

*The Woodsman Homeowners
Association, Inc.*



2019 Annual Meeting

Saturday November 2nd @ 10:00

Beal Properties Inc

903 S Texas Ave College Station TX

**903 S Texas Ave. College Station TX *www.e21bcshoa.com * 979-764-2500*



WOODSMAN CONDOMINIUMS

Beal Properties

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

Woodsman Annual Meeting

The Woodsman Condominium Home Owners Association is requesting your attendance for the **2019 Annual Meeting** to be held at **Beal Properties, (BVP Management Office) 903 S. Texas Ave, College Station, TX 77840, in the lobby on Saturday, November 2, 2019 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 pm, November 1, 2019. You can mail the proxy to Beal Properties, 903 Texas Ave. S., College Station, TX 77840, Attention: Toni Myers, or email toni@bealbcs.com, or fax (979) 764-0508.

Agenda:

1. Welcome, Introduction of president, board members, & Beal Properties representatives
2. Roll call, certification of attendees, & quorum declaration (yes/no)
3. Approval of previous annual meeting minutes
4. 2018-2019 Woodsman HOA in review:
 - a. Sidewalks,
 - b. drainage
 - c. Siding repair
5. Financial reports:
 - a. 2018 – 2019 financial report
 - b. Reserve account
 - c. Delinquent dues
 - d. 2020 proposed budget
 - e. Sales Report
6. Insurance:
7. New Business:
 - a. Existing Fence Discussion
 - b. Roofs
 - c. Sprinkler System
8. Maintenance issues:
9. Election or reinstatement of officers & board
10. Adjourn

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Woodsman Annual Meeting

This proxy must be received by 5:30 pm November 1, 2019 by mail (903 S. Texas Ave. College Station, TX 77840), or fax (979-764-0508), or email (toni@bealbcs.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

Beal Properties 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 2, 2019.

Owner's Name

Unit number(s)

E-mail address

Phone Number

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

Cash Flow

Beal Properties

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

Date Range: 11/01/2018 to 10/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

| Account Name | Selected Period | % of Selected Period | Fiscal Year To Date | % of Fiscal Year To Date |
|---------------------------------------|-------------------|----------------------|---------------------|--------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| Late Fees\NSF Rent | 0.00 | 0.00 | 350.00 | 0.18 |
| Homeowners Association Dues | 105,657.57 | 100.00 | 192,297.57 | 99.82 |
| Total Operating Income | 105,657.57 | 100.00 | 192,647.57 | 100.00 |
| Expense | | | | |
| Electrical Repairs | 4,054.54 | 3.84 | 6,273.23 | 3.26 |
| General Maintenance | 2,235.33 | 2.12 | 3,356.50 | 1.74 |
| HOA Dues | 139.00 | 0.13 | 139.00 | 0.07 |
| Insurance | 29,045.90 | 27.49 | 48,392.68 | 25.12 |
| Transfer to Reserves | 12,000.00 | 11.36 | 22,000.00 | 11.42 |
| Lawn/Property Maintenance | 19,702.48 | 18.65 | 33,361.69 | 17.32 |
| Maintenance Supplies | 52.14 | 0.05 | 52.14 | 0.03 |
| Special Projects | 40,790.00 | 38.61 | 45,157.89 | 23.44 |
| Management Fee | 6,000.00 | 5.68 | 11,000.00 | 5.71 |
| Office Expenses | 0.00 | 0.00 | 45.00 | 0.02 |
| Pest Control | 2,078.20 | 1.97 | 3,810.20 | 1.98 |
| Plumbing Expense | 1,560.00 | 1.48 | 4,384.18 | 2.28 |
| Porter Service | 5,210.00 | 4.93 | 9,405.00 | 4.88 |
| Professional Fees | 855.00 | 0.81 | 1,650.00 | 0.86 |
| Roofing Expense | 2,300.00 | 2.18 | 2,550.00 | 1.32 |
| Trash Pick-up | 1,942.85 | 1.84 | 3,586.80 | 1.86 |
| Utilities | 11,320.43 | 10.71 | 19,450.54 | 10.10 |
| Total Operating Expense | 139,285.87 | 131.83 | 214,614.85 | 111.40 |
| NOI - Net Operating Income | -33,628.30 | -31.83 | -21,967.28 | -11.40 |
| Total Income | 105,657.57 | 100.00 | 192,647.57 | 100.00 |
| Total Expense | 139,285.87 | 131.83 | 214,614.85 | 111.40 |
| Net Income | -33,628.30 | -31.83 | -21,967.28 | -11.40 |
| Other Items | | | | |
| Prepayments | -1,104.00 | | 1,954.03 | |
| Net Other Items | -1,104.00 | | 1,954.03 | |
| Cash Flow | -34,732.30 | | -20,013.25 | |

Cash Flow

| Account Name | Selected Period | % of Selected Period | Fiscal Year To Date | % of Fiscal Year To Date |
|----------------------------|-----------------|----------------------|---------------------|--------------------------|
| Beginning Cash | 39,815.57 | | 25,096.52 | |
| Beginning Cash + Cash Flow | 5,083.27 | | 5,083.27 | |
| Actual Ending Cash | 5,083.27 | | 5,083.27 | |

Expense Distribution

Exported On: 11/01/2019 03:33 PM

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

Payees: All

Bill Date Range: 11/01/2018 to 10/31/2019

| Reference | Bill Date | Unit | Payee | Amount | Check # | Check Date | Description |
|---|------------|------|--|-----------|-----------------|-------------------------|--|
| 2270 - Clearing-Tenant Deposits | | | | | | | |
| | 03/05/2019 | 21 | Anna Parades | 1,112.00 | 122139 | 03/05/2019 | refund of overpayment of dues |
| | 09/12/2019 | 47 | Rose M Padilla | 406.00 | 122815 | 09/17/2019 | Rose M Padilla, The Woodsman HOA - 47: Move Out Refund |
| | 09/12/2019 | 27 | Evans & Chiara Kitcher | 139.00 | 122814 | 09/17/2019 | Evans & Chiara Kitcher, The Woodsman HOA - 27: Move Out Refund |
| | | | | 1,657.00 | | | |
| 6390 - Electrical Repairs | | | | | | | |
| 11562 | 11/06/2018 | | Constant Current Electric | 543.85 | 121775 | 11/06/2018 | Rewired fixture & replaced with LED lamp, reset breaker |
| | | | | | | | Coordinated with utility company to pull meter. Removed existing 100 amp FPE breaker. Supplied & m installed new 100 amp CE breaker. Verified operation. |
| 11639 | 02/04/2019 | 29* | Constant Current Electric | 847.00 | 122058 | 02/06/2019 | |
| 11724 | 05/05/2019 | | Constant Current Electric | 408.28 | 122351 | 05/06/2019 | electrical service |
| 11953 | 10/14/2019 | | Constant Current Electric | 2,255.41 | 122902 | 10/21/2019 | repair lights #24-25, 22-23.replace house panel,new meter pack |
| | | | | 4,054.54 | | | |
| 6455 - General Maintenance | | | | | | | |
| 9565 | 11/06/2018 | 11 | Clean Up Crew | 563.66 | 121774 | 11/06/2018 | roof leak: repair, installation, paint |
| | | | | | 121814, 121814, | 11/20/2018, 11/20/2018, | water leaking from ceiling, resealed around vent on roof and nailed falshing back down |
| 9570 | 11/19/2018 | 27 | Clean Up Crew | 37.89 | 121816 | 11/21/2018 | |
| 9625 | 12/04/2018 | | Clean Up Crew | 54.13 | 121885 | 12/05/2018 | #27/Silicone around flashing, vent pipe and nail holes. |
| 1589 | 01/06/2019 | | Robert Walker | 126.72 | 121968 | 01/07/2019 | General maintenance / Bulk Pick up |
| | | | | | 122093, 122093, | 02/21/2019, 02/21/2019, | |
| 9685 | 02/21/2019 | | Clean Up Crew | 54.13 | 122103 | 02/21/2019 | WM - siding repair |
| 10798 | 03/05/2019 | | T. Fry Make Ready | 80.00 | 122175 | 03/07/2019 | #33 siding repair |
| 10835 | 04/04/2019 | | T. Fry Make Ready | 50.00 | 122282 | 04/07/2019 | general maintenance |
| 10850 | 04/04/2019 | | T. Fry Make Ready | 116.23 | 122282 | 04/07/2019 | repair siding #13 |
| 1641 | 07/24/2019 | | Petty-Faldyn Property Repair LLC | 450.00 | 122630 | 07/25/2019 | repair leaking roof #27 |
| 9920 | 09/04/2019 | | Clean Up Crew | 168.00 | 122763 | 09/05/2019 | repaired front porch cement #27 |
| 9947 | 10/07/2019 | | Clean Up Crew | 632.00 | 122878 | 10/07/2019 | replace metal awning #51 |
| | | | | 2,332.76 | | | |
| 6470 - Insurance | | | | | | | |
| F005461691-001-00001 | 11/21/2018 | | Farmers Insurance Exchange | 2,331.75 | 121827 | 11/21/2018 | Monthly Insurance |
| F005461691-001-00001 | 12/17/2018 | | Farmers Insurance Exchange | 2,331.75 | 121904 | 12/17/2018 | Monthly Insurance |
| F005461691-001-00001 | 01/23/2019 | | Farmers Insurance Exchange | 2,331.75 | 122017 | 01/23/2019 | Monthly Insurance |
| F005461691-001-00001 | 02/20/2019 | | Farmers Insurance Exchange | 2,331.75 | 122095, 122095, | 02/21/2019, 02/21/2019, | insurance |
| F005461691-001-00001 | 03/21/2019 | | Farmers Insurance Exchange | 2,331.75 | 122218 | 03/22/2019 | Woodsman monthly insurance |
| F005461691-001-00001 | 04/22/2019 | | Farmers Insurance Exchange | 2,331.75 | 122313 | 04/23/2019 | insurance |
| F005461691-001-00001 | 05/21/2019 | | Farmers Insurance Exchange | 2,331.75 | 122394 | 05/21/2019 | monthly insurance |
| F005461691-001-00001 | 06/19/2019 | | Farmers Insurance Exchange | 2,331.75 | 122529 | 06/20/2019 | |
| F005461691-001-00001 | 07/22/2019 | | Farmers Insurance Exchange | 2,331.75 | 122619 | 07/25/2019 | Monthly Insurance |
| F005461691-001-00001 | 08/20/2019 | | Farmers Insurance Exchange | 2,331.75 | 122717 | 08/20/2019 | monthly insurance |
| F005461691-001-00001 | 10/02/2019 | | Farmers Insurance Exchange | 2,864.24 | 122856 | 10/02/2019 | Monthly Insurance |
| F005461691-001-00001 | 10/30/2019 | | Farmers Insurance Exchange | 2,864.16 | 122927 | 10/30/2019 | Monthly Insurance |
| | | | | 29,045.90 | | | |
| 6471 - Transfer to Reserves | | | | | | | |
| | 11/01/2018 | | The Woodsman HOA | 1,000.00 | 121761 | 11/02/2018 | November 2018 - Transfer to Reserves |
| | 12/01/2018 | | The Woodsman HOA | 1,000.00 | 121855 | 12/03/2018 | December 2018 - Transfer to Reserves |
| | 01/01/2019 | | The Woodsman HOA | 1,000.00 | 121930 | 01/03/2019 | January 2019 - Transfer to Reserves |
| | 02/01/2019 | | The Woodsman HOA | 1,000.00 | 122042 | 02/04/2019 | February 2019 - Transfer to Reserves |
| | 03/01/2019 | | The Woodsman HOA | 1,000.00 | 122131 | 03/04/2019 | March 2019 - Transfer to Reserves |
| | 04/01/2019 | | The Woodsman HOA | 1,000.00 | 122251 | 04/04/2019 | April 2019 - Transfer to Reserves |
| | 05/01/2019 | | The Woodsman HOA | 1,000.00 | 122336 | 05/02/2019 | May 2019 - Transfer to Reserves |
| | 06/01/2019 | | The Woodsman HOA | 1,000.00 | 122420 | 06/03/2019 | June 2019 - Transfer to Reserves |
| | 07/01/2019 | | The Woodsman HOA | 1,000.00 | 122550 | 07/02/2019 | July 2019 - Transfer to Reserves |
| | 08/01/2019 | | The Woodsman HOA | 1,000.00 | 122656 | 08/05/2019 | August 2019 - Transfer to Reserves |
| | 09/01/2019 | | The Woodsman HOA | 1,000.00 | 122755 | 09/03/2019 | September 2019 - Transfer to Reserves |
| | 10/01/2019 | | The Woodsman HOA | 1,000.00 | 122849 | 10/02/2019 | October 2019 - Transfer to Reserves |
| | | | | 12,000.00 | | | |
| 6475 - Lawn/Property Maintenance | | | | | | | |
| 496 | 11/06/2018 | | Lopez Boyz | 1,000.00 | 121783 | 11/06/2018 | Monthly Lawn Maintenance |
| 677 | 12/04/2018 | | Lopez Boyz | 1,000.00 | 121874 | 12/05/2018 | Monthly Lawn Maintenance |
| 2017-0936 | 12/19/2018 | | Brazos Valley Stump Grinding and Tree | 2,814.50 | 121906 | 12/19/2018 | Trimmed 2 palms, limbs off roofs, elm in front of 37. |
| 2017-0937 | 12/19/2018 | | Brazos Valley Stump Grinding and Tree | 1,299.00 | 121906 | 12/19/2018 | Planted 2 maple trees & 1- chinese fringe |
| 735 | 01/06/2019 | | Lopez Boyz | 1,000.00 | 121965 | 01/07/2019 | Monthly Lawn Maintenance |
| 748 | 01/06/2019 | | Lopez Boyz | 280.00 | 121965 | 01/07/2019 | Cleaned gutters at Woodsman |
| 761 | 02/06/2019 | | Lopez Boyz | 1,000.00 | 122064 | 02/06/2019 | 1/7, 1/17, 1/28 mow, edge, week-eat |
| 21919 | 03/05/2019 | | Green Magic, Lawn, Tree and Shrub Health | 1,013.22 | 122162 | 03/07/2019 | Lawn Treatment |
| 856 | 03/06/2019 | | Lopez Boyz | 1,000.00 | 122167 | 03/07/2019 | Monthly Lawn Maintenance |
| 932 | 04/05/2019 | | Lopez Boyz | 1,000.00 | 122278 | 04/07/2019 | lawn maintenance |
| 927 | 04/05/2019 | | Lopez Boyz | 185.00 | 122278 | 04/07/2019 | remove dirt & plants from wall |
| 926 | 04/05/2019 | | Lopez Boyz | 85.00 | 122278 | 04/07/2019 | fill with dirt & lay grass |
| 1027 | 05/06/2019 | | Lopez Boyz | 85.00 | 122359 | 05/06/2019 | Mulch in area around sign and mail box. |
| 1026 | 05/06/2019 | | Lopez Boyz | 35.00 | 122359 | 05/06/2019 | WM #54-55 / Cut branches from around A/C unit. |
| 1031 | 05/06/2019 | | Lopez Boyz | 1,000.00 | 122359 | 05/06/2019 | Monthly Lawn Maintenance |
| 1173 | 06/06/2019 | | Lopez Boyz | 1,000.00 | 122491 | 06/07/2019 | Monthly Lawn Maintenance |
| 1201 | 06/06/2019 | | Lopez Boyz | 60.00 | 122491 | 06/07/2019 | #14 / Cut branches |
| 13316 | 07/03/2019 | | Green Rite Lawn Spraying Service | 595.38 | 122579 | 07/07/2019 | lawn fertilization-mid-summer application |
| 1290 | 07/05/2019 | | Lopez Boyz | 1,000.00 | 122575 | 07/07/2019 | lawn maintenance |
| 1380 | 08/06/2019 | | Lopez Boyz | 1,000.00 | 122684 | 08/07/2019 | lawn maintenance-July 4, 15, 24 |
| 1602 | 08/07/2019 | | Cheryl Mullins | 30.00 | 122693 | 08/07/2019 | Bulk pick up / water trees |
| 1464 | 09/06/2019 | | Lopez Boyz | 1,000.00 | 122780 | 09/06/2019 | Monthly Lawn Maintenance |

| | | | | | | | |
|------------------------------------|------------|--|----------------------------------|------------------|--------|------------|--|
| 1476 | 09/08/2019 | | Lopez Boyz | 185.00 | 122782 | 09/08/2019 | Removed tree and cut small tree behind unit #23 |
| Woodsman HOA | 09/11/2019 | | Cheryl Mullins | 240.00 | 122802 | 09/11/2019 | Watering Trees August 2019 |
| 13623 | 09/23/2019 | | Green Rite Lawn Spraying Service | 595.38 | 122821 | 09/23/2019 | Fall Fertilizer blend, fungicide application |
| 1624 | 10/04/2019 | | Lopez Boyz | 1,000.00 | 122864 | 10/06/2019 | lawn maintenance Sept. 4, 18, 30 |
| 1614 | 10/14/2019 | | Cheryl Mullins | 200.00 | 122888 | 10/14/2019 | Watering trees at Woodsman September and October |
| | | | | 19,702.48 | | | |
| 6520 - Maintenance Supplies | | | | | | | |
| Sherman Williams Paint | 03/11/2019 | | Robert Walker | 52.14 | 122188 | 03/11/2019 | Purchased paint for woodsman HOA front doors |
| 6531 - Special Projects | | | | | | | |
| 2574 | 11/14/2018 | | Jon Tucker Construction, LTD | 24,140.00 | 121804 | 11/14/2018 | Demo and replaced 4" sidewalks 1090 SF |
| 2624 | 01/22/2019 | | Jon Tucker Construction, LTD | 11,775.00 | 122000 | 01/22/2019 | Repaired, repainted gabled ends (18) |
| 2676 | 03/01/2019 | | Jon Tucker Construction, LTD | 4,875.00 | 122120 | 03/01/2019 | Drainage option #3 |
| | | | | 40,790.00 | | | |
| 6540 - Management Fee | | | | | | | |
| | 11/02/2018 | | BVP Management, Inc. | 500.00 | 121747 | 11/02/2018 | Management Fee for 11/2018 |
| | 12/03/2018 | | BVP Management, Inc. | 500.00 | 121837 | 12/03/2018 | Management Fee for 12/2018 |
| | 01/03/2019 | | BVP Management, Inc. | 500.00 | 121920 | 01/03/2019 | Management Fee for 01/2019 |
| | 02/04/2019 | | BVP Management, Inc. | 500.00 | 122033 | 02/04/2019 | Management Fee for 02/2019 |
| | 03/04/2019 | | BVP Management, Inc. | 500.00 | 122121 | 03/04/2019 | Management Fee for 03/2019 |
| | 04/04/2019 | | BVP Management, Inc. | 500.00 | 122236 | 04/04/2019 | Management Fee for 04/2019 |
| | 05/02/2019 | | BVP Management, Inc. | 500.00 | 122327 | 05/02/2019 | Management Fee for 05/2019 |
| | 06/04/2019 | | BVP Management, Inc. | 500.00 | 122469 | 06/04/2019 | Management Fee for 06/2019 |
| | 07/02/2019 | | BVP Management, Inc. | 500.00 | 122536 | 07/02/2019 | Management Fee for 07/2019 |
| | 08/05/2019 | | BVP Management, Inc. | 500.00 | 122643 | 08/05/2019 | Management Fee for 08/2019 |
| | 09/03/2019 | | Beal Properties | 500.00 | 122758 | 09/03/2019 | Management Fee for 09/2019 |
| | 10/02/2019 | | Beal Properties | 500.00 | 122852 | 10/02/2019 | Management Fee for 10/2019 |
| | | | | 6,000.00 | | | |
| 6695 - Pest Control | | | | | | | |
| 19090 | 11/05/2018 | | Joe Loudat DBA/ | 173.20 | 121767 | 11/06/2018 | monthly pest control |
| 19241 | 12/04/2018 | | Joe Loudat DBA/ | 173.20 | 121872 | 12/05/2018 | monthly pest control |
| 19367 | 01/06/2019 | | Joe Loudat DBA/ | 173.20 | 121962 | 01/07/2019 | Monthly Pest Control Service |
| 19512 | 02/05/2019 | | Joe Loudat DBA/ | 173.20 | 122062 | 02/06/2019 | monthly pest control |
| 19631 | 03/04/2019 | | Joe Loudat DBA/ | 173.20 | 122165 | 03/07/2019 | Monthly Pest Control |
| 1913 | 04/04/2019 | | Joe Loudat DBA/ | 173.20 | 122276 | 04/07/2019 | monthly pest control |
| 1913 | 05/05/2019 | | Joe Loudat DBA/ | 173.20 | 122357 | 05/06/2019 | monthly pest control #1-22 |
| 20037 | 06/04/2019 | | Joe Loudat DBA/ | 173.20 | 122490 | 06/07/2019 | Monthly Pest Control #47-62 |
| 20173 | 07/04/2019 | | Joe Loudat DBA/ | 173.20 | 122574 | 07/07/2019 | monthly pest service-exterior #23-46 |
| 20317 | 08/06/2019 | | Joe Loudat DBA/ | 173.20 | 122683 | 08/07/2019 | pest control-exterior roach/ant |
| 20495 | 09/04/2019 | | Joe Loudat DBA/ | 173.20 | 122767 | 09/05/2019 | monthly pest service exterior #47-62 |
| 20660 | 10/03/2019 | | Joe Loudat DBA/ | 173.20 | 122863 | 10/06/2019 | monthly pest control-exterior #23-46 |
| | | | | 2,078.20 | | | |
| 6700 - Plumbing Expense | | | | | | | |
| 2175 | 12/04/2018 | | Twin City Plumbing LLC | 120.00 | 121878 | 12/05/2018 | #6 / Replaced hose bib |
| 2226 | 01/23/2019 | | Twin City Plumbing LLC | 120.00 | 122014 | 01/23/2019 | Replaced leaking hose bib, #53 |
| 2363 | 07/04/2019 | | Twin City Plumbing LLC | 750.00 | 122580 | 07/07/2019 | plumbing repair #44 |
| 25744 | 07/21/2019 | | Holman's Quality Plumbing | 315.00 | 122629 | 07/25/2019 | plumbing repair #41 |
| 2198 | 09/15/2019 | | Twin City Plumbing LLC | 85.00 | 122813 | 09/17/2019 | plumbing repairs and supplies #57 |
| 2439 | 09/16/2019 | | Twin City Plumbing LLC | 85.00 | 122813 | 09/17/2019 | plumbing repair #53 |
| 2471 | 10/22/2019 | | Twin City Plumbing LLC | 85.00 | 122916 | 10/22/2019 | REPAIR 3/4 GATE VALVE W/O 78784-1 |
| | | | | 1,560.00 | | | |
| 6701 - Porter Service | | | | | | | |
| 1563 | 11/05/2018 | | Robert Walker | 90.00 | 121768 | 11/06/2018 | Bulk Pick up |
| 1560 | 11/05/2018 | | Robert Walker | 400.00 | 121768 | 11/06/2018 | monthly porter service |
| 1583 | 12/04/2018 | | Robert Walker | 400.00 | 121879 | 12/05/2018 | monthly porter service |
| 1589 | 01/06/2019 | | Robert Walker | 55.00 | 121968 | 01/07/2019 | General maintenance / Bulk Pick up |
| 1607 | 01/06/2019 | | Robert Walker | 400.00 | 121968 | 01/07/2019 | Monthly Porter Service |
| 1627 | 02/04/2019 | | Robert Walker | 30.00 | 122067 | 02/06/2019 | 1/1/19 bulk pick up of queen size wood headboard & antique treadle sewing machine & stand. |
| 1626 | 02/04/2019 | | Robert Walker | 400.00 | 122067 | 02/06/2019 | January porter service |
| 1638 | 03/04/2019 | | Robert Walker | 70.00 | 122172 | 03/07/2019 | Monthly Bulk Pick Up |
| 1647 | 03/04/2019 | | Robert Walker | 400.00 | 122172 | 03/07/2019 | Monthly Porter Service |
| 1656 | 04/02/2019 | | Robert Walker | 30.00 | 122284 | 04/07/2019 | 2800 porter service |
| 1669 | 04/02/2019 | | Robert Walker | 300.00 | 122284 | 04/07/2019 | 2800 porter service |
| 1688 | 05/05/2019 | | Robert Walker | 400.00 | 122362 | 05/06/2019 | monthly porter service |
| 1706 | 06/04/2019 | | Robert Walker | 400.00 | 122496 | 06/07/2019 | Monthly Porter Service |
| 1513 | 07/08/2019 | | Michael Mullins | 400.00 | 122592 | 07/08/2019 | Monthly Porter Service |
| 1734 | 08/06/2019 | | Robert Walker | 300.00 | 122687 | 08/07/2019 | porter service-July |
| 1725 | 08/06/2019 | | Robert Walker | 135.00 | 122687 | 08/07/2019 | porter service- remove bulk items/water grass |
| 1602 | 08/07/2019 | | Cheryl Mullins | 70.00 | 122693 | 08/07/2019 | Bulk pick up / water trees |
| 1747 | 09/04/2019 | | Robert Walker | 90.00 | 122773 | 09/05/2019 | Porter Service- August 9, 15 |
| 1759 | 09/04/2019 | | Robert Walker | 350.00 | 122773 | 09/05/2019 | August Porter Service |
| 1800 | 10/03/2019 | | Petty-Faldyn Property Repair LLC | 400.00 | 122865 | 10/06/2019 | september porter service |
| 1809 | 10/03/2019 | | Petty-Faldyn Property Repair LLC | 90.00 | 122865 | 10/06/2019 | porter service- remove bulk items/dump fee |
| | | | | 5,210.00 | | | |
| 6705 - Professional Fees | | | | | | | |
| 56837901 | 10/08/2019 | | Secretary of State | 5.00 | 122889 | 10/14/2019 | Update Secretary of State - Woodsman |
| No invoice # | 10/21/2019 | | Kathleen Carter | 850.00 | 122907 | 10/21/2019 | Income tax return for HOA |
| | | | | 855.00 | | | |
| 6750 - Roofing Expense | | | | | | | |
| 10.23.18 | 11/06/2018 | | Grandchamp Roofing | 250.00 | 121779 | 11/06/2018 | tarp over dish mounts after hours |
| 1121 | 07/03/2019 | | Grandchamp Roofing | 450.00 | 122569 | 07/07/2019 | roofing repair 56 |
| 1119 | 07/03/2019 | | Grandchamp Roofing | 300.00 | 122569 | 07/07/2019 | roofing repair 27 |
| 1142 | 07/22/2019 | | Grandchamp Roofing | 1,300.00 | 122620 | 07/25/2019 | roof repair |
| | | | | 2,300.00 | | | |
| 6776 - Trash Pick-up | | | | | | | |
| 0000036481 | 11/14/2018 | | Brazos Valley Recycling | 149.45 | 121806 | 11/14/2018 | Recycling monthly |
| 0000036660 | 12/11/2018 | | Brazos Valley Recycling | 149.45 | 121891 | 12/11/2018 | Recycling monthly |
| 0000037692 | 01/14/2019 | | Brazos Valley Recycling | 186.81 | 121990 | 01/14/2019 | Recycling monthly |
| 0000037900 | 02/04/2019 | | Brazos Valley Recycling | 112.09 | 122053 | 02/06/2019 | recycling |
| 0000038093 | 03/04/2019 | | Brazos Valley Recycling | 186.81 | 122151 | 03/07/2019 | Monthly Recycling |
| 0000038304 | 04/04/2019 | | Brazos Valley Recycling | 112.09 | 122265 | 04/07/2019 | trash pick-up |
| 0000038532 | 05/05/2019 | | Brazos Valley Recycling | 149.45 | 122346 | 05/06/2019 | monthly recycling service |
| 0000038796 | 05/24/2019 | | Brazos Valley Recycling | 149.45 | 122404 | 05/28/2019 | trash pick-up |
| 0000039080 | 07/03/2019 | | Brazos Valley Recycling | 149.45 | 122567 | 07/07/2019 | trash pickup May-June |
| 0000039378 | 07/24/2019 | | Brazos Valley Recycling | 149.45 | 122617 | 07/25/2019 | garbage collection |
| 0000039664 | 08/20/2019 | | Brazos Valley Recycling | 149.45 | 122709 | 08/20/2019 | trash pickup July 16, 23, 30, August 6 |
| 0000040025 | 09/16/2019 | | Brazos Valley Recycling | 149.45 | 122807 | 09/17/2019 | trash collection 2800 Longmire |
| 0000040391 | 10/16/2019 | | Brazos Valley Recycling | 149.45 | 122897 | 10/16/2019 | monthly recycling |

1,942.85

6810 - Utilities

| | | | | | | |
|---------------|------------|---------------------------|--------|--------|------------|---|
| 122073-170566 | 11/05/2018 | College Station Utilities | 699.89 | 121765 | 11/06/2018 | utilities |
| 122073-170580 | 11/05/2018 | College Station Utilities | 44.00 | 121765 | 11/06/2018 | utilities |
| 122073-170600 | 11/05/2018 | College Station Utilities | 12.92 | 121765 | 11/06/2018 | utilities |
| 122073-170604 | 11/05/2018 | College Station Utilities | 9.75 | 121765 | 11/06/2018 | utilities |
| 122073-170630 | 11/05/2018 | College Station Utilities | 13.66 | 121765 | 11/06/2018 | utilities |
| 122073-170652 | 11/05/2018 | College Station Utilities | 18.19 | 121765 | 11/06/2018 | utilities |
| 122073-170662 | 11/05/2018 | College Station Utilities | 29.52 | 121765 | 11/06/2018 | utilities |
| 122073-170672 | 11/05/2018 | College Station Utilities | 14.73 | 121765 | 11/06/2018 | utilities |
| 122073-170690 | 11/05/2018 | College Station Utilities | 22.72 | 121765 | 11/06/2018 | utilities |
| 122073-170696 | 11/05/2018 | College Station Utilities | 54.50 | 121765 | 11/06/2018 | utilities |
| 122073-170566 | 12/04/2018 | College Station Utilities | 599.57 | 121867 | 12/05/2018 | utilities |
| 122073-170580 | 12/04/2018 | College Station Utilities | 45.51 | 121867 | 12/05/2018 | Utilities |
| 122073-170600 | 12/04/2018 | College Station Utilities | 12.16 | 121867 | 12/05/2018 | utilities |
| 122073-170604 | 12/04/2018 | College Station Utilities | 9.75 | 121867 | 12/05/2018 | utilities |
| 122073-170630 | 12/04/2018 | College Station Utilities | 13.06 | 121867 | 12/05/2018 | utilities |
| 122073-170652 | 12/04/2018 | College Station Utilities | 19.86 | 121867 | 12/05/2018 | utilities |
| 122073-170662 | 12/04/2018 | College Station Utilities | 29.97 | 121867 | 12/05/2018 | utilities |
| 122073-170672 | 12/04/2018 | College Station Utilities | 14.57 | 121867 | 12/05/2018 | utilities |
| 122073-170690 | 12/04/2018 | College Station Utilities | 23.03 | 121867 | 12/05/2018 | utilities |
| 122073-170696 | 12/04/2018 | College Station Utilities | 54.95 | 121867 | 12/05/2018 | utilities |
| 122073-170566 | 01/06/2019 | College Station Utilities | 689.33 | 121959 | 01/07/2019 | utilities |
| 122073-170580 | 01/06/2019 | College Station Utilities | 49.88 | 121959 | 01/07/2019 | utilities |
| 122073-170600 | 01/06/2019 | College Station Utilities | 12.77 | 121959 | 01/07/2019 | utilities |
| 122073-170604 | 01/06/2019 | College Station Utilities | 9.75 | 121959 | 01/07/2019 | utilities |
| 122073-170630 | 01/06/2019 | College Station Utilities | 13.21 | 121959 | 01/07/2019 | utilities |
| 122073-170652 | 01/06/2019 | College Station Utilities | 20.31 | 121959 | 01/07/2019 | utilities |
| 122073-170662 | 01/06/2019 | College Station Utilities | 32.68 | 121959 | 01/07/2019 | utilities |
| 122073-170672 | 01/06/2019 | College Station Utilities | 15.18 | 121959 | 01/07/2019 | utilities |
| 122073-170690 | 01/06/2019 | College Station Utilities | 24.53 | 121959 | 01/07/2019 | utilities |
| 122073-170696 | 01/06/2019 | College Station Utilities | 58.41 | 121959 | 01/07/2019 | utilities |
| 122073-170566 | 02/05/2019 | College Station Utilities | 689.33 | 122069 | 02/06/2019 | security light and water |
| 122073-170580 | 02/05/2019 | College Station Utilities | 54.57 | 122069 | 02/06/2019 | electric bldg 5 |
| 122073-170600 | 02/05/2019 | College Station Utilities | 12.77 | 122069 | 02/06/2019 | electric bldg 4 |
| 122073-170604 | 02/05/2019 | College Station Utilities | 9.75 | 122069 | 02/06/2019 | electric bldg 6 |
| 122073-170630 | 02/05/2019 | College Station Utilities | 13.06 | 122069 | 02/06/2019 | electric bldg 3 |
| 122073-170652 | 02/05/2019 | College Station Utilities | 23.17 | 122069 | 02/06/2019 | electric bldg 7 |
| 122073-170662 | 02/05/2019 | College Station Utilities | 34.79 | 122069 | 02/06/2019 | electric bldg 8 |
| 122073-170672 | 02/05/2019 | College Station Utilities | 15.48 | 122069 | 02/06/2019 | electric bldg 2 |
| 122073-170690 | 02/05/2019 | College Station Utilities | 26.04 | 122069 | 02/06/2019 | electric bldg 9 |
| 122073-170696 | 02/05/2019 | College Station Utilities | 62.04 | 122069 | 02/06/2019 | electric & light |
| 122073-170566 | 03/04/2019 | College Station Utilities | 707.81 | 122157 | 03/07/2019 | Utilities |
| 122073-170580 | 03/04/2019 | College Station Utilities | 48.53 | 122157 | 03/07/2019 | Utilities |
| 122073-170600 | 03/04/2019 | College Station Utilities | 12.46 | 122157 | 03/07/2019 | Utilities |
| 122073-170604 | 03/04/2019 | College Station Utilities | 9.90 | 122157 | 03/07/2019 | Utilities |
| 122073-170630 | 03/04/2019 | College Station Utilities | 11.25 | 122157 | 03/07/2019 | Utilities |
| 122073-170652 | 03/04/2019 | College Station Utilities | 21.20 | 122157 | 03/07/2019 | Utilities |
| 122073-170662 | 03/04/2019 | College Station Utilities | 27.55 | 122157 | 03/07/2019 | Utilities |
| 122073-170672 | 03/04/2019 | College Station Utilities | 13.52 | 122157 | 03/07/2019 | Utilities |
| 122073-170690 | 03/04/2019 | College Station Utilities | 24.08 | 122157 | 03/07/2019 | Utilities |
| 122073-170696 | 03/04/2019 | College Station Utilities | 56.91 | 122157 | 03/07/2019 | Utilities |
| 122073-170604 | 03/22/2019 | College Station Utilities | 9.60 | 122217 | 03/22/2019 | 2800 electric |
| 122073-170566 | 03/28/2019 | College Station Utilities | 662.93 | 122272 | 04/07/2019 | 2800 electric & water |
| 122073-170580 | 03/28/2019 | College Station Utilities | 44.00 | 122272 | 04/07/2019 | 2800 electric bldg. 5 |
| 122073-170696 | 03/28/2019 | College Station Utilities | 52.53 | 122272 | 04/07/2019 | 2800 electric bldg. 1 |
| 122073-170604 | 03/28/2019 | College Station Utilities | 11.22 | 122272 | 04/07/2019 | 2800 electric bldg. 6 |
| 122073-170672 | 03/28/2019 | College Station Utilities | 15.18 | 122272 | 04/07/2019 | 2800 electric bldg. 2 |
| 122073-170630 | 03/28/2019 | College Station Utilities | 11.10 | 122272 | 04/07/2019 | 2800 electric bldg. 3 |
| 122073-170600 | 03/28/2019 | College Station Utilities | 12.16 | 122272 | 04/07/2019 | 2800 electric bldg. 4 |
| 122073-170652 | 03/28/2019 | College Station Utilities | 19.09 | 122272 | 04/07/2019 | 2800 electric bldg. 7 |
| 122073-170662 | 03/28/2019 | College Station Utilities | 15.33 | 122272 | 04/07/2019 | 2800 electric bldg. 8 |
| 122073-170690 | 03/28/2019 | College Station Utilities | 22.86 | 122272 | 04/07/2019 | 2800 electric bldg. 9 |
| 122073-170566 | 05/05/2019 | College Station Utilities | 755.33 | 122364 | 05/06/2019 | monthly utilities |
| 122073-170580 | 05/05/2019 | College Station Utilities | 44.75 | 122364 | 05/06/2019 | monthly utilities |
| 122073-170600 | 05/05/2019 | College Station Utilities | 12.16 | 122364 | 05/06/2019 | monthly utilities Bldg 4 |
| 122073-170630 | 05/05/2019 | College Station Utilities | 11.55 | 122364 | 05/06/2019 | monthly utilities |
| 122073-170652 | 05/05/2019 | College Station Utilities | 21.81 | 122364 | 05/06/2019 | monthly utilities |
| 122073-170662 | 05/05/2019 | College Station Utilities | 15.03 | 122364 | 05/06/2019 | monthly utilities |
| 122073-170672 | 05/05/2019 | College Station Utilities | 13.96 | 122364 | 05/06/2019 | monthly utilities |
| 122073-170690 | 05/05/2019 | College Station Utilities | 15.05 | 122364 | 05/06/2019 | monthly utilities |
| 122073-170636 | 05/05/2019 | College Station Utilities | 53.59 | 122364 | 05/06/2019 | monthly utilities |
| 122073-170566 | 06/04/2019 | College Station Utilities | 760.61 | 122482 | 06/07/2019 | monthly utilities |
| 122073-170580 | 06/04/2019 | College Station Utilities | 40.53 | 122482 | 06/07/2019 | monthly utilities-Bldg 5 |
| 122073-170600 | 06/04/2019 | College Station Utilities | 11.85 | 122482 | 06/07/2019 | monthly utilities-Bldg 4 |
| 122073-170630 | 06/04/2019 | College Station Utilities | 11.41 | 122482 | 06/07/2019 | monthly utilities-Bldg 3 |
| 122073-170652 | 06/04/2019 | College Station Utilities | 20.46 | 122482 | 06/07/2019 | monthly utilities-Bldg 7 |
| 122073-170662 | 06/04/2019 | College Station Utilities | 14.43 | 122482 | 06/07/2019 | monthly utilities-Bldg 8 |
| 122073-170672 | 06/04/2019 | College Station Utilities | 12.77 | 122482 | 06/07/2019 | monthly utilities-Bldg 2 |
| 122073-170690 | 06/04/2019 | College Station Utilities | 18.05 | 122482 | 06/07/2019 | monthly utilities-Bldg 9 |
| 122073-170696 | 06/04/2019 | College Station Utilities | 49.67 | 122482 | 06/07/2019 | monthly utilities-Bldg 1 |
| 122073-170566 | 07/01/2019 | College Station Utilities | 636.53 | 122535 | 07/01/2019 | monthly utilities cycle bill/31 |
| 122073-170580 | 07/01/2019 | College Station Utilities | 39.78 | 122535 | 07/01/2019 | monthly utilities bld 5 cycle bill/31 |
| 122073-170600 | 07/01/2019 | College Station Utilities | 11.55 | 122535 | 07/01/2019 | monthly utilities bld 4 cycle bill/31 |
| 122073-170630 | 07/01/2019 | College Station Utilities | 11.25 | 122535 | 07/01/2019 | monthly utilities bld 3 cycle bill 31 |
| 122073-170652 | 07/01/2019 | College Station Utilities | 20.01 | 122535 | 07/01/2019 | monthly utilities bld 7 cycle bill/31 |
| 122073-170662 | 07/01/2019 | College Station Utilities | 14.27 | 122535 | 07/01/2019 | monthly utilities bld 8 cycle bill 31 |
| 122073-170672 | 07/01/2019 | College Station Utilities | 13.21 | 122535 | 07/01/2019 | monthly utilities bld 2 force cycle bill 31 |
| 122073-170690 | 07/01/2019 | College Station Utilities | 17.75 | 122535 | 07/01/2019 | monthly utilities bld 9 cycle bill 31 |
| 122073-170696 | 07/01/2019 | College Station Utilities | 49.06 | 122535 | 07/01/2019 | monthly utilities bld 1 cycle bill 31 |
| 122073-170566 | 08/06/2019 | College Station Utilities | 657.65 | 122678 | 08/07/2019 | monthly utilities-water/security light |
| 122073-170696 | 08/06/2019 | College Station Utilities | 49.52 | 122678 | 08/07/2019 | monthly utilities-electricity |
| 122073-170690 | 08/06/2019 | College Station Utilities | 20.91 | 122678 | 08/07/2019 | monthly utilities-electric Bldg 9 |
| 122073-170672 | 08/06/2019 | College Station Utilities | 13.21 | 122678 | 08/07/2019 | monthly utilities-electricity Bldg 2 |
| 122073-170662 | 08/06/2019 | College Station Utilities | 14.43 | 122678 | 08/07/2019 | monthly utilities-electricity Bldg 8 |
| 122073-170652 | 08/06/2019 | College Station Utilities | 20.16 | 122678 | 08/07/2019 | monthly utilities-electricity Bldg 7 |
| 122073-170630 | 08/06/2019 | College Station Utilities | 11.55 | 122678 | 08/07/2019 | monthly utilities-electricity/Bldg 3 |
| 122073-170600 | 08/06/2019 | College Station Utilities | 11.71 | 122678 | 08/07/2019 | monthly utilities-electricity/Bldg 4 |
| 122073-170580 | 08/06/2019 | College Station Utilities | 40.08 | 122678 | 08/07/2019 | monthly utilities-electricity/Bldg 5 |
| 122073-170566 | 09/04/2019 | College Station Utilities | 998.21 | 122764 | 09/05/2019 | monthly utilities-water/sec. light |
| 122073-170580 | 09/04/2019 | College Station Utilities | 38.12 | 122764 | 09/05/2019 | monthly utilities-electricity |
| 122073-170600 | 09/04/2019 | College Station Utilities | 12.61 | 122764 | 09/05/2019 | monthly utilities-electricity 2800 BLD 4 |
| 122073-170630 | 09/04/2019 | College Station Utilities | 12.16 | 122764 | 09/05/2019 | monthly utilities-electricity 2800 BLD 3 |
| 122073-170652 | 09/04/2019 | College Station Utilities | 17.90 | 122764 | 09/05/2019 | monthly utilities-electricity 2800 BLD 7 |
| 122073-170662 | 09/04/2019 | College Station Utilities | 13.96 | 122764 | 09/05/2019 | monthly utilities-electricity 2800 BLD 8 |
| 122073-170672 | 09/04/2019 | College Station Utilities | 13.06 | 122764 | 09/05/2019 | monthly utilities-electricity 2800 BLD 2 |
| 122073-170690 | 09/04/2019 | College Station Utilities | 21.20 | 122764 | 09/05/2019 | monthly utilities-electricity 2800 BLD 9 |

| | | | | | | | |
|---------------|------------|--|---------------------------|-------------------|--------|------------|---|
| 122073-170696 | 09/04/2019 | | College Station Utilities | 47.40 | 122764 | 09/05/2019 | monthly utilities-electricity/security light 2800 BLD 1 |
| 122073-170690 | 10/03/2019 | | College Station Utilities | 24.23 | 122859 | 10/06/2019 | monthly utilities-electricity 2800 Bldg 9 |
| 122073-170696 | 10/03/2019 | | College Station Utilities | 42.72 | 122859 | 10/06/2019 | monthly utilities-electricity Bldg 1 |
| 122073-170672 | 10/03/2019 | | College Station Utilities | 10.80 | 122859 | 10/06/2019 | monthly utilities-electricity Bldg 2 |
| 122073-170580 | 10/03/2019 | | College Station Utilities | 49.74 | 122859 | 10/06/2019 | monthly utilities-electricity Bldg 5 |
| 122073-170600 | 10/03/2019 | | College Station Utilities | 13.82 | 122859 | 10/06/2019 | monthly utilities-electricity Bldg 4 |
| 122073-170630 | 10/03/2019 | | College Station Utilities | 12.31 | 122859 | 10/06/2019 | monthly utilities-electricity Bldg 3 |
| 122073-170652 | 10/03/2019 | | College Station Utilities | 18.50 | 122859 | 10/06/2019 | monthly utilities-electricity Bldg 7 |
| 122073-170662 | 10/03/2019 | | College Station Utilities | 15.03 | 122859 | 10/06/2019 | monthly utilities-electricity Bldg 8 |
| 122073-170566 | 10/03/2019 | | College Station Utilities | 1,014.05 | 122859 | 10/06/2019 | monthly utilities-water /security light 2800 |
| | | | | 11,330.03 | | | |
| | | | | | | | |
| | | | | | | | |
| Total | | | | 140,910.90 | | | |

Homeowner Delinquency

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

Amount Owed In Account: All

Balance: Greater than 148.00

| Unit | Name | Amount Receivable |
|--|------|-------------------|
| <hr/> | | |
| The Woodsman HOA - 2800 Longmire College Station, TX 77845 | | |
| 23 | | 171.00 |
| 33 | | 278.00 |
| | | 449.00 |
| Total | | 449.00 |



PROSPERITY BANK®

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Statement Date

9/30/2019

4466 1 AV 0.383

WOODSMAN HOMEOWNERS ASSN

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228

Account No

Page 1 of 3



1

STATEMENT SUMMARY

TX Business Premier Money Market Account No 807959650

| | | | | |
|------------|--------------------------|----|--------------------------|--------------|
| 09/01/2019 | Beginning Balance | | | \$183,942.13 |
| | 2 Deposits/Other Credits | | + | \$1,148.83 |
| | 0 Checks/Other Debits | | - | \$0.00 |
| 09/30/2019 | Ending Balance | 30 | Days in Statement Period | \$185,090.96 |

DEPOSITS/OTHER CREDITS

| Date | Description | Amount |
|------------|------------------------------------|------------|
| 09/05/2019 | Deposit | \$1,000.00 |
| 09/30/2019 | Accr Earning Pymt Added to Account | \$148.83 |

DAILY ENDING BALANCE

| Date | Balance | Date | Balance | Date | Balance |
|-------|--------------|-------|--------------|-------|--------------|
| 09-01 | \$183,942.13 | 09-05 | \$184,942.13 | 09-30 | \$185,090.96 |

EARNINGS SUMMARY

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

| | | | |
|---------------------------|------------|--------------------------------|--------|
| Interest Paid This Period | \$148.83 | Annual Percentage Yield Earned | 0.98 % |
| Interest Paid YTD | \$1,332.24 | Days in Earnings Period | 30 |

9001



102061 : 00446601

MEMBER FDIC



NYSE Symbol "PB"

WOODSMAN HOA 2020 BUDGET

| Description | 2019 Budget | 2019 Actual | 2020 Budget | 2020 Budget |
|---|-------------------|-----------------|---------------|---------------|
| <u>Income:</u> | | | | |
| HOA Dues | 104,000.00 | 105518.6 | 104000 | 112008 |
| Late fees: Violations | 0 | 0 | | |
| Prepaid HOA dues: | 0 | -1807 | no incr. | 10.00 incr |
| Total Income: | 104,000.00 | 103711.6 | 104000 | 112008 |
| <u>Operating Expenses:</u> | | | | |
| Insurance | 25000 | 29045.9 | 34000 * | 34000 |
| Lawn Maintenance | 16500 | 19702.48 | 16500 * | 16500 |
| Legal/Professional | 1000 | 855 | 1000 | 1000 |
| Management fee | 6000 | 6000 | 6600 * | 6600 |
| Pest Control (ext) | 2500 | 2078.2 | 2100 | 2100 |
| Porter Service | 5100 | 5210 | 5200 | 5200 |
| Repair & Maintenance | 2500 | 2235.33 | 2400 | 2400 |
| Utilities (water) | 11000 | 11320.43 | 11500 * | 11500 |
| Plumbing | 1750 | 1560 | 1600 | 1600 |
| Electrical | 1000 | 4054.54 | 2000 | 2000 |
| Maintenan supplies | 200 | 52.14 | 100 | 100 |
| Misc/Office/Postage | 50 | 139 | 75 | 75 |
| Transferred to Reserv | 12000 | 12000 | 12000 * | 12000 |
| Special Projects | 0 | 40790 | 0 | 0 |
| Recycling | 2000 | 1942.85 | 2000 | 2000 |
| Roof Repair | 0 | 2300 | 2000 | 2000 |
| Total Expenditures: | 86600 | 139285.9 | 99075 | 99075 |
| Profit/Loss | 17400 | -32710.1 | 4925 | 12933 |
| October 31, 2019 Ending Operating Balance | | 4,944.27 | | |
| October 31, 2019 Ending Reserve Balance | | 186,239.79 | | |

Signature of Approval: _____



Details

ML #
Status/Prop
Zone
City
County
Zip Code

2800 Longmire Drive #13
19002411
Sold/Residential
C15
College Station
Brazos
77845-5804

Type
Style
Apx Heated Area
Level
HOA Fee
Year Blt
Lot Desc

Condo
1,062
One Story
Yes
1981

Acres
Lot Size

0.11
4,774

#Bedrooms
#FullBaths
#Half Baths
Living Areas:
Interior Features

2
1
1 Area or Room
Blinds/Shades, Ceiling Fan

Exterior

Exterior Constr
Foundation
Garage Cap
Garage Type

Hardi Plank, Stone
Slab
None
Detached Carport

Fireplace Type
Room Areas

Wood Burning

Miscellaneous

Heating

Central Electric

Cooling

Central Electric

Subdivision

Woodsman Condos

School District
Flood Insurance
Zoning Type

College Station

List Date
Pending Date
Sold Date
DOM
List Price
Sold Price
Orig List Price
List Price/SqFt
Sold Price/SqFt
SP/LP Ratio
Taxable Val.

02/22/2019
03/05/2019
04/02/2019
39
\$120,000
\$115,000
\$120,000
112.9944
108.2863
95.83%



Details

ML #
Status/Prop
Zone
City
County
Zip Code

2800 Longmire #60
19008303
Sold/Residential
C15
College Station
Brazos
77845

Type
Style
Apx Heated Area
Level
HOA Fee
Year Blt
Lot Desc

Condo
Traditional
1,062
One Story
Yes
1981

Acres
Lot Size

0.11
4,774

#Bedrooms
#FullBaths
#Half Baths
Living Areas:
Interior Features

2
1
1 Area or Room
Blinds/Shades, Ceiling Fan,
Raised Ceiling, Smoke Alarm

Exterior

Deck, Patio, Sprinkler System

Exterior Constr
Foundation
Garage Cap
Garage Type

Hardi Plank, Stone
Slab
None
Detached Carport

Fireplace Type
Room Areas

Wood Burning

Miscellaneous

Heating

Central Electric

Cooling

Central Electric

Subdivision

Woodsman Condos

School District
Flood Insurance
Zoning Type

College Station

List Date
Pending Date
Sold Date
DOM
List Price
Sold Price
Orig List Price
List Price/SqFt
Sold Price/SqFt
SP/LP Ratio
Taxable Val.

05/30/2019
06/19/2019
07/08/2019
39
\$124,900
\$121,000
\$124,900
117.6083
113.9360
96.88%



Details

ML #
Status/Prop
Zone
City
County
Zip Code

2800 Longmire Drive #27
19010388
Sold/Residential
C15
College Station
Brazos
77845-5841

Type
Style
Apx Heated Area
Level
HOA Fee
Year Blt
Lot Desc

Condo
Traditional
1,062
One Story
Yes
1981
Large Trees, Medium Trees

Acres
Lot Size

0.11
4,774

#Bedrooms
#FullBaths
#Half Baths
Living Areas:
Interior Features

2
1
1 Area or Room
Ceiling Fan, Plantation Shutters,
Smoke Alarm

Exterior

Deck, Garden Area, Sprinkler
System

Exterior Constr
Foundation
Garage Cap
Garage Type

Hardi Plank, Stone
Slab
None
None

Fireplace Type
Room Areas

Wood Burning
Fam/Din Combo, Kit/Din Combo

Miscellaneous

Heating

Central Electric

Cooling

Central Electric

Subdivision

Woodsman Condos

School District
Flood Insurance
Zoning Type

College Station

List Date
Pending Date
Sold Date
DOM
List Price
Sold Price
Orig List Price
List Price/SqFt
Sold Price/SqFt
SP/LP Ratio
Taxable Val.

07/02/2019
08/10/2019
09/06/2019
66
\$128,000
\$126,000
\$128,000
120.5273
118.6441
98.44%



Details

ML #
Status/Prop
Zone
City
County
Zip Code

2800 Longmire Drive #59
19004249



Details

ML #
Status/Prop
Zone
City
County
Zip Code

2800 Longmire #47
19010762

Status/Prop **Sold/Residential**
Zone **C15**
City **College Station**
County **Brazos**
Zip Code **77845-5839**

Type **Condo**
Style **Traditional**
Apx Heated Area **1,125**
Level **One Story**
HOA Fee **Yes**
Year Blt **1981**
Lot Desc

Acres **0.12**
Lot Size **5,057**

#Bedrooms **2**
#FullBaths **2**
#Half Baths
Living Areas:
Interior Features **Ceiling Fan**

Exterior

Exterior Constr **Frame, Stone**
Foundation **Slab**
Garage Cap **None**
Garage Type **Detached Carport**

Fireplace Type **Wood Burning**
Room Areas

Miscellaneous

Heating **Central Electric**

Cooling **Ceiling Fan, Central Electric**

Subdivision **Woodsman Condos**

School District **College Station**
Flood Insurance
Zoning Type

List Date **03/15/2019**
Pending Date **03/18/2019**
Sold Date **03/29/2019**
DOM **14**
List Price **\$125,000**
Sold Price **\$130,000**
Orig List Price **\$125,000**
List Price/SqFt **111.1111**
Sold Price/SqFt **115.5556**
SP/LP Ratio **104.00%**
Taxable Val.

Status/Prop **Sold/Residential**
Zone **C15**
City **College Station**
County **Brazos**
Zip Code **77845-5843**

Type **Condo**
Style
Apx Heated Area **1,125**
Level **One Story**
HOA Fee **Yes**
Year Blt **1981**
Lot Desc **Corner, Large Trees, Medium Trees**

Acres **0.12**
Lot Size **5,058**

#Bedrooms **2**
#FullBaths **2**
#Half Baths
Living Areas:
Interior Features **1 Area or Room
Blinds/Shades, Ceiling Fan,
Plantation Shutters, Security
System, Smoke Alarm**

Exterior

Exterior Constr **Hardi Plank, Stone**
Foundation **Slab**
Garage Cap **None**
Garage Type **None**

Fireplace Type
Room Areas **Breakfast Room, Family Room,
Kit/Din Combo**

Miscellaneous

Heating **Central Electric**

Cooling **Central Electric**

Subdivision **Woodsman Condos**

School District **College Station**
Flood Insurance
Zoning Type

List Date **07/30/2019**
Pending Date **08/07/2019**
Sold Date **09/09/2019**
DOM **41**
List Price **\$128,500**
Sold Price **\$128,500**
Orig List Price **\$128,500**
List Price/SqFt **114.2222**
Sold Price/SqFt **114.2222**
SP/LP Ratio **100.00%**
Taxable Val.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/03/2019

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(353233M) 1001 University Dr E Ste 105 College Station TX 77840-2143 | CONTACT NAME: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> PHONE (A/C, NO, EXT): 979-691-2534 </td> <td style="width: 50%;"> FAX (A/C, NO): 979-691-2608 </td> </tr> <tr> <td colspan="2"> E-MAIL ADDRESS: rflasowski@farmersagent.com </td> </tr> </table> | PHONE (A/C, NO, EXT): 979-691-2534 | FAX (A/C, NO): 979-691-2608 | E-MAIL ADDRESS: rflasowski@farmersagent.com | | | | | | | | | | | |
|--|--|--|---------------------------------------|--|-------|---------------------------------------|-------|--|-------|------------|--|------------|--|------------|--|
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| E-MAIL ADDRESS: rflasowski@farmersagent.com | | | | | | | | | | | | | | | |
| INSURED THE WOODSMAN OWNERS 903 TEXAS AVE SOUTH C/O BVP MANAGEMENT COLLEGE STATION TX 77840 | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A: Truck Insurance Exchange</td> <td style="text-align: center;">21709</td> </tr> <tr> <td>INSURER B: Farmers Insurance Exchange</td> <td style="text-align: center;">21652</td> </tr> <tr> <td>INSURER C: Mid Century Insurance Company</td> <td style="text-align: center;">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: | |
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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 <table style="width: 100%; border: none;"> <tr> <td style="border: none;"><input type="checkbox"/> CLAIMS-MADE</td> <td style="border: none;"><input checked="" type="checkbox"/> OCCUR</td> </tr> </table> | <input type="checkbox"/> CLAIMS-MADE | <input checked="" type="checkbox"/> OCCUR | | | 605488386 | 10/01/2019 | 10/01/2020 | EACH OCCURRENCE \$ 1,000,000 | | | | |
| | <input type="checkbox"/> CLAIMS-MADE | <input checked="" type="checkbox"/> OCCUR | | | | | | | | | | | |
| GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER: | | | 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 <table style="width: 100%; border: none;"> <tr> <td style="border: none;"><input type="checkbox"/> ANY AUTO</td> <td style="border: none;"><input type="checkbox"/> SCHEDULED AUTOS</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> OWNED AUTOS ONLY</td> <td style="border: none;"><input type="checkbox"/> NON-OWNED AUTOS ONLY</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> HIRED AUTOS ONLY</td> <td style="border: none;"></td> </tr> </table> | <input type="checkbox"/> ANY AUTO | <input type="checkbox"/> SCHEDULED AUTOS | <input type="checkbox"/> OWNED AUTOS ONLY | <input type="checkbox"/> NON-OWNED AUTOS ONLY | <input type="checkbox"/> HIRED AUTOS ONLY | | | | | | | COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ |
| <input type="checkbox"/> ANY AUTO | <input type="checkbox"/> SCHEDULED AUTOS | | | | | | | | | | | | |
| <input type="checkbox"/> OWNED AUTOS ONLY | <input type="checkbox"/> NON-OWNED AUTOS ONLY | | | | | | | | | | | | |
| <input type="checkbox"/> HIRED AUTOS ONLY | | | | | | | | | | | | | |
| | UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$ | | | | | | EACH OCCURRENCE \$ AGGREGATE \$ | | | | | | |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below | | N/A | | | | 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)
 Unit#

| | |
|---------------------------|--|
| 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 PROPERTY INSURANCE

DATE (MM/DD/YYYY)
10/03/2019

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|--|---|------------------------------------|----------------|-------------------------------|--------|-------------------------------------|-------|---------------------------------------|-------|--|-------|------------|--|------------|--|------------|--|
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| INSURER(S) AFFORDING COVERAGE | NAIC # | | | | | | | | | | | | | | | | |
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| INSURER F: | | | | | | | | | | | | | | | | | |
| INSURED THE WOODSMAN OWNERS 903 TEXAS AVE SOUTH C/O BVP MANAGEMENT COLLEGE STATION TX 77840 | | | | | | | | | | | | | | | | | |

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 STA, 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 | <input type="checkbox"/> PROPERTY | | | | <input checked="" type="checkbox"/> BUILDING | \$ 6,835,200 | |
| | <input type="checkbox"/> CAUSES OF LOSS | <input type="checkbox"/> DEDUCTIBLES | | | <input checked="" type="checkbox"/> PERSONAL PROPERTY | \$ 6,800 | |
| | <input type="checkbox"/> BASIC | <input type="checkbox"/> BUILDING | 605488386 | 10/01/2019 | 10/01/2020 | <input type="checkbox"/> BUSINESS INCOME | \$ |
| | <input type="checkbox"/> BROAD | 10,000 | | | | <input type="checkbox"/> EXTRA EXPENSE | \$ |
| | <input checked="" type="checkbox"/> SPECIAL | <input type="checkbox"/> CONTENTS | | | | <input type="checkbox"/> RENTAL VALUE | \$ |
| | <input type="checkbox"/> EARTHQUAKE | 10,000 | | | | <input type="checkbox"/> BLANKET BUILDING | \$ |
| | <input type="checkbox"/> WIND | | | | | <input type="checkbox"/> BLANKET PERS PROP | \$ |
| | <input type="checkbox"/> FLOOD | | | | | <input type="checkbox"/> BLANKET BLDG & PP | \$ |
| | | | | | | \$ | |
| | | | | | | \$ | |
| | | \$ | | | | | |
| | | \$ | | | | | |
| | <input type="checkbox"/> INLAND MARINE | TYPE OF POLICY | | | | \$ | |
| | <input type="checkbox"/> CAUSES OF LOSS | | | | | \$ | |
| | <input type="checkbox"/> NAMED PERILS | POLICY NUMBER | | | | \$ | |
| | | | | | | \$ | |
| | <input type="checkbox"/> CRIME | | | | | \$ | |
| | TYPE OF POLICY | | | | | \$ | |
| | | | | | | \$ | |
| | <input type="checkbox"/> BOILER & MACHINERY/ EQUIPMENT BREAKDOWN | | | | | \$ | |
| | | | | | | \$ | |
| | | | | | | \$ | |
| | | | | | | \$ | |

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

| | |
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