



Brodie Springs

Management Report June 2023



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Incorporated: 10/14/2003

Tax ID:20-5388672

Association ID: 023

Contract Start: 5/1/2022

Annual Month: January

Inspection: Monthly

Directions:

Units: 114 # Builders: 0 # Residents: 114 # Owners: 114 # Tenants: 0 Owner Ratio: 100.00%

Community Information**Brodie Springs HOA**

Units: 114 Coupons: Yes

Billing	Type	Amount
SEMI-ANNUAL	Semi-Annual Assessment	413.00
MONTHLY	Late Fee	50.00
MONTHLY	Interest	1.50

Committee Member	Name/Mailing Address	Term/Email Address
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Board of Directors

Bean/Lauren 3417 Caladium Circle Austin, Texas 78748	lbean01@gmail.com NUMBER: 512-573-5627
Cunningham/Kara 3000 Raspberry Rd Austin, TX 78748	theonlykara@hotmail.com
Galindo/Rachel 3101 Raspberry Rd Austin, TX 78748	rachelgalindo23@gmail.com
Gribble/Christian 10433 Antelope Run Austin, TX 78748	christiangribble@gmail.com
Warner/Philip James 10513 Antelope Run Austin, TX 78748	hoa@philwarner.com

Employee Information	Type	Title	Email
Adama Diebate	Accounting	Accounting	adama.diebate@merituscorp.com
Cassie Roche-Johnson	Assistant	Administrative Assistant II	cassie.rochejohnson@inframark.com
Paula Nahernak	Community Manager	Community Manager II	Paula.Nahernak@inframark.com
Tobin Hurley 512-287-8000 512-820-5297	Community Manager	Community Manager	Tobin.Hurley@inframark.com

Bank	Account Type	Account Number
CIT Bank	OPERATING ACCOUNT	****1434
CIT Bank	RESERVE ACCOUNT	****6949

Insurer	Policy Type	Number	Amount	Begin	Expires
Watkins Insurance Group	Commercial General	LROTXD9437716A3		10/1/2022	10/1/2023
Watkins Insurance Group	Directors & Officers	PCAP012711518			

Brodie Springs Homeowners Association, Inc.

Balance Sheet

Period 06/30/2023

Assets

Operating Cash

1110	Oper Cash CIT	49,152.82	
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<u>Total Operating Cash</u>		49,152.82	
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Reserve Cash

1130	Reserve Cash CIT	56,395.64	
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<u>Total Reserve Cash</u>		56,395.64	
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<i>Total Assets</i>			105,548.46
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Liabilities & Equity

Prepaid Assessments

2810	Prepaid Assessments	14,674.20	
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<u>Total Prepaid Assessments</u>		14,674.20	
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Capital

3910	Operating Fund	29,045.01	
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3911	Reserve Fund	92,727.52	
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	Current Year Net Income (Loss)	(30,898.27)	
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<u>Total Capital</u>		90,874.26	
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<i>Total Liabilities & Equity</i>			105,548.46
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Brodie Springs Homeowners Association, Inc.

Income & Expense Statement

Period 6/1/2023 To 6/30/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Assessment Income</u>							
4121 Maint Fee/Resident	176.00	0.00	176.00	48,681.03	47,082.00	1,599.03	94,164.00
TOTAL Assessment Income	176.00	0.00	176.00	48,681.03	47,082.00	1,599.03	94,164.00
<u>Fee Income</u>							
4161 Late Fee	238.22	0.00	238.22	2,947.69	0.00	2,947.69	0.00
4170 Delinquent Letter	4.00	0.00	4.00	118.00	0.00	118.00	0.00
4205 Interest on Maintenance Fees	17.16	0.00	17.16	414.97	0.00	414.97	0.00
4327 Transfer Fee - Assoc.	300.00	0.00	300.00	450.00	0.00	450.00	0.00
4335 Deed Restriction Charge	0.00	0.00	0.00	50.00	0.00	50.00	0.00
TOTAL Fee Income	559.38	0.00	559.38	3,980.66	0.00	3,980.66	0.00
<u>Other Income</u>							
4350 Bank Interest	1.83	0.00	1.83	13.91	0.00	13.91	0.00
4685 Common Drive Utilities	0.00	0.00	0.00	125.84	0.00	125.84	0.00
4710 Miscellaneous	1,827.15	0.00	1,827.15	1,827.15	0.00	1,827.15	0.00
TOTAL Other Income	1,828.98	0.00	1,828.98	1,966.90	0.00	1,966.90	0.00
TOTAL Income	2,564.36	0.00	2,564.36	54,628.59	47,082.00	7,546.59	94,164.00
Expense							
<u>Administrative Expenses</u>							
6870 Web Site Hosting	0.00	0.00	0.00	467.64	0.00	(467.64)	0.00
TOTAL Administrative Expenses	0.00	0.00	0.00	467.64	0.00	(467.64)	0.00
<u>Amenity Maintenance</u>							
5575 Park Repair & Maintenance	0.00	0.00	0.00	2,100.00	500.00	(1,600.00)	750.00
5581 Park Improvement	0.00	0.00	0.00	0.00	1,000.00	1,000.00	2,000.00
5587 Cave Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00
TOTAL Amenity Maintenance	0.00	0.00	0.00	2,100.00	1,500.00	(600.00)	3,250.00
<u>General Maintenance</u>							
5610 General Maint. & Repairs	(14,520.00)	200.00	14,720.00	1,975.00	1,200.00	(775.00)	2,400.00
TOTAL General Maintenance	(14,520.00)	200.00	14,720.00	1,975.00	1,200.00	(775.00)	2,400.00
<u>Insurance & Taxes</u>							
6810 Insurance	0.00	0.00	0.00	125.00	0.00	(125.00)	3,554.00
6855 Property Taxes	0.00	0.00	0.00	246.95	150.00	(96.95)	150.00
TOTAL Insurance & Taxes	0.00	0.00	0.00	371.95	150.00	(221.95)	3,704.00
<u>Irrigation Maintenance</u>							
5215 Irrigation Repairs	1,918.43	200.00	(1,718.43)	3,056.15	1,150.00	(1,906.15)	2,000.00
TOTAL Irrigation Maintenance	1,918.43	200.00	(1,718.43)	3,056.15	1,150.00	(1,906.15)	2,000.00
<u>Lake Maintenance</u>							
5255 Pond Maint	0.00	0.00	0.00	0.00	2,000.00	2,000.00	4,000.00
TOTAL Lake Maintenance	0.00	0.00	0.00	0.00	2,000.00	2,000.00	4,000.00
<u>Landscape Maintenance</u>							
5310 Landscape Contract	0.00	2,334.00	2,334.00	16,316.79	14,004.00	(2,312.79)	28,008.00
5335 Landscape Extras & Improvement	0.00	0.00	0.00	3,580.38	1,750.00	(1,830.38)	3,500.00
TOTAL Landscape Maintenance	0.00	2,334.00	2,334.00	19,897.17	15,754.00	(4,143.17)	31,508.00

Brodie Springs Homeowners Association, Inc.

Income & Expense Statement

Period 6/1/2023 To 6/30/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<u>Other Expenses</u>							
7130 Office Supplies	129.90	300.00	170.10	1,667.79	2,220.00	552.21	3,780.00
7215 Meeting Expenses	0.00	0.00	0.00	340.00	0.00	(340.00)	250.00
7270 Community Events	0.00	0.00	0.00	981.86	1,500.00	518.14	3,010.00
7275 YOM and Christmas Decorations	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
7315 Licenses/Fees/Permits	0.00	0.00	0.00	0.00	0.00	0.00	775.00
7365 Write Off/Bad Debt Exp.	0.00	0.00	0.00	158.84	0.00	(158.84)	0.00
TOTAL Other Expenses	129.90	300.00	170.10	3,148.49	3,720.00	571.51	10,815.00
<u>Professional Services</u>							
6130 Tax Preparation	0.00	0.00	0.00	450.00	375.00	(75.00)	375.00
6160 Legal	544.50	0.00	(544.50)	3,641.00	2,100.00	(1,541.00)	4,200.00
6210 Administrative Services	700.00	700.00	0.00	4,200.00	4,200.00	0.00	8,400.00
TOTAL Professional Services	1,244.50	700.00	(544.50)	8,291.00	6,675.00	(1,616.00)	12,975.00
<u>Reserve/Contingency Transfers</u>							
9820 Capital Reserve Allocation	1,256.00	1,256.00	0.00	7,536.00	7,536.00	0.00	15,072.00
TOTAL Reserve/Contingency Transfers	1,256.00	1,256.00	0.00	7,536.00	7,536.00	0.00	15,072.00
<u>Utility Expenses</u>							
6513 Power-	103.41	225.00	121.59	734.15	1,100.00	365.85	2,200.00
6550 Water / Sewer	506.73	600.00	93.27	1,529.81	2,480.00	950.19	4,980.00
6561 Common Drive Utilities	87.62	105.00	17.38	87.62	630.00	542.38	1,260.00
TOTAL Utility Expenses	697.76	930.00	232.24	2,351.58	4,210.00	1,858.42	8,440.00
TOTAL Expense	(9,273.41)	5,920.00	15,193.41	49,194.98	43,895.00	(5,299.98)	94,164.00
Excess Revenue / Expense	11,837.77	(5,920.00)	17,757.77	5,433.61	3,187.00	2,246.61	0.00

Brodie Springs Homeowners Association, Inc. Income & Expense Statement

Period 6/1/2023 To 6/30/2023 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Other</u>							
9805 Capital Reserve Contribution	1,256.00	0.00	1,256.00	7,536.00	0.00	7,536.00	0.00
TOTAL Other	1,256.00	0.00	1,256.00	7,536.00	0.00	7,536.00	0.00
<u>Other Income</u>							
4350 Bank Interest	15.33	0.00	15.33	132.12	0.00	132.12	0.00
TOTAL Other Income	15.33	0.00	15.33	132.12	0.00	132.12	0.00
TOTAL Income	1,271.33	0.00	1,271.33	7,668.12	0.00	7,668.12	0.00
Expense							
<u>General Maintenance</u>							
5610 General Maint. & Repairs	21,890.00	0.00	(21,890.00)	44,000.00	0.00	(44,000.00)	0.00
TOTAL General Maintenance	21,890.00	0.00	(21,890.00)	44,000.00	0.00	(44,000.00)	0.00
TOTAL Expense	21,890.00	0.00	(21,890.00)	44,000.00	0.00	(44,000.00)	0.00
Excess Revenue / Expense	(20,618.67)	0.00	(20,618.67)	(36,331.88)	0.00	(36,331.88)	0.00

Brodie Springs Homeowners Association, Inc.
Bank Reconciliation Expanded Summary Consolidated

Bank: Oper Cash CIT Account: *****1434

Statement Date: 6/30/2023

Linked Statement: None

G/L Balance: 49,152.82
Statement Balance: 51,290.75

Outstanding Checks:

Check #	Date	Reference	Uncleared Checks
200041	6/26/2023	NIEMANN & HEYER, L.L.P.	544.50
200043	6/29/2023	GUEDEA SERVICES	1,918.43
			2,462.93

Outstanding Deposits:

Check #	Date	Reference	Uncleared Deposits
	6/30/2023	Lockbox	325.00
			325.00

Bank Reconciliation Summary: Oper Cash CIT Account: ***1434**

G/L Balance:	49,152.82
Uncleared Checks, Credits:	2,462.93
Uncleared Deposits, Debits:	325.00
G/L Difference:	51,290.75
Statement Balance:	51,290.75
G/L and Balance Difference:	0.00



6-30-23
 272541434

INFRAMARK LLC AGENT FOR
 BRODIE SPRINGS HOA INC
 2002 W GRAND PKWY N STE 100
 KATY TX 77449-1964

27254 143 4 NOW ACCOUNT

Previous Balance	5-31-23	30,855.53
+Deposits/Credits	14	23,580.15
-Checks/Debits	9	3,146.76
-Service Charge		.00
+Interest Paid		1.83
Current Balance		51,290.75
Days in Statement Period	30	

* - - - - -INTEREST SUMMARY- - - - - *

Interest Earned From	6/01/23 To 6/30/23	
Days in Period		30
Interest Earned		1.83
Annual Percentage Yield Earned		.05
Interest Paid this Year		13.91
Interest Withheld this Year		.00

* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - *

Date	Description	Amount
6-05	WEB TFR FR 000272836949 RCSL PER MNGER FOR TEXSUN CONSTRUCTION 131018000701	14520.00
6-06	Lockbox Deposit	413.00
6-12	Lockbox Deposit	413.00
6-13	Lockbox Deposit	413.00
6-16	Image Deposit	413.00
6-20	Lockbox Deposit	826.00
6-20	Image Deposit	563.00
6-21	Lockbox Deposit	413.00
6-26	WEB TFR TO 000272836949 MONTHLY RESERVE TRANSFER 040149007072	1256.00-
6-26	Lockbox Deposit	826.00
6-27	Image Deposit	1827.15
6-27	Image Deposit	563.00
6-27	Lockbox Deposit	413.00
6-29	Lockbox Deposit	1652.00
6-30	Interest Pymt	1.83

* - - - - -EFT ACTIVITY- - - - - *

Date	Description	Amount
6-05	City of Austin T PAYMENT Lori Hollis #####0000	39.77-
6-05	City of Austin T PAYMENT Lori Hollis #####0000	87.62-
6-05	AVIDPAY SERVICE AVIDPAY	700.00-

Continued on Next Page

INFRAMARK LLC AGENT FOR

6-06 705REF*CK*200040*230602*INFRAM
PAYLEASE.COM CREDIT 325.00
Certified Management o
#####814

6-28 AVIDPAY SERVICE 129.90-
AVIDPAY
705REF*CK*200042*230626*INFRAM

6-30 City of Austin T PAYMENT 63.64-
Lori Hollis
#####6273

6-30 City of Austin T PAYMENT 506.73-
Lori Hollis
#####7806

* - - - - -CHECKS PAID- - - - - *

No.	Date	Amount	No.	Date	Amount
200036	6-02	198.00	200039*	6-05	165.10

* - - - - -DAILY BALANCE SUMMARY- - - - - *

Date	Balance	Date	Balance	Date	Balance
5-31	30855.53	6-02	30657.53	6-05	44185.04
6-06	44923.04	6-12	45336.04	6-13	45749.04
6-16	46162.04	6-20	47551.04	6-21	47964.04
6-26	47534.04	6-27	50337.19	6-28	50207.29
6-29	51859.29	6-30	51290.75		

* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - *

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

Brodie Springs Homeowners Association, Inc.
Bank Reconciliation Expanded Summary Consolidated

Bank: Reserve Cash CIT Account: *****6949

Statement Date: 6/30/2023

Linked Statement: None

G/L Balance: 56,395.64

Statement Balance: 56,395.64

Bank Reconciliation Summary: Reserve Cash CIT Account: ***6949**

G/L Balance:	56,395.64
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	56,395.64
Statement Balance:	56,395.64
G/L and Balance Difference:	0.00



6-30-23
 272836949

INFRAMARK LLC AGENT FOR
 BRODIE SPRINGS HOA INC
 2002 W GRAND PKWY N STE 100
 KATY TX 77449-1964

27283 694 9 MONEY MARKET ACCOUNT

Previous Balance	5-31-23	77,014.31
+Deposits/Credits	1	1,256.00
-Checks/Debits	2	21,890.00
-Service Charge		.00
+Interest Paid		15.33
Current Balance		56,395.64
Days in Statement Period	30	

* - - - - -INTEREST SUMMARY- - - - - *

Interest Earned From	6/01/23 To 6/30/23	
Days in Period		30
Interest Earned		15.33
Annual Percentage Yield Earned		.30
Interest Paid this Year		132.12
Interest Withheld this Year		.00

* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - *

Date	Description	Amount
6-05	WEB TFR TO 000272541434 RCSL PER MNGER FOR TEXSUN CONSTRUCTION 131018000701	14520.00-
6-26	WEB TFR FR 000272541434 MONTHLY RESERVE TRANSFER 040149007072	1256.00
6-30	Interest Pymt	15.33

* - - - - -CHECKS PAID- - - - - *

No.	Date	Amount	No.	Date	Amount
1002	6-21	7370.00			

* - - - - -DAILY BALANCE SUMMARY- - - - - *

Date	Balance	Date	Balance	Date	Balance
5-31	77014.31	6-05	62494.31	6-21	55124.31
6-26	56380.31	6-30	56395.64		

* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - *

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

AP Check Register with Detail

Check Date 6/1/2023 To 6/30/2023 11:59:00 PM

Brodie Springs Homeowners Association, Inc.

Oper Cash CIT

ACH	6/2/2023	CITY OF AUSTIN		87.62	PAID
Inv. # 326896125991		6561 Common Drive Utilities Azalea Blossom Common Utilities 04/12-05/12/2023	87.62	Operating	
ACH	6/2/2023	CITY OF AUSTIN		39.77	PAID
Inv. # 209164558816		6513 Power- Electric 4/12-05/12/2023	39.77	Operating	
ACH	6/29/2023	CITY OF AUSTIN		506.73	PAID
Inv. # 523270558667		6550 Water / Sewer Irrigation water 05/09-06/08/2023	506.73	Operating	
ACH	6/29/2023	CITY OF AUSTIN		63.64	PAID
Inv. # 976175130959		6513 Power- Electric and drainage 05/08-06/08/2023	63.64	Operating	
200040	6/2/2023	INFRAMARK LLC		700.00	PAID
Inv. # 95803		6210 Administrative Services June 2023 Management Fee	700.00	Operating	
200041	6/26/2023	NIEMANN & HEYER, L.L.P.		544.50	PAID
Inv. # 45355		6160 Legal Legal fees to discuss violations	544.50	Operating	
200042	6/26/2023	INFRAMARK LLC		129.90	PAID
Inv. # 96792		7130 Office Supplies June 2023 Additional billing per contract	129.90	Operating	
200043	6/29/2023	GUEDEA SERVICES		1,918.43	PAID
Inv. # 06272023		5215 Irrigation Repairs Irrigation repairs	1,918.43	Operating	
			Total	3,990.59	
			Voided	0.00	
			Oper Cash CIT TOTAL \$	3,990.59	

Reserve Cash CIT

1002	6/14/2023	TEX-SUN CONSTRUCTION & SERVICES LLC		7,370.00	PAID
Inv. # inv012		5610 General Maint. & Repairs Fence Repair and Staining project	7,370.00	Reserve	
			Total	7,370.00	
			Voided	0.00	
			Reserve Cash CIT TOTAL \$	7,370.00	

Period 06/30/2023

Brodie Springs Homeowners Association, Inc.

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
418913	Owner	Martinez,Sergio H	0.00	0.00	0.00	-0.01	-0.01
418953	Owner	Villarreal,Adria	0.00	0.00	0.00	-50.00	-50.00
418944	Owner	Pinckard,Ronald	0.00	0.00	0.00	-53.75	-53.75
418969	Owner	Calhoun,Alexander & Alicia	-270.82	0.00	0.00	0.00	-270.82
418922	Owner	Fick,Edward	-356.80	0.00	0.00	0.00	-356.80
418916	Owner	Velayutham,Nellan	-413.00	0.00	0.00	0.00	-413.00
418917	Owner	Rodriguez,Homero	-413.00	0.00	0.00	0.00	-413.00
418901	Owner	Del toro,Fidel	0.00	0.00	0.00	-413.00	-413.00
445089	Owner	Sim ,Jason Y	0.00	0.00	-413.00	0.00	-413.00
418890	Owner	Lueders,Tommy & Betty	0.00	0.00	0.00	-413.00	-413.00
457189	Owner	Lgoa ,Jose E & Isabel C	-413.00	0.00	0.00	0.00	-413.00
418947	Owner	Engblom,Dennis	-413.00	0.00	0.00	0.00	-413.00
418949	Owner	Gomez De La Torre,Francisco	0.00	-413.00	0.00	0.00	-413.00
418951	Owner	Weynand,Nicholas	-413.00	0.00	0.00	0.00	-413.00
418957	Owner	Tiffany Yates Martin,Joel Marti	-413.00	0.00	0.00	0.00	-413.00
418965	Owner	Oberman,Adam	-413.00	0.00	0.00	0.00	-413.00
418919	Owner	Cabrera,Richard & Catherine	0.00	0.00	0.00	-413.00	-413.00
418928	Owner	Fuselier,Kevin	-413.00	0.00	0.00	0.00	-413.00
418929	Owner	Cunningham,Andrew & Kara	0.00	-413.00	0.00	0.00	-413.00
418935	Owner	Garza,Erica	0.00	0.00	0.00	-413.00	-413.00
418936	Owner	Boyer,Randy & Linda	-413.00	0.00	0.00	0.00	-413.00
418926	Owner	Badkoobeh,Omeed & Laura	0.00	0.00	0.00	-413.00	-413.00
426516	Owner	Burris,Judith K Burris & Larry J	-413.00	0.00	0.00	0.00	-413.00
418960	Owner	Young,Larry	-413.00	0.00	0.00	0.00	-413.00
418990	Owner	Gribble,Christian	-413.00	0.00	0.00	0.00	-413.00
418988	Owner	Hoang,Kim	-413.00	0.00	0.00	0.00	-413.00
424565	Owner	Jung,Adrian Scott	0.00	0.00	0.00	-413.00	-413.00
418993	Owner	Pickett,Jackson	0.00	0.00	0.00	-413.00	-413.00
419001	Owner	Patricia Anderson,Diane Cieho	-413.00	0.00	0.00	0.00	-413.00
419002	Owner	Link,Art	0.00	0.00	0.00	-413.00	-413.00
418940	Owner	Mondal,Sabiha	0.00	0.00	0.00	-738.00	-738.00
418954	Owner	De La Rosa,Sharon	-413.00	0.00	0.00	-413.00	-826.00
418918	Owner	Congdon Trust,Marsha B.	0.00	0.00	0.00	-826.00	-826.00
418941	Owner	White,David & Cindy	0.00	-469.20	0.00	-758.62	-1,227.82
Count:	34		-6,822.62	-1,295.20	-413.00	-6,143.38	-14,674.20

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
114	0	114	114	0	100.00%

Charge Code Summary

Description	G/L Acct #	Amount
Payment	1110	-14,674.20

Aging Prepaid

Wednesday, July 5, 2023

10:50

Period 06/30/2023

Brodie Springs Homeowners Association, Inc.

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
			-14,674.20				

AP DS Aging Detail

Wednesday, July 5, 2023 10:50:24 AM

Period 06/30/2023

Brodie Springs Homeowners Association, Ir

Vendor	Date	Invoice #	Current	31-60	61-90	Over 90
1110 Oper Cash CIT *****1434						
1110 Oper Cash CIT *****1434 Totals:			0.00	0.00	0.00	0.00
1110 Oper Cash CIT *****1434 Cash Balance: \$49,152.82						
1130 Reserve Cash CIT *****6949						
1130 Reserve Cash CIT *****6949 Totals:			0.00	0.00	0.00	0.00
1130 Reserve Cash CIT *****6949 Cash Balance: \$56,395.64						
Brodie Springs Homeowners Association, Inc. Totals:			0.00	0.00	0.00	0.00
Total: \$0.00						

Brodie Springs Homeowners Association, Inc.

GL Ledger Summary Standard

Period 6/1/2023 To 6/30/2023 11:59:00 PM

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
1110 Oper Cash CIT *****1434 - Operating							30,492.43
6/1/2023	6/1/2023	A/R	Operating	Lockbox	325.00		30,817.43
6/2/2023	6/2/2023	A/P	Operating	A/P Voucher Post: Chk# ACH: CITY OF AUSTIN		87.62	30,729.81
6/2/2023	6/2/2023	A/P	Operating	A/P Voucher Post: Chk# ACH: CITY OF AUSTIN		39.77	30,690.04
6/2/2023	6/2/2023	A/P	Operating	A/P Voucher Post: Chk# 200040: INFRAMARK LLC		700.00	29,990.04
6/5/2023	6/5/2023	G/L	Operating	REV TO CORRECT DEPT CK 200035	14,520.00		44,510.04
6/6/2023	6/6/2023	A/R	Operating	Lockbox	413.00		44,923.04
6/12/2023	6/12/2023	A/R	Operating	Lockbox	413.00		45,336.04
6/13/2023	6/13/2023	A/R	Operating	Lockbox	413.00		45,749.04
6/16/2023	6/16/2023	A/R	Operating	Adjustment Batch	413.00		46,162.04
6/20/2023	6/20/2023	A/R	Operating	Adjustment Batch	563.00		46,725.04
6/20/2023	6/20/2023	A/R	Operating	Lockbox	826.00		47,551.04
6/21/2023	6/21/2023	A/R	Operating	Lockbox	413.00		47,964.04
6/26/2023	6/26/2023	A/R	Operating	Lockbox	826.00		48,790.04
6/26/2023	6/26/2023	A/P	Operating	A/P Voucher Post: Chk# 200041: NIEMANN & HEYER, L.L.P.		544.50	48,245.54
6/26/2023	6/26/2023	A/P	Operating	A/P Voucher Post: Chk# 200042: INFRAMARK LLC		129.90	48,115.64
6/27/2023	6/27/2023	A/R	Operating	Adjustment Batch	563.00		48,678.64
6/27/2023	6/27/2023	A/R	Operating	Lockbox	413.00		49,091.64
6/29/2023	6/29/2023	A/P	Operating	A/P Voucher Post: Chk# ACH: CITY OF AUSTIN		506.73	48,584.91
6/29/2023	6/29/2023	A/P	Operating	A/P Voucher Post: Chk# ACH: CITY OF AUSTIN		63.64	48,521.27
6/29/2023	6/29/2023	A/R	Operating	Lockbox	1,652.00		50,173.27
6/29/2023	6/29/2023	A/P	Operating	A/P Voucher Post: Chk# 200043: GUEDEA SERVICES		1,918.43	48,254.84
6/30/2023	6/30/2023	G/L	Operating	06.23 RESERVE TRANSFER		1,256.00	46,998.84
6/30/2023	6/30/2023	A/R	Operating	Lockbox	325.00		47,323.84
6/30/2023	6/30/2023	G/L	Operating	JE TO BOOK DEPOSIT FOR OAK CREEK CHECK 06/27	1,827.15		49,150.99
6/30/2023	6/30/2023	G/L	Operating	Bank Reconcile: Interest Earned	1.83		49,152.82
Operating - Net Change: 18,660.39					23,906.98	5,246.59	49,152.82
1130 Reserve Cash CIT *****6949 - Reserve							77,014.31
6/5/2023	6/5/2023	G/L	Reserve	REV TO CORRECT DEPT CK 200035		14,520.00	62,494.31
6/14/2023	6/14/2023	A/P	Reserve	A/P Voucher Post: Chk# 1002: TEX-SUN CONSTRUCTION & SERVICES LLC		7,370.00	55,124.31
6/30/2023	6/30/2023	G/L	Reserve	06.23 RESERVE TRANSFER	1,256.00		56,380.31
6/30/2023	6/30/2023	G/L	Reserve	Bank Reconcile: Interest Earned	15.33		56,395.64
Reserve - Net Change: (20,618.67)					1,271.33	21,890.00	56,395.64
2810 Prepaid Assessments - Operating							(7,851.58)
6/1/2023	6/1/2023	A/R	Operating	Lockbox		325.00	(8,176.58)
6/6/2023	6/6/2023	A/R	Operating	Lockbox		413.00	(8,589.58)
6/12/2023	6/12/2023	A/R	Operating	Lockbox		413.00	(9,002.58)
6/13/2023	6/13/2023	A/R	Operating	Lockbox		413.00	(9,415.58)
6/16/2023	6/16/2023	A/R	Operating	Adjustment Batch		413.00	(9,828.58)
6/16/2023	6/16/2023	A/R	Operating	Apply Credit	56.20		(9,772.38)
6/20/2023	6/20/2023	A/R	Operating	Adjustment Batch		563.00	(10,335.38)
6/20/2023	6/20/2023	A/R	Operating	Apply Credit	150.00		(10,185.38)

Brodie Springs Homeowners Association, Inc.

GL Ledger Summary Standard

Period 6/1/2023 To 6/30/2023 11:59:00 PM

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
6/20/2023	6/20/2023	A/R	Operating	Lockbox		826.00	(11,011.38)
6/21/2023	6/21/2023	A/R	Operating	Lockbox		413.00	(11,424.38)
6/26/2023	6/26/2023	A/R	Operating	Lockbox		826.00	(12,250.38)
6/27/2023	6/27/2023	A/R	Operating	Adjustment Batch		563.00	(12,813.38)
6/27/2023	6/27/2023	A/R	Operating	Apply Credit	150.00		(12,663.38)
6/27/2023	6/27/2023	A/R	Operating	Lockbox		413.00	(13,076.38)
6/29/2023	6/29/2023	A/R	Operating	Apply Credit	54.18		(13,022.20)
6/29/2023	6/29/2023	A/R	Operating	Lockbox		1,652.00	(14,674.20)
6/30/2023	6/30/2023	A/R	Operating	Lockbox		325.00	(14,999.20)
6/30/2023	6/30/2023	A/R	Operating	Apply Credit	325.00		(14,674.20)
Operating - Net Change: (6,822.62)					735.38	7,558.00	(14,674.20)
3910 Operating Fund - Operating							(29,045.01)
3911 Reserve Fund - Reserve							(92,727.52)
4121 Maint Fee/Resident - Operating							(48,505.03)
6/30/2023	6/30/2023	A/R	Operating	Apply Credit		176.00	(48,681.03)
Operating - Net Change: (176.00)					0.00	176.00	(48,681.03)
4161 Late Fee - Operating							(2,709.47)
6/16/2023	6/16/2023	A/R	Operating	Apply Credit		54.20	(2,763.67)
6/29/2023	6/29/2023	A/R	Operating	Apply Credit		52.18	(2,815.85)
6/30/2023	6/30/2023	A/R	Operating	Apply Credit		131.84	(2,947.69)
Operating - Net Change: (238.22)					0.00	238.22	(2,947.69)
4170 Delinquent Letter - Operating							(114.00)
6/16/2023	6/16/2023	A/R	Operating	Apply Credit		2.00	(116.00)
6/29/2023	6/29/2023	A/R	Operating	Apply Credit		2.00	(118.00)
Operating - Net Change: (4.00)					0.00	4.00	(118.00)
4205 Interest on Maintenance Fees - Operating							(397.81)
6/30/2023	6/30/2023	A/R	Operating	Apply Credit		17.16	(414.97)
Operating - Net Change: (17.16)					0.00	17.16	(414.97)
4327 Transfer Fee - Assoc. - Operating							(150.00)
6/20/2023	6/20/2023	A/R	Operating	Apply Credit		150.00	(300.00)
6/27/2023	6/27/2023	A/R	Operating	Apply Credit		150.00	(450.00)
Operating - Net Change: (300.00)					0.00	300.00	(450.00)
4335 Deed Restriction Charge - Operating							(50.00)
4350 Bank Interest - Operating							(12.08)
6/30/2023	6/30/2023	G/L	Operating	Bank Reconcile: Interest Earned		1.83	(13.91)
Operating - Net Change: (1.83)					0.00	1.83	(13.91)
4350 Bank Interest - Reserve							(116.79)
6/30/2023	6/30/2023	G/L	Reserve	Bank Reconcile: Interest Earned		15.33	(132.12)
Reserve - Net Change: (15.33)					0.00	15.33	(132.12)
4685 Common Drive Utilities - Operating							(125.84)
4710 Miscellaneous - Operating							0.00
6/30/2023	6/30/2023	G/L	Operating	JE TO BOOK DEPOSIT FOR OAK CREEK CHECK 06/27		1,827.15	(1,827.15)

Brodie Springs Homeowners Association, Inc.

GL Ledger Summary Standard

Period 6/1/2023 To 6/30/2023 11:59:00 PM

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
				Operating - Net Change: (1,827.15)	0.00	1,827.15	(1,827.15)
				5215 Irrigation Repairs - Operating			1,137.72
6/29/2023	6/29/2023	A/P	Operating	A/P Voucher Post: Chk# 200043: GUEDEA SERVICES	1,918.43		3,056.15
				Operating - Net Change: 1,918.43	1,918.43	0.00	3,056.15
				5310 Landscape Contract - Operating			16,316.79
				5335 Landscape Extras & Improvement - Operating			3,580.38
				5575 Park Repair & Maintenance - Operating			2,100.00
				5610 General Maint. & Repairs - Operating			16,495.00
6/5/2023	6/5/2023	G/L	Operating	REV TO CORRECT DEPT CK 200035		14,520.00	1,975.00
				Operating - Net Change: (14,520.00)	0.00	14,520.00	1,975.00
				5610 General Maint. & Repairs - Reserve			22,110.00
6/5/2023	6/5/2023	G/L	Reserve	REV TO CORRECT DEPT CK 200035	14,520.00		36,630.00
6/14/2023	6/14/2023	A/P	Reserve	A/P Voucher Post: Chk# 1002: TEX-SUN CONSTRUCTION & SERVICES LLC	7,370.00		44,000.00
				Reserve - Net Change: 21,890.00	21,890.00	0.00	44,000.00
				6130 Tax Preparation - Operating			450.00
				6160 Legal - Operating			3,096.50
6/26/2023	6/26/2023	A/P	Operating	A/P Voucher Post: Chk# 200041: NIEMANN & HEYER, L.L.P.	544.50		3,641.00
				Operating - Net Change: 544.50	544.50	0.00	3,641.00
				6210 Administrative Services - Operating			3,500.00
6/2/2023	6/2/2023	A/P	Operating	A/P Voucher Post: Chk# 200040: INFRAMARK LLC	700.00		4,200.00
				Operating - Net Change: 700.00	700.00	0.00	4,200.00
				6513 Power- - Operating			630.74
6/2/2023	6/2/2023	A/P	Operating	A/P Voucher Post: Chk# ACH: CITY OF AUSTIN	39.77		670.51
6/29/2023	6/29/2023	A/P	Operating	A/P Voucher Post: Chk# ACH: CITY OF AUSTIN	63.64		734.15
				Operating - Net Change: 103.41	103.41	0.00	734.15
				6550 Water / Sewer - Operating			1,023.08
6/29/2023	6/29/2023	A/P	Operating	A/P Voucher Post: Chk# ACH: CITY OF AUSTIN	506.73		1,529.81
				Operating - Net Change: 506.73	506.73	0.00	1,529.81
				6561 Common Drive Utilities - Operating			0.00
6/2/2023	6/2/2023	A/P	Operating	A/P Voucher Post: Chk# ACH: CITY OF AUSTIN	87.62		87.62
				Operating - Net Change: 87.62	87.62	0.00	87.62
				6810 Insurance - Operating			125.00
				6855 Property Taxes - Operating			246.95
				6870 Web Site Hosting - Operating			467.64

Brodie Springs Homeowners Association, Inc.

GL Ledger Summary Standard

Period 6/1/2023 To 6/30/2023 11:59:00 PM

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
7130 Office Supplies - Operating							1,537.89
6/26/2023	6/26/2023	A/P	Operating	A/P Voucher Post: Chk# 200042: INFRAMARK LLC	129.90		1,667.79
Operating - Net Change: 129.90					129.90	0.00	1,667.79
7215 Meeting Expenses - Operating							340.00
7270 Community Events - Operating							981.86
7365 Write Off/Bad Debt Exp. - Operating							158.84
9805 Capital Reserve Contribution - Reserve							(6,280.00)
6/30/2023	6/30/2023	G/L	Reserve	06.23 RESERVE TRANSFER		1,256.00	(7,536.00)
Reserve - Net Change: (1,256.00)					0.00	1,256.00	(7,536.00)
9820 Capital Reserve Allocation - Operating							6,280.00
6/30/2023	6/30/2023	G/L	Operating	06.23 RESERVE TRANSFER	1,256.00		7,536.00
Operating - Net Change: 1,256.00					1,256.00	0.00	7,536.00

Period 06/30/2023

Brodie Springs Homeowners Association, Inc.

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
418950	Owner	Final Demand Rodriguez c/o Golden Blue Ma	56.20	206.20	76.20	583.60	922.20
418971	Owner	Final Demand Nanda,Satyawan & Brandi	51.89	51.89	71.89	742.76	918.43
418910	Owner	Final Demand Chaverere,David	55.73	55.73	75.73	551.40	738.59
418986	Owner	Final Demand Narvaez Jr,Ray	52.64	50.00	70.00	170.16	342.80
418943	Owner	Final Demand Delafield,Robert	0.00	0.00	20.00	116.16	136.16
418915	Owner	Reminder Noti Heide,Lindsay & Dietrich	0.00	0.00	0.00	112.40	112.40
418945	Owner	Stanfa,Joseph R & Denise	0.00	0.00	0.00	108.20	108.20
418948	Owner	Hall,Ross & Sara	0.00	0.00	0.00	105.41	105.41
418892	Owner	Nibha Jain,Amitkumar Bhokare	0.00	100.00	0.00	0.00	100.00
418974	Owner	Pamnani,Sumitkumar	0.00	100.00	0.00	0.00	100.00
418982	Owner	Final Demand Bara,Sonny & Erin	0.00	0.00	0.00	62.39	62.39
418905	Owner	Hallas ,Eric	0.00	0.00	0.00	58.20	58.20
418904	Owner	Hambrick,John C	0.00	0.00	0.00	56.20	56.20
418920	Owner	Pulido,Angel & Laura	0.00	0.00	0.00	56.20	56.20
418991	Owner	Stobie,William	0.00	0.00	0.00	56.20	56.20
418997	Owner	Taylor,Lance & Shelley	0.00	0.00	0.00	56.20	56.20
418976	Owner	Mason,Leslie & William	0.00	0.00	0.00	56.20	56.20
418968	Owner	Challa,Bharani	0.00	0.00	0.00	56.20	56.20
418896	Owner	De La Fuente,Michael & Linda	50.00	0.00	0.00	0.00	50.00
418955	Owner	Rodriguez,Ana	0.00	0.00	0.00	48.40	48.40
Count:	20		266.46	563.82	313.82	2,996.28	4,140.38

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
114	0	114	114	0	100.00%

Charge Code Summary

Description	G/L Acct #	Amount
Assessment	1310	921.21
Demand Letter	1310	140.00
Fine	1310	450.00
Late Fee	1310	2,498.11
Late Interest	1310	131.06
		<u>4,140.38</u>

Manager's Report-Compliance Property Log

Closed Has no data in field

Inspection Occured 6/1/2023 To 6/30/2023 11:59:00 PM

Brodie Springs Homeowners Association, Inc.

Street #	Street Name	Unit#	Lot #	Inspection	Type	Closed	Resident
10521	Antelope Run		7	6/23/2023	Rubbish and Debris Tra		Matthew & Kristen McDonald
<p>Issue: Store trash receptacle and/or recycle bin out of view on non-trash days. Rubbish and Debris 2.7.13 (13) Trash. The Board may designate required areas for trash receptacles, required types of receptacles that are not in conflict with receptacle standards of the City, and times when trash receptacles may be placed by streets for pick up. Trash kept outside the house shall be kept at all times in Board approved containers, and such containers shall be kept within an enclosed structure or appropriately screened from view from the street.</p>							
Created:	6/23/2023	Action:	6/23/2023	Type:	Note	Note:	Stage 1 - Tras-pic1 document uploaded. Synced document name: Tras-pic1_31186816.jpeg Freq: 0
Created:	6/23/2023	Action:	6/28/2023	Type:	Note	Note:	Synced document name: Stage1Letter_31249060.pdf Freq: 0
3300	Azalea Blossom Drive		32	6/23/2023	Fencing Placement		Sharon De La Rosa
<p>Issue: Ensure your fence is placed in the correct location on your property.</p>							
Created:	6/23/2023	Action:	6/23/2023	Type:	Note	Note:	Stage 1 - Plac-pic1 document uploaded. Synced document name: Plac-pic1_31186790.jpeg Freq: 0
Created:	6/23/2023	Action:	6/28/2023	Type:	Note	Note:	Synced document name: Stage1Letter_31249065.pdf Freq: 0
10415	Brodie Springs Trail		3	6/21/2023	Improvement Requires		Michael & Linda De La Fuente
<p>Issue: Please submit a modification application for all exterior improvements.</p>							
Created:	3/7/2023	Action:	3/7/2023	Type:	Note	Note:	Synced document name: Stage1Letter_29537876.pdf Freq: 0
Created:	3/16/2023	Action:	3/16/2023	Type:	Note	Note:	all backyard improvements were submitted for approval. re: 86846667 Freq: 0
Created:	5/15/2023	Action:	5/15/2023	Type:	Note	Note:	see itemized drawings submitted. included pool, spa, sauna, plants, water flow, etc Synced document name: Stage2Letter_30572503.pdf Freq: 0
Created:	5/16/2023	Action:	5/16/2023	Type:	Note	Note:	How does this move to Stage 2 when i responded to Stage 1 that our entire backyard remodel pkg was submitted for approval. There was no correspondence from the hoa or mgmt stating otherwise. Freq: 0
Created:	5/22/2023	Action:	5/22/2023	Type:	Note	Note:	Good moring, Mr. De La Fuente, please see the comments on the letter, the project application and approval was for a pool, a sauna project application was not submitted or approved. Freq: 0
Created:	6/6/2023	Action:	6/6/2023	Type:	Note	Note:	H/O sent email response, attached and sent to the Board on 06/06/2023. Freq: 0
Created:	6/6/2023	Action:	6/6/2023	Type:	Note	Note:	Stage 2 - 10415 bst response document uploaded. Synced document name: 10415bstresponse_30893927.pdf Freq: 0
Created:	6/15/2023	Action:	6/15/2023	Type:	Note	Note:	board reviewed, violation stands, letter sent uploaded Freq: 0
Created:	6/15/2023	Action:	6/15/2023	Type:	Note	Note:	Stage 2 - brodie springs homeowner letter document uploaded. Synced document name: brodiespringshomeownerletter_31053364.pdf Freq: 0
Created:	6/21/2023	Action:	6/21/2023	Type:	Fine	Note:	Fine -- Please submit an architectural request for your sauna. The project application and approval was for a pool, a sauna project application was not submitted or approved. Synced document name: Stage3Letter_31151506.pdf Freq: 0

Manager's Report-Compliance Property Log

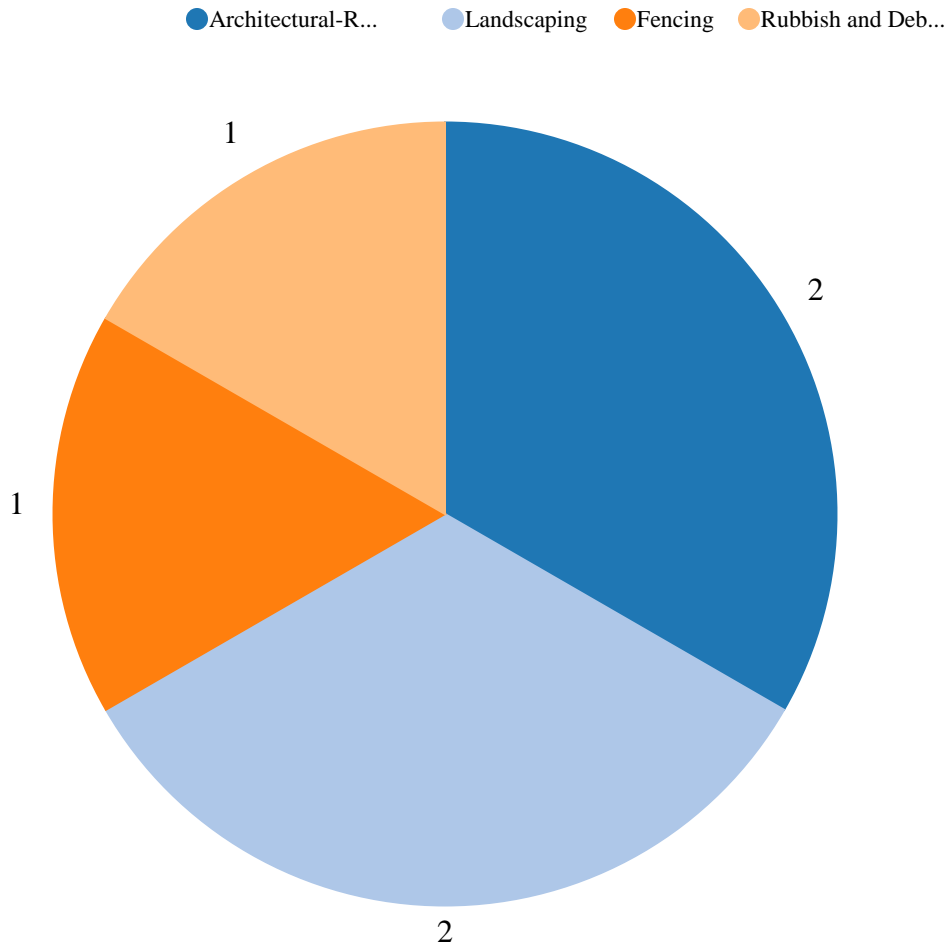
Closed Has no data in field

Inspection Occured 6/1/2023 To 6/30/2023 11:59:00 PM

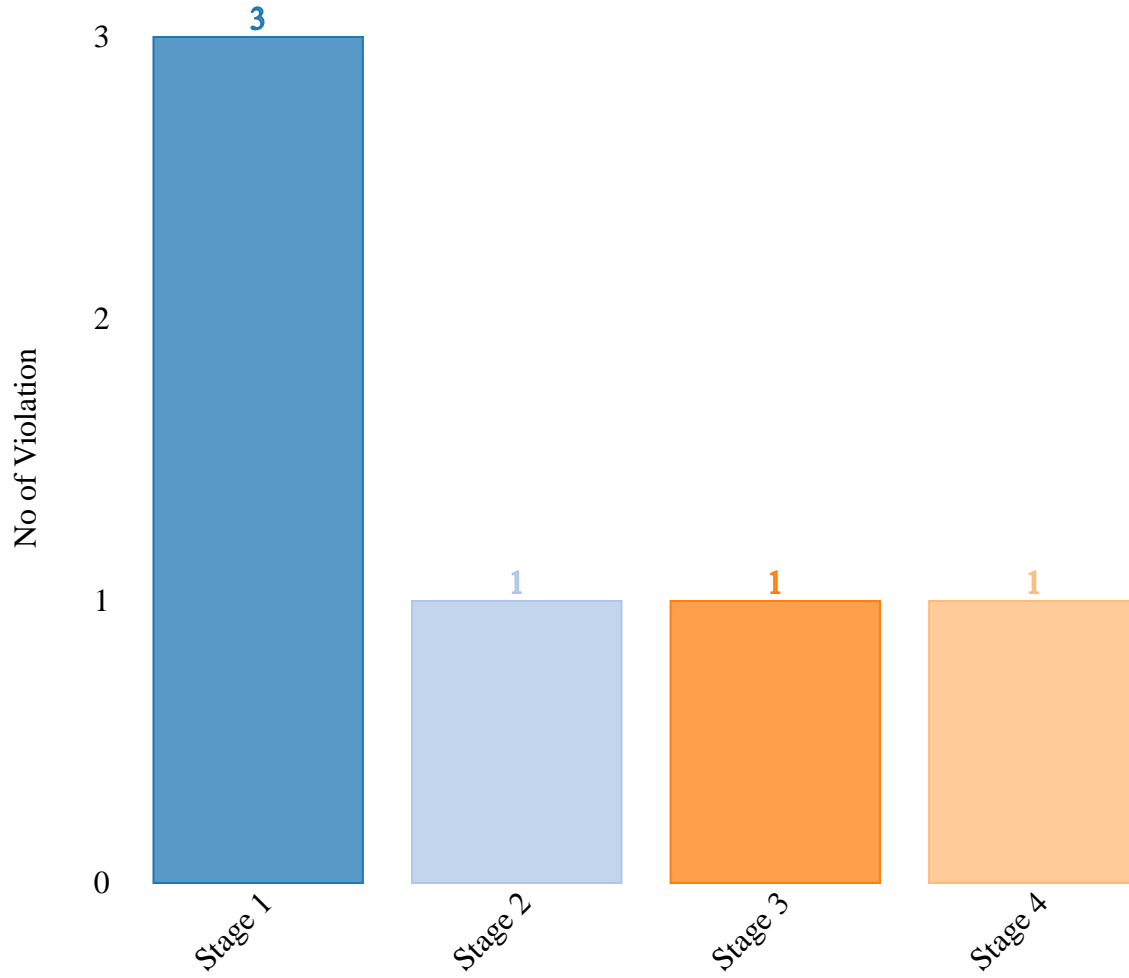
Brodie Springs Homeowners Association, Inc.

Street #	Street Name	Unit#	Lot #	Inspection	Type	Closed	Resident
Created: 6/27/2023	Action: 6/27/2023	Type: Note		Note:	h/o sent another email saying not a temporary structure, the board has the same response and continue the violation process.		Freq: 0
Created: 7/8/2023	Action: 7/8/2023	Type: Note		Note:	Stage 3 - certified mail signature document uploaded. Synced document name: certifiedmailsignature_31394953.pdf		Freq: 0

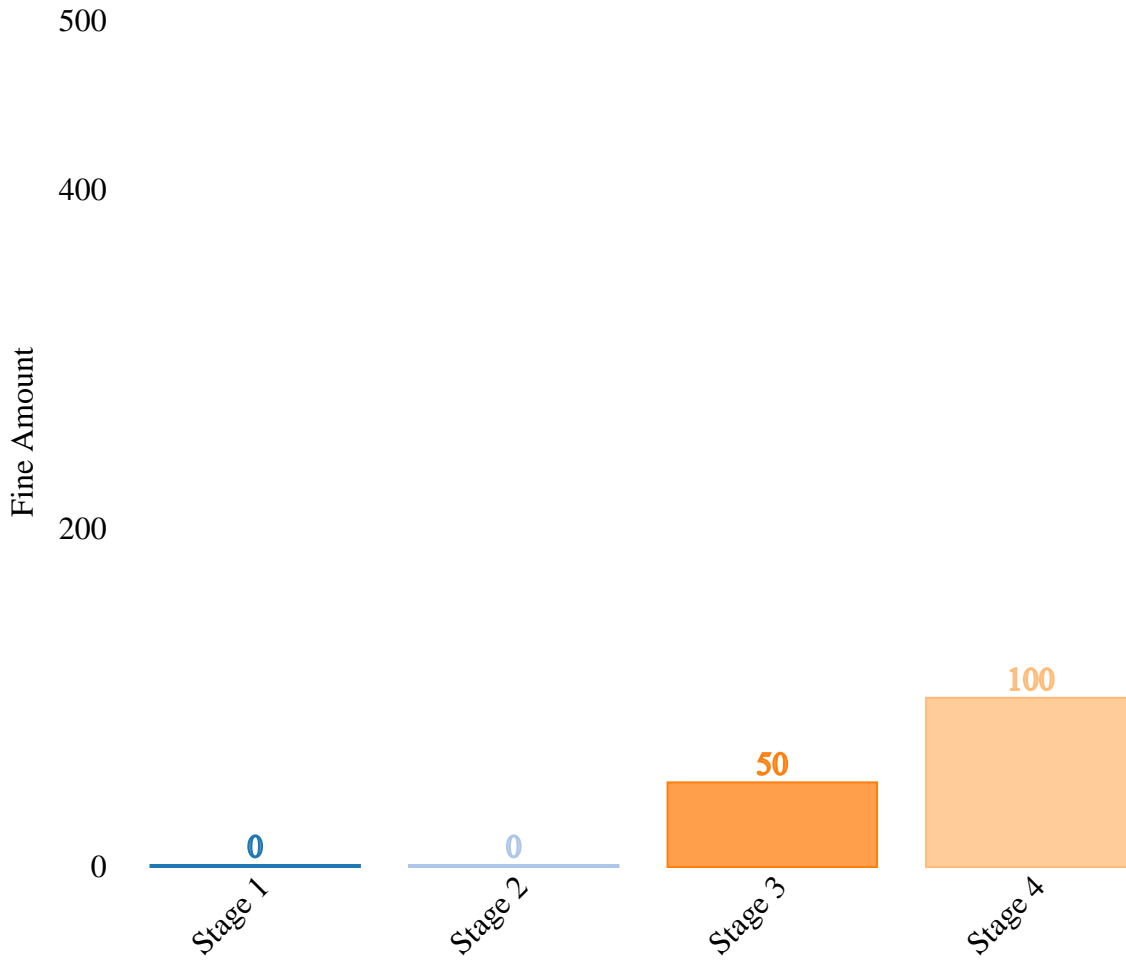
**Violation = 6
(by Category)**



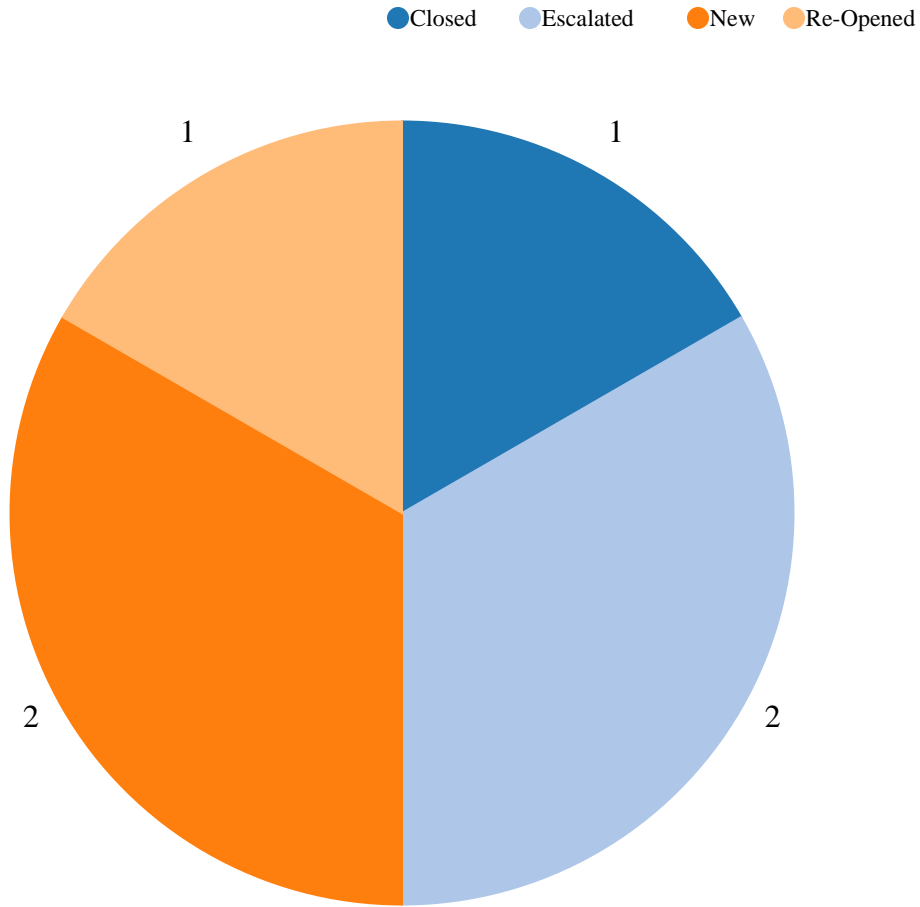
**Violation = 6
(by Stage)**



**Violation Fee/Fines = \$150.00
(by Fine and Stage)**



**Violation = 6
(by State)**



Manager's Report-New Owner List by Address

Received Escrow Date 6/1/2023 To 6/30/2023 11:59:00 PM

Brodie Springs Homeowners Association, Inc.

Address	City	State	Zip Code	Name	Account #	Escrow	Received
10505 Brodie Springs Trail	Austin	TX	78748	Lgoa , Jose E & Isabel C	457189	6/7/2023	6/16/2023
10617 Camillia Blossom Lane	Austin	TX	78748	Strother , Roger Allen & Kortnie	458802	6/21/2023	6/27/2023
3100 Raspberry Road	Austin	TX	78748	Dickson , Clint J & Stephanie M	457935	5/16/2023	6/21/2023

Count = 3

Manager's Report-Resident Note by Address

Note Date 6/1/2023 To 6/30/2023 11:59:00 PM

Brodie Springs Homeowners Association, Inc.

Address: 10412 Antelope Run **Pedahzur,Ami & Galit** **Account #419003**

6/13/2023 Completed: Type: Resale Contact: Employee: Miller

Note: RJV-A07919 for Standard Resale Disclosure Package (10 Business Days) was delivered on 06/13/2023 at 11:03 CST.

Address: 3305 Azalea Blossom Drive **Weynand,Nicholas** **Account #418951**

6/22/2023 Completed: 6/22/2023 Type: Emails Contact: Employee: Rivera

Note: Attached is a notice of a payment of \$413.00 for 6.28.23
Good morning Nirma,

The account has been noted in VMS.

Thanks.

Address: 3408 Azalea Blossom Drive **Lueders,Tommy & Betty** **Account #418890**

6/9/2023 Completed: Type: Architectural Contact: Employee: Pacheco

Note: Homeowner called about information on a solar screen to be placed on one of her windows.

Address: 10505 Brodie Springs Trail **Hodgkins,Deborah & Dudley** **Account #418898**

6/2/2023 Completed: Type: Resale Contact: Employee: Miller

Note: RJV-A07935 for Expedited Resale Disclosure Package (3 Business Days) was delivered on 06/02/2023 at 10:03 CST.

Address: 10505 Brodie Springs Trail **Lgoa ,Jose E & Isabel C** **Account #457189**

6/20/2023 Completed: 6/20/2023 Type: Welcome Letter Contact: Employee: Rivera

Note:

6/20/2023 Completed: 6/20/2023 Type: Closing Information Contact: Employee: Rivera

Note: Closing Docs CK#28224082 for \$563.00

Address: 3424 Caladium Circle **Shireen Khimani,Rahim Manjiyani &** **Account #418912**

6/22/2023 Completed: Type: Architectural Contact: Employee: Pacheco

Note: Homeowner called to get an ARC request form,

Address: 10617 Camillia Blossom Lane **Pulido,Angel & Laura** **Account #418920**

6/8/2023 Completed: Type: Resale Contact: Employee: Miller

Note: RJV-A07834 for Standard Resale Disclosure Package (10 Business Days) was delivered on 06/08/2023 at 09:13 CST.

Address: 3308 Raspberry Cove **Fick,Edward** **Account #418922**

6/16/2023 Completed: 6/16/2023 Type: Miscellaneous Contact: Employee: Rivera

Note: CK#807888446 for \$413.00

Address: 3100 Raspberry Road **Dickson ,Clint J & Stephanie M** **Account #457935**

6/27/2023 Completed: 6/27/2023 Type: Welcome Letter Contact: Employee: Rivera

Note:

6/27/2023 Completed: 6/27/2023 Type: Closing Information Contact: Employee: Rivera

Note: CK#404911 for \$150.00

Manager's Report-Resident Note by Address

Note Date 6/1/2023 To 6/30/2023 11:59:00 PM

Brodie Springs Homeowners Association, Inc.

Address: 3100 Raspberry Road	Dickson ,Clint J & Stephanie M	Account #457935
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6/27/2023 Completed: 6/27/2023	Type: Contact Modified	Contact:	Employee: Rivera
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Note: Contact record modified: Dickson /Clint J & Stephanie M

Address: 3113 Raspberry Road	Burris,Judith K Burris & Larry Joe	Account #426516
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6/27/2023 Completed: 6/27/2023	Type: Miscellaneous	Contact:	Employee: Rivera
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Note: CK#1116 for \$413.00 advised Erica Anglada.
