

*Wood Brook  
Owner's Association*



*2021 Annual Meeting  
Information Packet*



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

**Wood Brook Owner's Association** requests your virtual attendance at the **2021 Annual Meeting** to be held via Zoom at **Beal Properties Office** on **Tuesday January 26th, 2021 @ 6:00 pm**. The annual meeting this year will be held online due to the current pandemic and to ensure that we do not put any of the Owner's at risk.

If you cannot attend virtually and would like to have your vote counted should there be a quorum, sign the proxy below and return by 5:00 pm, January 26<sup>th</sup> 2021. You can mail the completed proxy below Beal Properties., 903 S. Texas Ave, College Station, Texas 77840 at Attention: Toni Myers or email to [hoa@bealbcs.com](mailto:hoa@bealbcs.com) or fax 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. 2020 completed projects.
5. 2020 Financial Report (Cash Flow, Delinquencies, Budget for 2021, Sales Report)
6. 2021 Projected Projects
7. Election/Reinstatement of Officers and Directors
8. New Business
9. Adjournment

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2021 Annual Meeting Proxy Statement

Know All by these Present: That I \_\_\_\_\_

Do hereby appoint \_\_\_\_\_  
Or (circle one)

Lacey Warren    Carrie Siatunu    K.I.Selinidis    Jennifer Stroh    Beal Properties

As agent for me, and in my name and stead to vote as my Proxy at the 2021 Annual Meeting of the Wood Brook 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 26<sup>h</sup> 2021 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Unit Number

\_\_\_\_\_  
Email address

\_\_\_\_\_  
Current Phone Number

**This proxy must be received by 5:00 pm, January 26<sup>th</sup> 2021.**

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# **WOOD BROOK HOMEOWNERS ASSOCIATION**

## **GENERAL HOMEOWNERS ASSOCIATION ANNUAL MEETING**

Beal Properties

903 Texas Ave. South, College Station, Texas 77840

Tuesday, January 28, 2020

### **Attendees:**

Lacey Warren, President

Vince Marino, Vice President

Jennifer Stroh, Secretary

K.I. Selinidis, Member at Large

Carrie Siatunuu, Treasurer

Terry Thigpin, Beal Properties General Manager

Toni Myers, Beal Properties HOA Director

Stacie Bone, Beal Properties HOA Assistant

**\*As we did not have a quorum for this meeting, this is an informational meeting only. \***

Meeting Called to order at 6:12 p.m.

Lacey turned the meeting over to Toni Myers.

Introductions of Beal Properties employees, HOA board members, and attendees.

Toni Myers spoke to attendees next:

Attendees were given the packet with all minutes from 2019 meetings and this meeting will give an overview of 2019 as well as what we have planned for 2020.

It was noted that all information is also available on website at any time.

Community Enhancement officer arrived at this point:

Officer Snell talked in general about crime, what to look for, and preventative measures residents can take to protect themselves. Officer Snell's points included:

- College Station is no longer a small sleepy town. Lots of crime has moved in. Criminals know that college kids have nice things.
- Look out for each other! Department only has 150 pairs of eyes. They need our help. Be observant.

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- If something doesn't look right, trust your instincts and report it.
- Lock your cars. Lock your houses.
- Take, Lock, Hide!!
- Burglars don't really smash windows anymore. They just look for unlocked cars.
- Crime at Woodbrook is no better or worse than anywhere else. Mostly burglaries.
- Several criminal crews running between here, Waco, Dallas, all going around stealing wheels and tires.
- Carrie talked about the College Station Citizen's Police Academy and how great it is. A good opportunity to learn about what our police force does for us.
- Don't let your car warm up, running, with nobody in it.
- Have situational awareness. Avoid earbuds, make sure that you are aware of your situation and watching and being cautious.

After Officer Snell finished, Toni resumed the meeting.

A resident asked about security patrols. Toni explained that they weren't effective and we discontinued the service.

Officer Snell recommended cameras at the entrances and exits to catch license plates. He said that this is a very effective way to catch criminals after the fact. Most crimes occur when the police are NOT there. It's the afterwards when the police catch the criminals.

**Cash Flow 2019:** Toni reviewed cash flow for 2019 and pointed out in the packet where residents can review this information.

**Pages 19 - 23 Expense Distribution:** Shows every single check for every single expenditure of the board in 2019.

**Page 24 Delinquency:** Only one homeowner out of 96 is delinquent. Informed attendees that this owner is deceased and that we expect payment this year as the estate is settled.

# WOOD BROOK HOMEOWNERS ASSOCIATION

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**Budget: Toni reviewed the budget with the attendees.**

Electrical Repairs:	\$8,000.00
General Maintenance:	\$20,300.00
Insurance:	\$45,000.00
Legal Fees:	\$1,500.00
Lawn/Property Maintenance:	\$22,000.00
Management Fees:	\$13,000.00
Parking Lot:	\$10,000.00
Pest Control:	\$2,000.00
Porter Service:	\$5,500.00
Pool Expense:	\$5,000.00
Professional Fees:	\$500.00
Telephone Service:	\$700.00
Utilities:	\$22,500.00
Contingency and Reserves:	\$19,048.00
<b>TOTAL EXPENSES:</b>	<b>\$175,098.00</b>

Discussion on budget items:

Property Improvements will include lighting and pot hole repairs. Toni stressed the importance of proper dumping and disposal of large items. She also said for residents to report if they see anyone doing this.

Toni told the attendees that we are looking into getting a new pool phone supplied by Three Kings (wireless).

Resident inquired about cameras to catch dumpster violators. Carrie explained that the cost of doing such a project was prohibitive for our complex. One problem is that we don't have an office where we can set up the router and other equipment required to house the necessary equipment.

Owner asked about which dumpster had worst violators. It was noted that dumping is done equally at all dumpsters.

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It was noted that a video camera on the dumpsters really would do no good because you'd then have to identify who it was who was doing the dumping and there is no easy or practical way of doing that.

Toni reviewed the balances in each bank account. The reserve account has a current balance of \$67,310.30 and the insurance account has a current balance of \$40,252.24

Woodbrook real estate CMA - Carrie Siatunuu:

Page 28 in packet. Units (with the exception of one) stay on the market under 70 days. In 2018, Woodbrook average sales price was \$130 - \$135 K per unit and average days on market was about 60. In 2019, average sold price was just a bit lower. Market seems to be picking up again just a little. Our competition is brand new builds. The units in Woodbrook that are nicely upgraded will sell. Units with no upgrades or bad upgrades will sit on the market.

2020 projects (Toni):

- Lighting
- Pot Hole repair
- Pool decking
- Cabana repairs
- Pool furniture
- Bulletin board repairs/spruce up
- Building and gate numbers already installed

Resident requested a campus map be put on the bulletin boards.

Resident asked about mail box keys and how to obtain extra keys. Toni clarified that the HOA owns the boxes themselves, but the unit owners own the locks and keys. The post office owns nothing. Lost keys are the responsibility of the owner. A locksmith can come make duplicate keys if needed, but it is the responsibility of the owner to do so.

Regarding the greenhouse window boxes over the sink areas - many are leaking. Toni says that the window is the owner's responsibility but the frame is the HOA's responsibility.

Carrie said those greenhouse windows have gone past their lifespan. It was also clarified that the owners may replace the window with HOA approval and that the main concern was the color of the trim. Just send an email to the HOA for approval.

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Re-election of Carrie Sianutuu as treasurer. Since there was no quorum at this meeting, the board had authority to reinstate Carrie to another term as treasurer. Carrie Sianutuu was enthusiastically asked to stay on as treasurer and agreed to do so. Vince Marino moved to reinstate Carrie Sianutuu and Jennifer Stroh seconded. Motion passed.

Resident voiced desire for nicer and more pool furniture and making the pool area more inviting so residents can use and enjoy the area.

We are looking at another trash can for the pool area.

Next year's meeting will be on January 26, 2021 at 6:00 p.m.

KI noted that anyone is welcome to attend any directors meeting throughout the year.

Meeting ended at 7:14 p.m.

# **WOOD BROOK HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

Beal Properties

903 Texas Ave. South, College Station, Texas 77840

Tuesday, January 28, 2020

### **Attendees:**

Lacey Warren, President

Vince Marino, Vice President

Jennifer Stroh, Secretary

K.I. Selinidis, Member at Large

Carrie Siatunuu, Treasurer

Terry Thigpin, Beal Properties General Manager

Toni Myers, Beal Properties HOA Director

Stacie Bone, Beal Properties HOA Assistant

### **Financials:**

#### **Report by Treasurer, Carrie Siatunuu:**

**Bank Statements:** Statements were reviewed by Treasurer, Carrie Siatunuu, and reported all expenses in line.

Working on final pool work payment. Some billing discrepancies are being worked out before making final payment.

We made an accidental double payment on building letters and will be refunded \$477 by next week.

**Insurance:** We still have some insurance items to get clarified.

Account balances are: Insurance: \$40,000; Checking: \$146,000; Reserve: \$67,000. All balances are being double checked online by Carrie and are all in line.

One problem area on budget is the porter service. It isn't out of line (the company is billing us properly) but our problem is that residents do not follow the rules regarding dumping large items by or near the dumpster and/or fitting items properly into the dumpsters. We had to increase the porter service budget for 2020 because of this issue.



# WOOD BROOK HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

Beal Properties

903 Texas Ave. South, College Station, Texas 77840

Tuesday, January 28, 2020

**Delinquency Report:** Nobody is over 30 days past due with the exception of G-2

Jennifer Stroh made a motion to approve the finances as presented. Vince Marino seconded the motion and the motion passed.

### Old Business:

#### **Management Report - Toni Meyers:**

- **Delinquency report:** 9 homeowners past due. Only one (G-2) is over 30 days late. Family of deceased G-2 resident is working with her estate and getting authority to sell the unit and pay the bill. The balance is expected to be paid this year.
- **Violation report:** Stacy will be checking the property on the first and third Thursday of every month. No current/active violations other than P-4 having an attached antenna. Issue is that if we remove that antenna, we will have 4 large caulked holes in the siding. It was decided to get quotes for removal and repair (either caulking or replacing siding) of the site.
- **Project report:** Pool nearly complete. Still needs rail installed and two tiles marking the 5' mark. Scheduled for this week to be completed. Also, we were billed \$7,469 and we approved only \$7,450. Toni will address this.

**Building Letters:** Letters on buildings have been done. Building U has one extra letter. Again, it was confirmed that they will refund the \$477 duplicate payment.

**Lighting Bid:** Toni is having a difficult time getting the bids. She received one bid today at 1:33 pm. From this bid, we have two options:

**Option 1: \$2,000:** Supply and install one LED flood on the building nearest the mail box (building E) and supply and install two near the back parking areas.

**Option 2: \$1,780:** Install LED solar powered motion activated lights under actual mail box awning and supply and install two LED lights in the dark back parking areas.

Carrie and Toni will arrange soon to meet after dark to assess additional lighting needs more specifically. However, we will still move forward immediately with option 1 above.

# WOOD BROOK HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

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Tuesday, January 28, 2020

Motion was made by Carrie Siatunuu to move forward with lighting option 1 above, \$2,000 to supply and install a new LED flood light on building E and on two additional areas in the back. (Total of three LED lights) Jennifer Stroh seconded the motion. Motion passed.

**Pool invoices:** Invoices will not be paid until Toni and Bobby discuss over-billing by \$19. In addition, we are disputing/getting clarification on some prior invoices paid.

### New Business:

#### **Budget:**

Electrical Repairs:	\$8,000.00
General Maintenance:	\$20,300.00
Insurance:	\$45,000.00
Legal Fees:	\$1,500.00
Lawn/Property Maintenance:	\$22,000.00
Management Fees:	\$13,000.00
Parking Lot:	\$10,000.00
Pest Control:	\$2,000.00
Porter Service:	\$5,500.00
Pool Expense:	\$5,000.00
Professional Fees:	\$500.00
Telephone Service:	\$700.00
Utilities:	\$22,500.00
Contingency and Reserves:	\$19,048.00
<b>TOTAL EXPENSES:</b>	<b>\$175,098.00</b>

Carrie verbally reviewed the above budget line by line. Some comments on certain budget items:

- Lacey says there seems to be stability in insurance rates right now.
- Had a high budget for legal last year because of possible by-law review
- Lawn maintenance - we have about a \$5,000 cushion for any outstanding improvements we see

# WOOD BROOK HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

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Tuesday, January 28, 2020

- It was noted that pest control is on the property monthly but only does any one building on a quarterly basis. If you call him and ask him he will do your interior unit for \$30 if he is on the property that day. 979-446-0404 is the pest control phone number.
- Porter service: Had to raise this amount from 2019 because of people incorrectly dumping large items in or near the dumpsters.
- Carrie lowered our expected delinquency from 4% to 3%. We are actually way under that.

Vince Marino moved to approve the budget. K.I. Selinidis moved to second it. Motion passed.

### **Ideas for Property Updates:**

- Parking Lot: Large potholes that need to be repaired. Toni will procure bids for this project.
- Bulletin boards: Toni proposes updating the bulletin board on the east side for around \$100. The west side bulletin board is in such bad shape that they propose removing it altogether.
- Toni also proposing a new material called Cool-Crete to replace current pool decking. Lasts about 20 years. Looks great and is about 20 degrees cooler than the outdoor temperature.
- Toni proposes updating cabana area and the pool area.
- Pool phone: Still inoperable. Toni proposes Three Kings installing a wireless phone service for the pool phone. Should be less than current phone bill.
- Water hose will be removed. Pool company used it to fill the pool.
- Signage: Toni will get some options from Mark Webber for sign update possibilities. We would like some pictures of several options at different price points. Toni will work with Mark Webber to get these. Mark has experience with all size complexes from small to large.

Carrie Siatunuu made a motion to move \$19,187 to the reserve account. KI Selinidis seconded. Motion passed.

**Next Meeting:** April 22, 2020 at 3:30 p.m. at Beal Properties.

**Adjournment:** Vince Marino moved to adjourn the meeting. Jennifer Stroh seconded the motion. Motion passed and meeting was adjourned at 6:04 p.m.

# WOOD BROOK HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

Beal Properties

903 Texas Ave. South, College Station, Texas 77840

Wednesday, July 15, 2020

### **Attendees:**

Lacey Warren, President

Vince Marino, Vice President

Jennifer Stroh, Secretary

Carrie Siatunuu, Treasurer

Toni Myers, Beal Properties HOA Director

Lacey Warren called the meeting to order at 3:39 p.m.

Present via ZOOM meeting: Carrie Siatunuu, Jennifer Stroh, Vince Marino and Lacey Warren  
K.I. Selindis was not able to attend and gave his proxy to Lacey for purposes of voting.

NOTE: Because we did not meet in April due to the Covid-19 pandemic, this meeting served as both the April and the July meeting.

### **Financials:**

Pages 7-8: Expense distribution. Toni to make changes pointed out by Carrie. (Toni - please attach to these minutes).

Toni to double check a charge for a toilet re-set and report back to us.

Insurance: We finally have an accurate monthly insurance amount of \$4,028.49 as a recurring payable paid on the 25<sup>th</sup> of each month.

After approval from the Board, the mandatory phone at the pool, Frontier Communications, has been changed to Kings III of America.

HOA fees delinquency. As of June 30, only one person/unit is delinquent. This estate is in probate and will close within the next few weeks and we should receive all past due amounts.

Vince moved to accept financial statements as presented. Carrie seconded the motion. Motion passed.

# WOOD BROOK HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

Beal Properties

903 Texas Ave. South, College Station, Texas 77840

Wednesday, July 15, 2020

### Old Business:

**Lights:** Have gone back and forth with confusions and mistakes with Constant Current regarding light placement. Consensus was to do the following:

We will not remove lights that have already been placed where they are now. But we also want lights installed where we originally asked for them to be put as per the original quote. Also, stated that Constant Current needs to get permission from the board before making any changes to lighting locations. This cost is \$703.

Carrie suggested that we proceed with spending the \$703 to place the lights where we originally requested them.

We are still waiting for additional lighting bids. Toni states that it is extremely difficult to get bids right now and she has not been able to get a second bid yet. CC Electric should have a bid to us by July 21 or soon thereafter.

**Pool:** Discussion ensued on whether or not to open pool. It was noted that open pools in some complexes have to sanitize every few hours every single day and would be extremely cost prohibitive for us. Everyone agreed that it is not financially or physically feasible for Woodbrook to do this. The decision was made to leave the pool closed.

**Mailbox Area:** This will move to the next Board meeting in October to discuss.

### New Business:

**Parking Passes:** No issues with not having parking passes. Everyone agreed to continue without parking passes.

#### **Ideas for Updates on Property:**

- Entrance sign: Mark Webber with Webber Custom Homes is working on this for us. Toni says he will come up with a sketch and a bid for a new entrance sign for Wood Brook. Waiting to meet in person so Mark can present mock-ups and bids to us.
- Lighting improvements (discussed in old business)
- Removal of some trees and bushes

# WOOD BROOK HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

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- Parking lot issues still remain. Carrie states the area that is the worst is the drainage between Wood Brook and back parking area to Wolf Pen Creek Park. When it rains, it is draining and seems to be seeping underneath the asphalt, making it very soft. It breaks up when garbage trucks come in and drive over the area. We need to ask landscapers for ideas to address the drainage so asphalt damage doesn't advance any further.

Toni informed us that we just received two bids to remove and replace the asphalt in three areas of the parking lot (as designated by temporary paint)

Bid 1: \$7,956 (this company is using concrete)

Bid 2: \$900 (Freddie) (He is using asphalt)

Vince says we should use concrete as asphalt will not hold up with the weather.

**Reserve Bank Account:** Carrie motioned to transfer on a monthly basis the reserve cash amount of \$1,588.00 into that account instead of waiting till the end of the year. This would begin on August 1. Jennifer seconds the motion. Motion passed.

**Bank:** Toni and Carrie are looking at bank options. They had two meetings set up but then COVID happened. Therefore, bank update will occur at the next meeting. Banks are TBT Bank and Guaranty Bank.

**Next Meeting:** October 21 at 3:30 p.m. at Beal Properties or via Zoom.

**Adjournment:** Jennifer moved to adjourn the meeting. Vince seconded the motion. Motion passed and meeting was adjourned at 4:32 p.m



# **WOOD BROOK HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

Beal Properties

903 Texas Ave. South, College Station, Texas 77840

Wednesday, October 21, 2020

### **Attendees:**

Vince Marino, Vice President

Carrie Siatunuu, Treasurer

Jennifer Stroh, Secretary (via Zoom)

Terry Thigpin, Beal Properties Owner

Toni Myers, Beal Properties HOA Director

Stacie Cone, Beal Properties HOA Project Coordinator

Vince called the meeting to order at 3:15 p.m.

K.I. Selindis and Lacey Warren were not able to attend.

Minutes for July 15<sup>th</sup> meeting are not correct in the packet – Toni will get this corrected

### **Financials:**

**Carrie Siatunuu:**

No change to lawn and property maintenance, management fees, pest control, porter service, pool maintenance.

Frontier phone bills (for the pool) are gone.

Carrie concurs with everything. All expenses in line. Nothing out of the ordinary.

**HOA fees delinquency:** As of October 21, there are no delinquencies.

Vince moved to accept financial statements as presented. Carrie seconded the motion. Motion passed.

### **Old Business:**

**Plumbing Repair at Building A:** Carrie asked about the recent plumbing repair at Building A, and if the pile of dirt will be leveled so grass can grow back. Stacie will get this taken care of ASAP

**Lights:** Received 2 bids from Constant Current, still with some confusion. Consensus was to do the following:

# WOOD BROOK HOMEOWNERS ASSOCIATION

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Carrie asked to have all lighting on one bid, including adding a light to Building E facing the mailboxes. Would also like a map showing where new lights will be installed. Jennifer agreed to discuss lighting via email once the bid has been corrected.

**Pool:** Discussion ensued on whether or not to open pool. It was noted that open pools in some complexes have to sanitize every few hours every single day and would be extremely cost prohibitive for us. Everyone agreed that it is still not financially or physically feasible for Woodbrook to do this. The decision was made to leave the pool closed until Spring and see what happens.

**Parking Lot Repairs:** Toni informed us that we just received two bids to repair and replace the three areas of the parking lot (as designated by temporary paint)

- Bid 1: \$7,956 (this company is using concrete)
- Bid 2: \$1,100 (Freddie) (changed to concrete)

Terry was able to get a third company to meet onsite and provide an additional bid. Stacie will email it to the Board once it's received.

**Bank:** Toni and Carrie were looking at moving from Wells Fargo. They had two meetings set up but then COVID happened. Therefore, bank update will occur at the next meeting. Banks are First American and Guarantee Bank.

**Mailboxes:** Mailbox area update- Carrie motions & Jennifer seconds – All approved

**Trees:** Tree trimming & bush removal approval- Vince motions and Carrie seconds – All approved.

**Entrance sign:** Mark Webber with Webber Custom Homes is working on this for us. Toni says he will come up with a sketch and a bid for a new entrance sign for Woodbrook. Waiting to meet in person so Mark can present mock-ups and bids to us.

### New Business:

#### **Ideas for Updates on Property:**

- Remove Guest Parking signs
- Landscaping design bids: for the areas by the entrance and between buildings I and M.
- Add more doggy stations
- Siding, where damaged from lawn care

# WOOD BROOK HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

Beal Properties

903 Texas Ave. South, College Station, Texas 77840

Wednesday, October 21, 2020

- Power wash all buildings throughout complex
- Pool furniture and cabana upgrades
- Possibly look into Election Buddy for future, online voting system

**Next Meeting:** January 26, 2021 Board meeting at 5:00 p.m., annual meeting at 6:00 p.m.  
Lacey Warren, K.I. Selindis, and Jennifer Stroh are up for re-election in 2020

**Adjournment:** Carrie moved to adjourn the meeting. Vince seconded the motion.  
Motion passed and meeting was adjourned at 5:15 p.m

## Cash Flow

### Beal Properties

Properties: Wood Brook Condominiums - 1904 Dartmouth Street College Station, TX 77840

Date Range: 01/01/2020 to 12/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Balance Forward	4,217.02	2.25	4,217.02	2.25
Late Fees\NSF Rent	60.00	0.03	60.00	0.03
Homeowners Association Dues	183,067.06	97.68	183,067.06	97.68
Miscellaneous Income	80.04	0.04	80.04	0.04
<b>Total Operating Income</b>	<b>187,424.12</b>	<b>100.00</b>	<b>187,424.12</b>	<b>100.00</b>
<b>Expense</b>				
Electrical Repairs	2,165.00	1.16	2,165.00	1.16
General Maintenance	3,564.52	1.90	3,564.52	1.90
Insurance	45,909.64	24.50	45,909.64	24.50
Transfer to Reserves	38,235.00	20.40	38,235.00	20.40
Lawn/Property Maintenance	17,577.74	9.38	17,577.74	9.38
Management Fee	12,600.00	6.72	12,600.00	6.72
Pest Control	2,327.38	1.24	2,327.38	1.24
Porter Service	5,491.80	2.93	5,491.80	2.93
Pool Expense	15,406.22	8.22	15,406.22	8.22
Professional Fees	237.26	0.13	237.26	0.13
Telephone Service	917.18	0.49	917.18	0.49
Utilities	22,238.50	11.87	22,238.50	11.87
<b>Total Operating Expense</b>	<b>166,670.24</b>	<b>88.93</b>	<b>166,670.24</b>	<b>88.93</b>
<b>NOI - Net Operating Income</b>	<b>20,753.88</b>	<b>11.07</b>	<b>20,753.88</b>	<b>11.07</b>
Total Income	187,424.12	100.00	187,424.12	100.00
Total Expense	166,670.24	88.93	166,670.24	88.93
<b>Net Income</b>	<b>20,753.88</b>	<b>11.07</b>	<b>20,753.88</b>	<b>11.07</b>
<b>Other Items</b>				
Prepayments	-826.70		-826.70	
<b>Net Other Items</b>	<b>-826.70</b>		<b>-826.70</b>	
<b>Cash Flow</b>	<b>19,927.18</b>		<b>19,927.18</b>	
Beginning Cash	63,448.73		63,448.73	
Beginning Cash + Cash Flow	83,375.91		83,375.91	
Actual Ending Cash	83,375.91		83,375.91	

## Expense Distribution

Exported On: 01/28/2021 04:38 PM

Properties: Wood Brook Condominiums - 1904 Dartmouth Street College Station, TX 77840

Payees: All

Bill Date Range: 01/01/2020 to 12/31/2020

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
<b>2270 - Clearing-Tenant Deposits</b>							
	09/14/2020	M3	Laura M. Whited & Jimmy R. Whited	165.23	6037	09/28/2020	Laura M. Whited, Jimmy R. Whited, Wood Brook Condominiums - M3: Move Out Refund
<b>6390 - Electrical Repairs</b>							
12045	02/07/2020		Constant Current Electric	2,165.00	5958	02/07/2020	Supplied & installed 3 LED Flood (400 watt) through out
<b>6455 - General Maintenance</b>							
9178107654	01/10/2020		HD Supply Facilities	84.21	5952	01/10/2020	rules violation and parking warning tag books
27705	03/18/2020		Holman's Quality Plumbing	237.00	5971	03/19/2020	pulled and reset toilet O4/after hours
2020	03/26/2020		Petty-Faldyn Property Repair	288.00	5975	03/27/2020	Remove Satellite Unit P4
2027	03/26/2020		Petty-Faldyn Property Repair	401.00	5975	03/27/2020	TRUSS IN ATTIC REPAIR
101	06/03/2020		Kevin Krafka	291.74	5991	06/03/2020	Mailbox display removal and repair
2644	07/06/2020		Twin City Plumbing LLC	850.00	6006	07/06/2020	Repair water leak at 4" main water line.
9181974076	07/14/2020		HD Supply Facilities	120.00	6009	07/14/2020	Doggy bags and trash bags
2180	07/16/2020		Petty-Faldyn Property Repair	330.00	6012	07/16/2020	E2- Fill expansion joint between back patio and brick wall
2717	08/19/2020		Twin City Plumbing LLC	120.00	6025	08/20/2020	
2780	10/06/2020		Twin City Plumbing LLC	190.00	6044	10/07/2020	
17421	10/06/2020		Sue Peterson	32.45	6047	10/07/2020	Paint reimbursement R2
2761	10/13/2020		Twin City Plumbing LLC	85.00	6049	10/14/2020	
2827	10/20/2020		Twin City Plumbing LLC	1,250.00	6051	10/21/2020	
				4,279.40			
<b>6470 - Insurance</b>							
F008428929-001-00001	02/18/2020		Farmers Insurance Exchange	3,386.40	5963	02/19/2020	Feb Insurance Payment
F008428929-001-00001	02/25/2020		Farmers Insurance Exchange	3,386.40	5965	02/25/2020	Monthly Insurance premium
F008428929-001-00001	03/27/2020		Farmers Insurance Exchange	3,412.40	5973	03/27/2020	monthly insurance
F008428929-001-00001	04/20/2020		Farmers Insurance Exchange	3,392.40	5981	04/22/2020	Monthly Insurance Premium
F008428929-001-00001	06/16/2020		Farmers Insurance Exchange	4,034.61	6000	06/16/2020	May 2020 Insurance Premium
F008428929-001-00001	06/16/2020		Farmers Insurance Exchange	4,028.49	6001	06/16/2020	Monthly insurance premium
	07/22/2020		Farmers Insurance Exchange	4,028.49	6015	08/03/2020	July 2020 - Monthly Insurance Payment
	08/22/2020		Farmers Insurance Exchange	4,028.49	6026	08/24/2020	August 2020 - Monthly Insurance Payment
	09/22/2020		Farmers Insurance Exchange	4,028.49	6036	09/22/2020	September 2020 - Monthly Insurance Payment
	10/22/2020		Farmers Insurance Exchange	4,028.49	6052	10/23/2020	October 2020 - Monthly Insurance Payment
F008428929-001-00001	11/20/2020		Farmers Insurance Exchange	4,120.49	6060	11/20/2020	
F008428929-001-00001	12/22/2020		Farmers Insurance Exchange	4,034.49	6070	12/22/2020	
				45,909.64			
<b>6471 - Transfer to Reserves</b>							
transfer	02/25/2020		WELLS FARGO	19,187.00	Transferred to Reserves	02/25/2020	Transferred funds to Reserve acct.
Transfer to Reserves	08/12/2020		Wood Brook Condominiums	1,588.00	6023	08/12/2020	Transfer to Reserves
	09/01/2020		Wood Brook Condominiums	1,588.00	6029	09/01/2020	September 2020
	10/01/2020		Wood Brook Condominiums	1,588.00	6039	10/02/2020	October 2020
	11/01/2020		Wood Brook Condominiums	1,588.00	6054	11/02/2020	November 2020
	12/01/2020		Wood Brook Condominiums	1,588.00	6062	12/01/2020	December 2020
0001	12/30/2020		Wood Brook Condominiums	11,108.00	6073	12/31/2020	Reserves
				38,235.00			
<b>6475 - Lawn/Property Maintenance</b>							
1848	01/06/2020		Lopez Boyz	1,000.00	5947	01/07/2020	lawn maintenance-December 12,18,30
1915	02/07/2020		Lopez Boyz	1,000.00	5959	02/07/2020	Monthly Lawn Service
2023	03/06/2020		Lopez Boyz	1,000.00	5969	03/06/2020	February Lawn Maintenance
14182	03/26/2020		Green Rite Lawn Spraying	514.19	5974	03/27/2020	Spring Fertilization
2060	04/06/2020		Lopez Boyz	1,000.00	5979	04/06/2020	monthly lawn service
2138	05/06/2020		Lopez Boyz	1,000.00	5987	05/06/2020	mow edge weedat
2169	05/06/2020		Lopez Boyz	180.00	5987	05/06/2020	mow edge weedat
2239	06/04/2020		Lopez Boyz	100.00	5994	06/04/2020	Cleaned up leaves and branches from hail storm
2234	06/04/2020		Lopez Boyz	150.00	5994	06/04/2020	Woodbrook remove small tree from front
2230	06/04/2020		Lopez Boyz	1,000.00	5994	06/04/2020	monthly lawn service
2348	07/06/2020		Lopez Boyz	45.00	6005	07/06/2020	Repaired some landscaping issues in front of complex
2324	07/06/2020		Lopez Boyz	1,000.00	6005	07/06/2020	Monthly Lawn Service
6118	07/06/2020		EnviroCare	70.36	6004	07/06/2020	Checked on possible irrigation leak.. Needed a plumber
2333	07/06/2020		Lopez Boyz	480.00	6005	07/06/2020	Pulled plants
2423	08/07/2020		Lopez Boyz	1,000.00	6018	08/07/2020	monthly lawn service
2538	09/08/2020		Lopez Boyz	1,000.00	6033	09/08/2020	
14884	10/06/2020		Green Rite Lawn Spraying	514.19	6041	10/07/2020	
2634	10/07/2020		Lopez Boyz	1,000.00	6046	10/07/2020	September Monthly Lawn Maintenance
2779	11/06/2020		Lopez Boyz	1,000.00	6058	11/06/2020	Mow, Edge, Weedat
20-1119	12/04/2020		Brazos Valley Stump Grinding and Tree	3,464.00	6065	12/04/2020	
2794	12/07/2020		Lopez Boyz	1,000.00	6067	12/07/2020	Monthly Lawn Maintenance
2807	12/07/2020		Lopez Boyz	60.00	6067	12/07/2020	Level dirt around Building A
				17,577.74			
<b>6540 - Management Fee</b>							
	01/03/2020		Beal Properties	1,050.00	5945	01/03/2020	Management Fee for 01/2020
	02/03/2020		Beal Properties	1,050.00	5956	02/03/2020	Management Fee for 02/2020
	03/03/2020		Beal Properties	1,050.00	5966	03/03/2020	Management Fee for 03/2020
	04/02/2020		Beal Properties	1,050.00	5976	04/02/2020	Management Fee for 04/2020
	05/05/2020		Beal Properties	1,050.00	5984	05/05/2020	Management Fee for 05/2020
	06/02/2020		Beal Properties	1,050.00	5990	06/02/2020	Management Fee for 06/2020
	07/02/2020		Beal Properties	1,050.00	6002	07/05/2020	Management Fee for 07/2020
	08/03/2020		Beal Properties	1,050.00	6014	08/03/2020	Management Fee for 08/2020

	09/01/2020		Beal Properties	1,050.00	6028	09/01/2020	Management Fee for 09/2020
	10/02/2020		Beal Properties	1,050.00	6038	10/02/2020	Management Fee for 10/2020
	11/02/2020		Beal Properties	1,050.00	6053	11/02/2020	Management Fee for 11/2020
	12/01/2020		Beal Properties	1,050.00	6061	12/01/2020	Management Fee for 12/2020
				12,600.00			
<b>6695 - Pest Control</b>							
5111	01/17/2020		D. Lee Pest Service LLC	108.25	5953	01/18/2020	Monthly Perimeter Pest Control
4828	01/22/2020		D. Lee Pest Service LLC	108.25	5955	01/23/2020	Monthly pest control - December
3989	01/22/2020		D. Lee Pest Service LLC	108.25	5955	01/23/2020	Monthly pest control - October
6511	04/24/2020		D. Lee Pest Service LLC	108.25	5982	04/27/2020	Monthly Pest Control
7035	05/13/2020		D. Lee Pest Service LLC	108.25	5989	05/14/2020	Monthly Perimeter Pest Control
5844	06/01/2020		D. Lee Pest Service LLC	108.25	5992	06/04/2020	monthly pest service-perimeter
7717	06/16/2020		D. Lee Pest Service LLC	108.25	5999	06/16/2020	Monthly Perimeter Pest Control
8328	07/16/2020		D. Lee Pest Service LLC	108.25	6010	07/16/2020	Monthly Perimeter Pest Control
6511	08/07/2020		D. Lee Pest Service LLC	108.25	6017	08/07/2020	Monthly Perimeter Pest Control
6582	08/07/2020		D. Lee Pest Service LLC	920.13	6017	08/07/2020	Termite Yearly Renewal
9029	08/11/2020		D. Lee Pest Service LLC	108.25	6022	08/11/2020	Monthly Perimeter Pest Control
9752	09/08/2020		D. Lee Pest Service LLC	108.25	6032	09/08/2020	
10807	10/13/2020		D. Lee Pest Service LLC	108.25	6048	10/14/2020	Monthly Perimeter
12159	12/08/2020		D. Lee Pest Service LLC	108.25	6068	12/14/2020	
				2,327.38			
<b>6701 - Porter Service</b>							
1823	01/06/2020		Robert Walker	300.00	5948	01/07/2020	december porter service
1812	01/06/2020		Robert Walker	330.00	5948	01/07/2020	December bulk pick up 16,24,20,26,30
1834	02/05/2020		Robert Walker	120.00	5961	02/07/2020	Bulk pick up
1848	02/05/2020		Robert Walker	300.00	5961	02/07/2020	Monthly Porter Service
1860	03/04/2020		Robert Walker	30.00	5968	03/04/2020	bulk pick up
1872	03/04/2020		Robert Walker	300.00	5968	03/04/2020	February porter service
1894	04/05/2020		Robert Walker	300.00	5980	04/06/2020	Monthly Porter Service
1885	04/05/2020		Robert Walker	129.17	5980	04/06/2020	Bulk Pick Up
9180312990	04/06/2020		HD Supply Facilities	79.29	5978	04/06/2020	Trash bags and poop bags for HOA's
1899	05/06/2020		Robert Walker	363.34	5985	05/06/2020	large bulk chair, bike, mattress, chairs, furniture
1916	05/06/2020		Robert Walker	300.00	5985	05/06/2020	April porter service
1940	06/05/2020		Robert Walker	300.00	5996	06/05/2020	porter service
1919	06/05/2020		Robert Walker	240.00	5996	06/05/2020	Bulk trash pickup
1955	07/05/2020		Robert Walker	45.00	6007	07/06/2020	Post notices on all doors regarding water shut off June 19
1963	07/05/2020		Robert Walker	300.00	6007	07/06/2020	June porter service
1989	08/07/2020		Robert Walker	300.00	6021	08/07/2020	Monthly Porter Service
1966	08/07/2020		Robert Walker	120.00	6021	08/07/2020	Bulk Pick up
2011	09/04/2020		Robert Walker	300.00	6031	09/08/2020	
1991	09/04/2020		Robert Walker	75.00	6031	09/08/2020	
2023	10/06/2020		Robert Walker	75.00	6045	10/07/2020	
2030	10/06/2020		Robert Walker	300.00	6045	10/07/2020	
2049	11/05/2020		Robert Walker	300.00	6057	11/05/2020	
2040	11/05/2020		Robert Walker	60.00	6057	11/05/2020	
2056	12/04/2020		Robert Walker	225.00	6064	12/04/2020	
2069	12/04/2020		Robert Walker	300.00	6064	12/04/2020	
				5,491.80			
<b>6702 - Pool Expense</b>							
2019406	01/14/2020		Oasis Pools	3,971.69			Replaster pool - other repairs
2019404	01/22/2020		Oasis Pools	586.50	5954	01/23/2020	Monthly Pool Maintenance - December
2019406	02/07/2020		Oasis Pools	3,971.69	5960	02/07/2020	Prep old plaster surface, re-plaster, white
2019405	02/07/2020		Oasis Pools	4,113.50	5960	02/07/2020	Drain pool, removed old tiles, replaced with new, depth
2020431	02/18/2020		Oasis Pools	496.33	5964	02/19/2020	Monthly Pool Service
2020459	03/18/2020		Oasis Pools	378.88	5972	03/19/2020	monthly pool maintenance
2020470	04/24/2020		Oasis Pools	1,696.28	5983	04/27/2020	Purchased 20" 3- step ladder, adjustable vacless system
2020499	04/24/2020		Oasis Pools	520.30	5983	04/27/2020	Monthly Pool Service
2020525	06/02/2020		Oasis Pools	378.88	5993	06/04/2020	monthly pool maintenance-April
2020546	06/02/2020		Oasis Pools	247.89	5993	06/04/2020	yearly pool maintenance/inspection/supplies
2020556	06/10/2020		Oasis Pools	378.88	5998	06/10/2020	Monthly Pool Maintenance
2020625	07/07/2020		Oasis Pools	418.82	6008	07/07/2020	Monthly Pool Maintenance June
2020639	08/07/2020		Oasis Pools	749.34	6019	08/07/2020	Monthly Pool Service - July
2020664	08/18/2020		Oasis Pools	84.74	6024	08/20/2020	Picked up lock and 50' of chain to secure all pool furniture
2020703	09/08/2020		Oasis Pools	378.88	6034	09/08/2020	
2020733	10/06/2020		Oasis Pools	546.55	6043	10/07/2020	
2020788	11/06/2020		Oasis Pools	458.76	6059	11/06/2020	
				19,377.91			
<b>6705 - Professional Fees</b>							
205004	08/07/2020		Thompson, Derrig and Craig,	235.00	6020	08/07/2020	Prepared 2019 Federal Corporation Income Tax
423839	11/05/2020		Kristeen Roe, Tax A/C	2.26	6056	11/05/2020	
				237.26			
<b>6757 - Telephone Service</b>							
979-694-7301-112800-5	01/07/2020		FRONTIER COMMUNICATION	55.98	5949	01/07/2020	Monthly Telephone Service
979-694-7301-112800-5	02/07/2020		FRONTIER COMMUNICATION	55.98	5962	02/07/2020	Monthly Telephone Service
979-694-7301-112800-5	03/18/2020		FRONTIER COMMUNICATION	55.98	5970	03/19/2020	
979-694-7301-112800-5	05/08/2020		FRONTIER COMMUNICATION	55.66	5988	05/08/2020	Monthly Telephone Service
979-694-7301-112800-5	06/10/2020		FRONTIER COMMUNICATION	55.82	5997	06/10/2020	Local Service
1847956	07/16/2020		Kings III Of America, LLC	385.94	6011	07/16/2020	Connection fee Pool Phone Skyline
1858968	07/20/2020		Kings III Of America, LLC	46.55	6013	07/20/2020	Monthly Pool Phone Service
1872332	08/26/2020		Kings III Of America, LLC	46.55	6027	08/26/2020	Pool phone
979-694-7301-112800-5	09/15/2020		FRONTIER COMMUNICATION	19.07	6035	09/16/2020	FINAL BILL
1889271	10/06/2020		Kings III Of America, LLC	46.55	6042	10/07/2020	
1904306	10/20/2020		Kings III Of America, LLC	46.55	6050	10/21/2020	
1918446	12/04/2020		Kings III Of America, LLC	46.55	6063	12/04/2020	
				917.18			
<b>6810 - Utilities</b>							
530321-226484	01/06/2020		College Station Utilities	33.85	5946	01/07/2020	Irrigation



530321-177936	01/06/2020	College Station Utilities	77.61	5946	01/07/2020	monthly utilities-electricity/security light 1904 BL C HL
530321-177962	01/06/2020	College Station Utilities	71.17	5946	01/07/2020	monthly utilities-electricity 1904 BL U HL
530321-178122	01/06/2020	College Station Utilities	1,562.85	5946	01/07/2020	monthly utilities-water/roadway maint. fee/1904 NS
530321-178068	01/06/2020	College Station Utilities	51.48	5946	01/07/2020	monthly utilities-electricity/security light 1904 Bld N HL
530321-178018	01/06/2020	College Station Utilities	117.95	5946	01/07/2020	monthly utilities-electricity 1904 Dartmouth Bld G HL
530321-178122	02/05/2020	College Station Utilities	1,431.70	5957	02/07/2020	NS
530321-178068	02/05/2020	College Station Utilities	53.14	5957	02/07/2020	1904 Dartmouth ST Bld N HL
530321-178018	02/05/2020	College Station Utilities	197.37	5957	02/07/2020	1904 Dartmouth ST BLD G HL
530321-177962	02/05/2020	College Station Utilities	74.79	5957	02/07/2020	1904 Dartmouth ST BLD U HL
530321-177936	02/05/2020	College Station Utilities	80.02	5957	02/07/2020	1904 Dartmouth ST BLD C HL
530321-226484	02/05/2020	College Station Utilities	33.85	5957	02/07/2020	1904 Dartmouth ST IRRG
530321-177936	03/04/2020	College Station Utilities	80.77	5967	03/04/2020	monthly utilities-electricity/security light 1904 BL C HL
530321-177962	03/04/2020	College Station Utilities	75.38	5967	03/04/2020	monthly utilities-electricity 1904 BL U HL
530321-178018	03/04/2020	College Station Utilities	180.69	5967	03/04/2020	monthly utilities-electricity 1904 Dartmouth Bld G HL
530321-178068	03/04/2020	College Station Utilities	50.12	5967	03/04/2020	monthly utilities-electricity/security light 1904 Bld N HL
530321-178122	03/04/2020	College Station Utilities	1,331.05	5967	03/04/2020	monthly utilities-water/roadway maintenance fee 1904
530321-226484	03/04/2020	College Station Utilities	33.70	5967	03/04/2020	monthly utilities-electricity/sprinkler 1904 IRRG
530321-226484	03/04/2020	College Station Utilities	33.70	5977	04/06/2020	1904 Dartmouth ST IRRG
530321-177936	04/05/2020	College Station Utilities	76.25	5977	04/06/2020	1904 Dartmouth ST BLD C HL
530321-177962	04/05/2020	College Station Utilities	68.30	5977	04/06/2020	1904 Dartmouth ST BLD U HL
530321-178018	04/05/2020	College Station Utilities	168.92	5977	04/06/2020	1904 Dartmouth ST BLD G HL
530321-178068	04/05/2020	College Station Utilities	44.39	5977	04/06/2020	1904 Dartmouth ST Bld N HL
530321-178122	04/05/2020	College Station Utilities	1,145.00	5977	04/06/2020	1904 Dartmouth ST NS
530321-177936	05/06/2020	College Station Utilities	80.77	5986	05/06/2020	1904 Dartmouth Bld C HL
530321-177962	05/06/2020	College Station Utilities	78.56	5986	05/06/2020	1904 Dartmouth Bld U HL
530321-178018	05/06/2020	College Station Utilities	194.15	5986	05/06/2020	1904 Dartmouth Bld G HL
530321-178068	05/06/2020	College Station Utilities	50.87	5986	05/06/2020	1904 Dartmouth Bld N HL
530321-178122	05/06/2020	College Station Utilities	1,242.60	5986	05/06/2020	1904 Dartmouth ST NS
530321-226484	05/06/2020	College Station Utilities	33.70	5986	05/06/2020	1904 Dartmouth ST IRRG
530321-177936	06/05/2020	College Station Utilities	73.08	5995	06/05/2020	Electric st bld c hl
530321-177962	06/05/2020	College Station Utilities	63.62	5995	06/05/2020	Electric bld U HL
530321-178018	06/05/2020	College Station Utilities	182.95	5995	06/05/2020	electric bld G HL
530321-178122	06/05/2020	College Station Utilities	1,065.70	5995	06/05/2020	water st NS
530321-178068	06/05/2020	College Station Utilities	43.93	5995	06/05/2020	electric bld N HL
530321-226484	06/05/2020	College Station Utilities	95.60	5995	06/05/2020	electric IRRG
530321-178122	07/06/2020	College Station Utilities	1,151.10	6003	07/06/2020	Electric ST NS
530321-177936	07/06/2020	College Station Utilities	72.78	6003	07/06/2020	Electric ST BLD C HL
530321-177962	07/06/2020	College Station Utilities	63.47	6003	07/06/2020	Electric ST BLD U HL
530321-178018	07/06/2020	College Station Utilities	190.72	6003	07/06/2020	Electric ST BLD G HL
530321-178068	07/06/2020	College Station Utilities	43.02	6003	07/06/2020	Electric ST BLD N HL
530321-226484	07/06/2020	College Station Utilities	111.70	6003	07/06/2020	Electric ST IRRG
530321-178068	08/06/2020	College Station Utilities	46.50	6016	08/07/2020	1904 Dartmouth Bld N HL
530321-226484	08/07/2020	College Station Utilities	108.60	6016	08/07/2020	1904 Dartmouth ST IRRG
530321-178122	08/07/2020	College Station Utilities	1,395.10	6016	08/07/2020	1904 Dartmouth ST NS
530321-178018	08/07/2020	College Station Utilities	213.12	6016	08/07/2020	1904 Dartmouth Bld G HL
530321-177962	08/07/2020	College Station Utilities	67.99	6016	08/07/2020	1904 Dartmouth Bld U HL
530321-177936	08/07/2020	College Station Utilities	76.10	6016	08/07/2020	1904 Dartmouth Bld C HL
530321-178068	09/04/2020	College Station Utilities	42.41	6030	09/08/2020	Electric BLD N
530321-178122	09/04/2020	College Station Utilities	1,340.20	6030	09/08/2020	Water
530321-226484	09/04/2020	College Station Utilities	153.95	6030	09/08/2020	Electric, Sprinkler
530321-178018	09/04/2020	College Station Utilities	182.44	6030	09/08/2020	Electric BLD G
530321-177962	09/04/2020	College Station Utilities	62.11	6030	09/08/2020	Electric BLD U
530321-177936	09/04/2020	College Station Utilities	71.56	6030	09/08/2020	Electric BLD C
530321-178122	10/07/2020	College Station Utilities	1,648.25	6040	10/07/2020	
530321-178068	10/07/2020	College Station Utilities	45.29	6040	10/07/2020	
530321-178018	10/07/2020	College Station Utilities	184.91	6040	10/07/2020	
530321-177962	10/07/2020	College Station Utilities	66.63	6040	10/07/2020	
530321-177936	10/07/2020	College Station Utilities	74.42	6040	10/07/2020	
530321-226484	10/07/2020	College Station Utilities	196.20	6040	10/07/2020	
530321-177936	11/05/2020	College Station Utilities	80.16	6055	11/05/2020	
530321-177962	11/05/2020	College Station Utilities	77.20	6055	11/05/2020	
530321-178018	11/05/2020	College Station Utilities	199.87	6055	11/05/2020	
530321-178068	11/05/2020	College Station Utilities	49.67	6055	11/05/2020	
530321-226484	11/05/2020	College Station Utilities	293.85	6055	11/05/2020	
530321-178122	11/05/2020	College Station Utilities	1,742.80	6055	11/05/2020	
530321-226484	11/30/2020	College Station Utilities	264.45	6066	12/07/2020	
530321-177936	11/30/2020	College Station Utilities	77.75	6066	12/07/2020	
530321-178018	11/30/2020	College Station Utilities	165.48	6066	12/07/2020	
530321-178068	11/30/2020	College Station Utilities	47.85	6066	12/07/2020	
530321-178122	11/30/2020	College Station Utilities	1,279.20	6066	12/07/2020	
530321-177962	11/30/2020	College Station Utilities	72.07	6066	12/07/2020	
			22,236.60			
Total			171,522.04			

**Homeowner Delinquency (As Of)**

**Properties:** Wood Brook Condominiums - 1904 Dartmouth Street College Station, TX 77840

**As of:** 12/31/2020

**Delinquency Note Range:** All Time

**Homeowner Status:** Current and Notice

**Amount Owed In Account:** All

**Balance:** Greater than 1.00

Unit	Amount Receivable
<hr/>	
Wood Brook Condominiums - 1904 Dartmouth Street College Station, TX 77840	
●	108.31
●	126.28
■	165.19
●	157.02
●	166.86
●	165.62
●	5.00
	894.28
<b>Total</b>	<b>894.28</b>

# Business Market Rate Savings

December 31, 2020 ■ Page 1 of 3



WOOD BROOK OWNERS ASSN INC  
903 TEXAS AVE S Y 25  
COLLEGE STATION TX 77840-2228

## Questions?

Available by phone 24 hours a day, 7 days a week:  
Telecommunications Relay Services calls accepted

**1-800-CALL-WELLS** (1-800-225-5935)

TTY: 1-800-877-4833

En español: 1-877-337-7454

Online: [wellsfargo.com/biz](http://wellsfargo.com/biz)

Write: Wells Fargo Bank, N.A. (808)

P.O. Box 6995

Portland, OR 97228-6995

## Your Business and Wells Fargo

Visit [wellsfargoworks.com](http://wellsfargoworks.com) to explore videos, articles, infographics, interactive tools, and other resources on the topics of business growth, credit, cash flow management, business planning, technology, marketing, and more.

### Statement period activity summary

Beginning balance on 12/1	\$92,860.29
Deposits/Credits	1,588.80
Withdrawals/Debits	- 0.00
<b>Ending balance on 12/31</b>	<b>\$94,449.09</b>

Account number: 6096689408

**WOOD BROOK OWNERS ASSN INC**

*Texas/Arkansas account terms and conditions apply*

For Direct Deposit use

Routing Number (RTN): 111900659

For Wire Transfers use

Routing Number (RTN): 121000248

### Interest summary

Interest paid this statement	\$0.80
Average collected balance	\$94,397.06
Annual percentage yield earned	0.01%
Interest earned this statement period	\$0.80
Interest paid this year	\$11.79

# Business Market Rate Savings

December 31, 2020 ■ Page 1 of 3



WOOD BROOK OWNERS ASSOCIATION INC  
903 TEXAS AVE S *PLS*  
COLLEGE STATION TX 77840-2228

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### Statement period activity summary

Beginning balance on 10/1	\$40,257.03
Deposits/Credits	1.01
Withdrawals/Debits	- 0.00
<b>Ending balance on 12/31</b>	<b>\$40,258.04</b>

Account number: **6187778706**

**WOOD BROOK OWNERS ASSOCIATION INC**

*Texas/Arkansas account terms and conditions apply*

For Direct Deposit use

Routing Number (RTN): 111900659

For Wire Transfers use

Routing Number (RTN): 121000248

### Interest summary

Interest paid this statement	\$1.01
Average collected balance	\$40,257.36
Annual percentage yield earned	0.01%
Interest earned this statement period	\$1.01
Interest paid this year	\$5.80

# WOOD BROOK HOME OWNERS ASSOCIATION

## PROPOSED 2021 BUDGET

<b>INCOME - 96 units</b>	\$180,513.00	
Less Delinquency	\$3,610.00	2%
Total Income	\$176,903.00	

**EXPENSES**

Electrical Repairs	\$10,000.00	
General Maintenance	\$10,003.00	
Insurance	\$54,000.00	
Legal Fees	\$500.00	
Lawn/Property Maintenance	\$22,700.00	
Management Fees	\$13,000.00	
Parking Lot	\$10,000.00	
Pest Control	\$2,400.00	
Porter Service	\$5,200.00	
Pool Expense	\$6,000.00	
Professional Fees	\$500.00	
Telephone Service	\$600.00	
Utilities	\$23,000.00	
Contingency & Reserves	\$19,000.00	
Total Expenses	\$176,903.00	

10 units @ \$108.31 = \$1083.10/mo

39 units @ \$157.02 = \$6123.78/mo

13 units @ \$165.19 = \$2147.47/mo

26 units @ \$165.62 = \$4306.12/mo

8 units @ \$172.78 = \$1382.24/mo

\$15,042.71 x 12 Months = \$180,512.52



**Bob Walker**  
 Beal Properties  
 bobw@bealbc.com  
 Ph:  
 Need a REALTOR? What About BOB?



**CMA 1 - Line**

Prepared By: Bob Walker

Listings as of 01/26/21 at 5:27 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 01/26/2021 to 12/28/2019 Street Number Search is 1904 Street Name is like 'dartmouth'

**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
20014545	1904 Dartmouth Street #R:R2		1	1/1		NONE	Wood Brook Cond	1982		814	\$135.14	\$110,000	\$107,500	\$132.06	09/23/2020	97.73	13
20010530	1904 Dartmouth Street #H:H5		1	1/1		NONE	Wood Brook Cond	1982		814	\$153.56	\$125,000	\$117,000	\$143.73	09/16/2020	93.60	91
20008847	1904 Dartmouth Street #M:M3		2	2/1		NONE	Wood Brook Cond	1982		1,199	\$116.76	\$140,000	\$134,000	\$111.76	09/08/2020	95.71	110
20017797	1904 Dartmouth Street #I:I5		2	2/1		NONE	Wood Brook Cond	1982		1,199	\$115.93	\$139,000	\$134,000	\$111.76	12/29/2020	96.40	28
20011223	1904 Dartmouth Street #F:F4		2	2/1		NONE	Wood Brook Cond	1982		1,151	\$121.55	\$139,900	\$138,000	\$119.90	08/05/2020	98.64	21
20005272	1904 Dartmouth Street #E:E2		2	2/1		1	Wood Brook Cond	1982		1,199	\$119.68	\$143,500	\$140,000	\$116.76	06/30/2020	97.56	88
20004222	1904 Dartmouth Street #S:S2		2	2/1		NONE	Wood Brook Cond	1982		1,151	\$125.89	\$144,900	\$141,000	\$122.50	05/15/2020	97.31	71
20015003	1904 Dartmouth Street #H:H3		2	2/1		NONE	Wood Brook Cond	1982		1,151	\$121.63	\$140,000	\$141,500	\$122.94	12/18/2020	101.07	83
<b># LISTINGS:</b>	<b>8</b>	<b>Medians:</b>						1982		1,151	\$121.59	\$139,950	\$136,000	\$121.20		97.43	77
		<b>Minimums:</b>						1982		814	\$115.93	\$110,000	\$107,500	\$111.76		93.60	13
		<b>Maximums:</b>						1982		1,199	\$153.56	\$144,900	\$141,500	\$143.73		101.07	110
		<b>Averages:</b>						1982		1,085	\$126.27	\$135,288	\$131,625	\$122.68		97.25	63

Quick Statistics ( 8 Listings Total )				
	Min	Max	Average	Median
List Price	\$110,000	\$144,900	\$135,288	\$139,950
Sold Price	\$107,500	\$141,500	\$131,625	\$136,000

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

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

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/03/2020

**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).**

<b>PRODUCER</b>  Randy Fiasowski(353134M) 1001 University Dr E Ste 105  College Station TX 77840-2143	<b>CONTACT NAME:</b>  <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: rlfasowski@farmersagent.com</td> </tr> </table>	PHONE (A/C, NO, EXT): 979-691-2534	FAX (A/C, NO): 979-691-2608	E-MAIL ADDRESS: rlfasowski@farmersagent.com											
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<b>INSURED</b>  WOOD BROOK CONDOMINIUM OWNERS 903 TEXAS AVE S  COLLEGE STATION TX 77840	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A: Truck Insurance Exchange</td> <td>21709</td> </tr> <tr> <td>INSURER B: Farmers Insurance Exchange</td> <td>21652</td> </tr> <tr> <td>INSURER C: Mid Century Insurance Company</td> <td>21687</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Truck Insurance Exchange	21709	INSURER B: Farmers Insurance Exchange	21652	INSURER C: Mid Century Insurance Company	21687	INSURER D:		INSURER E:		INSURER F:	
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INSURER F:															

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><input type="checkbox"/> CLAIMS-MADE</td> <td style="width: 50%;"><input checked="" type="checkbox"/> OCCUR</td> </tr> </table>	<input type="checkbox"/> CLAIMS-MADE	<input checked="" type="checkbox"/> OCCUR			606747012	06/01/2020	06/01/2021	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 border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <input type="checkbox"/> ANY AUTO  <input type="checkbox"/> OWNED AUTOS ONLY  <input type="checkbox"/> HIRED AUTOS ONLY                 </td> <td style="width: 50%;"> <input type="checkbox"/> SCHEDULED AUTOS  <input type="checkbox"/> NON-OWNED AUTOS ONLY                 </td> </tr> </table>	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED 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"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY								
	UMBRELLA LIAB EXCESS LIAB OED      RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$		
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> V/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)

<b>CERTIFICATE HOLDER</b>  _____	<b>CANCELLATION</b> 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 
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# CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
06/03/2020

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<b>PRODUCER</b> Randy Flasowski(353134M) 1001 University Dr E Ste 105  College Station TX 77840-2143	<b>CONTACT NAME:</b> PHONE (A/C, NO, EXT): 979-691-2534      FAX (A/C, NO): E-MAIL ADDRESS: rflasowski@farmersagent.com PRODUCER CUSTOMER ID: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC#</th> </tr> <tr> <td>INSURER A: Truck Insurance Exchange</td> <td>21709</td> </tr> <tr> <td>INSURER B: Farmers Insurance Exchange</td> <td>21652</td> </tr> <tr> <td>INSURER C: Mid Century Insurance Company</td> <td>21687</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC#	INSURER A: Truck Insurance Exchange	21709	INSURER B: Farmers Insurance Exchange	21652	INSURER C: Mid Century Insurance Company	21687	INSURER D:		INSURER E:		INSURER F:	
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COVERAGES: \_\_\_\_\_ CERTIFICATE NUMBER: \_\_\_\_\_ REVISION NUMBER: \_\_\_\_\_

**LOCATION OF PREMISES/DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)**  
 1904 DARTMOUTH ST, COLLEGE STATION, TX, 77840

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

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
C	PROPERTY	606747012	08/01/2020	06/01/2021	<input checked="" type="checkbox"/> BUILDING	\$10,000,000	
	CAUSES OF LOSS				DEDUCTIBLES	<input checked="" type="checkbox"/> PERSONAL PROPERTY	\$5,300
	BASIC				BUILDING	BUSINESS INCOME	\$
	BROAD				25,000	EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/> SPECIAL				CONTENTS	RENTAL VALUE	\$
	EARTHQUAKE				25,000	BLANKET BUILDING	\$
	WIND					BLANKET PERS PROP	\$
	FLOOD					BLANKET BLDG & PP	\$
	INLAND MARINE	TYPE OF POLICY				\$	
	CAUSES OF LOSS	POLICY NUMBER				\$	
	NAMED PERILS					\$	
	CRIME					\$	
	TYPE OF POLICY					\$	
	BOILER & MACHINERY/ EQUIPMENT BREAKDOWN					\$	
						\$	
						\$	

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

<b>CERTIFICATE HOLDER</b>  	<b>CANCELLATION</b> 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 
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