



BEAL
Properties

3363 University Dr East Suite 215
Bryan Texas 77802
(979)764-2500

Wood Brook Homeowners Association
Board of Directors Meeting – Agenda
July 12, 2022 @ 5:30pm

1. Call Meeting to Order
 - a. Roll Call
 - b. Approval of Meeting Minutes 4/6/22
2. Financial Report – 2nd Quarter
 - a. Cash Flow
 - b. Expenses
3. Management Report
 - a. Delinquency Status
 - b. Violations Report
4. Old Business
 - a. Parking Lot Repairs
 - b. Landscaping Designs
 - c. Continuing Leak at Entrance
 - d. Chimney Caps
5. New Business
6. Next Meeting Oct 11th 2022 @ 5:30 pm
7. Adjourn

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(979)764-2500 www.bealbcs.com

WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
BEAL PROPERTIES INC.
903 Texas Ave South, College Station, TX 77840

April 6, 2022

1. Call Meeting to order- **5:39pm**
 - a. Roll call - Ms Atnip not in attendance
 - b. Approval of Meeting minutes 1/12/22
 - i. KI motioned, Karl seconded approved by all

2. Financial Report 1st Quarter
 - a. Cash flow
 - b. Expenses

3. Management Report
 - a. Delinquency status
 - b. Violations Report

4. Old Business
 - a. Parking Lot Repairs
 - b. Landscaping designs and fix plumbing issues up front
 - c. Chimney Caps
 - d. Window/ Siding Repairs

5. New Business
 - a. 2-New picnic tables for the pool area
 - b. The board has asked Carrie to make a draft of our project for parking lot repairs and chimney caps to share with the homeowners.

6. Next Meeting **July 12, 2022 @5:30 pm**

7. Adjourn - **7:05 pm**
 - a. KI motioned to adjourn, Carrie Seconded approved by all

Cash Flow

Beal Properties

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

Date Range: 04/01/2022 to 06/30/2022 (Last Quarter)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Balance Forward	0.00	0.00	-8.24	-0.01
Late Fees\NSF Rent	370.00	0.80	630.00	0.69
Homeowners Association Dues	45,636.99	99.20	90,288.44	99.32
Total Operating Income	46,006.99	100.00	90,910.20	100.00
Expense				
General Maintenance	2,726.62	5.93	7,379.85	8.12
Insurance	10,925.70	23.75	27,675.34	30.44
Transfer to Reserves	4,764.00	10.35	9,528.00	10.48
Lawn/Property Maintenance	3,664.19	7.96	7,034.19	7.74
Management Fee	3,150.00	6.85	6,300.00	6.93
Pest Control	1,136.63	2.47	1,461.38	1.61
Porter Service	1,395.00	3.03	2,850.00	3.13
Pool Expense	794.12	1.73	1,551.88	1.71
Sign Expense	864.80	1.88	864.80	0.95
Telephone Service	148.02	0.32	246.70	0.27
Utilities	211.58	0.46	6,276.05	6.90
Utilities - electric	1,136.42	2.47	1,136.42	1.25
Utilities - Sprinkler	33.71	0.07	33.71	0.04
Utilities - Water	4,115.45	8.95	4,115.45	4.53
Total Operating Expense	35,066.24	76.22	76,453.77	84.10
NOI - Net Operating Income	10,940.75	23.78	14,456.43	15.90
Total Income	46,006.99	100.00	90,910.20	100.00
Total Expense	35,066.24	76.22	76,453.77	84.10
Net Income	10,940.75	23.78	14,456.43	15.90
Other Items				
Prepayments	2,987.68		1,613.42	
Net Other Items	2,987.68		1,613.42	
Cash Flow	13,928.43		16,069.85	
Beginning Cash	174,586.44		172,458.02	
Beginning Cash + Cash Flow	188,514.87		188,527.87	
Actual Ending Cash	189,000.15		189,000.15	

Expense Distribution

Exported On: 07/12/2022 04:37 PM

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

Payees: All

Bill Date Range: 04/01/2022 to 06/30/2022 (Last Quarter)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
4800 - Homeowners Association Dues							
	05/31/2022	C4	Bonnie Mallen & Enrique Mallen	157.02	6258	05/31/2022	Bonnie Mallen, Enrique Mallen, Wood Brook Condominiums - C4: Move Out Refund
	06/06/2022	U4	Robert Gordon & Lisa Gordon	157.02	6261	06/06/2022	Robert Gordon, Lisa Gordon, Wood Brook Condominiums - U4: Move Out Refund
	06/15/2022	K3	Linda Wills & Jeffrey Alan Pyle	171.24	6267	06/15/2022	Linda Wills, Jeffrey Alan Pyle, Wood Brook Condominiums - K3: Move Out Refund
				486.28			
6455 - General Maintenance							
PT200006608	05/03/2022		TreeTop Products	2,840.64	6254	05/05/2022	2 Picnic Tables
43114707	05/12/2022		Great American Business Products	91.47	6256	05/12/2022	Dog poop station bags
cs008768	06/09/2022	I1	Dale Stroyick & Patricia Stroyick	92.01	6266	06/10/2022	Reimbursement for paint purchased
7161	06/22/2022		Ag Town Property Maintenance	65.00	6269	06/27/2022	Remove posts throughout complex
				2,889.12			
6470 - Insurance							
F008428929-001-00001	06/02/2022		Farmers Insurance Exchange	5,462.87	6259	06/02/2022	Monthly Insurance Premium
F008428929-001-00001	06/22/2022		Farmers Insurance Exchange	5,462.83	6270	06/27/2022	Insurance payment
				10,925.70			
6471 - Transfer to Reserves							
	04/01/2022		Wood Brook Condominiums Hoa	1,588.00	6243	04/04/2022	April 2022
	05/01/2022		Wood Brook Condominiums Hoa	1,588.00	6249	05/02/2022	May 2022
	06/01/2022		Wood Brook Condominiums Hoa	1,588.00	6280	06/03/2022	June 2022
				4,764.00			
6475 - Lawn/Property Maintenance							
4109	04/07/2022		Lopez Boyz	1,000.00	6244	04/07/2022	Monthly Lawn Maintenance
16673	05/05/2022		Green Rite Lawn Spraying Service	514.19	6251	05/05/2022	Fertilizer - iron, insecticide, post emergent weed control.
4200	05/05/2022		Lopez Boyz	1,000.00	6252	05/05/2022	Monthly Lawn Maintenance
4186	05/05/2022		Lopez Boyz	150.00	6252	05/05/2022	cut up large branch that had fallen
4276	06/07/2022		Lopez Boyz	1,000.00	6263	06/07/2022	Monthly Lawn Maintenance
				3,664.19			
6540 - Management Fee							
	04/11/2022		Beal Properties	1,050.00	6247	04/11/2022	Management Fee for 04/2022
	05/09/2022		Beal Properties	1,050.00	6255	05/10/2022	Management Fee for 05/2022
	06/06/2022		Beal Properties	1,050.00	6262	06/06/2022	Management Fee for 06/2022
				3,150.00			
6695 - Pest Control							
26563	05/05/2022		D. Lee Pest Service LLC	108.25	6250	05/05/2022	Monthly Pest Control
27450	05/18/2022		D. Lee Pest Service LLC	108.25	6257	05/18/2022	Monthly Pest Control
28446	06/16/2022		D. Lee Pest Service LLC	920.13	6268	06/16/2022	Termite Annual Renewal
				1,136.63			
6701 - Porter Service							
2429	04/07/2022		Robert Walker	300.00	6246	04/07/2022	Monthly Porter Service
2420	04/07/2022		Robert Walker	150.00	6246	04/07/2022	Monthly Bulk Pick Up
2438	05/05/2022		Robert Walker	120.00	6253	05/05/2022	Bulk Pick up
2448	05/05/2022		Robert Walker	300.00	6253	05/05/2022	Monthly Porter Service
2474	06/07/2022		Robert Walker	300.00	6264	06/07/2022	Monthly Porter Service
2453	06/07/2022		Robert Walker	225.00	6264	06/07/2022	Monthly Bulk Pick Up Service
				1,395.00			
6702 - Pool Expense							
2022359	04/07/2022		Oasis Pools	378.88	6245	04/07/2022	Monthly Pool Maintenance - February
2022424	06/09/2022		Oasis Pools	415.24	6265	06/10/2022	Monthly Pool Cleaning & Supplies
				794.12			
6753 - Sign Expense							
465-62806	06/22/2022		Fast Signs	864.80	6271	06/27/2022	Pool Signs
6757 - Telephone Service							
2182012	04/12/2022		Kings III Of America, LLC	49.34	6248	04/12/2022	Pool Phone monthly expense
2198480 ACH	05/01/2022		Kings III Of America, LLC	49.34	2198480 ACH	05/01/2022	pOOL pHONE
2214299 ACH	06/01/2022		Kings III Of America, LLC	49.34	2214299 ACH	06/01/2022	Pool Phone
				148.02			
6810 - Utilities							
530321-226484 ACH	05/16/2022		College Station Utilities	33.71	530321-226484 ACH	05/16/2022	Electric, Sprinkler, Sanitation
530321-177936 ACH	06/14/2022		College Station Utilities	78.66	530321-177936 ACH	06/14/2022	Electric, Security Light
530321-178068 ACH	06/14/2022		College Station Utilities	65.65	530321-178068 ACH	06/14/2022	Electric, Security Light
530321-226484 ACH	06/14/2022		College Station Utilities	33.56	530321-226484 ACH	06/14/2022	Electric, Sprinkler, Sanitation
				211.58			
6820 - Utilities - electric							
530321-177936 ach	04/18/2022		College Station Utilities	84.10	530321-177936 ACH	04/18/2022	Electric

530321-178018 ACH	04/18/2022		College Station Utilities	217.82	530321-178018 ACH	04/18/2022	Electric
530321-177962 ACH	04/18/2022		College Station Utilities	85.95	530321-177962 ACH	04/18/2022	Electric
530321-178068 ACH	04/18/2022		College Station Utilities	68.83	530321-178068 ACH	04/18/2022	Electric
530321-177936 ACH	05/16/2022		College Station Utilities	74.58	530321-177936 ACH	05/16/2022	Electric, Security light
530321-178018 ACH	05/16/2022		College Station Utilities	184.57	530321-178018 ACH	05/16/2022	Electric
530321-177962 ACH	05/16/2022		College Station Utilities	69.20	530321-177962 ACH	05/16/2022	Electric
530321-178068 ACH	05/16/2022		College Station Utilities	58.26	530321-178068 ACH	05/16/2022	Electric, Security light
530321-178018 ACH	06/14/2022		College Station Utilities	214.56	530321-178018 ACH	06/14/2022	Electric
530321-177962 ACH	06/14/2022		College Station Utilities	78.55	530321-177962 ACH	06/14/2022	Electric
				1,136.42			
6836 - Utilities - Sprinkler							
530321-228484 ACH	04/18/2022		College Station Utilities	33.71	530321-228484 ACH	04/18/2022	Electric, Sprinkler
6840 - Utilities - Water							
530321-178122 ACH	04/18/2022		College Station Utilities	1,428.75	530321-178122 ACH	04/18/2022	Water
530321-178122 ACH	05/16/2022		College Station Utilities	1,306.75	530321-178122 ACH	05/16/2022	Water
530321-178122 ACH	06/14/2022		College Station Utilities	1,379.95	530321-178122 ACH	06/14/2022	Water
				4,115.45			
Total				35,714.02			



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Wood Brook Homeowners Association
3363 University Dr E Ste 215
Bryan TX 77802-3470

Monthly Statement Summary

CHECKING SUMMARY

Premier Money Market	24122089
CHECKING BALANCE LAST STATEMENT.....	174,584.79
1 DEPOSITS	1,588.00
1 OTHER CREDITS	50.79
0 CHECKS	0.00
0 OTHER WITHDRAWALS	0.00
CHECKING BALANCE THIS STATEMENT.....	176,223.58

INTEREST SUMMARY

31	DAYS IN EARNINGS PERIOD
0.34%	ANNUAL PERCENTAGE YIELD EARNED
50.79	INTEREST PAID THIS PERIOD
214.89	INTEREST PAID YTD

DEPOSITS AND OTHER CREDITS

DATE	AMOUNT	DESCRIPTION
07/06	1,588.00	Deposit
07/10	50.79	Accr Earning Pymt Added to Account

DAILY BALANCE INFORMATION

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
06/10	174,584.79	07/06	176,172.79	07/10	176,223.58

SUMMARY OF OVERDRAFT AND RETURNED ITEM FEES

	TOTAL FOR THIS PERIOD	TOTAL YEAR-TO-DATE
TOTAL OVERDRAFT FEES	\$0.00	\$0.00
TOTAL RETURNED ITEM FEES	\$0.00	\$0.00



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