

*The Woodsman
Homeowners
Association, Inc.*



*Annual Meeting
Saturday November 4th 2017 10am
Century 21 Beal
903 S. Texas Ave, College Station*

**903 S Texas Ave. College Station TX *www.c21bcshoa.com * 979-764-2500*



Woodsman Annual Meeting

The Woodsman Condominium Home Owners Association is requesting your attendance for the 2017 annual meeting to be held at **Century 21, Beal, (BVP Management Office) 903 S. Texas Ave, College Station, TX 77840, in the lobby on Saturday, November 4, 2017 at 10 am.**

If you cannot attend and would still like to be involved, please sign and turn in the attached proxy by 5:30 November 3, 2017 You can mail the proxy to Century 21, Beal, 903 Texas Ave. S., College Station, TX 77840, Attention: Toni Myers, or email tonim@century21bcs.com, or fax (979) 764-0508.

Agenda:

1. Welcome, Introduction of president, board members, & Century21 representatives
2. Roll call, certification of attendees, & quorum declaration (yes/no)
3. Approval of previous annual meeting minutes
4. 2017 Woodsman HOA in review:
 - a. Recycling Containers
 - b. Driveway repairs
 - c. Foundation Repair
5. Financial reports:
 - a. 2017- financial report
 - b. Reserve account
 - c. Delinquent dues
 - d. 2018 proposed budget
 - e. Sales Report
6. Insurance:
7. Maintenance issues:
8. Election or reinstatement of officers & board
9. New business
10. Adjourn

WOODSMAN
CONDOMINIUMS



Century 21, Beal Inc.
Brazos Valley Property Management
903 S Texas Avenue, College Station, TX 77840
Business (979)764-2500 Fax (979)764-0508

This proxy must be received by 5:30 pm November 3, 2017 by mail (903 S. Texas Ave. College Station, TX 77840), or fax (979-764-0508), or email (tonim@century21bcs.com)

Circle one of the names below or write in a Woodsman HOA member's name to represent your proxy.

I hereby appoint the following Woodsman HOA member as my proxy:

President, Rosemary Walzem

Secretary, Beverly Wilson

Treasurer, Judy Been

Member, Tom Wilson

BVPM/Century 21, Beal Representative

OR

Write in name: _____

To act and to vote for me on all matters that may come before the annual meeting of the membership of the Woodman Homeowner's Association held in College Station, Texas, November 4, 2017.

Owner(s) name

Unit number(s)

E-mail address

Annual Meeting Woodsman's Condo HOA

October 8, 2016

Meeting was called to order by Rosemary Walzem.

1. Introduction of the board members
2. Introduction of Home Owners.
3. Rosemary disused minutes of our last annual meeting. Tom made motion to approve minutes and Gerry Browers(Not sure if correct spelling) 2nd motion, the minutes were approved.

Rosemary talked about the drain by Brenda's unit. Everyone seemed to think all was much better. Rosemary also discussed and she passed around copies of Policy Proposal that she had worked on to be able to get issues resolved. She ask everyone to look over and let her know if something needed to be added, or discussed.

Terry talked on these issues:

1. If something breaks in your house the owner is responsible for getting it fixed. Look into your home owners insurance. Terry also went over the HOA expense report. He opened for questions, but there were none.
2. Delinquent Past Due for HOA. In budget report.
3. Discussed 2017 budget.
4. Discussed insurance and the sale of our condos.

Derek (#16) made motion to approve budget Tom second motion and it was approved.

Rosemary asked maintenance issues. She said that we will be re-stripping the parking lots.

Diane #62 ask about the tool shed, an eye sore, and wanted to know if we could paint it same color as condos. Dumpster in the middle driveway needs to be replaced. Covered parking in the middle driveway is bad and needs to be looked at.

Maintenance for tree limbs needs to be looked at. Rosemary stated that board will walk property.

Caroline #?? Asked about re-cycle bins. Rosemary told her that is something that board has been looking into too and had some issues: Where to put a bin, and pick up. It was agreed to discuss more on the recycling.

Rosemary talked about children playing in the parking lot un-supervised at times. She thought of a certain area with concrete for them, but other home owners said was bad idea as it would bring un-wanted other people, and open for someone getting hurt.

Terry told everyone of a new software system that will take effect on January 1, 2017.

New owner Kathryn Kelly #60 wanted to know about the fences being 9 feet. The board said that was the by-law and we were holding to that.

Down spouts and satellite dishes came up again. All these are addressed in the Policy Procurers that Rosemary handed out early in the meeting.

Derek made a motion to adjourn meeting and Tom second it. Meeting was adjourned.

Cash Flow (Cash)
The Woodsman Owners Assoc. - (woodsman)
November 2016 - December 2016

Prepared For:
The Woodsman Owners Assoc.
2800 Longmire Ct.
College Station, TX 77845

Prepared By:
BVP Management, Inc.
903 Texas Ave S
College Station, TX 77840

	Period to Date	%	Year to Date	%
INCOME				
RENT INCOME				
Late Fees\NSF Rent	210.00	1.43	735.00	0.72
Homeowners Association Dues	14,498.50	98.57	101,708.45	99.28
NET RENT INCOME	210.00	1.43	735.00	0.72
TOTAL INCOME	14,708.50	100.00	102,443.45	100.00
EXPENSES				
Fence Repair	0.00	0.00	167.79	0.16
General Maintenance	351.04	2.39	2,041.00	1.99
HOA/Dues Violations	-70.00	-0.48	-70.00	-0.07
Insurance	3,448.82	23.45	20,129.00	19.65
Transfer to Reserve Acct	2,000.00	13.60	12,000.00	11.71
Keys/Locks	0.00	0.00	-62.74	-0.06
Lawn/Property Maintenance	2,368.77	16.10	18,564.70	18.12
Maint. Mgmt. Fee	1,000.00	6.80	6,000.00	5.86
Specials Projects	5,616.00	38.18	13,467.38	13.15
Pest Control	205.68	1.40	2,197.54	2.15
Plumbing Expense	257.00	1.75	647.78	0.63
Porter Service	660.00	4.49	3,696.39	3.61
Professional Fees	0.00	0.00	875.00	0.85
Roofing Expense	145.00	0.99	145.00	0.14
Trash Pick-up	77.69	0.53	156.82	0.15
Utilities	1,894.73	12.88	10,911.96	10.65
TOTAL DIRECT EXPENSES	17,954.73	122.07	90,867.62	88.70
TOTAL EXPENSES	17,954.73	122.07	90,867.62	88.70
NET INCOME	-3,246.23	-22.07	11,575.83	11.30
ADJUSTMENTS				
Prepaid Rent	-426.50		-376.83	
Prepaid HOA	-572.00		0.00	
TOTAL CAPITAL	0.00		14,822.06	
TOTAL ADJUSTMENTS	-998.50		-376.83	
CASH FLOW	-4,244.73		11,199.00	
Beginning Cash	11,581.90			
Ending Balance	7,337.17			

Expense Distribution
woodsman - The Woodsman Owners Assoc.
Invoice Date: 11/2016 - 12/2016
Check Date: 11/2016 - 12/2016

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
6455 General Maintenance										
220686	99585	10/17/16	woodsman	bvinc	2200	351.04		110084	11/14/16	Replaced security lights at Apt
						351.04	0.00			
6470 Insurance										
220719	F00546169	11/13/16	woodsman	farmers	2200	1,724.41		110099	11/18/16	Insurance
220928	F00546169	12/20/16	woodsman	farmers	2200	1,724.41		110197	12/20/16	INSURANCE
						3,448.82	0.00			
6471 Transfer to Reserve Acct										
220547	notes-2205	11/01/16	woodsman	woodsman	2200	1,000.00		110040	11/01/16	Woodsman HOA reserve
220799	notes-2207	12/01/16	woodsman	woodsman	2200	1,000.00		110136	12/02/16	Woodsman HOA reserve
						2,000.00	0.00			
6475 Lawn/Property Maintenance										
220636	000096	11/04/16	woodsman	oneal	2200	1,042.70		110060	11/04/16	MONTHLY LAWN SERVICE
220864	0000120	12/01/16	woodsman	oneal	2200	1,326.07		110164	12/05/16	Monthly lawn service and fire
						2,368.77	0.00			
6530 Maint. Mgmt. Fee										
220544	notes-2205	11/01/16	woodsman	office	2200	500.00		110030	11/01/16	Woodsman HOA Management
220796	notes-2207	12/01/16	woodsman	office	2200	500.00		110126	12/02/16	Woodsman HOA Management
						1,000.00	0.00			
6531 Specials Projects										
220880	269516	12/09/16	woodsman	eliso	2200	5,616.00		110169	12/09/16	dumpster pad concrete island
						5,616.00	0.00			
6695 Pest Control										
220679	13817	11/10/16	woodsman	rplee	2200	119.08		110081	11/10/16	
220776	1908	12/02/16	woodsman	lonestar	2200	86.60		110148	12/05/16	rats/mice exterior control
						205.68	0.00			
6700 Plumbing Expense										
220697	17541	11/15/16	woodsman	holman1	2200	257.00		110089	11/15/16	5 water leak
						257.00	0.00			
6701 Porter Service										
220574	1646	11/04/16	woodsman	mel	2200	315.00		110058	11/04/16	monthly porter service
220837	1651	12/01/16	woodsman	mel	2200	345.00		110149	12/05/16	Porter service
						660.00	0.00			
6750 Roofing Expense										
220894	01122015	12/12/16	woodsman	santini	2200	145.00		110182	12/12/16	#9 removed all damaged
						145.00	0.00			
6776 Trash Pick-up										
220636	000096	11/04/16	woodsman	oneal	2200	77.69		110060	11/04/16	MONTHLY LAWN SERVICE
						77.69	0.00			
6810 Utilities										
220583	122073-170	11/04/16	woodsman	city	2200	1,284.33		110049	11/04/16	
220584	122073-170	11/04/16	woodsman	city	2200	88.97		110049	11/04/16	
220585	122073-170	11/04/16	woodsman	city	2200	59.65		110049	11/04/16	
220586	122073-170	11/04/16	woodsman	city	2200	60.56		110049	11/04/16	
220587	122073-170	11/04/16	woodsman	city	2200	67.11		110049	11/04/16	
220588	122073-170	11/04/16	woodsman	city	2200	79.21		110049	11/04/16	
220589	122073-170	11/04/16	woodsman	city	2200	68.00		110049	11/04/16	
220590	122073-170	11/04/16	woodsman	city	2200	27.80		110049	11/04/16	
220591	122073-170	11/04/16	woodsman	city	2200	41.75		110049	11/04/16	
220592	122073-170	11/04/16	woodsman	city	2200	111.57		110049	11/04/16	
220856	122073-170	11/14/16	woodsman	city	2200	3.25		110140	12/05/16	utilities
220857	122073-170	11/14/16	woodsman	city	2200	2.53		110140	12/05/16	utilities

Cash Flow

BVP Management, Inc.

Properties: The Woodsman HOA - 2800 Longmire College Station, TX 77845

Date Range: 01/01/2017 to 10/31/2017

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Late Fees\NSF Rent	35.00	0.04	35.00	0.04
Homeowners Association Dues	87,168.05	99.96	87,168.05	99.96
Total Operating Income	87,203.05	100.00	87,203.05	100.00
Expense				
Foundation Repair	4,570.00	5.24	4,570.00	5.24
General Maintenance	2,012.79	2.31	2,012.79	2.31
Insurance	17,466.18	20.03	17,466.18	20.03
Transfer to Reserves	10,000.00	11.47	10,000.00	11.47
Lawn/Property Maintenance	13,308.90	15.26	13,308.90	15.26
Management Fee	5,000.00	5.73	5,000.00	5.73
Office Expenses	36.08	0.04	36.08	0.04
Parking Lot Repair	7,875.00	9.03	7,875.00	9.03
Pest Control	2,766.90	3.17	2,766.90	3.17
Porter Service	4,125.00	4.73	4,125.00	4.73
Professional Fees	875.00	1.00	875.00	1.00
Roofing Expense	425.00	0.49	425.00	0.49
Trash Pick-up	971.42	1.11	971.42	1.11
Utilities	8,617.77	9.88	8,617.77	9.88
Total Operating Expense	78,050.04	89.50	78,050.04	89.50
NOI - Net Operating Income	9,153.01	10.50	9,153.01	10.50
Total Income	87,203.05	100.00	87,203.05	100.00
Total Expense	78,050.04	89.50	78,050.04	89.50
Net Income	9,153.01	10.50	9,153.01	10.50
Other Items				
Prepayments	5,339.80		5,339.80	
Net Other Items	5,339.80		5,339.80	
Cash Flow	14,492.81		14,492.81	
Beginning Cash	7,337.17		7,337.17	
Beginning Cash + Cash Flow	21,829.98		21,829.98	
Actual Ending Cash	22,663.98		22,663.98	

Expense Distribution Report

Property: The Woodsman HOA - 2800 Longmire College Station, TX 77845

Payee: All

Bill Date Range: 01/01/2017 - 10/31/2017

Reference	Bill Date	Property Name	Property Address	Payee	Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits								
	05/23/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	John & Saurdra Moldas	19.69	120097	05/24/2017	John & Saurdra Moldas, The Woodsman HOA - 59: Move Out Refund
	09/01/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Rhonda Lee Miller	-139.00		09/01/2017	Rhonda Lee Miller, The Woodsman HOA - 10: Refund Adjustment
					-119.31			
4600 - Homeowners Association Dues								
	08/30/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	BVPM INC.	556.00	120495	09/01/2017, 09/12/2017	Rhonda Lee Miller, The Woodsman HOA - 10: Move Out Refund
6439 - Foundation Repair								
2800 Longmire #8	06/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Brazos Valley Solutions	4,570.00	120164	06/07/2017	Foundation repair
6455 - General Maintenance								
161205-02	01/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Mel Morgan	230.10	110230	01/05/2017	winterize insulate exterior water pipes
1167	01/11/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	TLC Maintenance Services	101.24	110264	01/11/2017	repaired security light on unit 51
1661	03/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	T. Fry Make Ready	109.15	110451	03/06/2017, 06/20/2017, 03/06/2017	replace security light bulbs on 2 lights
big event day	03/27/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Judy Been	348.32	110495	03/27/2017	Reimburse owner for materials purchased for Big Event
big event reimbursement	03/29/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Rosemary Walzem	168.23	110505	03/29/2017	Big Event supplies and reimbursement
1025	04/13/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	25.00	110583	04/13/2017	replace light bulbs on building between units 5&6

Expense Distribution Report

Reference	Bill Date	Property Name	Property Address	Payee	Amount	Check #	Check Date	Description
1840	05/04/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	T. Fry Make Ready	472.68		05/05/2017	20 - install new exterior door on storage room - paint door
1118	06/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	79.52	120182, 120182, 120186	06/07/2017, 06/07/2017, 06/07/2017	Replaced several security lights
170715-01	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Mel Morgan	65.00	120355	08/04/2017	Service'd back patio security light #6
10946	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Constant Current Electric	119.00	120347	08/04/2017	Inspected outside breaker
9010	09/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Clean Up Crew	151.55	120456	09/07/2017	VM#62 / resealed siding well and roof top, silicone along wall #61
1076	09/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	TLC Property Solutions	108.00	120474	09/07/2017	VM # 60 -Replaced bad 250 watt Metal Halide bulb
170818-01	09/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Mel Morgan	35.00	120468	09/07/2017	VM#5 Changed out security light bulb

2,012.79

6470 - Insurance

F005461691-001-00001	01/17/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	1,724.41	110279	01/17/2017	insurance
F005461691-001-0001	02/23/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	1,718.41	110388	02/23/2017	insurance
F005461691-001-0001	03/20/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	1,730.41	110481	03/20/2017	INSURANCE
F005461691-001-0001	04/26/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	1,724.41	110605	04/26/2017	insurance
F005461691-001-0001	05/19/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	1,724.41	120076	05/19/2017	Insurance
F005461691-001-00001	06/23/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	1,724.41	120215	06/23/2017	Insurance

Expense Distribution Report

Reference	Bill Date	Property Name	Property Address	Payee	Amount	Check #	Check Date	Description
F005461691-001-0001	07/22/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	1,724.41	120307	07/24/2017	Insurance
F005461691-001-00001	08/30/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	1,724.41	120424	08/30/2017	Monthly Insurance
F0054611691-001-00001	09/20/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	1,835.49	120515	09/22/2017	Insurance
F005461691-001-00001	10/24/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	1,835.41	120614	10/24/2017	Monthly Insurance
6471 - Transfer to Reserves					17,466.18			

01/01/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	The Woodsman HOA	1,000.00	110249	01/06/2017	January 2017 - Transfer to Reserves
02/01/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	The Woodsman HOA	1,000.00	110305	02/02/2017	February 2017 - Transfer to Reserves
03/01/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	The Woodsman HOA	1,000.00	110419	03/02/2017	March 2017 - Transfer to Reserves
04/01/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	The Woodsman HOA	1,000.00	110526	04/05/2017	April 2017 - Transfer to Reserves
05/01/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	The Woodsman HOA	1,000.00	120007	05/02/2017	May 2017 - Transfer to Reserves
06/01/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	The Woodsman HOA	1,000.00	120117	06/01/2017	June 2017 - Transfer to Reserves
07/01/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	The Woodsman HOA	1,000.00	120252	07/05/2017	July 2017 - Transfer to Reserves
08/01/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	The Woodsman HOA	1,000.00	120334	08/02/2017	August 2017 - Transfer to Reserves
09/01/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	The Woodsman HOA	1,000.00	120447	09/05/2017	September 2017 - Transfer to Reserves

Expense Distribution Report

Reference	Bill Date	Property Name	Property Address	Payee	Amount	Check #	Check Date	Description
					10,000.00			
								October 2017 - Transfer to Reserves
6475 - Lawn/Property Maintenance								
0000142	01/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	O'Neal Lawn Maintenance	1,196.17	110259	01/09/2017	Monthly lawn maintenance
0000161	02/07/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	O'Neal Lawn Maintenance	1,082.50	110353	02/07/2017	Monthly lawn service cut back shrubs 27&52
0000178	03/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	O'Neal Lawn Maintenance	1,082.50	110442	03/06/2017	MONTHLY LAWN SERVICE
11212	04/07/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Lopez Boyz	1,000.00	110541	04/07/2017	lawn care
11275	05/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Lopez Boyz	1,000.00	120037	05/05/2017	monthly lawn maint
51517j	05/22/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	AggieLand Termite and Pest Control	1,013.22	120082	05/24/2017	Lawn Treatment
11342	06/07/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Lopez Boyz	1,250.00	120193	06/07/2017	monthly lawn maint
11430	07/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Lopez Boyz	150.00	120269	07/06/2017	Plant Grass in front and entrance
11406	07/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Lopez Boyz	1,000.00	120269	07/06/2017	Monthly Lawn Service
170622-01	07/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Mel Morgan	80.00	120270	07/06/2017	watered new grass by front entrance
Lowes	08/01/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Tom Wilson	16.29	120320	08/01/2017	Reimbursement of water hoses for Woodsman
170722-01	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Mel Morgan	75.00	120355	08/04/2017	Watering at Woodsman on new grass

Expense Distribution Report

Reference	Bill Date	Property Name	Property Address	Payee	Amount	Check #	Check Date	Description
11490	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Lopez Boyz	1,000.00	120354	08/04/2017	Monthly Lawn Service
11527	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Lopez Boyz	350.00	120354	08/04/2017	Cleaned gutters woodsman
80817J	08/10/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Green Magic, Lawn, Tree and Shrub Health	1,013.22	120393	08/10/2017	Lawn Treatment, Fertilizer, Fire Ant Control
11588	09/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Lopez Boyz	1,000.00	120467	09/07/2017	Monthly Lawn Service
11729	10/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Lopez Boyz	1,000.00	120565	10/05/2017	Monthly Lawn Service
6540 - Management Fee					13,308.90			
	01/04/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	BVP Management, Inc.	500.00	110211	01/04/2017	Management Fee for 01/2017
	02/02/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	BVP Management, Inc.	500.00	110308	02/02/2017	Management Fee for 02/2017
	03/02/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	BVP Management, Inc.	500.00	110422	03/02/2017	Management Fee for 03/2017
	04/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	BVP Management, Inc.	500.00	110533	04/05/2017	Management Fee for 04/2017
	05/02/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	BVP Management, Inc.	500.00	120014	05/02/2017	Management Fee for 05/2017
	06/07/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	BVP Management, Inc.	500.00	120189	06/07/2017	Management Fee for 06/2017
	07/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	BVP Management, Inc.	500.00	120238	07/05/2017	Management Fee for 07/2017
	08/01/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	BVP Management, Inc.	500.00	120321	08/01/2017	Management Fee for 08/2017

Expense Distribution Report

Reference	Bill Date	Property Name	Property Address	Payee	Amount	Check #	Check Date	Description
	09/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	BVP Management, Inc.	500.00	120435	09/05/2017	Management Fee for 09/2017
	10/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	BVP Management, Inc.	500.00	120531	10/03/2017	Management Fee for 10/2017
6665 - Office Expenses					5,000.00			
9153773344	05/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	HD Supply Facilities Maintenance	36.08	120022	05/05/2017	Parking Warning Tag Books
6691 - Parking Lot Repair								
269530	05/26/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Eliseo Castaneda	5,512.50	120103	05/26/2017	Concrete driveway repair at Woodsman HOA
Woodsman Parking	06/09/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Eliseo Castaneda	1,837.50	120203	06/09/2017	Parking lot repair last 25%
269536	06/24/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Eliseo Castaneda	525.00	120223	06/24/2017	Painted 55' of parking lot curb
6695 - Pest Control					7,875.00			
16863	01/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	RP Lee Termite & Pest Control	238.16	110273	01/16/2017	Woodsman HOA Pest control
15439	01/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	RP Lee Termite & Pest Control	119.08	110233	01/05/2017	MONTHLY PEST CONTROL BAIT RODENT BOXES
18871	02/23/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	RP Lee Termite & Pest Control	119.08	110394	02/23/2017	FIRE ANTS AND BAIT/CHECK RODENT TRAPS
1913	03/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Joe Loudat DBA/	173.20	110437	03/06/2017	monthly exterior pest control
31017J	03/17/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	AggieLand Termite and Pest Control	1,013.22	110477	03/20/2017	lawn treatment
20376	03/24/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	RP Lee Consulting	119.08	110499	03/28/2017	pest control

Expense Distribution Report

Reference	Bill Date	Property Name	Property Address	Payee	Amount	Check #	Check Date	Description
21699	05/04/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	RP Lee Consulting	119.08	120039	05/05/2017	pest control
16889	06/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Joe Loudat DBA/	173.20	120174	06/07/2017	Monthly Pest Control Service
16830	07/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Joe Loudat DBA/	173.20	120267	07/06/2017	Woodsman HOA Monthly Pest control
16954	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Joe Loudat DBA/	173.20	120362	08/04/2017	Monthly Pest Control Service
17122	09/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Joe Loudat DBA/	173.20	120464	09/07/2017	Monthly Pest Control Service
17278	10/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Joe Loudat DBA/	173.20	120562	10/05/2017	Monthly Pest Control Service
6701 - Porter Service					2,766.90			
1654	01/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Mel Morgan	375.00	110230	01/05/2017	property maintenance / campus trash pick up
1006	01/27/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	67.50	110337	02/06/2017	bulk pick up sliding glass door panels metal track and mirrors
1702	02/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Mel Morgan	300.00	110332	02/06/2017	campus trash pick up
1012	02/08/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	67.50	110361	02/09/2017	bulk pick up two old tv's and stand
1030	03/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	400.00	110447	03/06/2017	monthly porter service
1059	04/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	400.00	110560	04/07/2017	porter service
1040	04/13/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	50.00	110583	04/13/2017	couch and love seat

Expense Distribution Report

Reference	Bill Date	Property Name	Property Address	Payee	Amount	Check #	Check Date	Description
1079	05/04/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	400.00	120044	05/05/2017	porter service
1071	05/04/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	30.00	120044	05/05/2017	bulk pick up
1098	06/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	60.00	120182, 120182, 120186	06/07/2017, 06/07/2017, 06/07/2017	Removed bulk items from dumpster area
1117	06/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	400.00	120182, 120182, 120186	06/07/2017, 06/07/2017, 06/07/2017	Monthly Porter Service
1146	07/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	400.00	120277	07/06/2017	Monthly Porter Service
1128	07/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	45.00	120278	07/06/2017	Bulk pick up at Woodsman HOA
1180	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	300.00	120360	08/04/2017	Monthly Porter Service
1210	09/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	30.00	120476	09/07/2017	Bulk pick up at Woodsman HOA
1222	09/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	400.00	120476	09/07/2017	Monthly Porter Service
1253	10/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Robert Walker	400.00	120570	10/05/2017	Monthly Porter Service
6705 - Professional Fees					4,125.00			
2016 Tax return	10/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Kathleen Carter	875.00	120563	10/05/2017	2016 Tax return
6750 - Roofing Expense								
51020174	05/22/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	OTR 2000/ On Top Roofing	340.00	120092	05/24/2017	repaired roof on unit 8 removed an cut back tree limbs throughout property

Expense Distribution Report

Reference	Bill Date	Property Name	Property Address	Payee	Amount	Check #	Check Date	Description
82520174	09/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	OTR 2000/ On Top Roofing	85.00	120469	09/07/2017	VMM#56 Corrected base on fireplace pan.

6776 - Trash Pick-up

0000031041	05/04/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Brazos Valley Recycling	149.45	120024	05/05/2017	Recycling pick up
0000031200	06/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Brazos Valley Recycling	186.81	120163	06/07/2017	Recycling pickup at Woodsman
0000031305	07/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Brazos Valley Recycling	186.81	120257	07/06/2017	Recycling pickup at Woodsman
0000033399	08/30/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Brazos Valley Recycling	186.81	120419	08/30/2017	Recycling pickup at Woodsman
0000033611	09/20/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Brazos Valley Recycling	112.09	120505	09/22/2017	Recycling pick up
0000034572	10/17/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	Brazos Valley Recycling	149.45	120595	10/17/2017	Recycling pickup at Woodsman

971.42

6810 - Utilities

1222073-170566	01/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	375.06	110217	01/05/2017	SECURITY LIGHT
122073-170580	01/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	50.19	110217	01/05/2017	
122073-170600	01/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	30.38	110218	01/05/2017	
122073-170604	01/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	34.04	110218	01/05/2017	
122073-170630	01/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	39.83	110218	01/05/2017	

Expense Distribution Report

Reference	Bill Date	Property Name	Property Address	Payee	Amount	Check #	Check Date	Description
122073-170662	01/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	25.21	110218	01/05/2017	
122073-170672	01/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	11.24	110218	01/05/2017	
122073-170690	01/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	19.45	110218	01/05/2017	
122073-170696	01/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	56.60	110218	01/05/2017	
122073-170580	02/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	49.74	110320	02/06/2017	
122073-170600	02/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	31.02	110320	02/06/2017	
122073-170604	02/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	33.88	110320	02/06/2017	
122073-170630	02/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	50.79	110320	02/06/2017	
122073-170662	02/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	32.68	110320	02/06/2017	
122073-170672	02/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	13.82	110320	02/06/2017	
122073-170690	02/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	20.46	110320	02/06/2017	
122073-170696	02/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	57.97	110320	02/06/2017	
122073-170566	02/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	490.88	110342	02/06/2017	Utilities
122073-170566	03/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	565.58	110432	03/06/2017	utilities

Expense Distribution Report

Reference	Bill Date	Property Name	Property Address	Payee	Amount	Check #	Check Date	Description
122073-170580	03/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	51.85	110432	03/06/2017	utilities
122073-170600	03/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	32.07	110432	03/06/2017	utilities
122073-170604	03/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	33.88	110432	03/06/2017	utilities
122073-170630	03/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	54.87	110432	03/06/2017	utilities
122073-170662	03/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	33.74	110432	03/06/2017	
122073-170672	03/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	13.06	110432	03/06/2017	
122073-170690	03/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	20.91	110432	03/06/2017	
122073-170696	03/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	57.50	110432	03/06/2017	
122073-170652	03/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	38.48	110432	03/06/2017	bid 7
122073-170566	04/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	488.39	110546	04/07/2017	Utilities
122073-170580	04/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	44.30	110546	04/07/2017	Utilities
122073-170600	04/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	27.70	110546	04/07/2017	Utilities
122073-170604	04/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	29.52	110546	04/07/2017	Utilities
122073-170630	04/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	47.33	110546	04/07/2017	Utilities

Expense Distribution Report

Reference	Bill Date	Property Name	Property Address	Payee	Amount	Check #	Check Date	Description
122073-170652	04/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	47.33	110546	04/07/2017	Utilities
122073-170662	04/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	29.36	110546	04/07/2017	Utilities
122073-170672	04/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	12.16	110546	04/07/2017	Utilities
122073-170690	04/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	21.51	110546	04/07/2017	Utilities
122073-170696	04/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	58.27	110546	04/07/2017	Utilities
122073-170566	05/04/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	565.58	120028	05/05/2017	Utilities
122073-170580	05/04/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	44.91	120028	05/05/2017	Utilities
122073-170600	05/04/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	28.30	120028	05/05/2017	Utilities
122073-170604	05/04/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	29.05	120028	05/05/2017	Utilities
122073-170630	05/04/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	34.18	120028	05/05/2017	Utilities
122073-170652	05/04/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	20.91	120028	05/05/2017	Utilities
122073-170662	05/04/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	29.66	120028	05/05/2017	Utilities
122073-170672	05/04/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	11.10	120028	05/05/2017	Utilities
122073-170690	05/04/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	26.19	120028	05/05/2017	Utilities

Expense Distribution Report

Reference	Bill Date	Property Name	Property Address	Payee	Amount	Check #	Check Date	Description
122073-170696	05/04/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	City Of College Station	57.22	120028	05/05/2017	Utilities
122073-170566	06/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	610.40	120170	06/07/2017	utilities
122073-170580	06/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	42.19	120170	06/07/2017	utilities
122073-170600	06/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	26.94	120170	06/07/2017	utilities
122073-170604	06/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	27.40	120170	06/07/2017	utilities
122073-170630	06/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	30.73	120170	06/07/2017	utility bill
122073-170652	06/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	20.16	120170	06/07/2017	utilities
122073-170662	06/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	28.01	120170	06/07/2017	utilities
122073-170672	06/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	11.55	120170	06/07/2017	utilities
122073-170690	06/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	23.48	120170	06/07/2017	utilities
122073-170696	06/06/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	54.20	120170	06/07/2017	utilities
120073-170566	07/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	550.64	120234	07/03/2017	Utilities
122073-170580	07/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	40.84	120234	07/03/2017	Utilities
120073-170600	07/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	26.19	120234	07/03/2017	Utilities

Expense Distribution Report

Reference	Bill Date	Property Name	Property Address	Payee	Amount	Check #	Check Date	Description
122073-170604	07/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	26.19	120234	07/03/2017	
122073-170630	07/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	31.77	120234	07/03/2017	
122073-170652	07/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	19.40	120234	07/03/2017	
122073-170662	07/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	27.25	120234	07/03/2017	
122073-170672	07/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	10.95	120234	07/03/2017	
122073-170690	07/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	23.17	120234	07/03/2017	
122073-170696	07/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	52.53	120235	07/03/2017	
122073-170566	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	647.75	120345	08/04/2017	
122073-170580	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	41.13	120345	08/04/2017	
122073-170584	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	67.01	120345	08/04/2017	
122073-170600	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	25.89	120345	08/04/2017	
122073-170604	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	26.04	120345	08/04/2017	
122073-170630	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	28.61	120363	08/04/2017	
122073-170652	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	19.40	120345	08/04/2017	

Expense Distribution Report

Reference	Bill Date	Property Name	Property Address	Payee	Amount	Check #	Check Date	Description
122073-170662	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	26.94	120345	08/04/2017	utilities
122073-170672	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	11.10	120345	08/04/2017	utilities
122073-170690	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	23.32	120345	08/04/2017	utilities
122073-170696	08/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	49.37	120345	08/04/2017	utilities
122073-170566	09/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	702.53	120458	09/07/2017	utilities
122073-170600	09/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	24.83	120458	09/07/2017	utilities
122073-170604	09/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	25.14	120458	09/07/2017	utilities
122073-170630	09/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	27.55	120458	09/07/2017	utilities
122073-170652	09/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	18.79	120458	09/07/2017	utilities
122073-170662	09/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	25.89	120458	09/07/2017	utilities
122073-170672	09/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	11.25	120458	09/07/2017	utilities
122073-170690	09/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	20.62	120458	09/07/2017	utilities
122073-170696	09/05/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	55.39	120458	09/07/2017	utilities
122073-170580	09/07/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	45.81	120479	09/07/2017	utilities

Expense Distribution Report

Reference	Bill Date	Property Name	Property Address	Payee	Amount	Check #	Check Date	Description
122073-170566	10/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	730.45		120556 10/05/2017	utilities
122073-170580	10/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	39.78		120556 10/05/2017	utilities
122073-170600	10/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	30.70		120556 10/05/2017	utilities
122073-170604	10/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	29.64		120556 10/05/2017	utilities
122073-170630	10/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	33.27		120556 10/05/2017	utilities
122073-170652	10/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	23.46		120556 10/05/2017	utilities
122073-170662	10/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	31.61		120556 10/05/2017	utilities
122073-170672	10/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	15.02		120556 10/05/2017	utilities
122073-170690	10/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	23.31		120556 10/05/2017	utilities
122073-170696	10/03/2017	The Woodsman HOA	2800 Longmire College Station, TX 77845	College Station Utilities	74.03		120556 10/05/2017	utilities
					8,617.77			
Total					78,486.73			



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Statement Date

9/30/2017

7665 1 AV 0.373

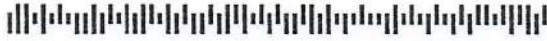
Account No

WOODSMAN HOMEOWNERS ASSN

903 TEXAS AVE S

Page 1 of 3

COLLEGE STATION TX 77840-2228



1

STATEMENT SUMMARY

TX Bus ProsPerfect MMA Account No

09/01/2017	Beginning Balance		\$157,538.78
	2 Deposits/Other Credits	+	\$1,045.55
	0 Checks/Other Debits	-	\$0.00
09/30/2017	Ending Balance	30 Days in Statement Period	\$158,584.33

DEPOSITS/OTHER CREDITS

Date	Description	Amount
09/06/2017	Deposit	\$1,000.00
09/30/2017	Accr Earning Pymt Added to Account	\$45.55

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
09-01	\$157,538.78	09-06	\$158,538.78	09-30	\$158,584.33

EARNINGS SUMMARY

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

Interest Paid This Period	\$45.55	Annual Percentage Yield Earned	0.35 %
Interest Paid YTD	\$348.92	Days in Earnings Period	30

MEMBER FDIC



NYSE Symbol "PB"

9001



112491 : 0076501

Delinquency

Properties: The Woodsman HOA - 2800 Longmire College Station, TX 77845

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 295.00

Unit	Name	Tenant Status	Phone Numbers	Move In	Move Out	Deposit	Amount Receivable
The Woodsman HOA - 2800 Longmire College Station, TX 77845							
38						0.00	441.00
Total						0.00	441.00

Woodsman 2018 Budget

Description	2017 Budget	2017 Actual	2018 Budget
<u>Income:</u>			
HOA Dues	104,000.00	101666.2	104000
Late fees: Violations	0	315	
Prepaid HOA dues:	0	4341.3	
 Total Income:	 104,000.00	 106322.5	 104000
<u>Operating Expenses:</u>			
Insurance	20687	20915	20687 *
Lawn Maintenance	15950	15677.67	16000 *
Legal/Professional	1500	875	1000
Management fee	6000	6000	6000 *
Pest Control (ext)	2500	2972.58	2800
Porter Service	4000	4862.69	5000
Repair & Maintenance	2500	2933.83	2750
Utilities (water)	12500	10512.5	11500 *
Plumbing	600	257	500
Electrical	500	0	500
Maintenan supplies	400	0	250
Misc/Office/Postage	0	36.08	50
Transferred to Reserv	12000	12000	12000 *90.00
Special Projects	0	18061	
Recycling	0	971.42	2000
 Total Expenditures:	 79137	 96074.77	 81037 ***109.00
 Profit/Loss	 24863	 10247.73	 22963
 October 31, 2017 Ending Operating Bank Acct.		 22663.98	
October 31, 2017 Ending Reserve Bank Acct.		159500	

Signature of Approval: _____

Lindsey Niemeyer
 Grazos Valley Property Mgmt.
 lindseyn@century21bcs.com
 Ph:

CMA 1 - Line

Listings as of 11/02/17 at 9:15 am

Property Type is 'Residential' Status is one of 'Active', 'Offer Pending Signature', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 10/01/2016 to 11/02/2017 Status is one of 'Option Contract', 'Under Contract' Status Contractual Search Date is 11/02/2017 to 09/06/2017 Subdivision Code is Woodsmen Condos

Residential

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
16001157	2800 Longnite Drive #17	17	2	1/-	NONE	1981	1,062	\$98.87	\$105,000	\$105,000	\$98.87	10/17/2016	100.00	59
17005234	2800 Longnite Drive #16	16	2	1/-	NONE	1981	1,062	\$102.17	\$108,500	\$108,500	\$102.17	05/16/2017	100.00	39
17000567	2800 Longnite Drive #21	21	2	1/-	NONE	1981	1,062	\$103.48	\$109,900	\$109,900	\$103.48	02/21/2017	100.00	27
17010591	2800 Longnite Drive #52	52	2	2/-	Woodsmen Condos	1981	1,060	\$103.77	\$109,999	\$110,000	\$103.77	08/31/2017	100.00	48
17006171	2800 Longnite Drive #8	8	2	2/-	Woodsmen Condos	1981	1,104	\$104.08	\$114,900	\$112,500	\$101.90	06/23/2017	97.91	56
17005738	2800 Longnite Drive #53	53	2	2/-	Woodsmen Condos	1981	1,125	\$111.02	\$124,900	\$118,500	\$105.33	06/13/2017	94.88	57
17013286	2800 Longnite Drive #5	5	2	2/-	1 Woodsmen Condos	1981	1,060	\$113.21	\$120,000	\$119,000	\$112.26	10/10/2017	99.17	21
17009960	2800 Longnite Drive #10	10	2	1/-	NONE Woodsmen Condos	1981	1,062	\$112.05	\$119,000	\$120,000	\$112.99	08/21/2017	100.84	58

# LISTINGS:	8	Medians:	1981	1,062	\$103.92	\$112,450	\$111,250	\$103.63	100.00	52
Minimums:		1981	1,060	\$98.87	\$105,000	\$105,000	\$98.87	94.88	21	
Maximums:		1981	1,125	\$113.21	\$124,900	\$120,000	\$112.99	100.84	59	
Averages:		1981	1,075	\$106.08	\$114,025	\$112,925	\$105.10	99.10	46	

Quick Statistics (8 Listings Total)

	Min	Max	Average	Median
List Price	\$105,000	\$124,900	\$114,025	\$112,450
Sold Price	\$105,000	\$120,000	\$112,925	\$111,250

*** This is a broker price opinion or comparative market analysis and should not be considered an appraisal. ***
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 Basic descriptive info only. Not guaranteed. Sizes and taxes are approximate.



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
10/17/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER Randy Flasowski(3527332) 1001 University Dr E Ste 105 College Station TX 77840-2143	CONTACT NAME: PHONE (A/C, NO, EXT): 979-691-2534 FAX (A/C, NO): E-MAIL ADDRESS: rflasowski@farmersagent.com PRODUCER CUSTOMER ID: <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A: Truck Insurance Exchange</td> <td>21709</td> </tr> <tr> <td>INSURER B: Farmers Insurance Exchange</td> <td>21652</td> </tr> <tr> <td>INSURER C: Mid Century Insurance Company</td> <td>21687</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Truck Insurance Exchange	21709	INSURER B: Farmers Insurance Exchange	21652	INSURER C: Mid Century Insurance Company	21687	INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
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INSURER C: Mid Century Insurance Company	21687														
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES: _____ CERTIFICATE NUMBER: _____ REVISION NUMBER: _____

LOCATION OF PREMISES/DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 2800 LONGMIRE DR, COLLEGE STATION, TX, 77845

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
C	PROPERTY				<input checked="" type="checkbox"/> BUILDING	\$6,076,400	
	CAUSES OF LOSS	DEDUCTIBLES			<input checked="" type="checkbox"/> PERSONAL PROPERTY	\$5,900	
	BASIC	BUILDING			BUSINESS INCOME	\$	
	BROAD	10,000			EXTRA EXPENSE	\$	
	<input checked="" type="checkbox"/> SPECIAL	CONTENTS	605488386	10/01/2017	10/01/2018	RENTAL VALUE	\$
	EARTHQUAKE	10,000			BLANKET BUILDING	\$	
	WIND				BLANKET PERS PROP	\$	
	FLOOD				BLANKET BLDG & PP	\$	
	INLAND MARINE	TYPE OF POLICY				\$	
	CAUSES OF LOSS	POLICY NUMBER				\$	
	NAMED PERILS					\$	
	CRIME					\$	
	TYPE OF POLICY					\$	
	BOILER & MACHINERY/ EQUIPMENT BREAKDOWN					\$	
						\$	
						\$	

SPECIAL CONDITIONS/OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER _____	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/17/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Randy Flasowski(3527332) 1001 University Dr E Ste 105 College Station TX 77840-2143		CONTACT NAME:	
		PHONE (A/C, NO, EXT): 979-691-2534	FAX (A/C, NO): 979-691-2608
		E-MAIL ADDRESS: rflasowski@farmersagent.com	
INSURED WOODSMAN HOMEOWNERS ASSOCIATI 903 TEXAS AVE SOUTH C/O BVP MANAGEMENTH COLLEGE STATION TX 77840		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Truck Insurance Exchange	NAIC# 21709
		INSURER B: Farmers Insurance Exchange	21652
		INSURER C: Mid Century Insurance Company	21687
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			605488386	10/01/2017	10/01/2018	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea Occurrence) \$ 75,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 1,000,000
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						BODILY INJURY (Per person) \$
	DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						BODILY INJURY (Per accident) \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PROPERTY DAMAGE (Per accident) \$
							\$
							EACH OCCURRENCE \$
							AGGREGATE \$
							\$
							PER STATUTE OTHER \$
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

31-1769 11-15

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