

Candlelight Village



Annual Meeting

Saturday January 20th 2018 10am

BVP Management Office

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

Candlelight Village

Century 21, Beal Inc.
BVP Management

903 S Texas Avenue, College Station, TX 77840
Business (979)764-2500 Fax (979)764-0508

January 9th, 2018

Candlelight Village Owners Association is requesting your attendance at the 2018 Annual Meeting to be held at **(NEW LOCATION) BVP Management, Inc., 903 S. Texas Ave. College Station, Texas 77840. The date is Saturday, January 20, 2018 at 10 am – Noon.**

If you cannot be there and would like to have your vote counted should there be a quorum, sign the attached proxy and return by 5:30 pm January 19th, 2018. You can mail or email the completed proxy (below) to BVPM, 903 Texas Ave. S. College Station, Texas 77840, and Attention: Toni Myers (tonim@century21bcs.com) or fax it to **(979) 764-0508.**

Agenda

1. Roll call, owners present and proxies. Determine if quorum.
2. Proof of notice of meeting
3. Reading and approval of minutes of preceding annual meeting.
4. 2017 financial report.
5. Maintenance issues
6. Election of Directors
7. Unfinished business.
8. New business; Driveway repair, landscaping,
9. Adjournment

2018 Annual Meeting Proxy Statement

Know All by these Present: That I; _____

Do hereby appoint; _____

OR (Circle one) Juanita Boyd Katerina Hall Judy McIntyre BVPM – Terry Thigpin

As agent for me, and in my name and stead to vote as my Proxy at the 2018 Annual Meeting of the Candlelight Village Owners Association, Inc. according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the January 19, 2018 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Unit number(s) _____ Email Address: _____

Current Phone Number: _____ Signature: _____

This proxy must be received by 5:30pm January 19, 2018.

You can mail: BVPM, 903 S. Texas Ave., College Station, TX 77840

Fax: 979-764-0508 or Email: c21hoa@century21bcs.com

Candlelight Village

Century 21, Beal Inc.
BVP Management

903 S Texas Avenue, College Station, TX 77840
Business (979)764-2500 Fax (979)764-0508

HOA Meeting – February 25, 2017 – 10am

Meeting called to order at 10:04am. Meeting was held at 404 D University Dr. E, College Station, Texas.

Melinda Fox from the Bryan Police department spoke about NET team and the nextdoor.com website.

Juanita motioned to accept the January 23, 2016 minutes. Stephanie 2nd the motions. Motion approved by all.

Troy went over the 2016 accomplishments of 2016.

- Satellite dishes are in compliance
- All fences are replaced
- Unit sales are going
- Dues and special assessments are 99% complete

Troy went over general issues of the complex.

- Animal waste
- Visitor parking being abused – owners parking in visitor parking spots
- Issues with trash trucks – the complex will continue to repair the parking lot from the reserve account because it will take \$350,000 to repair the whole parking lot at one time.
- Drainage issues near the storage area – we need to repair and set the drain correctly
- Need to take down the 2 trees in front of #13 to stop erosions

Angel motioned to accept the financials and Judy 2nd the motion. Motion was approved by all.

Juanita motion to adjourn the meeting and Katerina 2nd the motion. Motion approved by all at 11:30am.

HOA Board Meeting
July 27, 2017
6:00pm

Meeting was called to order at 6:16pm. Attended by Terry Thigpin, Katerina Hall, Judy McIntyre, and Juanita Boyd.

Terry stated that we needed to reassign officers since Troy resigned as president and sold his condo. Juanita Boyd made a motion for Katerina Hall to become president and Judy McIntyre second the motion. Katerina Hall is the new president of the Candlelight HOA Board. Judy McIntyre made a motion for Juanita Boyd to become Secretary, Katerina Hall second the motion. Juanita Boyd is Secretary.

Judy McIntyre will continue to water the lawn in the front and buy some timers for the water hoses. Terry suggested we improve the security cameras around the property. We will replace the batteries and clean them up.

Board went over finances. We are a little over because we had to fix the parking lot.

Board discussed fence request and sitting area request.

Board agreed to let the Spacheks to create a sitting area for the property to enjoy at no cost to the HOA.

Board discussed #26 request to move her fence line to the edge of the curb. Board decided #26 will not be able to move the fence because the fence is HOA property.

Meeting adjourned at 6:56pm

Cash Flow

BVP Management, Inc.

Properties: Candlelight Village Condos - 2807 Wildflowers Bryan, TX 77802

Date Range: 01/01/2017 to 12/31/2017

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Late Fees\NSF Rent	65.00	0.09	65.00	0.09
Homeowners Association Dues	70,835.00	99.91	70,835.00	99.91
Total Operating Income	70,900.00	100.00	70,900.00	100.00
Expense				
Carpet/Vinyl Install/Repair	1,115.52	1.57	1,115.52	1.57
General Maintenance	2,228.94	3.14	2,228.94	3.14
Insurance	14,787.96	20.86	14,787.96	20.86
Transfer to Reserves	1,683.00	2.37	1,683.00	2.37
Legal Fees	157.50	0.22	157.50	0.22
Lawn/Property Maintenance	12,848.95	18.12	12,848.95	18.12
Maintenance Supplies	49.97	0.07	49.97	0.07
Management Fee	4,800.00	6.77	4,800.00	6.77
Mortgage/Note Payment	18,146.52	25.59	18,146.52	25.59
Office Expenses	36.06	0.05	36.06	0.05
Parking Lot Repair	8,288.00	11.69	8,288.00	11.69
Pest Control	2,736.31	3.86	2,736.31	3.86
Plumbing Expense	1,736.16	2.45	1,736.16	2.45
Porter Service	2,255.00	3.18	2,255.00	3.18
Professional Fees	225.00	0.32	225.00	0.32
Tax Expense	6.47	0.01	6.47	0.01
Utilities	13,853.91	19.54	13,853.91	19.54
Total Operating Expense	84,957.27	119.83	84,957.27	119.83
NOI - Net Operating Income	-14,057.27	-19.83	-14,057.27	-19.83
Total Income	70,900.00	100.00	70,900.00	100.00
Total Expense	84,957.27	119.83	84,957.27	119.83
Net Income	-14,057.27	-19.83	-14,057.27	-19.83
Other Items				
Prepayments	2,660.00		2,660.00	
Net Other Items	2,660.00		2,660.00	
Cash Flow	-11,397.27		-11,397.27	
Beginning Cash	-6,803.50		-6,803.50	
Beginning Cash + Cash Flow	-18,200.77		-18,200.77	
Actual Ending Cash	-17,405.77		-17,405.77	

Expense Distribution Report

Property: Candlelight Village Condos - 2807 Wildflowers Bryan, TX 77802

Payee: All

Bill Date Range: 01/01/2017 - 12/31/2017

Bill Date	Property Name	Property Address	Payee	Amount	Check #	Description
4600 - Homeowners Association Dues						
06/06/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	John & Lyzanne Mason	515.00	120382	John & Lyzanne Mason, Candlelight Village Condos - #11: Move Out Refund
07/07/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Troy Gunn	280.00	120284	Troy Gunn, Candlelight Village Condos - #26: Move Out Refund
				795.00		
6140 - Carpet/Vinyl Install/Repair						
01/20/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Zwernemann Flooring	1,115.52	110338	unit # 7 water damage to flooring due to water coming in from outside unit
6455 - General Maintenance						
01/04/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	T. Fry Make Ready	85.83	110258	pair deck after plumbing repair was done unit 9
01/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	DOROTHY THOMPSON	235.00	110235	refund to maintance paid for - removal of concrete repair pipe drain form cateen base drain and form concrete
01/11/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	TLC Maintenance Services	108.67	110264	36 - repaired security light
01/27/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	AggieLand Gutters	350.00	110310	unit 7 and 27
02/06/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	T. Fry Make Ready	302.36	110352	#7 sheetrock and paint remove rotten brick molding install new molding
02/06/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Brazos Valley Stump Grinding and Tree	108.25	110315	remove fallen tree
03/09/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Robert Walker	25.00	110583	secure gutter downspout
04/06/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	T. Fry Make Ready	85.00	110564	fill gap in side wall
06/06/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Robert Walker	60.00	120182, 120182, 120187	Re-stripped parking spots Candlelight HOA
06/29/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Clean Up Crew	64.95	120420	Removed all wiring from cable tv not being used #39
09/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	OTR 2000/ On Top Roofing	175.00	120469	CL #5 f installed gutters and cleaned roof top
09/20/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Clean Up Crew	232.74	120508	repaired down spout to divert water, fixed concrete at sidewalk and door. repaired wood around window and siliconed. unit 09

Expense Distribution Report

Bill Date	Property Name	Property Address	Payee	Amount	Check #	Description
10/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Asure Carpet Cleaning	146.14	120572	water restoration
11/27/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Aggieland Gutters	250.00	120705	Installed gutters #25
				2,228.94		

6470 - Insurance

01/17/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	IPFS Corporation	980.97	110280	insurance
02/23/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	IPFS Corporation	980.97	110390	insurance
03/17/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	IPFS Corporation	980.97	110483	INSURANCE
04/26/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	IPFS Corporation	980.97	110601	insurance
05/22/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	IPFS Corporation	980.97	120090	
06/23/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	IPFS Corporation	980.97	120221	Insurance payment
07/22/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	IPFS Corporation	980.97	120304	Insurance
09/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	RLI Surety	284.00	120471	Fedility Bond
09/26/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Service Insurance Group	4,777.60	120524	2017-2108 INSURANCE DOWNPAYMENT
10/03/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	IPFS Corporation	953.19	120597	Monthly Insurance
11/21/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	IPFS Corporation	953.19	120693	Insurance
12/20/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	IPFS Corporation	953.19	120788	Monthly Insurance
				14,787.96		

6471 - Transfer to Reserves

01/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Candlelight Village Homeowners Assoc.	540.00	110242	January 2017 - Transfer to Reserves
02/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Candlelight Village Homeowners Assoc.	540.00	110297	February 2017 - Transfer to Reserves
07/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Candlelight Village Homeowners Assoc.	603.00	120245	July 2017 - Transfer to Reserves
				1,683.00		

Expense Distribution Report

Bill Date	Property Name	Property Address	Payee	Amount	Check #	Description
6472 - Keys/Locks						
07/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Mel Morgan	75.00	120270	Candlelight #31 new mailbox key
07/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Mel Morgan	75.00	120270	Installed new mailbox lock #12
				150.00		
6473 - Legal Fees						
04/26/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Peterson Law Group	157.50	110602	secretary of State issues
6475 - Lawn/Property Maintenance						
01/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Lopez Boyz	940.00	110228	monthly lawn care
02/06/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Lopez Boyz	940.00	110330, 110330, 110349	Monthly lawn maintenance
03/07/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Lopez Boyz	940.00	110452	lawn care
03/07/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Lopez Boyz	45.00	110452	lawn care
04/07/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Lopez Boyz	940.00	110541	lawn care
05/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Lopez Boyz	940.00	120037	monthly lawn maint
05/22/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Aggieland Termite and Pest Control	454.65	120082	Lawn Treatment
06/07/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Lopez Boyz	940.00	120193	monthly lawn maint
07/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Lopez Boyz	110.00	120269	#11 Removed landscape timbers and planted grass
07/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Lopez Boyz	940.00	120269	Monthly Lawn Service
07/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Mel Morgan	50.00	120270	Watered new grass at front and rear entrance
08/03/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Lopez Boyz	940.00	120354	Monthly Lawn Service
08/10/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Green Magic, Lawn, Tree and Shrub Health	454.65	120393	Lawn Treatment, Fertilizer, Fire Ant Control
09/06/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Lopez Boyz	940.00	120467	Monthly Lawn Service

Expense Distribution Report

Bill Date	Property Name	Property Address	Payee	Amount	Check #	Description
10/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Lopez Boyz	940.00	120565	Monthly Lawn Service
11/06/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Lopez Boyz	940.00	120650	Monthly Lawn Service
11/21/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Aggieland Termite and Pest Control	454.65	120688	lawn treatment
12/06/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Lopez Boyz	940.00	120745	Monthly Lawn Service

12,848.95

6520 - Maintenance Supplies

03/09/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	HD Supply Facilities Maintenance	49.97	110461	doggie bags
------------	----------------------------	----------------------------------	----------------------------------	-------	--------	-------------

6540 - Management Fee

01/04/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	BVP Management, Inc.	400.00	110211	Management Fee for 01/2017
02/02/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	BVP Management, Inc.	400.00	110308	Management Fee for 02/2017
03/02/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	BVP Management, Inc.	400.00	110422	Management Fee for 03/2017
04/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	BVP Management, Inc.	400.00	110533	Management Fee for 04/2017
05/02/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	BVP Management, Inc.	400.00	120014	Management Fee for 05/2017
06/07/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	BVP Management, Inc.	400.00	120189	Management Fee for 06/2017
07/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	BVP Management, Inc.	400.00	120238	Management Fee for 07/2017
08/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	BVP Management, Inc.	400.00	120321	Management Fee for 08/2017
09/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	BVP Management, Inc.	400.00	120435	Management Fee for 09/2017
10/03/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	BVP Management, Inc.	400.00	120531	Management Fee for 10/2017
11/02/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	BVP Management, Inc.	400.00	120622	Management Fee for 11/2017
12/04/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	BVP Management, Inc.	400.00	120717	Management Fee for 12/2017

4,800.00

Expense Distribution Report

Bill Date	Property Name	Property Address	Payee	Amount	Check #	Description
6560 - Mortgage/Note Payment						
01/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Prosperity Bank.	1,512.21	110254	January 2017 - Fence Replacement
02/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Prosperity Bank.	1,512.21	110344	February 2017 - Fence Replacement
03/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Prosperity Bank.	1,512.21	110414	March 2017 - Fence Replacement
04/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Prosperity Bank.	1,512.21	110531	April 2017 - Fence Replacement
05/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Prosperity Bank.	1,512.21	120010	May 2017 - Fence Replacement
06/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Prosperity Bank.	1,512.21	120114	June 2017 - Fence Replacement
07/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Prosperity Bank.	1,512.21	120243	July 2017 - Fence Replacement
08/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Prosperity Bank.	1,512.21	120330	August 2017 - Fence Replacement
09/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Prosperity Bank.	1,512.21	120444	September 2017 - Fence Replacement
10/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Prosperity Bank.	1,512.21	120546	October 2017 - Fence Replacement
11/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Prosperity Bank.	1,512.21	120637	November 2017 - Fence Replacement
12/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Prosperity Bank.	1,512.21	120716	December 2017 - Fence Replacement
				18,146.52		
6665 - Office Expenses						
05/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	HD Supply Facilities Maintenance	36.06	120022	Parking Warning Tag Books
6691 - Parking Lot Repair						
03/31/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Eliseo Castaneda	4,123.00	110515	Candlelight HOA Driveway apron
04/07/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Eliseo Castaneda	4,165.00	110569	Level parking spots #24-25-26
				8,288.00		
6695 - Pest Control						
01/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Joe Loudat DBA/	86.60	110225	31-42 MONTHLY PEST CONTROL

Expense Distribution Report

Bill Date	Property Name	Property Address	Payee	Amount	Check #	Description
02/06/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Joe Loudat DBA/	86.60	110327	
03/06/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Joe Loudat DBA/	86.60	110437	
03/17/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Aggieland Termite and Pest Control	454.65	110477	lawn treatment
04/06/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Joe Loudat DBA/	86.60	110553	monthly pest control
05/04/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Joe Loudat DBA/	86.60	120034	
05/22/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	ABC Home & Commerical Svcs.	116.64	120081	termite warranty annual renewal
06/06/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Joe Loudat DBA/	86.60	120174	Monthly Pest Control Service
06/07/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Binford Insect Control, Inc.	454.66	120191	Termite Inspections
07/03/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Joe Loudat DBA/	86.60	120267	Candlelight HOA monthly Pest Control
08/03/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Joe Loudat DBA/	86.60	120352	Monthly Pest Control Service
08/03/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Joe Loudat DBA/	216.50	120352	Termite inspection and warranty 31-34
09/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Joe Loudat DBA/	86.60	120464	Monthly Pest Control Service
10/03/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Joe Loudat DBA/	86.60	120562	Monthly Pest Control Service
11/03/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Joe Loudat DBA/	86.60	120659	monthly pest control
12/04/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Joe Loudat DBA/	86.60	120743	Monthly Pest Control Service
12/06/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Binford Insect Control, Inc.	454.66	120736	Annual Termite Inspection and warranty
				2,736.31		

6700 - Plumbing Expense

01/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Orta Plumbing	671.45	110232	#9 REPAIR LEAK
01/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Brahmtex, Inc.	324.75	110219	A/C CUT LOOSE FOR PLUMBER'S TO REPAIR LEAK

Expense Distribution Report

Bill Date	Property Name	Property Address	Payee	Amount	Check #	Description
04/13/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Orta Plumbing	88.23	110579	3/4 40 cap
05/04/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Holman's Quality Plumbing	86.73	120033	installed new valve box
05/19/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Holman's Quality Plumbing	565.00	120072	grease build up in the sewer line
				1,736.16		
6701 - Porter Service						
01/04/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Judy McIntyre	150.00	110226	pick up trash service dog station
02/23/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Judy McIntyre	150.00	110392	trash pick up and dog service stations
03/08/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Judy McIntyre	150.00	110455	Porter service
04/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Judy McIntyre	150.00	110555	porter service march
05/19/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Judy McIntyre	150.00	120073	porter service
06/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Judy McIntyre	150.00	120176	Porter service
06/06/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Robert Walker	45.00	120182, 120187	Bulk item pick up (mattress)
07/03/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Robert Walker	45.00	120278	Bulk pick up at Candlelight HOA
07/11/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Judy McIntyre	150.00	120290	Monthly Porter Service
09/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Judy McIntyre	200.00	120465	Porter and lawn watering services
09/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Judy McIntyre	250.00	120465	Porter and watering services.
09/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Robert Walker	30.00	120476	Picked up full plastic trash can besides dumpster
10/03/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Robert Walker	35.00	120571	Bulk pick up at Candlelight HOA
10/11/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Judy McIntyre	150.00	120590	Monthly Porter Service
11/27/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Judy McIntyre	150.00	120707	Monthly Porter Service

Expense Distribution Report

Bill Date	Property Name	Property Address	Payee	Amount	Check #	Description
11/27/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Judy McIntyre	150.00	120707	Monthly Porter Service
12/04/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Robert Walker	150.00	120748	Bulk Pick up Candlelight 2 trips
				2,255.00		
6705 - Professional Fees						
10/03/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Thompson, Derrig and Craig, P.C.	225.00	120569	2016 Tax return
6755 - Tax Expense						
11/07/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Internal Revenue Service	8.47	120662	2016 Tax return
6810 - Utilities						
01/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	87.89	110216	
01/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	569.10	110216	
01/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	270.04	110216	
01/27/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	94.58	110316	utilities
01/27/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	637.08	110316	
01/27/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	262.63	110316	utilities
02/23/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	964.64	110384	utilites
02/23/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	281.94	110384	
02/23/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	97.55	110397	utilites
03/17/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	89.68	110478	utilites
03/24/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	562.30	110496	Utilities
03/24/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	290.44	110496	
04/26/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	91.08	110597	Utilities

Expense Distribution Report

Bill Date	Property Name	Property Address	Payee	Amount	Check #	Description
05/19/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	643.26	120069	Utilities
05/19/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	304.65	120069	Utilities
05/19/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	87.09	120069	Utilities
05/22/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	608.98	120084	
05/22/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	276.62	120084	
07/03/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	685.90	120232	Utilities
07/03/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	260.77	120232	Utilities
07/03/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	87.59	120232	Utilities
07/22/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	86.39	120300	utilities
08/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	609.27	120318	Water Bill
08/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	288.58	120318	Water Bill
09/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	86.39	120455	utilities
09/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	870.06	120455	utilities
09/05/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	535.78	120455	utilities
09/20/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	92.47	120506	electric
09/22/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	735.88	120516	Water Bill
09/22/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	477.29	120516	Water Bill
10/24/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	664.12	120608	utilities
10/24/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	628.34	120608	utilities
10/24/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	90.38	120608	utilities

Expense Distribution Report

Bill Date	Property Name	Property Address	Payee	Amount	Check #	Description
11/21/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	92.79	120690	electric
12/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	625.64	120711	utilities
12/01/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	624.35	120711	utilities
12/20/2017	Candlelight Village Condos	2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	92.37	120785	utilities
				13,853.91		
Total				85,902.27		



PROSPERITY BANK®

Visit us online at ProsperityBankUSA.com

Statement Date

12/31/2017

7589 1 AV 0.373

CANDLELIGHT HOMEOWNERS ASSN

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228

Account No

Page 1 of 3



1

STATEMENT SUMMARY

TX Business Money Market Account No

12/01/2017	Beginning Balance			\$95,317.94
	1 Deposits/Other Credits	+		\$20.24
	0 Checks/Other Debits	-		\$0.00
12/31/2017	Ending Balance		31 Days in Statement Period	\$95,338.18

DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/31/2017	Accr Earning Pymt Added to Account	\$20.24

DAILY ENDING BALANCE

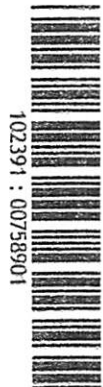
Date	Balance	Date	Balance
12-01	\$95,317.94	12-31	\$95,338.18

EARNINGS SUMMARY

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

Interest Paid This Period	\$20.24	Annual Percentage Yield Earned	0.25 %
Interest Paid YTD	\$213.52	Days in Earnings Period	31

10001



102391 : 00758901

MEMBER FDIC



NYSE Symbol "PB"

Candlelight Village Homeowner's Association

2018 Budget

	<u>2017</u> <u>Budget</u>	<u>2017</u> <u>Actual</u>	<u>2018</u> <u>Budget</u>	
Income:				
HOA Dues Collected	72360	73495	72360	
Late Fees/ Violations		65		
Renovation Income		0		
Capital Improv. Income		0		
Total Income:	72360	73560	72360	100%
 Expenses:				
Lawn Maintenance	14250	12848.95	13500 *	
Insurance	15000	14787.96	13750 *	
Office Supplies	100	36.06	50	
Pest Control	2500	2736.31	2700	
Plumbing	500	1736.16	2000	
Utility Expense	12000	13853.91	13500 *	
Management Fee	4800	4800	4800 *	
General Maintenance	1700	2278.91	2000	
Legal/Professional	500	390.97	400	
Porter Service	2000	2255	2100	
Electrical Repairs	0	0	500	
Fence Repairs	0	0	0	
Renovation Loan	18146.52	18146.52	1512.21	
Parking Lot Repair	0	8288	0	
Roof Repair	250	0	250	
Special Project	0	1115.52	0	
Transfer to Reserves	7236	1683	11000 *	
			*56500.00	112.2
Total Expense	78982.52	84957.27	68062.21	
 2017 Cash flow	 -6622.52	 -11397.27	 4297.79	
Operating Cash Balance as of 12/ /31/2017	-17,405.77			
Reserve Cash Balance as of 12/31/2017	95338.18			
Fence Replacement and Painting Loan Balance	57,972.26			

Delinquency

Properties: Candlelight Village Condos - 2807 Wildflowers Bryan, TX 77802

Tenant Status: Current and Notice

Amount Owed in Account: All

Balance: Greater than 166.00

Unit	Name	Tenant Status	Move Out	Deposit	Amount Receivable
Candlelight Village Condos - 2807 Wildflowers Bryan, TX 77802					
#15	[REDACTED]	Current		0.00	280.00
#39	[REDACTED]	Current		0.00	195.00
#41	[REDACTED]	Current		0.00	268.98
				0.00	743.98
Total				0.00	743.98

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

CMA 1 - Line

Prepared By: Lindsey Niemeyer

Listings as of 01/15/18 at 10:19 am

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 01/01/2017+ Status is one of 'Option Contract',
 'Under Contract' Status Contractual Search Date is 01/15/2018 to 07/19/2017 Subdivision Code is 'Candlelight Village'

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	# F/H	Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
16004348	2807 Wildflower Drive #7	7	2	1/1		NONE	Candlelight Village	1981	1,206		\$60.95	\$73,500	\$71,500	\$59.29	01/13/2017	97.28	36
17003210	2807 Wildflower Drive #26	26	2	1/1			Candlelight Village	1981	1,206		\$78.77	\$95,000	\$85,000	\$70.48	05/31/2017	89.47	84
17009977	2807 Wildflower Drive #32	32	2	1/1			Candlelight Village	1981	1,206		\$78.77	\$95,000	\$92,500	\$76.70	08/02/2017	97.37	38
17010542	2807 Wildflower Drive #21	21	2	1/1			Candlelight Village	1981	1,206		\$78.69	\$94,900	\$92,500	\$76.70	08/15/2017	97.47	33
17005141	2807 Wildflower Drive #12	12	2	1/1			Candlelight Village	1981	1,206		\$76.29	\$92,000	\$94,000	\$77.94	05/15/2017	102.17	41
17005441	2807 Wildflower Drive #11	11	2	1/1			Candlelight Village	1981	1,206		\$82.84	\$99,900	\$99,420	\$82.44	05/19/2017	99.52	40

# LISTINGS:	6	Medians:	1981	1,206	\$78.73	\$94,950	\$92,500	\$76.70	97.42	39
		Minimums:	1981	1,206	\$60.95	\$73,500	\$71,500	\$59.29	89.47	33
		Maximums:	1981	1,206	\$82.84	\$99,900	\$99,420	\$82.44	102.17	84
		Averages:	1981	1,206	\$76.05	\$91,717	\$89,153	\$73.93	97.21	45

Under Contract Properties

MLS #	Address	Unit #	# Bd	# F/H	Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	DOM
17017575	2807 Wildflower Drive #17	17	3	2/-		NONE	Candlelight Village	1981	1,444		\$75.83	\$109,500	56

# LISTINGS:	1	Medians:	1981	1,444	\$75.83	\$109,500				56
		Minimums:	1981	1,444	\$75.83	\$109,500				56
		Maximums:	1981	1,444	\$75.83	\$109,500				56
		Averages:	1981	1,444	\$75.83	\$109,500				56

Quick Statistics (7 Listings Total)

	Min	Max	Average	Median
List Price	\$73,500	\$109,500	\$94,257	\$95,000
Sold Price	\$71,500	\$99,420	\$89,153	\$92,500

© Bryan-College Station Association of REALTORS, Inc. All Rights Reserved.

*** This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice ***

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

GENERAL INFORMATION

EXPLAIN ALL "YES" RESPONSES YES NO

1. IS THE APPLICANT A SUBSIDIARY OF ANOTHER ENTITY? YES NO

2. DOES THE APPLICANT HAVE ANY SUBSIDIARIES? YES NO

3. IS A FORMAL SAFETY PROGRAM IN OPERATION? YES NO

4. ANY EXPOSURE TO FLAMMABLES, EXPLOSIVES, CHEMICALS? YES NO

5. ANY CATASTROPHE EXPOSURES? YES NO

6. ANY OTHER INSURANCE WITH THIS COMPANY OR BEING SUBMITTED? YES NO

7. ANY POLICY OR COVERAGE DECLINED, CANCELLED OR NON-RENEWED DURING THE PRIOR 3 YEARS? (Not applicable in MO) YES NO

8. ANY UNCORRECTED FIRE CODE VIOLATIONS? YES NO

9. ANY BANKRUPTCIES, TAX OR CREDIT LIENS AGAINST THE APPLICANT IN THE PAST 5 YEARS? YES NO

10. IF YES, NAME OF TRUST? _____

11. HAS BUSINESS BEEN PLACED IN A TRUST? YES NO

REMARKS/PROCESSING INSTRUCTIONS

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR ANOTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING INFORMATION CONCERNING ANY FACT MATERIAL THERE TO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND SUBJECTS THE PERSON TO CRIMINAL AND (NY: SUBSTANTIAL) CIVIL PENALTIES. (Not applicable in CO, HI, NE, OH, OK, OR, or VT; in DC, LA, ME, TN and VA, insurance benefits may also be denied)

APPLICANT'S SIGNATURE _____ DATE _____ PRODUCER'S SIGNATURE _____ NATIONAL PRODUCER NUMBER _____

NATURE OF BUSINESS/DESCRIPTION OF OPERATIONS BY PREMISE(S)

42 Unit condominium complex, 70% of units are owner occupied and the rest are leased. A local property management firm has been contracted to handle the leasing of those units and the maintenance of the grounds. Brick Veneer Construction; located in residential neighborhood. Well maintained.

LOC #	BLD #	STREET, CITY, COUNTY, STATE, ZIP+4	CITY LIMITS	INTRRBY	YR BUILT	PART OCCUPIED
01	01	2807 Wildflower Drive Bryan Brazos TX 77802	<input checked="" type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> TENANT	1981	100%

PREMISES INFORMATION

NAME (First Named Insured & Other Named Insureds): _____ PHONE (Lic. No. Excl): (979) 764-2500

ADDRESS: Terry Thigpin Terry@century21bcs.com

INSPECTION CONTACT: Terry Thigpin Terry@century21bcs.com PHONE (Lic. No. Excl): (979) 764-2500

ACCOUNTING RECORDS CONTACT: Terry Thigpin Terry@century21bcs.com PHONE (Lic. No. Excl): (979) 764-2500

MAILING ADDRESS INCL ZIP (if First Named Insured): _____ PHONE (Lic. No. Excl): (979) 764-2500

Association
Candlelight Village Condo Owners
903 S Texas Ave
College Station
TX 77840-

EMAIL ADDRESS: Terry@century21bcs.com

INDIVIDUAL PARTNERSHIP JOINT VENTURE CORPORATION SUBCHAPTER "S" CORPORATION LIMITED LIABILITY COMPANY NOT FOR PROFIT ORG NO OF MEMBERS _____ NO OF MANAGERS _____ OR BOARD ID NUMBER _____ DATE BUS STARTED 10/01/1981

APPLICANT INFORMATION

QUOTE ISSUE POLICY RENEW ENTER THIS INFORMATION WHEN COMMON DATES AND TERMS APPLY TO SEVERAL LINES, OR FOR MONOLINE POLICIES.

BOUND (Give Date and/or Attach Copy): _____

CHANGE DATE: 10/01/2017 TIME: 12:01 PM AM

PROPOSED EFF DATE: 10/01/2017

PROPOSED EXP DATE: 10/01/2018

BILLING PLAN: _____ DIRECT BILL AGENCY BILL

PAYMENT PLAN: _____ AUDIT

STATUS OF TRANSACTION

AGENCY CUSTOMER ID: 7942

CODE: _____ SUB CODE: _____

3840 Corporate Center Dr
PO Box 5753
Bryan TX 77805-5753

Service Insurance Group, Inc.

Commercial Property

INDICATE SECTIONS ATTACHED

PROPERTY

GLASS AND SIGN

ACCOUNTS RECEIVABLE/ VALUABLE PAPERS

CRIME/MISCELLANEOUS CRIME

TRANSPORTATION/ MOTOR TRUCK CARGO

EQUIPMENT FLOATER

INSTALLATION/BUILDERS RISK

VEHICLE SCHEDULE

GARAGE AND DEALERS

BOILER & MACHINERY

WORKERS COMPENSATION

UMBRELLA

TRUCKER/MOTOR CARRIER

POLICIES OR PROGRAM REQUESTED

United Specialty Insurance

AGENCY PHONE (Lic. No. Excl): (979) 774-3900 FAX (Lic. No.): (979) 774-3955

CARRIER NAIC CODE: _____ UNDERWRITER _____ UNDERWRITER OFF. _____

DATE (MM/DD/YYYY) 09/25/2017

PRIOR CARRIER INFORMATION

LINE	CATEGORY	Mount Vernon		Mount Vernon		Mount Vernon		Mount Vernon		Lloyds of London			
GENERAL LIABILITY	CARRIER	Mount Vernon		Mount Vernon		Mount Vernon		Mount Vernon		Lloyds of London			
	POLICY NUMBER	NPP2562855A		NPP2562855		NPP2558416A		NPP2558416		HLP10482			
	POLICY TYPE	CLAIMS MADE	X	OCCURRENCE	CLAIMS MADE	X	OCCURRENCE	CLAIMS MADE	X	OCCURRENCE	CLAIMS MADE	X	OCCURRENCE
	RETRO DATE												
	EFF-EXP DATE	10/01/2016	10/01/2018	10/01/2015	10/01/2016	10/01/2014	10/01/2015	10/01/2013	10/01/2014	10/01/2012	10/01/2013		
	GENERAL AGGREGATE	2,000,000		2,000,000		2,000,000		2,000,000		2,000,000			
	PRODUCTS COMP OP AGGREGATE	Included		Included		Included		Included		Included			
	PERSONAL & ADV INJ	1,000,000		1,000,000		1,000,000		1,000,000		1,000,000			
	EACH OCCURRENCE	1,000,000		1,000,000		1,000,000		1,000,000		1,000,000			
	FIRE DAMAGE	100,000		100,000		100,000		100,000		50,000			
	MEDICAL EXPENSE	5,000		5,000		5,000		5,000		5,000			
	BODILY INJURY	OCCURRENCE											
		AGGREGATE											
	PROPERTY DAMAGE	OCCURRENCE											
		AGGREGATE											
COMBINED SINGLE LIMIT													
MODIFICATION FACTOR													
TOTAL PREMIUM													
AUTOMOBILE	CARRIER												
	POLICY NUMBER												
	POLICY TYPE												
	EFF-EXP DATE												
	COMBINED SINGLE LIMIT												
	BODILY INJURY	EA PERSON											
		EA ACCIDENT											
	PROPERTY DAMAGE												
	MODIFICATION FACTOR												
	TOTAL PREMIUM												
PROPERTY	CARRIER	Peleus		Peleus		Oklahoma Specialty		Oklahoma Specialty		Lloyds of London			
	POLICY NUMBER	S314446		9704		7031		CANVIL32013		HLP10482			
	POLICY TYPE	Commercial Property		Commercial Property		Commercial Property		Commercial Property		Commercial Package			
	EFF-EXP DATE	10/01/2016	10/01/2017	10/01/2015	10/01/2016	10/01/2014	10/01/2015	10/01/2013	10/01/2014	10/01/2012	10/01/2013		
	X BUILDING AMT	3,039,120		3,039,120		3,039,120		3,039,120		3,000,000			
	PERS PROP AMT												
	MODIFICATION FACTOR												
TOTAL PREMIUM													
	CARRIER	Mount Vernon		Mount Vernon		Mount Vernon		Mount Vernon					
	POLICY NUMBER	NPP2562855A		NPP2562855		NPP2558416A		NPP2558416					
	POLICY TYPE	D&O		D&O		D&O		D&O					
	EFF-EXP DATE	10/01/2016	10/01/2017	10/01/2015	10/01/2016	10/01/2014	10/01/2015	10/01/2013	10/01/2014				
	LIMIT	1,000,000		1,000,000		1,000,000		1,000,000					
	MODIFICATION FACTOR												
TOTAL PREMIUM													

LOSS HISTORY

ENTER ALL CLAIMS OR LOSSES (REGARDLESS OF FAULT AND WHETHER OR NOT INSURED) OR OCCURRENCES THAT MAY GIVE RISE TO CLAIMS FOR THE PRIOR 5 YEARS (3 YEARS IN KS & NY) CHK HERE IF NONE SEE ATTACHED LOSS SUMMARY

DATE OF OCCURRENCE	LINE	TYPE/DESCRIPTION OF OCCURRENCE OR CLAIM	DATE OF CLAIM	AMOUNT PAID	AMOUNT RESERVED	CLAIM STATUS
						OPEN
						CLOSED
						OPEN
						CLOSED

REMARKS NOTE: FIDELITY REQUIRES A FIVE YEAR LOSS HISTORY ATTACHMENTS STATE SUPPLEMENT(S) (If applicable)

COPY OF THE NOTICE OF INFORMATION PRACTICES (PRIVACY) HAS BEEN GIVEN TO THE APPLICANT. (Not applicable in all states, consult your agent or broker for your state's requirements.)

NOTICE OF INSURANCE INFORMATION PRACTICES
 PERSONAL INFORMATION ABOUT YOU, INCLUDING INFORMATION FROM A CREDIT REPORT, MAY BE COLLECTED FROM PERSONS OTHER THAN YOU IN CONNECTION WITH THIS APPLICATION FOR INSURANCE AND SUBSEQUENT POLICY RENEWALS. SUCH INFORMATION AS WELL AS OTHER PERSONAL AND PRIVILEGED INFORMATION COLLECTED BY US OR OUR AGENTS MAY IN CERTAIN CIRCUMSTANCES BE DISCLOSED TO THIRD PARTIES. YOU HAVE THE RIGHT TO REVIEW YOUR PERSONAL INFORMATION IN OUR FILES AND CAN REQUEST CORRECTION OF ANY INACCURACIES. A MORE DETAILED DESCRIPTION OF YOUR RIGHTS AND OUR PRACTICES REGARDING SUCH INFORMATION IS AVAILABLE UPON REQUEST. CONTACT YOUR AGENT OR BROKER FOR INSTRUCTION ON HOW TO SUBMIT A REQUEST TO US.

ACORD™ PROPERTY SECTION DATE
09/25/2017

PRODUCER <input type="checkbox"/> PHONE (A/C, No, Ext): (979)774-3900 Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753	APPLICANT (First Named Insured) Candlelight Village Condo Owners Association
CODE: _____ SUB CODE: _____ AGENCY CUSTOMER ID: 7942	EFFECTIVE DATE: 10/01/2017 EXPIRATION DATE: 10/01/2018 DIRECT BILL: <input checked="" type="checkbox"/> PAYMENT PLAN: _____ AUDIT: _____ AGENCY BILL: <input checked="" type="checkbox"/>
FOR COMPANY USE ONLY	

PREMISES INFORMATION BLANKET COVERAGE PREMISES #: 01 BUILDING #: 01 STREET ADDRESS: 2807 Wildflower Drive, Bryan, TX 77802

SUBJECT OF INSURANCE	AMOUNT	COINS %	VALUATION	CAUSES OF LOSS	INFLATION GUARD %	DEDUCTIBLE	FORMS AND CONDITIONS TO APPLY
Buildings	3,039,120	Nil	RCV	Special		10,000	F,EC,SEC,RC; \$25,000 wind/hail deductible
Equipment Breakdown	Included						

ADDITIONAL INFORMATION - BUSINESS INCOME/EXTRA EXPENSE				BUSINESS INCOME W/O EXTRA EXPENSE		EXTRA EXPENSE		
TYPE OF BUSINESS	ORDINARY PAYROLL	POWER/HEAT	EXT PERIOD	TUITION FEES	OFF PREM POWER	DEPEND PROP % COIN CONT LOC REC LOC MFG LOC LDR LOC (DESC BELOW)		
<input type="checkbox"/> NON MFG	<input type="checkbox"/> EXCL <input type="checkbox"/> INCL	\$ _____ DED	_____ DAYS	\$ _____ STUDENTS	<input type="checkbox"/> POWER			
<input type="checkbox"/> MFG	<input type="checkbox"/> 90 DAYS	ELEC MEDIA	_____ MO PERIOD	\$ _____ OTHER ED SERV/INC	<input type="checkbox"/> WATER			
<input type="checkbox"/> MINING	<input type="checkbox"/> 180 DAYS	_____ DAYS	_____ LIMIT		<input type="checkbox"/> COMM (DESCR BELOW)			
_____ % COINS	\$ _____	ORD OR LAW	_____ MAX PERIOD					
NAME AND ADDRESS(ES) FOR OFF PREM POWER OR DEPEND PROP						EXTRA EXPENSE _____ DAYS PERIOD REST		
						LIMIT LOSS PAY		
						_____ % _____ % _____ % _____ %		

ADDITIONAL COVERAGES, OPTIONS, RESTRICTIONS, ENDORSEMENTS AND RATING INFORMATION
 12 Buildings with 42 units in them total. 1 building that houses mailboxes. Blanket amount includes all fences, lighting, etc. 1 swimming pool.

CONSTRUCTION TYPE	DISTANCE TO HYDRANT	FIRE STAT	FIRE DISTRICT/CODE NUMBER	PROT CL	# STORIES	# BASMTS	YR BUILT	TOTAL AREA
Frame	250FT	2 MI	Bryan/1050	04	2	0	1981	50,652
BUILDING IMPROVEMENTS			BLDG CODE GRADE	TAX CODE	ROOF TYPE	OTHER OCCUPANCIES		
<input type="checkbox"/> WIRING, YR:	<input type="checkbox"/> PLUMBING, YR:				Composition	Condos		
<input checked="" type="checkbox"/> ROOFING, YR: 1999	<input type="checkbox"/> HEATING, YR:		WIND CLASS			HEATING BOILER ON PREMISES? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
<input type="checkbox"/> OTHER:			<input type="checkbox"/> RESISTIVE <input type="checkbox"/> SEMI-RESISTIVE <input type="checkbox"/> OTHER			IF YES, IS INSURANCE PLACED ELSEWHERE? YES <input type="checkbox"/> NO <input type="checkbox"/>		
RIGHT EXPOSURE & DISTANCE		LEFT EXPOSURE & DISTANCE		REAR EXPOSURE & DISTANCE				
Home, 50ft		Open		Home, 50ft				
BURGLAR ALARM TYPE			CERTIFICATE #	EXPIRATION DATE	EXTENT	GRADE	CENTRAL STATION WITH KEYS	
BURGLAR ALARM INSTALLED AND SERVICED BY					# GUARDS/WATCHMEN	CLOCK HOURLY		
PREMISES FIRE PROTECTION (Sprinklers, Standpipes, CO ² /Chemical Systems)				% SPRNK	FIRE ALARM MANUFACTURER			CENTRAL STATION
				0				LOCAL GONG

ADDITIONAL INTERESTS			
RANK:	NAME AND ADDRESS	EVIDENCE	RANK:
INTEREST		<input type="checkbox"/> CERTIFICATE <input type="checkbox"/> POLICY	INTEREST
<input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> MORTGAGEE			<input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> MORTGAGEE
			<input type="checkbox"/> CERTIFICATE <input type="checkbox"/> POLICY

VALUE REPORTING INFORMATION				
REPORTING FORM: PROVIDE AVERAGE VALUES FOR PAST 12 MONTHS				
SUBJECT OF INSURANCE	PREMISES/BUILDING	ANY OTHER LOCATION DECLARED AT INCEPTION	ANY OTHER LOCATION ACQUIRED AFTER INCEPTION	PREMISES NOT OWNED OR ACQUIRED LIMIT