795-39777952	05/04/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	BVR Waste and Recycling	2200	99.00	0.00	39777952	06/07/2021	Monthly Trash Pick Up	
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	Monthly Trash Pick Up	
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	Monthly Trash Pick Up	
18541	11/15/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	BVR Waste and Recycling	2200	99.00	0.00	Drafted	11/15/2021	Monthly Trash Pick Up	
000795	12/10/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	BVR Waste and Recycling	2200	99.00	0.00	drafted from bank account	12/10/2021	Monthly Trash Pick Up	
							860.88	0.00				

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 Pavilion
145172	12/10/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	CEO	2200	389.69	0.00	2098	12/10/2021	Annual Phone Service - Security Cameras

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
145171	12/10/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	CEO	2200	854.88	0.00	2098	12/10/2021	Annual Fiber Internet Service - Security Cameras
							3,921.48	0.00			
8411 - SC July 4th Expense											
INV063043	06/21/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Jake's Fireworks, Inc.	2200	2,031.69	0.00	drafted	06/21/2021	Purchase Fireworks for 4th of July 2021
Reimbursement	06/30/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Anita Dunkin	2200	29.18	0.00	2046	06/30/2021	Purchase trash bags, cups, paper towels for July 4th
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
							2,510.87	0.00			
8412 - SC Other Event Expense											
7739 5	06/09/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Texas Commerical Waste	2200	503.86	0.00	2043	06/09/2021	Special community clean up dumpsters
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
							519.98	0.00			
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
8435 - SC Bank Fee Expense											
	01/06/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX	Mark Wills	2200	7.50	0.00	1145	02/11/2021	Refund Bank Fee

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				77840							
	01/27/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	RHM Development	2200	7.50	0.00	1150	02/11/2021	Refund Bank Fee
	02/01/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	Intuit	2200	64.19	0.00	QB Bank Fees	02/01/2021	QB Bank Fees
							79.19	0.00			
8445 - SC Website Design & Maintenance Expense											
	03/15/2021	Saddle Creek Homeowner's Association		903 S. Texas Ave. College Station, TX 77840	ENVATO	2200	89.00	0.00	Website Reservation Program	03/15/2021	Website Reservation Program
Total							75,181.34	0.00			

Saddle Creek HOA, Inc.
2022 Budget
Adopted 10/26/2021

Income

Dues Income	\$	81,720.00
Transfer From Reserve	\$	-
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
Pool Pump Repair	\$	1,000.00
Pool Cleaning	\$	8,200.00

Pavilion Janitorial	\$	1,800.00
Pavilion Security	\$	3,200.00
Pavilion Repairs	\$	7,470.00
Total Pool and Pavilion	\$	24,170.00
Landscape Expense		
Mowing	\$	6,000.00
Spraying/Weed Control	\$	800.00
Landscape Repair and Maintenance	\$	1,500.00
Landscape Improvement	\$	3,000.00
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	\$	-

The Board has voted to increase dues 20%, to \$360.00 per year. Dues will be invoiced on January 1, 2022 and will be due no later than January 31, 2022.



PROSPERITY BANK®

Statement Date 9/30/2021
 Account No ****3227
 Page 1 of 1

SADDLE CREEK HOA, INC
 903 TEXAS AVE S
 COLLEGE STATION TX 77840

6016

STATEMENT SUMMARY TX Business Savings Account No ****3227

09/01/2021	Beginning Balance		\$1,016.18
	1 Deposits/Other Credits	+	\$1.75
	0 Checks/Other Debits	-	\$0.00
09/30/2021	Ending Balance	30 Days in Statement Period	\$1,017.93

DEPOSITS/OTHER CREDITS

Date	Description	Amount
09/30/2021	Accr Earning Pymt Added to Account	\$1.75

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
09-01	\$1,016.18	09-30	\$1,017.93

EARNINGS SUMMARY

** Below is an itemization of the Earnings for this statement period **

Interest Paid This Period	\$0.08	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$9.12	Days in Earnings Period	30

0000



101171 : 00601601





Bob Walker
 Beal Properties
 bobw@bealbs.com
 Ph.

Need a REALTOR? What About BOB?

CMA 1 - Line

Prepared By: Bob Walker

Listings as of 12/14/21 at 1:24 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 12/14/2021 to 11/29/2020 Subdivision Code is 'Saddle Creek'

Residential

Active Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
21010610	5448 Prairie Dawn Court	4	4	3/2	3PLUS	Saddle Creek	2016	4,413	\$239.07	\$1,055,000					127
# LISTINGS: 1															
Medians:															
Minimums:															
Maximums:															
Averages:															

Sold Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
21013559	17453 Lariat Lane	4	4	3/-	2	Saddle Creek	2013	2,657	\$195.71	\$520,000	\$520,000	\$195.71	12/10/2021	100.00	60
20014209	17716 Saddle Creek Drive	4	4	3/-	2	Saddle Creek	2017	3,054	\$201.38	\$615,000	\$600,000	\$196.46	01/04/2021	97.56	121
21007393	5386 Stetson Drive	3	3	2/1	2	Saddle Creek	2012	2,667	\$209.97	\$560,000	\$600,000	\$224.97	10/08/2021	107.14	138
21012736	17505 Saddle Creek Drive	4	4	3/1	2	Saddle Creek	2009	2,945	\$212.22	\$625,000	\$620,000	\$210.53	11/16/2021	99.20	67
21006809	5209 Vintage Oaks Court	4	4	3/-	3PLUS	Saddle Creek	2010	3,214	\$200.00	\$642,800	\$645,800	\$200.93	08/27/2021	100.47	112
21002283	5367 Canvasback Cove	4	4	3/2	2	Saddle Creek	2016	3,415	\$193.24	\$659,900	\$662,900	\$194.11	04/20/2021	100.45	47
21004297	17599 Lariat Lane	5	5	4/1	2	Saddle Creek	2010	3,715	\$174.94	\$649,900	\$675,000	\$181.70	06/04/2021	103.86	62
21007573	18111 Martingale Court	4	4	4/-	3PLUS	Saddle Creek	2012	3,183	\$216.75	\$689,900	\$711,000	\$223.37	08/02/2021	103.06	65
20016526	5225 Prairie Dawn	4	4	4/1	3PLUS	Saddle Creek	2017	4,335	\$172.99	\$749,900	\$719,500	\$165.97	03/12/2021	95.95	147
21005026	18023 Martingale Court Cc	4	4	4/-	3PLUS	Saddle Creek	2012	3,689	\$216.83	\$799,900	\$759,000	\$205.75	07/19/2021	94.89	60
20016814	5345 Canvasback Cove	4	4	4/1	3PLUS	Saddle Creek	2016	3,235	\$247.26	\$799,900	\$760,000	\$234.93	01/04/2021	95.01	74
21014044	5266 Branding Iron Court	4	4	3/1	3PLUS	Saddle Creek	2014	3,358	\$223.35	\$750,000	\$760,000	\$226.33	11/19/2021	101.33	23
21012894	17912 Ranch House Road	4	4	3/1	3PLUS	Saddle Creek	2011	3,627	\$220.57	\$800,000	\$785,000	\$216.43	10/27/2021	98.13	34
21007965	5276 Vintage Oaks Drive	4	4	4/1	3PLUS	Saddle Creek	2012	3,608	\$242.77	\$875,900	\$900,000	\$249.45	07/14/2021	102.75	34
21007645	18133 Martingale Court	5	5	4/1	3PLUS	Saddle Creek	2012	4,332	\$219.18	\$949,500	\$940,000	\$216.99	08/05/2021	99.00	62
# LISTINGS: 15															
Medians:															
Minimums:															
Maximums:															
Averages:															

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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.



Bob Walker

Beat Properties

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Ph

Need a REALTOR? What About BOB?



CMA 1 - Line

Prepared By: Bob Walker

Listings as of 12/14/21 at 1:24 pm

Quick Statistics (16 Listings Total)

	Min	Max	Average	Median
List Price	\$520,000	\$1,055,000	\$733,913	\$719,900
Sold Price	\$520,000	\$940,000	\$710,547	\$711,000

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Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.